

Phase I Environmental Site Assessment

Proposed Retail
SWC of Hamilton Street and Harbor Boulevard
Costa Mesa, California

Clayton Project No. 16-06261
DECEMBER 30, 2005

Prepared for:

Mr. Rich Foster
RED MOUNTAIN RETAIL GROUP, INC.
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Prepared by:

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December 30, 2005

Mr. Rich Foster
Red Mountain Retail Group, Inc.
1234 East 17th Street
Santa Ana, California 92701

Clayton Project No. 16-06261

Subject: Phase I Environmental Site Assessment
Proposed Retail
SWC of Hamilton Street and Harbor Boulevard
Costa Mesa, California

Dear Mr. Foster:

Attached is the Clayton Group Services, Inc., a *Bureau Veritas Company* (Clayton), report for the above-referenced property.

This report is certified to Red Mountain Retail Group, Inc.

If you have questions or comments, please contact the Phoenix Regional office at (480) 612-4676.

Sincerely,

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A Bureau Veritas Company

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EXECUTIVE SUMMARY

Red Mountain Retail Group, Inc. retained Clayton Group Services, Inc., a *Bureau Veritas Company* (Clayton), to conduct a Phase I Environmental Site Assessment for the Proposed Retail located at the southwest corner of Hamilton Street and Harbor Boulevard in Costa Mesa, California (the "subject property"). The objective of the assessment was to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property. This assessment was performed under the conditions of, and in accordance with Clayton's Proposal Number PR-16NP06.381 (revised), dated November 17, 2005, using ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. Any exceptions to, additions to, or deletions from the ASTM guidelines are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations of the assessment are described in Sections 1.2 and 1.3.

The subject property was developed with three buildings (medical building, office and shop), and a trailer with an add-on structure, located on approximately 1.9 acre in a commercial setting. The 2095 Harbor Boulevard building, unoccupied, is a former medical office constructed of wood frame with a stucco exterior coat and a flat built-up roof system with composite shingles. The 2095 Harbor Boulevard building consists of approximately 5,909 square feet of interior space and was constructed in 1955.

The 2089 Harbor Boulevard property, occupied by Randy's Automotive, is a small office building constructed of wood frame with a stucco exterior coat and a pitched asphalt shingle roof and a two bay shop constructed of wood frame with a stucco exterior finish and a flat built up roof system. The 2089 Harbor Boulevard property consists of a 1,183 square foot office building and a 900 square foot shop and was constructed in 1951.

The 2099 Harbor Boulevard property, occupied by Charlie Smiley Specialty Contractor (a roofing contractor), is a small trailer with an add-on structure (used as an office) and a fenced storage yard.

The 511 Hamilton Street is currently a vacant lot. The property was developed with a house and a shop from approximately 1956 until 2003 when the building were demolished.

This assessment has revealed no evidence of *recognized environmental conditions*, as defined by ASTM, in connection with the subject property, except for the following:

- **Historic On-site Underground Storage Tank and Reported LUST (2089 Harbor Boulevard)**
- **On-site automotive repair facility (2089 Harbor Boulevard)**
- **Previous on-site generator repair facility (511 Hamilton Street)**
- **General Transmissions (2073 Harbor Boulevard) - groundwater contamination**
- **Costa Mesa Auto Wash (Beacon Car Wash) located at 2059 Harbor Boulevard – groundwater contamination**
- **P and M Station (2050 Harbor Boulevard) – groundwater contamination**

Please refer to Section 7.0 for further discussion of these *recognized environmental conditions*.



The following notable findings, which are not considered to be *recognized environmental conditions*, as defined by ASTM, were revealed during this assessment:

- **Theodore Robbins Ford (2060 Harbor Boulevard)**

Based on the results of this assessment, Clayton recommends:

- Soil and groundwater sampling should be performed in the vicinity of the identified hydraulic hoists and automotive repair activity locations to evaluate for potential impact from these on-site activities.
- Soil sampling should be performed in the vicinity of the reported fill dirt and the area of stored empty containers of roofing tar to evaluate for potential impact from these materials.
- An Environmental Attorney should be consulted with respect to liabilities associated with the subsurface groundwater and soil contamination that presently exists on the subject property, prior to obtaining a financial interest in the subject property.
- Ms. Rose Scott of the RWQCB stated that the subject property is in non-compliance with the "Notice of Violation." Ms. Scott stated that "free-product removal, quarterly monitoring and status reports "need to be done in order to obtain compliance. Clayton recommends that aggressive free-product removal should begin immediately and that groundwater monitoring be completed as soon as possible.
- The need for additional remediation, and possible additional investigation, will need to be addressed prior to re-development of the subject property.



1.0 INTRODUCTION

Red Mountain Retail Group, Inc. retained Clayton Group Services, Inc., a *Bureau Veritas Company* (Clayton), to conduct a Phase I Environmental Site Assessment (assessment) for the Proposed Retail located at the southwest corner of Hamilton Street and Harbor Boulevard in Costa Mesa, California (the "subject property"). This assessment was requested in association with a real estate transaction.

1.1 PURPOSE

The objective of this environmental site assessment is to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property.

The term *recognized environmental conditions* is defined 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 property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*. In addition, environmental conditions that in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently, are identified as *Historical recognized environmental conditions* in this report.

1.2 METHODOLOGY AND EXCEPTIONS

This assessment was performed under the conditions of, and in accordance with Clayton's Proposal Number PR-16NP06.381 (revised), dated November 17, 2005, using ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. The assessment included the following components:

- A walkthrough inspection of the subject property for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation; indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks (USTs and ASTs, respectively).
- An investigation of historical use of the subject property through reasonably ascertainable historical information (e.g., aerial photographs, fire insurance maps, city directories,) for evidence of prior land use that could have led to *recognized environmental conditions*.
- A review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors, such as streams, that might be impacted by *recognized environmental conditions* and environmental issues.



- A review of environmental records available from the subject property owner or subject property contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of *recognized environmental conditions*.
- A site property line reconnaissance of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.
- A review of a commercial database summary of ASTM Standard federal and state regulatory agency records pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject property.
- Interviews with key subject property personnel, as available, regarding current and previous uses of the subject property, particularly with respect to activities involving hazardous substances and petroleum products.
- Review readily available local and state regulatory agency case files for the subject property and conduct interviews with appropriate local agency officials.
- Evaluation of information gathered and development of this report.

This assessment did not include sampling or analysis of soil, groundwater or other materials.

Mr. Mark Lyons, Consultant, from Clayton's Phoenix Regional Office, conducted the subject property walkthrough portion of the assessment on December 7, 2005. Mr. Lyons was accompanied during the site visit by Mr. Phil Clark (Clark Environmental Consulting), Mr. Al Marshall (Red Mountain Retail Group, Inc.) and Mr. Jeff Chow (property owner's son).

See Table of Contents for a list of appendices. Resumes for environmental professionals involved in this assessment are included in Appendices. Photographs taken at the time of the assessment are included in the Appendices.

1.3 LIMITING CONDITIONS OF ASSESSMENT

Information for the assessment was obtained from sources listed in the Appendices. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. Clayton is not responsible for the quality or content of information from these sources.

Data failure, as defined by ASTM, prevented Clayton from establishing the history of subject property use since 1940 or first development. Historical subject property ownership and/or use information was obtained for the time period, 1938 to 2005.

The information and opinions rendered in this report are exclusively for use by Red Mountain Retail Group, Inc. Clayton will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by Clayton in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.



2.0 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at the southwest corner of Hamilton Street and Harbor Boulevard (2089, 2095 and 2099 Harbor Boulevard and 511 Hamilton Street) in Costa Mesa, Orange County, California, in a commercial setting (Figures 1 and 2, *See Appendices*). The subject property includes approximately 1.9 acres. A legal description and ALTA Survey is included in the Appendices.

2.2 CURRENT USE OF SUBJECT PROPERTY

The subject property is currently owned by Hsin Shiung Chow and consists of approximately 1.9 acres of land with a 5,909 square foot medical building (2099 Harbor Boulevard, constructed in 1955), the medical building is currently unoccupied as the long time tenant recently passed away. A 1,183 square foot office and 900 square foot shop (2089 Harbor Boulevard, constructed in 1959) currently occupied by Randy's Automotive Repair, which conducts oil changes, tune up and minor automotive repairs. This facility is equipped with six hydraulic hoists (2 inside the 900 square foot shop, and four located outside). A trailer with a-add on structure (2095 Harbor Boulevard), currently occupied by Charles Smiley Specialty Contractors (a roofing contractor) with a fenced storage. And a vacant lot (511 Hamilton Street, previous building demolished in 2003). This property was formerly a residence with a small utility building.

Mr. Jeff Chow, property owner's son, provided the following:

- The following companies provide subject property utilities
 - Electricity: Southern California Edison
 - Natural Gas: The Gas Company
 - Water: City of Costa Mesa Water and Sewer Department
 - Sewer: City of Costa Mesa Water and Sewer Department
- HVAC systems were observed on the roof of the medical building and the automobile repair office. Heating and cooling is provided by electricity.

2.3 CURRENT USES OF ADJOINING PROPERTIES

The area surrounding the subject property is mixed commercial and residential. Adjoining properties were observed (from the subject property or from public access areas) for signs of *recognized environmental conditions* and their potential to pose an environmental concern to the subject property (Figure 2, *See Appendices*). The uses and features of adjoining properties are described below.

- North:** Hamilton Street followed by El Taco restaurant (2101 Harbor Boulevard) and a parking lot
- Northeast:** Intersection of Hamilton Street and Harbor Boulevard followed by Lotaner Motors Inc., vehicle sales (2100 Harbor Boulevard)
- East:** Harbor Boulevard followed by Enterprise Car Rental (2096 Harbor Boulevard) and Theodore Robbins Ford car dealership with a service department (2080 Harbor Boulevard)
- South:** Children's Doctor medical office (2079 Harbor Boulevard) and Red E Rentals, equipment rental (2075 Harbor Boulevard)
- West:** Rudy's Garage, automotive repair (515 Hamilton Street) and Charlie Street followed by multi-family residential property (2077 Charlie Street)



Current uses of adjoining properties do not appear to present a potential environmental concern to the subject property, based on visual observations and information obtained during the assessment, except as noted below.

- Theodore Robbins Ford located at 2060 Harbor Boulevard (east adjacent property) is an automotive repair and service facility. Theodore Robbins Ford is further discussed in Section 4.0.

Rudy's Garage located at 515 Hamilton Street (west adjacent property) is an automotive repair facility that currently conducts oil changes, tune ups, and minor repairs. Rudy's Garage is further discussed in Section 4.0.

Information regarding historical uses of adjoining properties is discussed in Section 3.0.

2.4 PHYSICAL SETTING

The subject property is located in the Peninsular Ranges geomorphic province of Southern California. The area is underlain by surface deposits of Recent Quaternary alluvium consisting of unconsolidated stream, river Channel, and alluvial fan. Elevations at and around the subject property range from 81 to 89 feet (USGS Topographic Quadrangle Map, Newport Beach, California, dated 1981). In general, the topographic gradient of the subject property is to the north.

The main soil type found on and around the subject property is Myford sandy loam, 0 to 2 percent slopes. The Myford series consists of moderately well drained soils on marine terraces. These soils formed in sandy sediments. In a typical profile the surface layer is pale brown and pinkish gray, medium acid sandy loam about four inches thick. The subsurface layer is pinkish gray, medium acid sandy loam about eight inches thick. The upper six inches of the subsoil is brown, medium acid sandy clay; the next 17 inches is brown, neutral and moderately alkaline sandy clay loam; and the lower 36 inches is light brown, calcareous sandy loam and sandy loam. The substratum is very pale brown slightly acid sandy loam to a depth of 79 inches or more.

The regional shallow groundwater flow direction is inferred to be to the north, based on surface topography. However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend. The groundwater depth is expected to be approximately 20 feet below ground surface (bgs) and groundwater flow direction has been determined to be north/northwest and north/northeast and ponding in the vicinity of the subject property (S&S, 2004).

3.0 HISTORICAL AND AGENCY REVIEW

Clayton researched prior use of the subject property through reasonably ascertainable records sources. The sources reviewed and information obtained are discussed in the following sections.

3.1 AERIAL PHOTOGRAPHS

Aerial photographs, which include the subject and adjoining properties, were obtained from Environmental Data Resources, Inc. (EDR), Milford, Connecticut. Copies of the 1938, 1947, 1953, 1968, 1977, 1990, 1995, and 2002 photographs are included in the appendices. Photographs reviewed are summarized as follows:



- Date: 1938 Aerial Photographs Nos. N/A Scale 1" = 555'

The subject property appears as a vacant land. Adjoining properties included:

North: Hamilton Street followed by residential/agricultural properties
North-east: Intersection of Hamilton Street and Harbor Boulevard followed by residential/agricultural properties
East: Harbor Boulevard followed by agricultural land (orchard)
South: Agricultural land
West: Agricultural land

- Date: 1947 Aerial Photographs Nos. N/A Scale 1" = 666'

The subject property appears as vacant land. Adjoining properties included:

North: Hamilton Street followed by residential properties
North-east: Intersection of Hamilton Street and Harbor Boulevard followed by residential properties
East: Harbor Boulevard followed by agricultural land
South: Commercial building
West: Undeveloped land

- Date: 1953 Aerial Photographs Nos. N/A Scale 1" = 555'

The subject property appears as vacant land on the southern and western most portions and developed with two structures on the north portion. Adjoining properties included:

North: Hamilton Street followed by commercial and residential properties
North-east: Intersection of Hamilton Street and Harbor Boulevard followed by commercial development
East: Harbor Boulevard followed by commercial development and vacant land
South: Two large commercial buildings
West: Undeveloped land

- Date: 1968, 1977, 1990, 1995 and 2002 Aerial Photographs Nos. N/A Scale 1" = 480', 666', 666', 666', 666'

The subject property appears developed as it appeared during the on-site survey. Adjoining properties included:

North: Hamilton Street followed by commercial properties
North-east: Intersection of Hamilton Street and Harbor Boulevard followed by commercial development
East: Harbor Boulevard followed by commercial development
South: Commercial development
West: Charlie Street followed by multi-family development and single-family residences

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted on the aerial photographs reviewed.



3.2 USGS TOPOGRAPHIC MAPS

Historic topographic maps for the subject property and vicinity were obtained from the EDR collection for the period 1951 - 1981. Copies of the historic topographic maps are included in the appendices. The maps depicted the following:

Quadrangle: Newport Beach, CA Scale: 1"=24,000' Series: 7.5 Minute

- 1951 The subject property was partially developed with two structures on the northeast portion and undeveloped on the south and west portions. Harbor Boulevard and Hamilton Street appear as developed roadways. The surrounding area appears to be sparsely developed.
- 1965 The subject and adjoining properties are shaded pink indicating development, however individual structures were not noted.
- 1972 The subject and adjoining properties are shaded pink indicating development, however individual structures were not noted.
- 1981 No significant changes were noted as compared to the 1965 and 1971 topographic map.

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted on the topographic maps reviewed

3.3 FIRE INSURANCE MAPS

Fire insurance maps that include the subject and adjoining properties were requested from EDR. Fire insurance maps were not available for the subject or adjoining properties (EDR, 2005). A copy of the "No Coverage" letter is included in the appendices.

3.4 CITY DIRECTORIES

City Directories that include the subject and adjoining properties were requested from EDR. Historical city directories were reviewed for the period between 1920 and 2002. Copied of the EDR City Directory Abstract is included in the Appendices. A summary of the listings for the subject and adjoining properties is shown below.

Year	Subject Property	Nearby Properties
1920, 1925, 1930, 1936, and 1941	No listings	No listings
1946	No listings	No listings
1950	511 Hamilton Street – Jack Phillipson	2077 Harbor Boulevard – Thos S R Willits 2096 Harbor Boulevard – Bills Body Shop and Phillips Service Garage 2100 Harbor Boulevard – Strait Line Produces 2101 Harbor Boulevard – Snyder's Service Station
1955	511 Hamilton Street – Lawrence Ewen and Mesa Radio & Television Service	515 Hamilton Street – Jack Iverson



Year	Subject Property	Nearby Properties
1960	No listings	No listings
1966	2089 Harbor Boulevard – Costa Mesa 2095 Harbor Boulevard – Harbor Clinic and S R Frazier MD	2096 Harbor Boulevard – Pete's Foreign Car Service 2100 Harbor Boulevard – Al's Automotive
1970	No listings	No listings
1975	511 Hamilton Street – Costa Mesa Golf and Country Club and Costa Mesa Generator and Starter Shop 2089 Harbor Boulevard – H & R Koepe 2095 Harbor Boulevard – Harbor Clinic and Delbert Warwick MD	2077 Charlie Street – El Cordova Apartments (15 listings) 515 Hamilton Street – Rudy's Garage 2075 Harbor Boulevard – Red E Rentals 2077 Harbor Boulevard – Bayshore Animal Hospital 2100 Harbor Boulevard – European Car Accessories 2101 Harbor Boulevard – El Taco Restaurant
1980	511 Hamilton Street – Raymond Hubbard 2089 Harbor Boulevard – Dan Arispe 2095 Harbor Boulevard – Delbert Warwick MD	2077 Charlie Street – El Cordova Apartments 515 Hamilton Street – Rudy's Garage 2077 Harbor Boulevard – Bayshore Animal Hospital 2101 Harbor Boulevard – El Taco Restaurant
1986	511 Hamilton Street – Randy De Los Reyes 2095 Harbor Boulevard – Harbor Clinic and Katmar Investment Company	2077 Charlie Street – El Cordova Apartments 515 Hamilton Street – Rudy's Garage 2059 Harbor Boulevard – Costa Mesa Auto Wash 2077 Harbor Boulevard – Bayshore Animal Hospital 2101 Harbor Boulevard – El Taco Restaurant
1991	2095 Harbor Boulevard – Harbor Clinic and Katmar Investment Company	2077 Charlie Street – El Cordova Apartments 515 Hamilton Street – Rudy's Garage 2059 Harbor Boulevard – Costa Mesa Auto Wash 2060 Harbor Boulevard – Theodore Robins Ford & Isuzu 2073 Harbor Boulevard – General



Year	Subject Property	Nearby Properties
		Transmissions 2077 Harbor Boulevard – Bayshore Animal Hospital 2100 Harbor Boulevard – Lucky Auto Sales
1995	2095 Harbor Boulevard – General Office	2077 Charlie Street – El Cordova Apartments 2060 Harbor Boulevard – Theodore Robins Ford 2077 Harbor Boulevard – Bayshore Animal Hospital
2002	511 Hamilton Street – A Ochouhns 2095 Harbor Boulevard – Katsmar Investments 2099 Harbor Boulevard – L Schouhns	2077 Charlie Street – El Cordova Apartments 515 Hamilton Street – Vilma Renka 2060 Harbor Boulevard – Theodore Robins Ford 2077 Harbor Boulevard – L Icheye 2100 Harbor Boulevard – Harbor Auto 2101 Harbor Boulevard – El Taco

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted in the city directories reviewed, except the following:

- The east adjacent property, 2060 Harbor Boulevard has been occupied by a car dealership and service shop from at least 1991 until the present (see Section 4.0 for further discussion).
- The north adjacent property, 2101 Harbor Boulevard, was listed as a gasoline service station in at least 1950. The property has been occupied by El Taco from 1980 until the present. This former service station is not on the databases reviewed for this report and no additional information is known regarding this former facility.
- The west adjacent property, 515 Hamilton Street has been occupied by Rudy's Garage (auto repair facility) from at least 1975 until the present (see Section 4.0 for further discussion)
- Costa Mesa Auto Wash (2059 Harbor Boulevard), located approximately 1/8 mile south of the subject property has been a car wash and gasoline service station from at least 1986 until the present (see Section 4.0 for further discussion).
- General Transmissions (2073 Harbor Boulevard), located approximately 1/8 mile south of the subject property has been a transmission repair facility from at least 1991 until the present (see Section 4.0 for further discussion).

3.5 PRIOR OWNERSHIP

Readily available records at the Orange County Tax Assessor's Office and Clerk of Court were reviewed to assess past ownership of the subject property. The subject property has been owned by the Chow family since 1975.



No readily apparent evidence of potential *recognized environmental conditions* at the subject property was noted in the ownership records reviewed.

3.6 AGENCY CONTACTS

3.6.1 Building and Safety Department

The Costa Mesa Building and Safety Department was contacted on December 7, 2005 to obtain historical use information for the subject property. The agency personnel are unaware of any recognized environmental conditions associated with the subject property. Permits on file are summarized as follows:

2089 Harbor Boulevard:

- **12/8/50:** Construction of a automotive repair shop (980 square feet)
- **6/10/68:** Permit for a sign
- **7/15/80:** Permit for a sign

2095 and 2099 Harbor Boulevard:

- **7/25/55:** Permit for a sign
- **10/25/57:** Permit for construction of a medical center
- **4/29/58:** Certificate of Occupancy Medical Office
- **11/16/60:** Permit to add to the existing medical building

511 Hamilton Street:

- **6/3/53:** Building permit for a utility building
- **6/28/56:** Permit for a sign
- **7/29/58:** Plumbing permit
- **7/11/61:** Electrical permit
- **12/18/61:** Permit for a sign
- **9/26/78:** Permit for a sign

No readily apparent evidence of potential *recognized environmental conditions* at the subject property was noted based on the subject property records reviewed and agency personnel interview, except the following:

- Permits for the construction of an automotive repair shop at 2089 Harbor Boulevard in 1950.

3.6.2 Fire Department

The City of Costa Mesa Fire Department was contacted on December 7, 2005 to obtain information regarding any fires, complaints, permits, violations involving hazardous substances or petroleum product use, USTs, or ASTs on record for the subject property. According to Michelle R., the Costa Mesa Fire Department has no records for the subject property and the Fire Department is unaware of any recognized environmental conditions associated with the subject property.

No readily apparent evidence of potential *recognized environmental conditions* at the subject property was noted based on the subject property records reviewed and agency personnel interview.



3.6.3 Orange County Department of Environmental Health

Clayton performed a file review at the Orange County Department of Environmental Health records regarding USTs, LUSTs, LUST incidents, environmental concerns, violations, etc. at the subject property. Available files were reviewed by Ms. Laura Rebai, Consultant, Los Angeles Regional Office on December 16, 2005 at the Orange County Department of Environmental Health office in Santa Ana, California. A summary of the Department of Environmental Health, documents reviewed follows:

2095/2099 Harbor Boulevard and 511 Hamilton Street:

- No records found.

2089 Harbor Boulevard (Randy's Automotive):

- 9/23/83: Letter requesting status of the facility.
- 6/23/86: Violation; waste manifests not kept on-site and improper labeling of containers.
- 7/22/88: Inspection report, violation; improper labeling of containers storing waste oil.
- 11/20/89: Inspection report, violation; improper labeling of containers storing waste oil.
- 8/7/90: Inspection report, violation; improper labeling and open containers of waste oil.
- 7/23/91: Inspection report, violation; improper labeling and open containers of waste oil.
- 5/29/92: Inspection report, violation: improper labeling and open containers of waste oil.
- 5/17/93: Inspection report, violation; improper labeling of containers of waste oil.
- 5/22/93: A certificate of compliance.
- 5/28/93: Inspection report, violations abated.
- 6/7/95: Inspection report, violations; open container of waste oil.
- 6/12/95: Inspection report, return to compliance.
- 3/29/96: Inspection report, violations; no contingency plan, improper labels.
- 3/29/96: Return to compliance.
- 12/1/97: Inspection report, violations: no contingency plan, soil stain near waste oil tank, open containers of waste oil.
- 12/17/97: Return to compliance.
- 3/10/99: No violations.
- 2/28/2000: No violations.
- 3/27/2001: No violations.
- 9/5/2002: No violations.
- 11/17/2003: No Violations.
- 12/1/2004: No violations.
- 12/16/2005: No violations.
- 7/29/2005: Letter referring groundwater contamination file to Regional Water Quality.

According to the files reviewed the majority of violations involved improper labeling which generally included no labels on the containers used to store waste oil and used filters to labels that were not appropriate for the type of materials stored (i.e. Hazardous Waste for Non-hazardous materials).

According to an interview with Mr. Luis Lodriqueza with the Orange County Department of Environmental Health, the subject property currently has soil contamination due to a leaking underground storage tank (removed) as well as reported groundwater contamination. The Orange County Department of Environmental Health has referred this case to the Regional Water



Quality Control Board for jurisdiction of the contaminated groundwater (see Section 3.6.4 for further discussion)

3.6.4 Other Agency Records

The California Department of Toxic Substances Control (DTSC) was contacted on November 22, 2005 to obtain information regarding environmental concerns or violations at the subject property. According to Ms. Sofia Olmedo, the DTSC does not have files on record for the subject property, nor do they have personal knowledge of potential *recognized environmental conditions* in connection with the subject or adjoining properties.

The South Coast Air Quality Management District (AQMD) was contacted on November 22, 2005 to obtain information regarding environmental concerns or violations at the subject property. According to Mr. Marcus Peterson, the AQMD does not have any files on record for the subject property, nor do they have personal knowledge of potential *recognized environmental conditions* in connection with the subject or adjacent properties.

The California Regional Water Quality Control Board (RWQCB), Santa Ana Region, was contacted on November 22, 2005 to obtain information regarding environmental concerns or violations at the subject property. A file review was conducted by Ms. Laura Rebai, Consultant, Los Angeles Regional Office on December 16, 2005 at the RWQCB Santa Ana Region office in Riverside, California. A summary of the Department of Environmental Health, documents reviewed follows:

2095/2099 Harbor Boulevard and 511 Hamilton Street:

- No records found.

2089 Harbor Boulevard:

- 5/30/2000: Copy of a Limited Phase II Subsurface Environmental Investigation. This report detailed the drilling of five borings to first groundwater and water samples being collected. Two of the borings were angled to better assess the soil and water beneath Rudy's Automotive (515 Hamilton Street, west adjacent property) and the location of the former generator repair shop (511 Hamilton Street). The soils collected were analyzed for gasoline and MTBE/BTEX, with the highest analyzed for VOCs. The groundwater samples were analyzed for gasoline and VOCs. The highest level of soil contamination was found at the 18 foot level from boring DP-13 (south edge of subject property bordering Red E Rentals), which contained 440 ppm gasoline, 0.66 ppm benzene, 0.61 ppm toluene, 3.35 ppm ethylbenzene, 14.6 ppm total xylenes, and a non-detect MTBE concentration. The groundwater analyses found significant levels of gasoline and VOCs associated with gasoline in the samples submitted. S&S Commercial recommended that records search be conducted for the Theodore Robbins property located at the southeast corner of Hamilton Street and Harbor Boulevard (east adjacent property)..
- 8/8/2000: Site Investigation Workplan. The workplan proposed the installation of additional groundwater monitor wells and sampling to the south of the subject property.
- 9/18/2000: Report on findings from groundwater monitor well sampling. Levels of gasoline and VOCs identified in the groundwater from the additional wells placed to the south of the subject property.
- 11/20/2000: Letter from Orange County Department of Health transferring the case to RWQCB.
- 12/1/2000: Site Investigation Workplan from S&S Commercial Environmental Services, Inc. addressed to RWQCB.



- 5/21/2001: Report of Findings for Groundwater Monitor Well Sampling by S&S Commercial Environmental Services, Inc.
- 7/27/2001: Corrective Action Report for Gasoline Impacted Groundwater by S&S Commercial Environmental Services, Inc. addressing the sampling that has been already conducted on the subject property. No radiation has been conducted on the subject property.
- 10/21/2002: 6th Round of Groundwater Sampling.
- 5/15/2002: Project report for additional groundwater monitor well installation and sampling.
- 8/20/2004: Notice of Violation (NOV) to H.S. Chow (property owner) for failing to remove floating product from wells. This NOV indicated that in November 2000, the RWQCB directed Mr. Chow to remove floating product from the wells located on the subject property. In December 2002, Mr. Chow was again directed to remove floating product from the wells located on the subject property. In June 2003, a letter was sent to Mr. Chow again requesting that an aggressive product removal program be implemented at the subject property. The NOV required a submittal of a product recovery schedule by September 10, 2004 and a third quarterly monitoring report by October 30, 2004. To date only the October 2004 quarterly monitoring report has been submitted. A copy of NOV in Appendices.
- 9/9/2004: Copy of a Proposal for Groundwater Monitoring and Remediation Services prepared by EDF-Associates, LLC. A copy is attached in the Appendices.
- 12/28/2005: An interview was conducted by Clayton with Ms. Rose Scott, Engineering Geologist with the RWQCB. Ms. Scott stated that as of 12/28/2005, Mr. Chow is in non-compliance with the RWQCB requirements stated above. Ms. Scott also stated that no quarterly monitoring has been conducted at the subject property since October 2004, no status reports filed, and no product removal has been done or scheduled. Ms. Scott stated that three items need to be done to place the property into compliance: 1) Groundwater Monitor reports need to be done quarterly; 2) Free product must be removed from the groundwater located on the subject property; and 3) Status reports on the product removal need to be submitted.

3.7 PREVIOUS ENVIRONMENTAL REPORTS OR DOCUMENTS

No previous environmental reports (e.g. Previous Phase I or Phase II ESA) or other relevant documents were available for review during this assessment, except the following:

- ***Phase One Environmental Site Assessment, Southwest Corner of Hamilton Street & Harbor Boulevard, Costa Mesa, California, S&S Commercial Environmental Services, Inc., dated February 14, 2000***, was provided by Red Mountain Retail Group, Inc.

The report identified the six hydraulic lifts located on the subject property (Randy's Automotive Repair), but indicated that they did not appear to have leaked. The report discussed "fill" dirt brought onto the subject property to prevent stormwater from flowing onto the site from the surface streets. The fill dirt was placed on the west portion of the subject site in the 1970s (no further information was available). The S&S report identified suspect soil contamination from cleaning solvents from the former generator shop (1950s to 1970s at 511 Hamilton Street) and from the suto repair operations (Randy's Automotive Repair). S&S recommended that six soil boring be placed on the subject property and analytical tests for solvent and hydrocarbons be conducted.

- ***Limited Phase II Subsurface Environmental Investigation of Soil and Groundwater at 2089 & 2093 Harbor Boulevard, Costa Mesa, California, S&S Commercial Environmental Services, Inc. dated May 30, 2000***, was provided by Red Mountain Retail Group, Inc.



The report identified soil contamination of gasoline, benzene, toluene, ethylbenzene, and total xylenes in three soil borings. Shallow groundwater beneath the site was found to be significantly impacted with gasoline and the associated gasoline additives. According to S&S no records were found for on-site use of gasoline containing MTBE, however significant concentrations of MTBE were found in the samples analyzed. S&S recommended that the report be submitted to RWQCB and that additional research be conducted on the Theodore Robbins property to the southeast of the subject property.

- ***Quarterly Groundwater Sampling Reports dated October 1, 2001 (3rd Round), March 4, 2002 (4th Round), June 27, 2002 (5th Round), October 21, 2002 (6th Round) and November 17, 2004 (8th Round) conducted by S&S Commercial Environmental Services, Inc.***

The 3rd Round report identified levels of gasoline and benzene of 9,720 ppb to 259 ppb; and levels of MTBE of 2,000ppb in the groundwater monitor wells tested.

The 4th Round report analyzed three water samples from MW1, MW31 and MW7 with gasoline and MTBE concentration being the highest in MW1 of 4,020 ppb for gasoline and 3,210 ppb for MTBE. Groundwater monitor well MW5 was found to contain free-product, that previously contained none. S&S concluded that the free product found in MW5 may have resulted from the fall of the water table and the contamination may have existed in the soils.

The 5th Round report included four water samples. The results revealed that concentrations of gasoline, BTEX, and MTBE have more or less doubled when compared to the 4th Round analysis (8,770 ppb gasoline and 6,770 MTBE in MW1). Free-product was also identified in MW5 and MW% was tested for diesel fuel which was also found in the sample submitted. This report stated that "groundwater remediation is currently being conducted on site for the free-product wells." S&S stated that every two weeks, the free product is bailed from impacted wells. However, Clayton was unable to locate any reports of documentation for this remediation and for the disposition of the free-product bailed from the monitor wells on the subject property.

The 6th Round report included three water samples. The results revealed the the levels of contamination in MW 3 and MW7 remained the same as compared to the 5th Round report. MW1 levels were reported a significant drop in petroleum constituent concentration levels, 308 ppb compared to 8,770 ppb of gasoline and 285 ppb compared to 6,770 ppb of MTBE from the 5th to the 6th Round. This reported also stated that free-product removal had not been conducted from MW2, MW4, MW5 and MW6, as S&S believes that a "cone of depression" exists beneath the subject property and the removal of free-product would draw contamination from off-site sources. Clayton was unable to locate any information as to the disposition of the free-product that has been reportedly removed from the MWs on the subject property.

The 8th Round report indicated that water depths appeared to have dropped by approximately 0.4-feet since April 2003. In the non free-product wells (MW1, 3, 7, 8 and 9) the contaminant levels were basically identical to the previous sampling round, except for a lower MTBE concentration in MW3. Monitor wells MW6 and MW4 (free-product wells) contained levels of gasoline and diesel fuel, respectively. None of the free-product wells registered any MTBE levels.

- ***Additional Groundwater Monitor Well Installation-Groundwater Sampling of Nine Wells-Off Site Source Investigation at Randy's Automotive 2089 Harbor Boulevard, Costa***



Mesa, California, S&S Commercial Environmental Services, Inc., dated May 15, 2003, was provided by Red Mountain Retail Group, Inc.

The report identified several off-site sources that may have contributed to the contamination found on the subject property. Red-E-Rentals (south adjacent property) was granted a "no further action" letter by the Orange County Department of Environmental Health on April 3, 1995. General Transmission (immediately south of Red-E-Rentals) removed a waste oil tank in October 1988 and registered total petroleum hydrocarbons (TPH) of 15,700 ppm beneath the tank and 9,000 ppm of TPH and 350 ppm of fuel concentration at 15 feet below ground surface. Additional investigation has been requested by the Orange County Department of Environmental Health, but has been refused by the owner of General Transmissions. This case has been submitted to the District Attorney Office in Santa Ana.

The property to the south of General Transmission (Beacon Bay) has significant contamination as a direct result of a car wash and gasoline fuel operation. A groundwater sample was provided to S&S and laboratory results revealed "free product" in the form of gasoline and diesel fuel.

S&S concluded that the diesel fuel and MTBE contamination originated from off-site sources based on the past use of the subject property. S&S believes that the Beacon Bay car wash property is the responsible party to the groundwater contamination beneath the subject property based on the reported groundwater flow direction and the reported LUST case, involving Beacon Bay Car Wash.

Shallow groundwater beneath the subject property has been significantly impacted with gasoline and diesel fuel and their associated additives and degraded by-products. No records of site use for MTBE is documented, however significant concentrations of MTBE are manifested at the subject property.

S&S recommends that the owner of Beacon Bay be put on notice that down gradient properties have been impacted from unauthorized releases of petroleum fuel products from their site.

Copies of the mentioned reports are included in the Appendices.

3.8 SUMMARY OF HISTORICAL REVIEW

The historical research presented in this section has established the use of the subject property since 1920. Review of available information indicated that the subject property was undeveloped land from at least 1920 until 1950. The mid portion of the of the subject property (2089 Harbor Boulevard) was developed as an automotive repair facility from 1950 until the present. The northeast corner of the subject property (2095 Harbor Boulevard) was developed as a medical building from at least 1957 until the present. The portion of the subject property to the west of the medical building (511 Hamilton Street) was developed with a residence and a shop type building identified as a utility building from 1953 until 2003 when they were demolished (apportion of this property contained a generator repair shop). The portion of the subject property to the southwest of Randy's Automotive Repair has been occupied by a landscape contractor and by a roofing contractor from at least 1980 to the present and has never been developed. The west portion of the subject property has never been developed, but has been used as a storage yard for the previous landscape contractor and is currently leased by Red E Rental for employee and equipment parking. The surrounding area has been developed commercially and residentially from at least 1950 until the present.



4.0 ASTM STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

Available government database information prepared by EDR was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended search distances. Federal, state, and local databases reviewed are included in the appendices.

The subject property was identified in the databases reviewed. The portion of the subject property addressed as 2089 Harbor Boulevard (Randy's Automotive Property) is listed as a LUST site with groundwater impacted and a preliminary site assessment underway. It should be noted that while this on-site facility is included on the LUST database, no other information has been obtained during this assessment regarding former or existing USTs at this facility or elsewhere on the subject property. See Section 3.6 for further discussion.

The database review identified a total of thirty-four sites within the specified search distances from the subject property. Most of the sites present no environmental concern relative to the subject property because they only hold an operating permit (which does not imply a release), require no further action, or based upon Clayton's review, are too distant and/or topographically downgradient or crossgradient relative to the subject property to reasonably affect it.

The computer database review identified the following facilities of potential environmental concern to the subject property.

Facility	Database	Orientation from Subject Property (Miles)	Potential Environmental Concern/Reason
Rudy's Garage 515 Hamilton Street	UST	Adjoining to the west	No, cross-gradient, no releases reported
Import Auto Tech Inc., 2100 Harbor Boulevard	RCRA-SQG	Adjoining to the northeast	No, down- to cross-gradient, no violations reported
Red-E-Rentals, 2075 Harbor Boulevard	LUST, Cortese, HIST UST	Adjoining to the south	No, up-gradient, However the LUST case was closed in 4/3/95, UST removed 8/22/89.
Former Bayshore Animal Hospital 2077 Harbor Boulevard	REF	Adjoining to the south	No, referred to another agency, no violations reported, site currently occupied by a Children's Doctor.
General Transmissions, 2073 Harbor Boulevard	LUST, Cortese, UST, RCRA-SQG	<1/8 mile south/southeast	Yes, up-gradient, LUST preliminary assessment underway (see Section 3.6), UST removed, RCRA violation 6/23/88 compliance achieved 5/18/94



Facility	Database	Orientation from Subject Property (Miles)	Potential Environmental Concern/Reason
Theodore Robbins Ford, 2060 Harbor Boulevard	LUST, UST, RCRA-SQG, HAZNET, FINDS,	Adjoining to the southeast	No, up-gradient, LUST soils only case closed 3/27/91, RCRA no violations reported
Costa Mesa Auto Wash (Beacon Bay), 2059 Harbor Boulevard	LUST, RCRA-SQG, UST, FINDS, Cortese, HAZNET	<1/8 mile south/southeast	Yes, up-gradient, LUST groundwater affected, remedial cleanup underway (see Section 3.6), USTs removed 1999, RCRA no violations reported
P and M Station, 2050 Harbor Boulevard	LUST, UST, Cortese, HAZNET	<1/8 mile south/southeast	Yes, up-gradient, LUST groundwater affected, preliminary assessment underway, active gasoline station

General Transmissions (2073 Harbor Boulevard) – This property has been identified as having significant contamination as a result of a former car wash and fueling operation. The property throughout its history has maintained numerous underground storage tanks and is listed in the regulatory database as a LUST facility with a preliminary assessment underway. A sample from a groundwater monitor well revealed floating gasoline and gasoline additives. Similar additives were found in the groundwater samples collected at the subject property. This facility is in an up-gradient location to the subject property and is considered a potential *recognized environmental condition*. See section 3.6 for further discussion of these up-gradient facilities.

Costa Mesa Auto Wash (Beacon Car Wash) located at 2059 Harbor Boulevard- This property was identified as a LUST facility with groundwater contamination. According to the regulatory database remediation is currently underway. This facility is located in an up-gradient direction from the subject property and represents a potential *recognized environmental condition*. See section 3.6 for further discussion of these up-gradient facilities.

P and M Station (2050 Harbor Boulevard) –This property was identified as a LUST facility with groundwater contamination. A preliminary assessment is currently underway. This facility is located in an up-gradient direction from the subject property and represents a *recognized environmental condition*.

Unmappable sites cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency. Cross referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmappable facility sites. The subject property is listed on the orphan summary as being "referred to another agency" REF site. The adjacent properties were not identified on the unmappable sites listing in the environmental database report.



5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 METHODOLOGY AND LIMITATIONS

Mr. Mark Lyons, Consultant with Clayton's Phoenix Office, performed the site reconnaissance of the subject property on December 7, 2005. At the time of the inspection, all areas of the subject property were accessible, with the exception of the medical building (2095 Harbor Boulevard), as the tenant recently passed away. The subject property was inspected on foot. The weather during the site visit was clear and warm.

5.2 GENERAL OBSERVATIONS

At the time of the walkthrough, the subject property consisted of approximately 1.9 acres of land with a 5,909 square foot medical building (2095 Harbor Boulevard, constructed in 1955), a 1,183 square foot office and 900 square foot shop (2089 Harbor Boulevard, constructed in 1959), a trailer with an add-on structure (2099 Harbor Boulevard), fenced storage and a vacant lot (511 Hamilton Street, demolished in 2003).

The 2095 Harbor Boulevard building, formerly a medical office was not accessible as the tenant (Doctor) recently passed away. The building is a one- and two-story structure, constructed of wood frame with a stucco exterior finish. Observations made by looking through windows revealed that the interior is finished with drywall, 9 x 9 inch block floor tile and carpet.

The 511 Hamilton Street property was formerly occupied by two buildings that were demolished in 2003. This portion of the subject property is currently a graded lot.

The 2089 Harbor Boulevard property is currently occupied by Randy's Automotive Repair and consists of two buildings with no basements. One building (western) is a 1,183 square foot office building constructed of wood frame with a stucco exterior coat and a pitched, asphalt shingle roof. The interior is finished with drywall, block floor tile, bare concrete, and carpet. The second building (eastern) is a two bays auto service shop constructed of wood frame with a stucco exterior coat and a pitched, asphalt shingled roof. Randy's Automotive contains six below ground hydraulic lifts, four outside and two inside the shop building. A waste oil container and used filter containers were observed along the south portion of the subject property adjacent to the chain link fence that separates the subject property from the south adjacent doctor's property. Soil staining was observed in the area of the storage containers.

The 2099 Harbor Boulevard portion of the property is occupied by Charles Smiley Specialty Contractors, a roofing contractor. This portion of the subject property contains a small trailer with a wood addition. The remainder of the Charlie Smiley property is used for the storage of roofing materials. Several 5-gallon container of roofing compound were observed stored on pallets adjacent to the south of the trailer. The majority of these containers appeared to be empty. A portable tar tank was observed on the ground to the west of the trailer.

The remainder (west portion) of the subject property consists of a fenced, dirt, storage yard that is reported leased to Red-E-Rentals (south adjacent property) for the storage of equipment and employee parking.

During the on-site visit, nine groundwater monitor wells were observed on the subject property.

Summarized below is the subject property inspection and findings overview. Items that are currently, or are known to have been present in the past, at the subject property are noted in the



table. The table also notes items that may present concerns to the subject property. Additional information about items noted can be found in the referenced section of this report.

Environmental Features of Subject Property	Currently/ Historically Present (Y/N)	Possible Environmental Condition (Y/N)	Report Section
Hazardous Substances	Y	Y	3.6, 5.0, 5.4
Petroleum Products	Y	Y	5.0, 5.4
Drums or Unidentified Substance Containers	Y	Y	5.4
Underground Storage Tanks	N	N	
Aboveground Storage Tanks	Y	N	5.5.2
Hydraulic Equipment/Possible PCBs	Y	Y	5.5.3
Artificially Filled Areas (Solid Waste Disposal)	Y	N	3.7
Electrical Equipment/Possible PCBs	Y	N	5.7
Waste Water	N	N	
Drains (Other than toilets and hand sinks)	N	N	
Oil/Water Separators, Clarifiers, Sumps and Trench Drains	N	N	
Septic Systems	N	N	
Wells	Y	Y	3.7, 5.9
Dry Cleaning Operations	N	N	
Stained Soil/Pavement or other Evidence of Spills/Releases	Y	Y	5.2, 5.4
Unnaturally Stressed Vegetation	N	N	
Pools of Liquid	N	N	
Pits, Ponds, or Lagoons	N	N	
Air Emissions (stacks, hoods, other point sources)	N	N	
Oil/Gas Production or Exploration	N	N	
Railroad Spur	N	N	
Remedial Activities	Y	Y	3.7

5.3 INTERVIEWS

Clayton interviewed Mr. Jeff Chow, property owner's representative. Mr. Chow stated that the subject property has been owned by his family for over 26 years. Mr. Chow provided information concerning the age of the buildings on the subject property and utilities. Mr. Chow stated that the buildings located on the subject property have been occupied by the current tenants for over 20 years. The Doctor who occupied the 2095 Harbor Boulevard building recently passed away and access to that building was not available. Mr. Chow provided the documents described in Section 3.7 of this report. Mr. Chow stated that his family is aware of the subsurface contamination located on the subject property, but feel that the contamination is from an off-site source. Mr.



Chow also stated that the two buildings that formerly occupied the 511 Hamilton Street property were demolished in 2002 and that the asbestos identified in the building was removed prior to demolition and that portion of the subject property has remained vacant. The undeveloped portion of the subject property to the south has never been developed and has mostly been used for storage. According to Mr. Chow, there is not an environmental lien encumbering the subject property and he is not aware of any environmental concerns associated with the subject property.

Clayton also interviewed Randy Perrin of Randy's Automotive Repair, the tenant of 2089 Harbor Boulevard. Randy has been associated with the subject property for approximately 20 years. Mr. Perrin stated that only minor automotive service is conducted on the subject property, mainly oil changes, brake repair and some tune ups. No transmission work or body work is conducted on the property. Mr. Perrin stated that only waste oil is generated at the site and is picked up by Jack Stone Drainage Oil Service every other month. Mr. Perrin also stated that to the best of his knowledge there are no environmental concerns associated with the subject property other than those described by Mr. Chow and that to the best of his knowledge there has never been any concerns or leakage of the hydraulic hoists on the property. According to Mr. Perrin, there is not an environmental lien encumbering the subject property and he is not aware of any environmental concerns associated with the subject property.

No interview was conducted with Charles Smiley Specialty Contractors.

Information (if any) obtained from interviews with local Agency personnel is included in section 3.6.

Red Mountain Retail Group, Inc. provided no specific information regarding the following: environmental liens or land use limitation, specialized knowledge or experience material to identifying *recognized environmental conditions*. In addition, Red Mountain Retail Group, Inc provided copies of previous environmental assessments for Clayton's review during this assessment (see Section 3.7).

5.4 HAZARDOUS SUBSTANCES AND WASTES

The subject property was assessed for signs of storage, use, or disposal of hazardous substances. The assessment consisted of noting evidence (e.g. drums, unusual vegetation patterns, staining) indicating that hazardous substances are currently or were previously located on the subject property.

Potentially hazardous substances were observed at the subject property including:

Containers of used oil were observed at the 2089 Harbor Boulevard (Randy's Automotive Repair) property. These materials appeared to be properly stored, with a minor amount of staining observed in the vicinity of the used oil and filter containers.

According to Mr. Perrin, the used oil is transported off site by Jack Stone Waste Oil every other month. Randy's Automotive Repair is a "conditionally exempt small quantity generator", and according to Mr. Perrin the only other waste generated is from the parts washer which is serviced by Rite Choice Parts Cleaner Service on an as need bases.

Several pallets of empty 5-gallon containers of roofing cement and patch material was observed to the south of the Charlie Smiley Office trailer. These containers appeared to be empty and no visible soil stains were observed near the pallets. Many of the containers were products manufactured by Henrys. The labels on these containers identified the presence of asbestos in the materials.



No additional information is available regarding use/storage/disposal of hazardous substances and/or petroleum products in the past at any of the facilities on the subject property.

5.5 STORAGE TANKS

5.5.1 Underground Storage Tank Systems

The subject property was inspected for evidence of UST systems (e.g. fill ports, vent piping, dispensing equipment, pavement variations).

Evidence of UST systems was not observed during the assessment. In addition, no features were observed at the subject property that would have required USTs to have been present (such as standby generators or boilers), and there are no USTs registered with the State of California (EDR, 2005), and Mr. Chow and Randy stated that to the best of their knowledge USTs have never been present at the subject property. However, according to files at the Orange County Department of Environmental Health and the ERD database report, the subject property is listed as having a leaking underground storage tank (see Section 3.6.4). As stated previously, while this on-site facility is included on the LUST database, no other information has been obtained during this assessment regarding former or existing USTs at this facility or elsewhere on the subject property.

5.5.2 Aboveground Storage Tanks

The subject property was inspected for evidence of ASTs (e.g. concrete foundations or saddles, pedestals or steel support structures).

Evidence of ASTs was not observed during the assessment of the subject property. In addition, no ASTs are registered with the State of California for the subject property address (EDR, 2005). In addition, Mr. Chow stated that to the best of his knowledge ASTs have never been present at the subject property. A portable tar tank for mounting on a truck frame or a trailer was noted on the roofing company parcel. This tank appeared to new and unused with no visible signs of leakage or staining on or near the tank.

5.5.3 In-Ground Hydraulic Equipment

The subject property was inspected for evidence of in-ground hydraulic equipment (e.g. hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface). Although not regulated as USTs, hydraulic equipment of this type can be of concern due to the potential for oil leaks from the hydraulic cylinders. Hydraulic fluid in equipment installed in 1978 or before may contain PCBs.

Six in-ground hydraulic lifts were observed on the 2089 Harbor Boulevard property (Randy's Automotive Repair). Two hydraulic lifts were observed in the two bay shop and four were observed outside along the south and west side of the shop. Mr. Chow and Randy stated that to the best of their knowledge there have been no reported leaks or issues with the hydraulic lifts. According to Randy these lifts have been in service for 20 years.

5.6 INDICATIONS OF SOLID WASTE DISPOSAL

Currently, non-hazardous solid waste is generated on the subject property. Waste is in the form of general refuse (e.g. paper, household trash) that is disposed of in one dumpster located along



the south portion of the subject property. The dumpster is emptied once a week by Waste Management.

5.7 INDICATIONS OF POLYCHLORINATED BIPHENYLS

The subject property was inspected for the presence of liquid-cooled electrical units (e.g. transformers, light ballasts, and capacitors), and major sources of hydraulic fluid (e.g. elevators and lifts). Such units are notable because they may be potential PCB sources.

Electricity is provided by transformers in underground vaults located along Harbor Boulevard in the utility right-of-way. The electric service is provided by Southern California Edison. Access to the underground transformers was not available.

Un-labeled transformers are considered (Federal Regulation 40 CFR 761.40) to be PCB-contaminated (i.e., containing between 50 and 500 ppm PCB). Federal Regulations (40 CFR 761. Subpart G) require any release of material containing greater than 50 ppm PCB and occurring after May 4, 1987, be cleaned up by the Owner (Southern California Edison) following the United States Environmental Protection Agency's (USEPA) PCB spill cleanup policy.

Fluorescent light fixtures are present at the subject property. Many fluorescent light ballasts manufactured prior to 1980 may contain PCBs. Disposal of PCB-containing light ballasts may be regulated by local, state, or federal requirements.

5.8 WASTEWATER AND STORMWATER DISCHARGE

Wastewater from the subject property originates from sinks and toilets are discharged into the municipal sewer system.

The stormwater runoff from the subject property flows via sheet flow into storm drains located along Harbor Boulevard which drain into the City of Costa Mesa storm sewer system.

5.8.1 Discharge Sources

Evidence of industrial, process or other discharge sources (i.e. other than domestic waste water from sinks and toilets) was not observed at the subject property.

5.8.2 Oil/Water Separators, Clarifiers, Sumps, and Trenches

The subject property was inspected for evidence of oil/water separators, clarifiers, sumps and trenches (e.g. hatches, manholes, patches on the floor slabs). Although not regulated as USTs, these features can be of concern due to the potential for leaks into the subsurface.

Evidence of oil/water separators, clarifiers, sumps or trenches was not observed and to the best of Mr. Chow's knowledge these items have never been present at the subject property. No oil/water separators, clarifiers, sumps or trenches were observed on the subject property.

5.8.3 Septic Systems

The subject property was inspected for evidence of current or former septic systems (e.g. clean out manhole, records, interviews).



Evidence of septic systems was not observed during the assessment. In addition, Mr. Chow stated that to the best of his knowledge, a septic system has never been present at the subject property. The subject property was connected to the municipal sewer system in 1950.

5.9 WELLS

The subject property was inspected for evidence of wells (e.g. potable supply, irrigation, monitoring, extraction, dry).

Nine groundwater monitor wells were observed on the subject property. See Section 3.7 for further discussion.

5.10 DRY CLEANING ACTIVITIES

There are currently no dry cleaners on the subject property, and research did not reveal that dry cleaning operations have been conducted on the subject property in the past.

6.0 ASBESTOS-CONTAINING MATERIALS

During this assessment, Clayton observed suspect asbestos-containing materials (ACMs) in the on-site buildings. Prior to demolition, Clayton recommends that a comprehensive asbestos survey be conducted following the Asbestos Hazard Emergency Response Act (AHERA) sampling protocol. If ACMs are identified, removal by a state licensed asbestos abatement contractor may be required.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the guidelines of ASTM Practice E-1527 of the proposed retail located at the southwest corner of Hamilton Street and Harbor Boulevard in Costa Mesa, California, the subject property. Any exceptions to or deletions from this practice are described in Sections 1.2 and 1.3. This section presents Clayton's findings, opinions, conclusions, and recommendations.

This assessment has revealed no evidence of *recognized environmental conditions*, as defined by ASTM, in connection with the subject property, except for the following:

- **Historic Suspected On-site Underground Storage Tank and Reported LUST Incident (2089 Harbor Boulevard)** – According to previous Environmental Site Assessments, regulatory records and regulatory databases the 2089 Harbor Boulevard portion of the subject property has been identified as having subsurface soil and groundwater contamination. Available information indicates the potential for multiple sources for the identified impact, both on- and off-site. As of the most recent sampling event at the subject property (8th Round, reported in November, 2004), free product in excess of 1 ½ feet was noted in three wells on the subject property. Dissolved phase petroleum hydrocarbons, exceeding California standards, were noted in three on-site wells. The current owner has been issued a "Notice of Violation" from the RWQCB for failure to remove floating product from groundwater monitor wells located on the subject property. The groundwater and soils contamination identified on the subject property represents a *recognized environmental condition*.



- **On-site automotive repair facility (2089 Harbor Boulevard)-** The central portion of the subject property was identified as having six underground hydraulic hoists. Four of the hoists are located outside of the buildings and two are located inside the shop building. No information as to the condition of the underground hoists was available and no previous investigations into the subsurface soils around the hoist has been conducted, therefore the potential exists for subsurface soil contamination from leaking hoists and this represents a *recognized environmental condition*. This facility has reportedly been in use as an automotive repair facility since the early 1950s. The facility has been cited several times for improper labeling and open containers of waste oil and staining was observed in the area around the waste oil and filter storage. Because of the historic use as an automotive repair facility, it is Clayton's opinion that the subject property could be impacted by petroleum products, solvents, anti-freeze and various other hazardous substances and/or petroleum products related to automotive repair, and therefore, represents a *recognized environmental condition*.
- **Previous on-site generator repair facility (511 Hamilton Street) –** According to a previous Phase I ESA report this portion of the subject property was occupied by a generator and starter repair facility. Records indicate that subsurface contamination exists in the area near the former repair facility. Historic records and property owner information is inadequate concerning the activities performed at the generator repair facility. Because of the historic use as a generator repair facility and the close proximity of the subsurface contamination to the generator repair facility, this location represents a *recognized environmental condition*.
- **General Transmissions (2073 Harbor Boulevard) –** This property has been identified as having significant contamination as a result of a former car wash and fueling operation. The property throughout its history has maintained numerous underground storage tanks and is listed in the regulatory database as a LUST facility with a preliminary assessment underway. A sample from a groundwater monitor well revealed floating gasoline and gasoline additives. Similar additives were found in the groundwater samples collected at the subject property. This facility is in an up-gradient location to the subject property and is considered a *recognized environmental condition*.
- **Costa Mesa Auto Wash (Beacon Car Wash) located at 2059 Harbor Boulevard)-** This property was identified as a LUST facility with groundwater contamination. According to the regulatory database remediation is currently underway. This facility is located in an up-gradient direction from the subject property and represents a *recognized environmental condition*.
- **P and M Station (2050 Harbor Boulevard) –**This property was identified as a LUST facility with groundwater contamination. A preliminary assessment is currently underway. This facility is located in an up-gradient direction from the subject property and represents a *recognized environmental condition*.

The following notable findings, which are not considered to be *recognized environmental conditions*, as defined by ASTM, were revealed during this assessment:

- **Theodore Robbins Ford (2060 Harbor Boulevard) –** This property has been identified as having a closed LUST case and as a RCRA-SQG and UST facility. This facility is in an up-gradient direction from the subject property and based on current regulatory status is not considered to represent an environmental concern to the subject property.

Based on the results of this assessment, Clayton recommends the following:



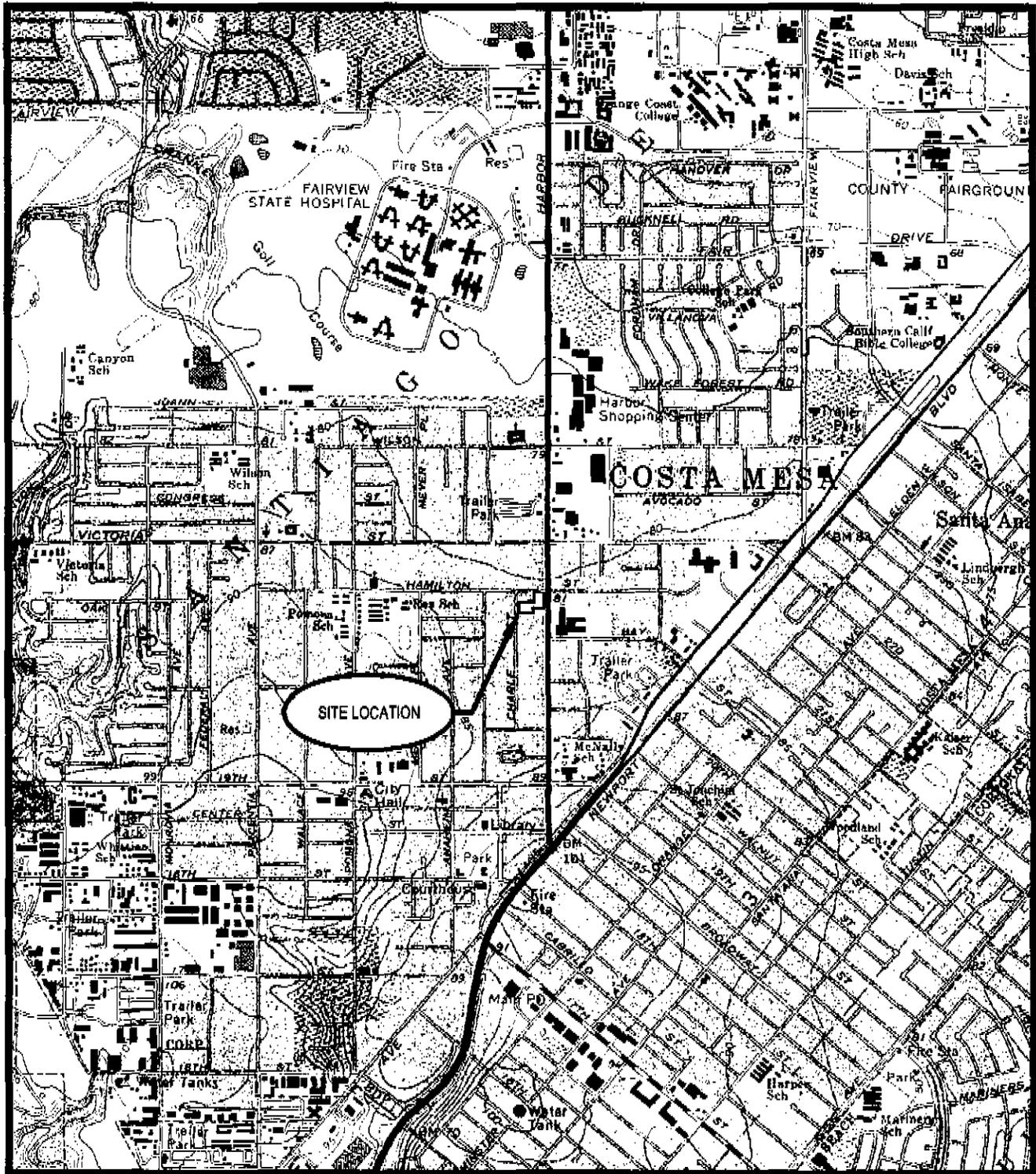
- Soil and groundwater sampling should be performed in the vicinity of the identified hydraulic hoists and automotive repair activity locations to evaluate for potential impact from these on-site activities.
- Soil sampling should be performed in the vicinity of the reported fill dirt and the area of stored empty containers of roofing tar to evaluate for potential impact from these materials.
- An Environmental Attorney should be consulted with respect to liabilities associated with the subsurface groundwater and soil contamination that presently exists on the subject property, prior to obtaining a financial interest in the subject property.
- Ms. Rose Scott of the RWQCB stated that the subject property is in non-compliance with the "Notice of Violation." Ms. Scott stated that "free-product removal, quarterly monitoring and status reports "need to be done in order to obtain compliance. Clayton recommends that aggressive free-product removal should begin immediately and that groundwater monitoring be completed as soon as possible.
- The need for additional remediation, and possible additional investigation, will need to be addressed prior to re-development of the subject property.



APPENDIX A

FIGURES

- Figure A-1: Site Vicinity Map**
- Figure A-2: Site Plan**



QUADRANGLE LOCATION

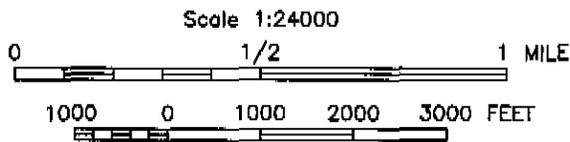
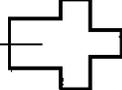
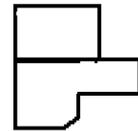


FIGURE A-1
 SITE VICINITY MAP
 PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA

(SOURCE OF MAP IS USGS 7.5 MINUTE QUADRANGLE MAP, NEWPORT BEACH, CALIFORNIA)

EL TACO
(2101 HARBOR BLVD.)

LOTANER MOTORS, INC.
(2100 HARBOR BLVD.)

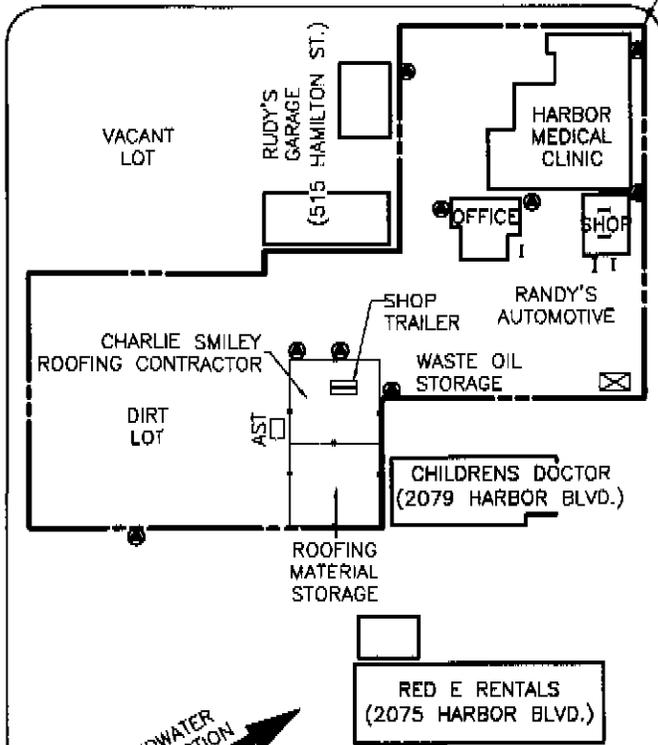


HAMILTON STREET

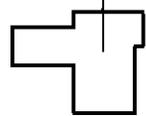
SUBJECT
PROPERTY
BOUNDARY

MULTI-FAMILY RESIDENTIAL
(2077 CHARLIE STREET)

CHARLIE STREET

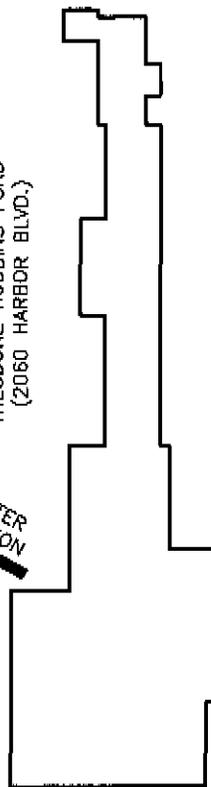


ENTERPRISE
CAR RENTAL
(2096 HARBOR BLVD.)



HARBOR BOULEVARD

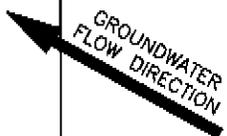
THEODORE ROBBINS FORD
(2060 HARBOR BLVD.)



GROUNDWATER
FLOW DIRECTION



GROUNDWATER
FLOW DIRECTION



LEGEND

- MONITOR WELLS
- ⊥ IN-GROUND HOIST
- ⊠ DUMPSTER
- FENCE

W. BAY STREET

****NOT TO SCALE****

Clayton Group Services, Inc.
A Bureau Veritas Company

CHECK BY ML	
DRAWN BY JL	
DATE	12-12-05
SCALE	AS SHOWN
CAD NO.	0628100B
PRJ NO.	16-06261

SITE PLAN

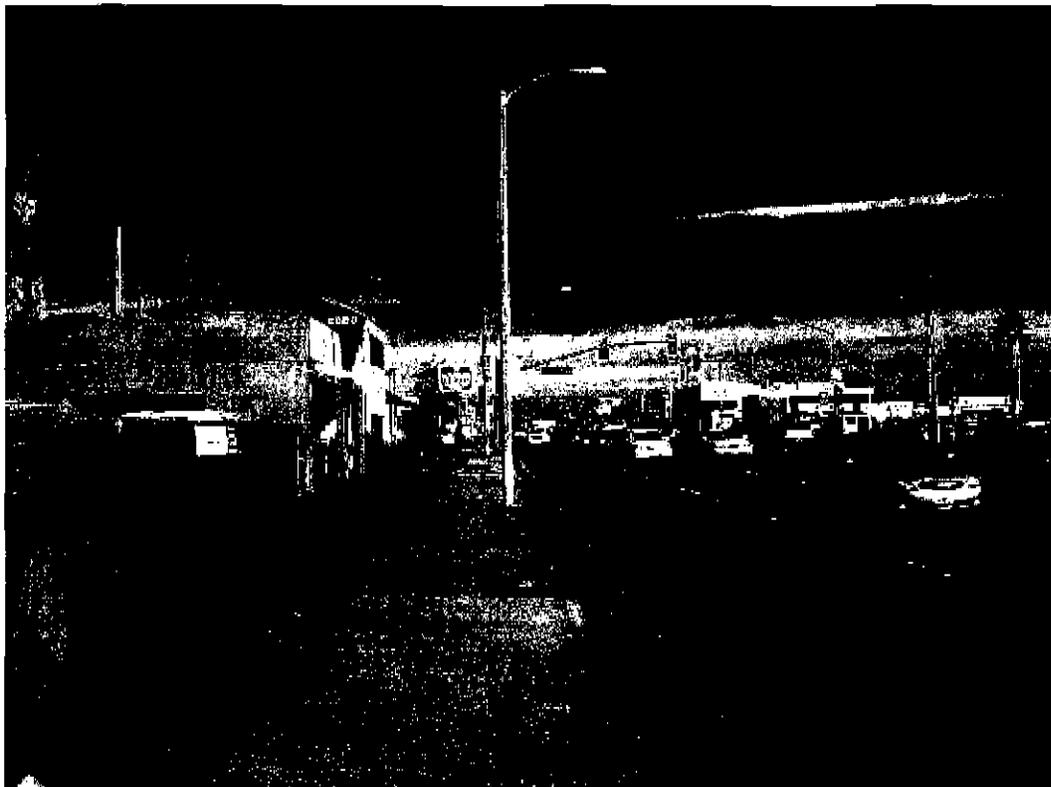
PROPOSED WALGREEN STORE LOCATION
SWC OF HAMILTON STREET & HARBOR BOULEVARD
COSTA MESA, CALIFORNIA



FIGURE
A-2



APPENDIX B
PHOTOGRAPHS



1

East side of the subject property.



2

South side of the subject property.



3

West side of subject property and vacant lot on subject property.



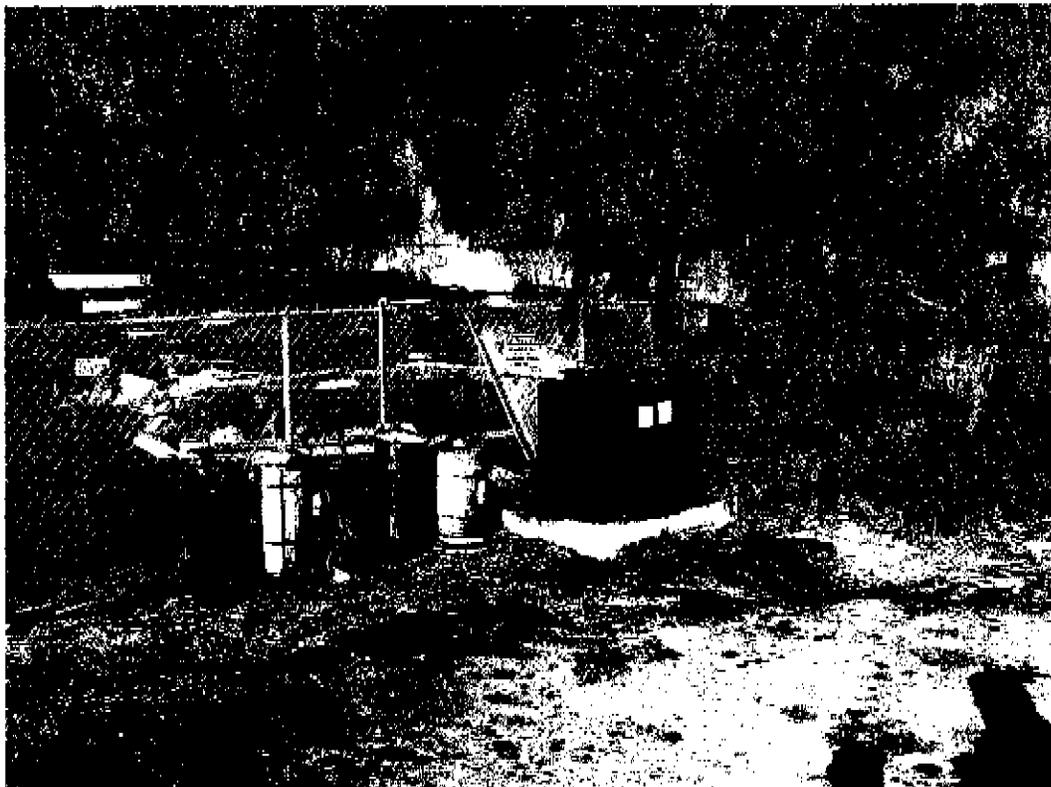
4

One of nine groundwater monitor wells on subject property.



5

Used oil filter storage.



6

Used oil storage.



7

Empty roofing material containers located on the subject property.



8

Office for Randy's Automotive (2089 Harbor Boulevard).



9

One of four outdoor hydraulic hoist on the subject property.



10

Another outdoor hoists.



11

Hoist inside Randy's Automotive.



12

Adjacent property to the north of the subject property looking north.



13

Adjacent property to the east of the subject property.



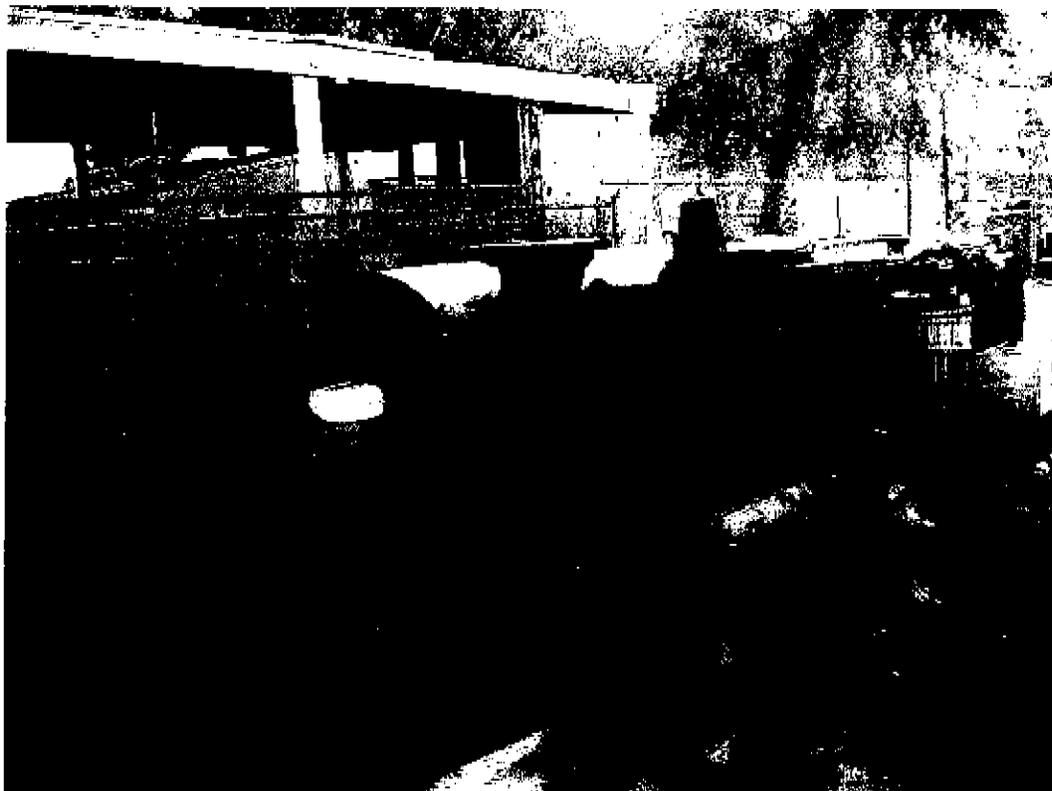
14

Adjacent property to the northeast of the subject property.



15

Adjacent property to the south of the subject property.



16

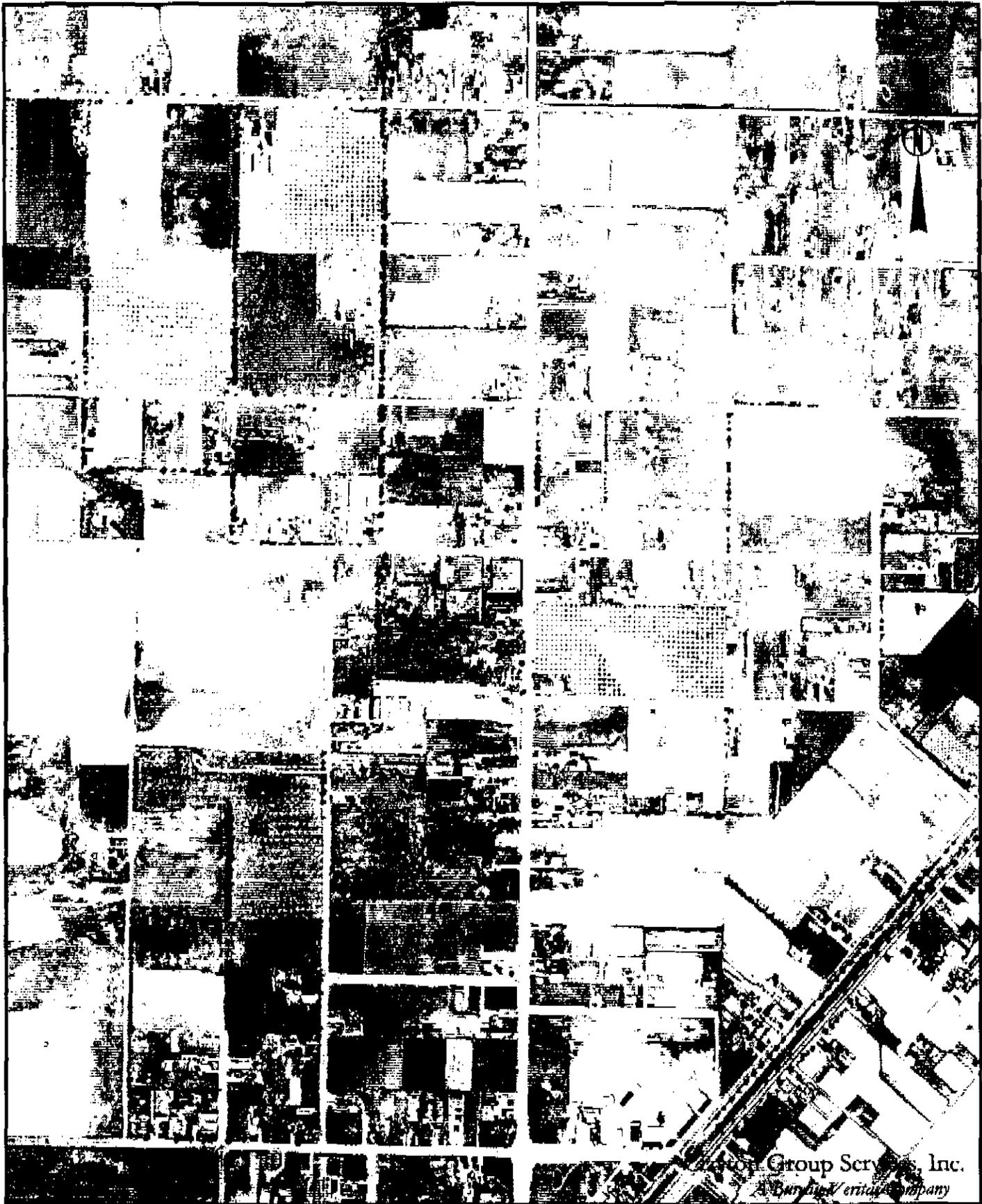
AST (portable) for roofing tar.



APPENDIX C

AERIAL PHOTOGRAPHS

- C-1: 1938 Aerial Photograph**
- C-2: 1947 Aerial Photograph**
- C-3: 1953 Aerial Photograph**
- C-4: 1968 Aerial Photograph**
- C-5: 1977 Aerial Photograph**
- C-6: 1990 Aerial Photograph**
- C-7: 1995 Aerial Photograph**
- C-8: 2002 Aerial Photograph**



Costa Mesa Group Services, Inc.
A Burdick/Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 555'
CAD NO.	0626100C
PRJ NO.	16-06261

1938 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
SWC OF HAMILTON STREET & HARBOR BOULEVARD
COSTA MESA, CALIFORNIA



FIGURE
C-1



Clayton Group Services, Inc.
Bureau Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 666'
CAD NO.	0626100C
PRJ NO.	16-06261

1947 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
SWC OF HAMILTON STREET & HARBOR BOULEVARD
COSTA MESA, CALIFORNIA



FIGURE

C-2



Clayton Group Services, Inc.
A Bureau Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 555'
CAD NO.	0628100C
PRJ NO.	16-06261

1953 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
SWC OF HAMILTON STREET & HARBOR BOULEVARD
COSTA MESA, CALIFORNIA



FIGURE
C-3



Clayton Group Services, Inc.
A Bureau Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 480'
CAD NO.	0626100C
PRJ NO.	16-06261

1968 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA



FIGURE

C-4



Clayton Group Services, Inc.
A Bureau Veritas Company

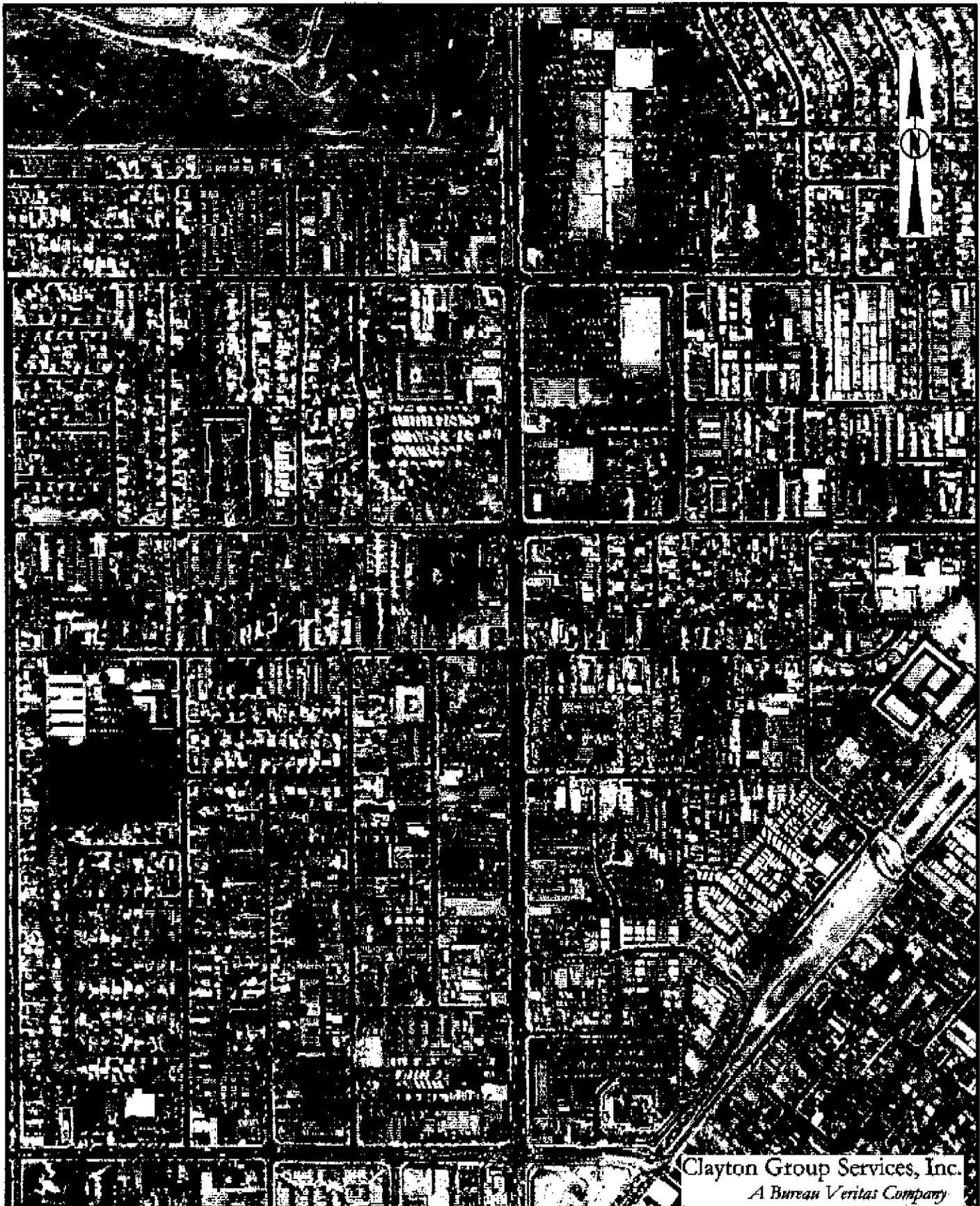
CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 668'
CAD NO.	0626100C
PRJ NO.	16-08261

1977 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA



FIGURE
 C-5



Clayton Group Services, Inc.
A Bureau Veritas Company

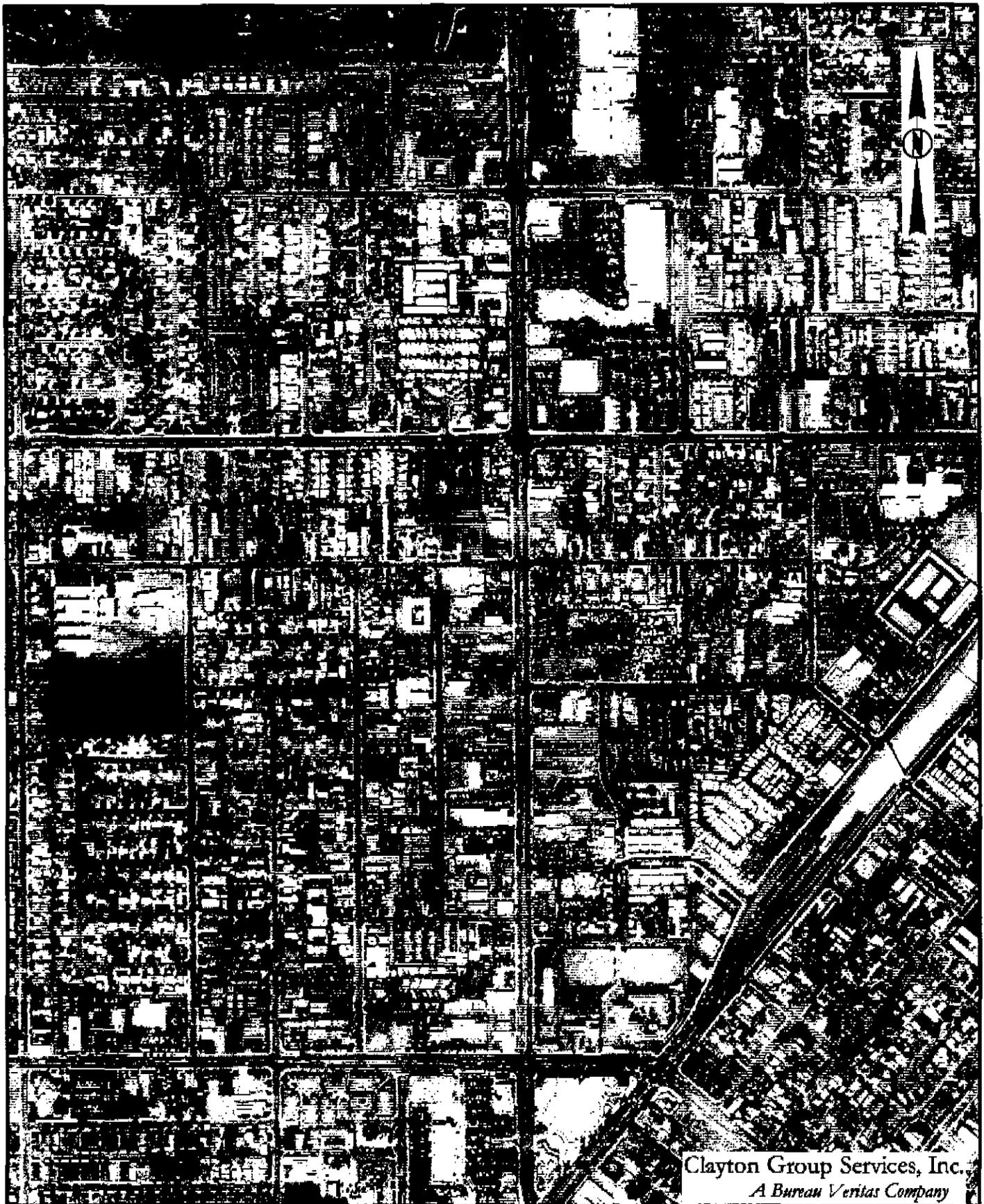
CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 666'
CAD NO.	06261000
PRJ NO.	16-08261

1990 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA



FIGURE
 C-6



Clayton Group Services, Inc.
A Bureau Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 666'
CAD NO.	0626100C
PRJ NO.	16-06261

1995 AERIAL PHOTOGRAPH

PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA



FIGURE

C-7



Clayton Group Services, Inc.
A Bureau Veritas Company

CHECK BY	ML
DRAWN BY	JL
DATE	12-12-05
SCALE	1" = 666'
CAD NO.	0626100C
PRJ NO.	16-06261

2002 AERIAL PHOTOGRAPH

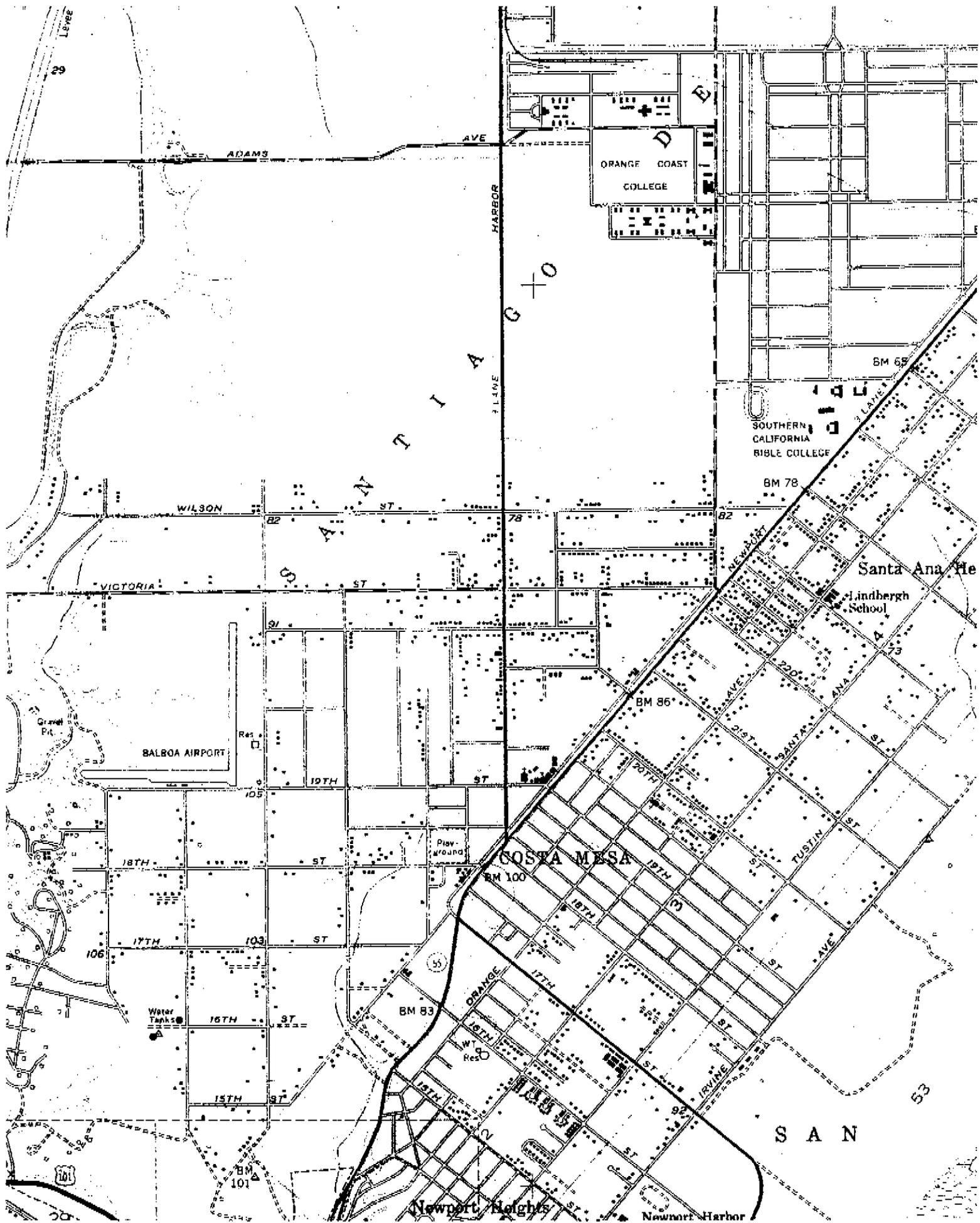
PROPOSED WALGREEN STORE LOCATION
 SWC OF HAMILTON STREET & HARBOR BOULEVARD
 COSTA MESA, CALIFORNIA

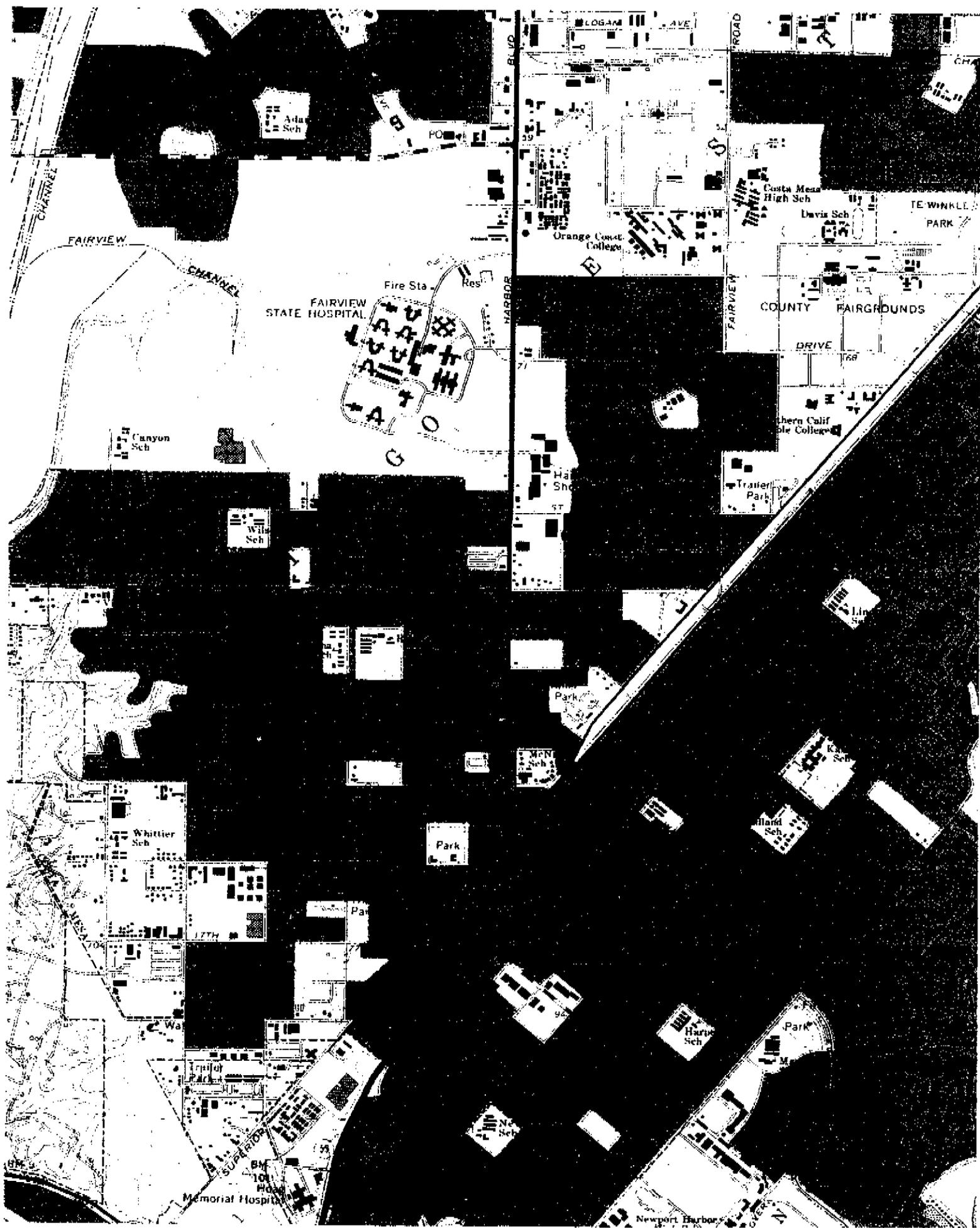


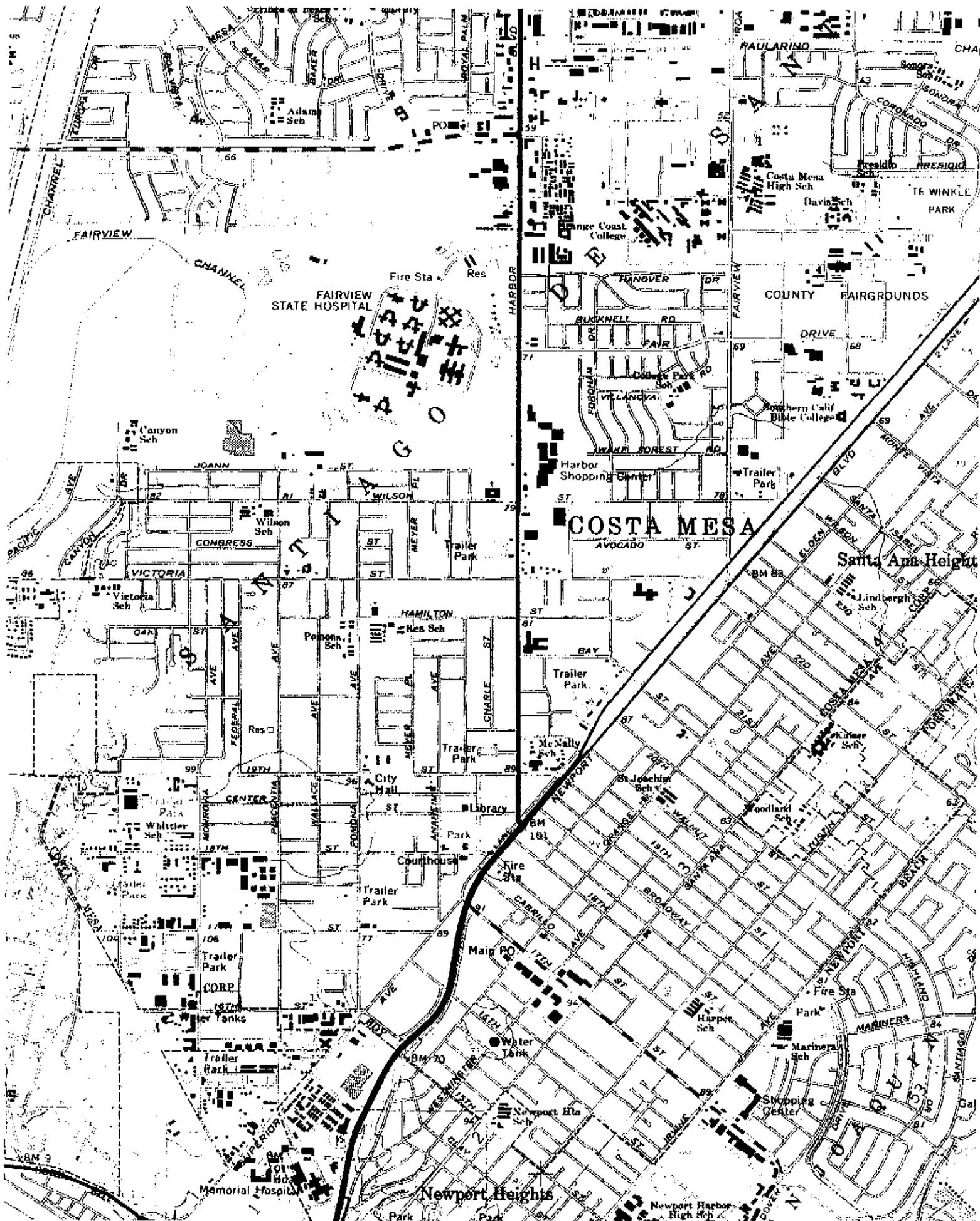
FIGURE
 C-8

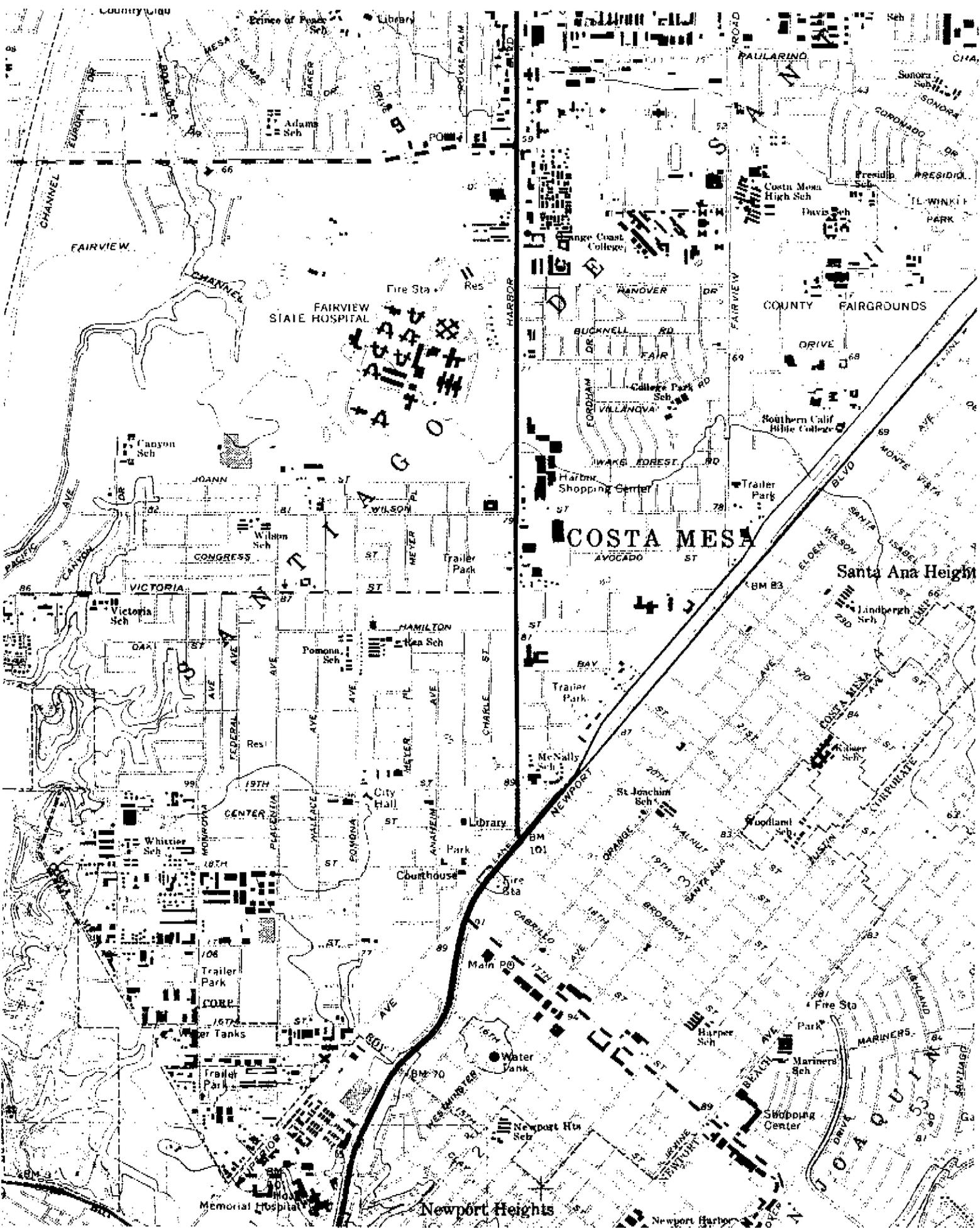


APPENDIX D
USGS TOPOGRAPHIC MAPS











APPENDIX E
FIRE INSURANCE MAPS



EDR® Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Marianne Hollcman
Clayton Group Services,
11445 East Via Linda
Scottsdale, AZ 85259

Order Date: 11/21/2005 **Completion Date:** 11/21/2005

Inquiry #: 1559850.3

P.O. #: NA

Site Name: Proposed Walgreen Store Location

Address: SWC Hamilton St./Harbor Blvd.

City/State: Costa Mesa, CA 92627

Customer Project: 16-06261 T1
1311393MER 480-451-1864

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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APPENDIX F
CITY DIRECTORIES



EDR® Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Proposed Walgreen Store Location
SWC Hamilton St./Harbor Blvd.
Costa Mesa, CA 92627

Latitude = 33.6505
Longitude = 117.9195
November 22, 2005

Inquiry Number: 1559850-5

**The Standard
In Environmental
Risk Management
Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice."* (ASTM E 1527-00, Section 7.3.2.1, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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4. SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2002. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8 of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

Date EDR Searched Historical Sources:
 City Directories Nov 22, 2005

Target Property:
 SWC Hamilton St./Harbor Blvd.
 Costa Mesa, CA 92627

<u>PUR ID</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
--1920	Address not Listed in Research Source	N/A	Santa Ana Directory Co.
1921	Address not Listed in Research Source	N/A	Western Directory Co.
--1922	Address not Listed in Research Source	N/A	Kaasen Directory Co.
--1925	Address not Listed in Research Source	N/A	Western Directory Co.
1926	Address not Listed in Research Source	N/A	PACIFIC TELEPHONE
--1930	Address not Listed in Research Source	N/A	Western Directory Co.
--1936	Address not Listed in Research Source	N/A	Western Directory Co.
--1941	Address not Listed in Research Source	N/A	Southern California Telephone Co.
--1945	Address not Listed in Research Source	N/A	McCutcheon & Bragonier
--1946	Address not Listed in Research Source	N/A	Southern California Telephone Co.
--1950	Address not Listed in Research Source	N/A	The Pacific Telephone and Telegraph Co.
--1952	Address not Listed in Research Source	N/A	Luskeys Directory Service Co.
--1955	Address not Listed in Research Source	N/A	The Pacific Telephone and Telegraph Co.
1956	Address not Listed in Research Source	N/A	Luskey Brothers & Co., Inc.
--1960	Address not Listed in Research Source	N/A	Luskey Brothers & Co.
--1961	Address not Listed in Research Source	N/A	Luskey Brothers & Co.
--1965	Address not Listed in Research Source	N/A	Ross Publications, Inc.
1966	Address not Listed in Research Source	N/A	PACIFIC TELEPHONE
--1970	Address not Listed in Research Source	N/A	Ross Publications
--1975	Address not Listed in Research Source	N/A	Luskeys Brothers & Co.
--1980	Address not Listed in Research Source	N/A	Pacific Telephone
--1986	Address not Listed in Research Source	N/A	Pacific Bell
--1991	Address not Listed in Research Source	N/A	Pacific Bell
--1992	Address not Listed in Research Source	N/A	Pacific Bell
--1995	Address not Listed in Research Source	N/A	Pacific Bell
--1997	Address not Listed in Research Source	N/A	Pacific Bell

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
2001	Address not Listed in Research Source	N/A	PACIFIC TELEPHONE
2002	Address not Listed in Research Source	N/A	PACIFIC TELEPHONE

Adjoining Properties

SURROUNDING

Multiple Addresses
Costa Mesa, CA 92627

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1920	Address not Listed in Research Source	N/A	Santa Ana Directory Co.
1921	Address not Listed in Research Source	N/A	Western Directory Co.
1922	Address not Listed in Research Source	N/A	Kaasen Directory Co.
1925	Address not Listed in Research Source	N/A	Western Directory Co.
1926	Address not Listed in Research Source	N/A	PACIFIC TELEPHONE
1930	Address not Listed in Research Source	N/A	Western Directory Co.
1936	Address not Listed in Research Source	N/A	Western Directory Co.
1941	Address not Listed in Research Source	N/A	Southern California Telephone Co.
1945	Address not Listed in Research Source	N/A	McCutcheon & Bragoner
1946	**HAMILTON ST** CUNNINGHAM JOHN MRS R (448) IVERSON HARRY R (523) **HARBOR BLVD** NELSON ALLEN F R (2045) VOLCK JOS R (2046) FLORY G A JR R (2053) VHLE CALLA MRS R (2109) BROOKS R L R (2124)	N/A	Southern California Telephone Co.
1950	**HAMILTON ST** SMITH ANNA MRS R (446) CUNNINGHAM JOHN MRS R (448) PHILLIPSON JACK R (511) ESPE FRED B R (514) IVERSON HARRY R (523) OLSON B C R (530)	N/A	The Pacific Telephone and Telegraph Co.

<i>PUR ID</i>			
<i>Year</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
1950 (continued)	WEST MARKLE E R (534)		
	OSBERN JEAN R (535)		
	WOODY RAY R (541)		
	WOODYS PRODUCE (541)		
	BARNES ROBT R (555)		
	CARR E R R (574)		
	MYRE CHAS E R (574)		
	HARB BLVD		
	SNYDERS SERV STN (2101)		
	HARBOR BLVD		
	VOLCK JOS R (2054)		
	LORENZ FRED SAILMAKING (2055)		
	NELSON ALLEN E R (2059)		
	WIZARD BOATS INC (2075)		
	WIL LITS THOS S R (2077)		
	THOMAS T W R (2086)		
	BILLS BODY SHOP (2096)		
	PHILLIPS SERV GARAGE (2096)		
	STRAIT LINE PRODUCTS (2100)		
	VILLE CALLA MRS R (2109)		
	SORENSENS AUTO PARTS (2110)		
	PEARSON WM W R (2115)		
	CHICKERY CHICK INC THE POLTRY (2120)		
	STAHRM MKT (2120)		
	BROOKS R L R (2124)		
	MONROE & EVENSON RL EST (2128)		
	DESKFINDER CO (2132)		
	FOX RAY MARSH DESKFINDER CO (2132)		
	SIJERMANS FEED & SUPPLY (2141)		
1952	Address not Listed in Research Source	N/A	Luskeys Directory Service Co.
1955	**HAMILTON ST**		The Pacific Telephone and Telegraph Co.
	CLINE BERTHA JO (508)		
	OSBORNE MARIE PENNY (508)		
	EWEN LAWRENCE H (511)		
	MESA RADIO & TELEVISION SRVNG (511)		
	IVERSON JACK R (515)		
	IVERSON HARRY (523)		
	CRABAUGH GLENN E (524)		
	OLSON B C (530)		

<i>PUR ID</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
1955 (continued)			
	CHAPMAN FRANK H (534)		
	OSBORNE HARRY H (535)		
	VAN DE WALKER H L (537)		
	WOODY GRACE J (541)		
	CHAPMAN BARBARA (542)		
	EVERSON WALLACE H (545)		
	CHRISTIE NORMAN P (546)		
	DIXON J O (552)		
	NOONAN MELVIN O (555)		
	SANFORD ROBT E (566)		
	MYRE CHAS E (574)		
	WILLIAMSON CHAS H (584)		
1956	Address not Listed in Research Source	N/A	Luskey Brothers & Co., Inc.
1960	Address not Listed in Research Source	N/A	Luskey Brothers & Co.,
1961	Address not Listed in Research Source	N/A	Luskey Brothers & Co.,
1965	Address not Listed in Research Source	N/A	Ross Publications, Inc.,
1966	**CHARLE DR**		PACIFIC TELEPHONE
	RPOSEBERRY D IVAN (2034)		
	CHARLE ST		
	PARSLEY CECIL (2034)		
	REEKER CAROLYN L (2039)		
	DUSSIE BETTY (2043)		
	RITTER JAS A (2043)		
	HARRISON LLOYD (2047)		
	JOHNSON EDGAR C (2047)		
	BROWN ABE L (2048)		
	GOSHERT THELMA M (2053)		
	JARVIS OPAL (2053)		
	COAST DRAPER Y S E RV (2065)		
	COAST DRAPER Y SERV (2065)		
	HAMILTON ST		
	PAINF ELSE (447)		
	FIR S T E P HOUS E OF ORAN GE COUNTY (514)		
	ORANGE COUNTY FIRST STEP HOUST (514)		
	CRABAUGH GLENN F (524)		
	LO PRESTE FRANK J (534)		
	WALTON W D (534)		

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1966 (continued)

ROVENSTIRNE JAY A (535)
VAN DE WALKER H L (539)
GARRISON BERNARD J (542)
IRUIZ JOE (545)
CARR GRETCHEN W (546)
TERHUNE GERALD GRAY (552)
SOSA FRANK Z (555)
BRADLEY JAS (560)
COLDIRON JOHN (560)
DECKER MICHAEL A (560)
JONES RAYMOND E (560)
STROMBERG THOS A (560)
HERZFELDT THEILMA R (566)
HUGHES DUANE C (566)
MEYERS PETE (566)
PATTERSON GARY (566)
PEARSALL DONALD D (566)
WATSON ROBT G (566)
ABEYTA MARCELINO (570)
ATKINSON JOHN (570)
FALKIE ROBT E LT (570)
MILLER NORMA (570)
THORNDIKE J H (570)
THORNDIKE MARY S (570)
GRICEWICH GLADYS (574)
GRICEWICH WM H (574)
TIMMS JOHN S (574)
WELCH DONALD F (580)
VILLERS LLOYD W (584)
VILLERS VIOLA A (584)
****HARBOR****
ORANGE EMPIRE OFC (2045)
ANTHONY POOLS INC (2050)
LIFE INSURANCE COMPANY OF VIRGINIA (2057)
HARBOR CAR WASH (2059)
HOUSE OF CLEAN CARS (2059)
HARBOR AUTOMOTIVE CENTER (2073)
HARDIN CEDR BAYSHORE ANIMAL HOSPITAL (2077)
WEBER TEXACO SERVICE (2083)

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1966 (continued)	COSTA MESA (2089)		
		FRAZIER S R MD (2095)		
		HARBOR CLINIC (2095)		
		NIGHT & DAY CALL (2095)		
		NIGHT & DAY CALL (2095)		
		PETES FOREIGN CAR SERVICE (2096)		
		ALS AUTOMOTIVE (2100)		
1970		Address not Listed in Research Source	N/A	Ross Publications
1975		**CHARLE ST**		Luskeys Brothers & Co.
		HASLER K E (2034)		
		ROSEBERRY D IVAN (2034)		
		DICARLO DARLYN (2039)		
		LIVINGSTON I B (2043)		
		VASQUEZ JUAN H (2043)		
		WALKER JANICE M (2043)		
		BL YTHIE KENNETH W (2047)		
		CARROLL JEAN (2047)		
		YESCALIS JUDI (2047)		
		YESCALIS WM (2047)		
		ABE BROWN BAND INSTRUMENT TECHNICIAN (2048)		
		BROWN ABE L (2048)		
		BAKER AUTOMOTIVE SERVICE (2050)		
		DAWKINS JAMES ENTERPRISES (2050)		
		JAMES DAWKINS ENTERPRISES (2050)		
		GOSBERT THILMA M (2053)		
		SMITH JIM E (2053)		
		WINTHROP SKEET (2053)		
		BONNYCASTLE CYNTHIA (2077)		
		COOPER B K (2077)		
		EL CORDOVA APARTMENTS (2077)		
		FINAMORE PAMELA L (2077)		
		GIRAUD OLLIEN (2077)		
		GRUBA CECILIA (2077)		
		HAMILTON LEE (2077)		
		MOYER DIRK A (2077)		
		RATH ROBIN (2077)		
		RIOS ISAIAS (2077)		
		ROBERTSON KENNETH (2077)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1975 (continued)			
		SNYDER EUDORA (2077)		
		SOUTHARD JO ANN (2077)		
		THOMPSON NORMA (2077)		
		WALTON VERNON C (2077)		
		WARD LINDA (2077)		
		HAMILTON TRI		
		ABBOTT STEVE (447)		
		DIMITT PHILLIP E (447)		
		SORENSEN ROBT (447)		
		DAVIDSON JESSIE (449)		
		COSTA MESA GOLF AND COUNTRY CLUB (511)		
		COSTA MESA GENERATOR & STARTER SHOP (511)		
		RUDY RENKA RUDYS GARAGE (515)		
		RUDYS GARAGE (515)		
		CRABAUGH BLANCHE (524)		
		SCHNEIDER RALPH (530)		
		LIEDSMA ANTONIO M (534)		
		RUIE JO (534)		
		ROVENSTINE JAY A (535)		
		ANDRES MARY ELLEN (536)		
		MEDINA ALFRED (536)		
		BALTIERA ROBT (539)		
		VAN DE WALKER JILL (539)		
		BROCKWAY M (541)		
		DICK RON SR (541)		
		MERGENTHALER SONNY (542)		
		MINER NEAL (546)		
		CUSTER CARMEN (552)		
		JOBELIUS FRANKLIN (552)		
		SWAGART PAUL (552)		
		GARCIA FERNANDO (560)		
		LUSK JAS R (560)		
		PAGE C A (560)		
		ZINDLER JOHN (560)		
		COOPER INEZ (566)		
		JIMENEZ MARCELINO (566)		
		LA FONTAINE VINCENT (566)		
		LEE SHIMKO (566)		
		PULIDO MANUEL (566)		

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Year **Uses**

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1975 (continued)

TOMLET ARTHUR D (566)
DIN ISMAL (570)
GONZALES STEVEN (570)
JOBINS KIRK (570)
LESTER RONALD D (570)
PRICE ROBT G (570)
THORNDIKE M S (570)
KELLAM N D (574)
BRADFORD PENELOPE (580)
RODRIGUEZ R Y (580)
****HARBOR BLVD****
COSTA MESA RETAIL STORE (2049)
COSTA MESA CAR WASH (2059)
MILL BOB MOTORS (2059)
ROBINS THEODORE FORD (2060)
ROBINS THEODORE LEASING (2060)
GENERAL TRANSMISSION EXCHANGE (2073)
PETES FORFIGN CAR SERVICE (2073)
RED E RENTALS (2075)
RED EYE (2075)
BAYSHORE ANIMAL HOSPITAL (2077)
MAAS MARVIN R DVM BAYSHORE ANIMAL HOSPITAL (2077)
RATTERRIE JERRY B DVM (2077)
KOEPE H (2089)
KOEPE R (2089)
HARBOR CLINIC (2095)
WARWICK DELBERT J, MD HARBOR CLINIC (2095)
EUROPEAN AUTOS LTD (2100)
EUROPEAN CAR ACCESSORIES (2100)
EL TACO RESTAURANT (2104)
PETITTE ANTHONY C REALTOR (2109)
FLOSSER CHRISTINE JO (2109)
A NEWPORT HARBOR LOCKSMITH (2110)
NEWPORT HARBOR LOCK & SAFE (2110)
NEWPORT HARBOR LOCKSMITH (2110)
COSTA MESA (2112)
MAIN OFC (2112)
MAIN OFC (2112)
A MOORE FLOWERS (2115)

<i>PUR ID</i>	<i>Year</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
	1975 (continued)	MOORE FLOWERS (2115)		
		PERSONALIZED CLEANING (2117)		
		NATURAL REST WATER BEDS (2119)		
		HUB AUTO SUPPLY (2120)		
		COAST OFFICE EQUIPMENT (2121)		
		FALKNER MOWER SHOP (2122)		
		KNOTTY KEG THE (2125)		
		COSTA MESA (2126)		
		HARBOR RADIATOR (2129)		
		HESS WELDING (2129)		
		PET SET THE (2131)		
		THE PET SET (2131)		
		DESKFINDER CO (2132)		
		LINOPRESS CO (2132)		
		NASH BOB (2132)		
		LONDON BRITCHES (2137)		
		TONYS FOREIGN CAR REPAIRS (2139)		
		COVINA CARR (2145)		
1980		**CHARLE ST**		Pacific Telephone
		ROSEBERRY D IVAN (2034)		
		BARNETT JAS S (2043)		
		BROWN KEN & MARGARITA (2047)		
		BAKER AUTOMOTIVE SERVICE (2050)		
		JAMES DAWLEINS ENTERPRISES (2050)		
		JAMES DEBBIE & TAMMY (2050)		
		I DAWKINS JAMES ENTERPRISES (2050)		
		CLAYTON E (2077)		
		EL CORDOVA APARTMENTS (2077)		
		EMERSON CLARK C (2077)		
		FLANAGAN MARK (2077)		
		JOHNSON LONNIE E (2077)		
		LEWIS P C (2077)		
		MANION JOHN C (2077)		
		MOE CATHY (2077)		
		MORALES JESSE D (2077)		
		PANTALEO J (2077)		
		SOPOR KENT W (2077)		
		STE NBERG CHAS & CRISTINA (2077)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1980 (continued)			
		STOCKTON VINCENT R (2077)		
		WROBLESKI D (2077)		
		Y N A (2077)		
		CHARLE		
		O'BRIEN J A (2043)		
		HAMILTON AVE		
		GOMEZ RAUL (449)		
		STUMPFERWIND B (552)		
		HAMILTON ST		
		GIMP I JOHN (446)		
		GREGO M (416)		
		STRELSKY D (447)		
		CAMPOS SALVADORE R (449)		
		CHAVIRA HELIODORO (449)		
		RO AS MARIA CARMEN (449)		
		HUBBARD RAYMOND E (511)		
		RUDY RENKA RUDYS ARAGE (515)		
		RUDYS GARAGE (515)		
		SCHNEIDER RALPH (530)		
		ARMSTRONG PAUL P (536)		
		SCHWARTZ GEO (536)		
		DU ON DAVID S (539)		
		NELSON RANDY (539)		
		THOMSEN MIKE (539)		
		ARCHER A DAVID (541)		
		ARLOW CONLEY M (541)		
		CASTANEDA ELEANOR (545)		
		CAS TANEDA ELIAS J (545)		
		HAMILTON VILLAS (552)		
		HESS WEL DING (554)		
		ANRAYA SALVADOR (560)		
		BOPI B S (560)		
		CASTANEDA MARIO ANAYA (560)		
		HAILER KEITH (560)		
		RUI PEDRO (560)		
		ZINDLER JOHN (560)		
		CASILLAS SANTOS (566)		
		CASTANE A MIGUEL E (566)		
		CORNEJO ANTONIO (566)		
		CURIEL FIDELA (566)		

<u>PUR ID</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1980 (continued)	DOMINGUEZ MARTIN (566)		
	MAGANA ALFREDO LOPEZ (566)		
	MARQUEZ GUADALUPE (566)		
	MARQUEZ PABLO (566)		
	VALLEJO JOSE (566)		
	AGNELLI ENRICA (570)		
	LE THU TRUNG (570)		
	LJESTER RONALD D (570)		
	SINGER JERRY (570)		
	SINGER JOHN MICHAEL (570)		
	TIORNDIKE M S (570)		
	I CAO HOA (570)		
	TO HA VAN (574)		
	I. MATTSON RAYMOND (584)		
	HARBOR BLVD		
	COSTA MESA (2049)		
	ANDERSON CARCY L. DVM BAYSHORE ANIMAL HOSPITAL (2077)		
	ANDERSON CAREY C (2077)		
	MAAS MPRVIN R OVM BAYSHORE ANIMAL HOSPITAL INC (2077)		
	ARISPE DAN I C (2089)		
	NIGHT & DAY CALL (2095)		
	WARWICK DELBERT I. MD HARBOR CLINIC (2095)		
	EL TACO RESTAURANT (2101)		
1986	**CHARLE ST**		Pacific Bell
	ENGLISH PAUL R (2034)		
	ROSEBERRY D IVAN (2034)		
	PI CHIEH C (2039)		
	MARTINEZ TED (2043)		
	OBEN K T (2043)		
	OBEN TOBIN (2043)		
	DOHERLY MIKE (2047)		
	BROWN ABE (2048)		
	BROWN ABE BAND INSTRUMENT TECHNICIAN (2048)		
	BROWN ABE INSTRUMENT TECH (2048)		
	BROWN ABE L (2048)		
	HE ATIN G (2050)		
	CAMPBELL A M (2053)		
	BALBOA LANDSCAPE & DESIGN (2065)		
	BANDERA L (2065)		

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Source

1986 (continued)

BURNS M (2065)
JONES J CONRAD (2065)
OTIS W KEITH (2065)
PETERSON KURT K (2065)
PINTO M DAN I (2065)
KALEY JOHN H (2065)
ROADS JAY A (2065)
SHAW M L (2065)
SPNNGSTON GREGORY L (2065)
SWAP MFET SALES (2065)
BUCK STEVEN D (2077)
BURCIAGA SALVADOR M (2077)
EL CORDOVA APARTMENTS (2077)
EMERSON CLARK C (2077)
HIMI RAWIR (2077)
HOFFMANN ERIC (2077)
JANECZKO E (2077)
KENNEDY BRIAN B (2077)
NEAL BRETT & ROBBIE (2077)
OLSON MARK (2077)
STOCKTON VINCENT R (2077)
****HAMILTON ST****
HOME TYHGH MC KAY & TODD (446)
HALLSWORTH T (449)
SLICOX JOHN (449)
DE LOS REYES RANDY (511)
RUDY RENKA RUDY S GARAGE (515)
RUDYS GARAGE (515)
IVERSON TNNA (523)
GENOVESE JOE (524)
SCHNEIDER RALPH (530)
RULE BETII (534)
ROVENSTINE JAY A (535)
NICODAS EDWARD (536)
CAUCHON C (539)
MARLOW CONLEY M (541)
BLACKMAN JEFFREY (546)
BRIGGS GARY (552)
CHAMBERLIN TOM S (552)

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1986 (continued)			
		GOLDSMITH RICHARD J (552)		
		HITCHCOCK CURT (552)		
		KUTTEL JOHN A (552)		
		PROBERT W HARRY (552)		
		STOKES PHILIP (552)		
		TAKUSAGAWA KAZUO (552)		
		HESS GREG (554)		
		BAEK S M (560)		
		BOFF B S (560)		
		GORDON TOBEY (580)		
		HALER KEITH (560)		
		KNOTT L L (560)		
		MC ELROY KEN (560)		
		KOHLANI ABDULLA (566)		
		LOOTS RICHARD (566)		
		LOPEZ JOSE LUIS (566)		
		NAJERA CLARO (566)		
		PHAM NHAEN J (570)		
		PHAM THACH (570)		
		QUACH CAN SI (570)		
		CO PHIEU ONG (574)		
		HOANG QUANG N (574)		
		PODHORSKY LANNY (580)		
		HARBOR BLVD		
		HARBOR TIRE & AUTO SERVICE INC (2049)		
		COSTA MESA AUTO WASH (2059)		
		BAYSHORE ANIMAL HOSPITAL INC (2077)		
		MAAS MARVIN DVM BAYSHORE ANIMAL HOSPITAL INC (2077)		
		MC DONOUGH KELLY DDS (2090)		
		HARBOR CLINIC (2095)		
		KATMAR INVESTMENT COMPANY (2095)		
		EL TACO RESTAURANT (2101)		
1991		**CHARLE ST**		
		ENGLISH PAUL R (2034)		Pacific Bell
		LARRAGOTHY ERIN (2034)		
		ROSEBERRY D IVAN (2034)		
		PL CHIEN C (2039)		
		SUN ALLISON (2039)		
		SUN FU SHIN (2039)		

<u>PUR ID</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1991 (continued)			
	CATTANACH DAVID (2043)		
	CATTEK COMPONENTS @FOUNTAIN VALLEY (2043)		
	CATTELLINO B @HUNTINGTON BEACH (2043)		
	KILLIAN JOE PAINTING & DECORATING (2048)		
	KILLIAN K (2048)		
	KILLIN KMD (2048)		
	WALLYS PAINTING LNC (2048)		
	HARBOR AUTOMOTIVE (2050)		
	CAMPBELL A M (2053)		
	SUTTON JIM & DIANE (2063)		
	WHIFREY C & M (2063)		
	MALGERI RICHARD (2065)		
	ROADES JAY A (2065)		
	BROWN KALLIA (2077)		
	BROWN KATHERINE O (2077)		
	DE LOZIER JAMES (2077)		
	EL CORDOVA APARTMENTS (2077)		
	LEE J (2077)		
	RUSSELL DANIEL J (2077)		
	HAMILTON ST		
	HURDLE BOB (449)		
	RUDY RENKA RUDYS GARAGE (515)		
	RUDYS GARAGE (515)		
	LANG MILTON HJR (524)		
	LANG PAIGE (524)		
	REYNOLDS STEPHANIE (524)		
	SCHANDER RALPH (530)		
	SCHNEIDER RALPH JR (530)		
	MC RONE R (535)		
	NICKLAS EDWARD (536)		
	MILLER MITCH (541)		
	SUTHERLAND MIDGE (541)		
	ANDERSON DWIGHT (542)		
	MENSONIDES JOHN W & NICOLE (546)		
	BULLOCK REX (552)		
	O'BRIEN JAMES F (552)		
	PROBERT W HARRY (552)		
	PROBOLSKY A (552)		
	PROBOSKY PR (552)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1991 (continued)				
		TAKUSAGAWA KAZUO (552)		
		TANG AN FANG (552)		
		TANG ANDREW (552)		
		CANNON ROBERT (560)		
		MIJANGOS CLAUDIA (560)		
		STACKHOUSE V (560)		
		ZINDLER JOHN R (560)		
		GONZALES JOSE (566)		
		MORA CARLOS (566)		
		OROSCO ROBERTO (566)		
		SOTO MARGARITA (566)		
		VAZQUEZ JUAN (566)		
		HERNANDEZ MANUEL (570)		
		JIMENEZ JOSE (570)		
		JIMENEZ JOSE ANGEL CRUZ (570)		
		JIMENEZ JOSE B I B SSULLNAAN @SANTA ANA@@ (570)		
		JIMENEZ JOSE ARTURO (570)		
		RAMIREZ JOSEA (570)		
		MARQUEZ JESUS (574)		
		MARTINIANO (574)		
		FLORENTINO JORGE (580)		
		LOPEZ DAVID J (580)		
		PODHORSKY LENNY (580)		
		AN LAN N (584)		
		DUONG NGOC THI (584)		
		DUONG NHA D (584)		
		ESTRADA BALTASAR (584)		
		ESTRADA BASILIO (584)		
		GUTLEREZ SIXTO (584)		
		GUTLEREZ T (584)		
		HARBOR BLVD		
		HARBOR CLINIC (2095)		
		NIGHT& DAY CALL (2095)		
		HARBOR BLVD		
		MESA TIRE COMPANY (2049)		
		COSTA MESA AUTO WASH (2059)		
		ROBINS THEODORE FORD & ISUZU (2060)		
		EL CHINACO (2063)		
		GENERAL TRANSMISSION EXCHANGE (2073)		
		GENERAL TRUCK DRIVERS UNION LOCAL NO (2073)		

<i><u>PUR ID</u></i>	<i><u>Year</u></i>	<i><u>Uses</u></i>	<i><u>NAICS</u></i>	<i><u>Source</u></i>
	1991	(continued)		
		METRIC MOTORS (2073)		
		BAYSHORE ANIMAL HOSPITAL INC (2077)		
		MAAS MARUM DVM BAYSHORE ANIMAL HOSPITAL INC (2077)		
		KATMAR INVESTMENT COMPANY GENERAL OFC (2095)		
		LUCKY AUTO CARS (2100)		
		PASARGAD CO (2100)		
		GLAZER JON L (2106)		
		GLAZER MICHAEL (2106)		
		GLAZER STEPHEN (2106)		
		ACTION WATERSPORTS INTERNATIONAL (2110)		
		HOBIE NEWPORT CO SEE ACTION WATERSPORTS INTERNATIONAL (2110)		
		HOBIE SPORTS (2110)		
		GERMAN MOTORS (2119)		
		COAST OFFICE EQUIPMENT (2121)		
		A MOORE (2125)		
		MOORE FLOWERS (2125)		
		HARBOR RADIATOR (2129)		
		PET SET THÉ (2131)		
1992		Address not Listed in Research Source	N/A	Pacific Bell
1995		**CHARLE ST**		Pacific Bell
		GUARDADO GENOVEVA (2034)		
		ROSEBERRY D IVAN (2034)		
		PI CHUN (2039)		
		GARCIA JP (2043)		
		GUERRERO SALVADOR IV (2043)		
		MC CONNELL TIMOTHY (2043)		
		SIT JOSEPH (2043)		
		THROOP ROBERT (2043)		
		COMBS CHRIS (2063)		
		EASTES BILL (2063)		
		PEREZ ARTURO (2065)		
		ALLIN DEREK (2077)		
		BASLAGA LA (2077)		
		EL CORDOVA APARTMENTS (2077)		
		FISCH STEVE (2077)		
		SKEHAN TONI (2077)		
		HAMILTON ST		
		SCHNEIDER RALPH JR (530)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1995 (continued)	TOBIN C (552)		
		GARCIA GARDENING (554)		
		DELGADILLO JUAN M (574)		
		LIINA FULBERTO (580)		
		HARBOR BLVD		
		MESA AUTO TECK (2050)		
		R & F ENTERPRISES INC (2060)		
		THEODORE ROBINS FORD (2060)		
		DAYSHORE ANIMAL HOSPITAL INC (2077)		
		GENERAL OFC (2095)		
1997		Address not Listed in Research Source	N/A	Pacific Bell
2001		**HARBOR BLVD**		PACIFIC TELEPHONE
		AAA AUTO CLUB OF SO (2101)		
2007		**CHARLE ST**		PACIFIC TELEPHONE
		P JOHN C (2039)		
		VILLA NOVA TOWNHSF BOURBEAUM 9 TK A (2043)		
		KILLIAN WALTER (2046)		
		XXXX (2047)		
		L E WISJOHN (2050)		
		XXXX (2053)		
		HUDSON CONEEN A (2063)		
		PERRICONE JAE (2065)		
		ELCORDOVA APTS ELCORDOVA APTS (2077)		
		ELORIL GEMANUEL (2077)		
		HAMILTON ST		
		CALABRE I TA FRANK (416)		
		TARROSA AUDIE (447)		
		XXXX (448)		
		GISMONDI MATTHEW V (504)		
		OCHOAHSN 00 A (511)		
		RENKAVILMA (515)		
		BARRERAD (524)		
		ETZ CORN LESLIE (530)		
		BROCKER EDWARD (534)		
		TORRES VALN IE (535)		
		GALA BASIL (539)		
		GALANOUEDES GEORGE (541)		
		GUTIERREZ JOSAE (542)		

<i>PUR ID</i>	<i>Year</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
	2002	(continued)		
		1 CARDENAS R H A R D (545)		
		SLEUCKPELER (546)		
		APARTMENTS C L COLEMAN JIM (552)		
		DEPERIORICARDO (552)		
		GARCIA GARDENING (552)		
		A REBOLL ARMANA C (564)		
		APARTMENTS AGUILAR MANUEL (570)		
		GIRON EDGAR (574)		
		APARTMENTS O BURCIAGA RMA M (580)		
		F DURAN MARCOS A (584)		
		HSIEH JACK (584)		
		ZALPARUBEN (584)		
		PARSONS ST		
		WELDON LOI (2050)		
		FILICICCHAMIKI (2053)		
		DAVALQ SF IREN (2054)		
		ARROYOVICLOR JSVER (2058)		
		SUNDSTROM PH (2059)		
		HARBOR BLVD		
		PURRFECT AUTOMIV (2049)		
		SUPERIOR (2050)		
		BEACON BAY ATO (2059)		
		CHOUHSM (2059)		
		ROBINS THEODORE (2060)		
		ELCHINACO (2063)		
		STANNER DALE (2069)		
		GENERAL (2073)		
		SGAMMILL ROY (2075)		
		L ICEHYE (2077)		
		KATMARINVS (2095)		
		SCHOHNS 60 L (2099)		
		HARBOR AUTO (2100)		
		ELTACON (2101)		



APPENDIX G
LEGAL DESCRIPTION/TITLE SEARCH



APPENDIX H
AGENCY DOCUMENTS



California Regional Water Quality Control Board

Santa Ana Region



Terry Tamminen
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/rwqcb8>
3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 - FAX (951) 781-6288

Arnold
Schwarzenegger
Governor

August 20, 2004

Mr. H. S. Chow
c/o Mr. Jeff Chow, Property Owner Representative
P.O. Box 3102
La Habra, California 90632-3102

SUBJECT: NOTICE OF VIOLATION
~~RANDY'S AUTOMOTIVE PROPERTY~~ *H. S. Chow*
2089 HARBOR BOULEVARD
CASE NO. 083003929T

Dear Mr. Chow:

In our November 20, 2000 letter, we directed you to remove floating product from the wells. The presence of floating product beneath the site is a health and safety concern and a serious threat to groundwater quality. Our December 30, 2002 letter restated that product removal was required. Again, in our June 5, 2003 letter, we requested that an aggressive product removal program be implemented at the site. We have repeatedly required groundwater monitoring and reporting at this site. To date, these directives have not been met. As a result, we are issuing this Notice of Violation (NOV). This NOV requires submittal of a product recovery schedule by September 10, 2004 and the third quarterly monitoring report by October 30, 2004. Please be advised that failure to comply will result in enforcement action.

Background

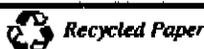
In 2000, S&S conducted a series of investigations at the site. The site consists of a group of properties located at the southwest corner of the intersection of Hamilton Street and Harbor Boulevard in Costa Mesa. Based on the results of these investigations, Mr. Luis Lodrigueza of the Orange County Health Care Agency transferred this case to our office for Regional Board oversight.

Three wells were installed at the site on the Randy's Automotive property. Floating product was detected within one of the wells (MW2), at 1.77 feet on September 5, 2000. This well is located in an area identified as the site of possible illegal disposal of liquid waste south of the former generator shop that was located on the residential property north of Randy's Automotive.

Dissolved phase petroleum hydrocarbons were detected in groundwater samples collected from the other two wells (MW1 and MW3). MW1 contained 1,630 micrograms per liter ($\mu\text{g/L}$) of methyl tertiary butyl ether (MtBE). Well MW1 is located at the eastern property boundary along Harbor Boulevard and well MW3 is located in the southern portion of the property north of the roofing contractor yard.

Grab groundwater samples were collected from a number of direct push borings on the site. The highest concentrations of total petroleum hydrocarbons (TPH) were detected in the groundwater samples collected from boring DP11 at 358,000 $\mu\text{g/L}$, boring DP17 at 190,000 $\mu\text{g/L}$ and boring

California Environmental Protection Agency



Mr. Chow

August 20, 2004

-2-

DP10 at 113,000 $\mu\text{g/L}$. The highest benzene concentration was detected in the groundwater sample from boring DP17 at 12,500 $\mu\text{g/L}$. The highest MtBE concentration was detected in the groundwater sample collected from boring DP8 at 1,750 $\mu\text{g/L}$. These borings are located south of the former generator repair shop, north of the roofing contractor yard and at the eastern boundary of the property along Harbor Boulevard.

Based on the results of that investigation, we directed you to conduct additional investigation to fully assess the extent of petroleum hydrocarbons in groundwater and provide quarterly monitoring data for the site.

On November 4, 2002, we met with your son and your consultant, S&S Commercial Environmental Services, Inc. (S&S). The main objective of the meeting was to discuss case closure for several of your parcels. We indicated that there was only one case open for this property, and we would associate that case with one specific parcel, thereby releasing the other parcels from environmental responsibility associated with the current corrective action. However, we repeated that the plume had not been defined and we required additional investigation. We issued letters to the two adjacent property owners, requesting that they permit your consultants to install wells on their properties.

The results of the additional assessment were documented in a report dated May 15, 2003 and are summarized below:

- Four of the nine wells on site contain floating product, predominantly in the diesel fuel range (C13-C23), with the measured thickness ranging from 0.77 to 1.63 feet.
- Methyl tertiary butyl ether (MTBE) was detected in eight of the nine wells at concentrations ranging from 13 to 4,690 micrograms per liter ($\mu\text{g/L}$). MW1 contained 4,690 $\mu\text{g/l}$ of MTBE. Well MW1 is located at the eastern property boundary along Harbor Boulevard.
- Benzene was detected in four of the eight wells at concentrations ranging from 323 to 15,900 $\mu\text{g/l}$. The highest concentration was detected in well MW2, the well containing the greatest thickness of floating product.
- Tertiary butyl alcohol (TBA) was detected at a concentration of 7,460 $\mu\text{g/l}$ in well MW2. This well is located in an area identified as the possible site of illegal disposal of liquid waste south of the former generator shop that was located on the residential property north of Randy's Automotive. It is also less than 25 feet east of Rudy's Garage property. The extent of floating product west of the site, on Rudy's garage property, has not been defined.

Regional Board staff issued a letter to the owner/operator of the Rudy's Garage property to request access in order to assess the extent of floating product. Assessment in that area has not been completed to date. Please submit the report of this assessment to our office by October 29, 2004. Please contact us to arrange a meeting with the property owner if necessary.

If you have any questions, please call me at (951) 320-6375 or Ken Williams at (951) 782-4496.

Sincerely,



Rose Scott
Engineering Geologist

cc: Mr. Richard Sam, Law Office of Richard Sam
Mr. Steve Quartararo, S&S Commercial Environmental Services, Inc.

California Environmental Protection Agency



Recycled Paper

S&S COMMERCIAL ENVIRONMENTAL SERVICES, INC.

2004 FEB -5 PM 3:43

KR
RS

January 26, 2004

Ms. Rose Scott
California Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Suite 500
Riverside, CA 92501-3339

**RE: Quarterly Water Survey
Randys Automotive
Costa Mesa, CA 92705-4720
CASE NO. 083003521T**

Dear Ms. Scott:

The following is the summary of water data collected on November 1, 2003. Most hydrodynamic conditions were more-or-less the same as the last sampling round conducted July 15, 2003. It should be noted that monitor well MW5 appears to fluctuate in well depth and free product amount more than the other wells.

Monitor well MW-5 registered a free product thickness of 0.86-feet, compared to 0.54' during the July measuring round. The water depth for monitor well MW-5 was calculated at 60.85' AMSL, compared to 60.67' the previous sampling round.

If you have any questions concerning the tabulated data or water gradient as described within the following pages, please call Mr. William C. Lachmar at (714) 508-9794.

Sincerely,

S&S Commercial Environmental Services, Inc.

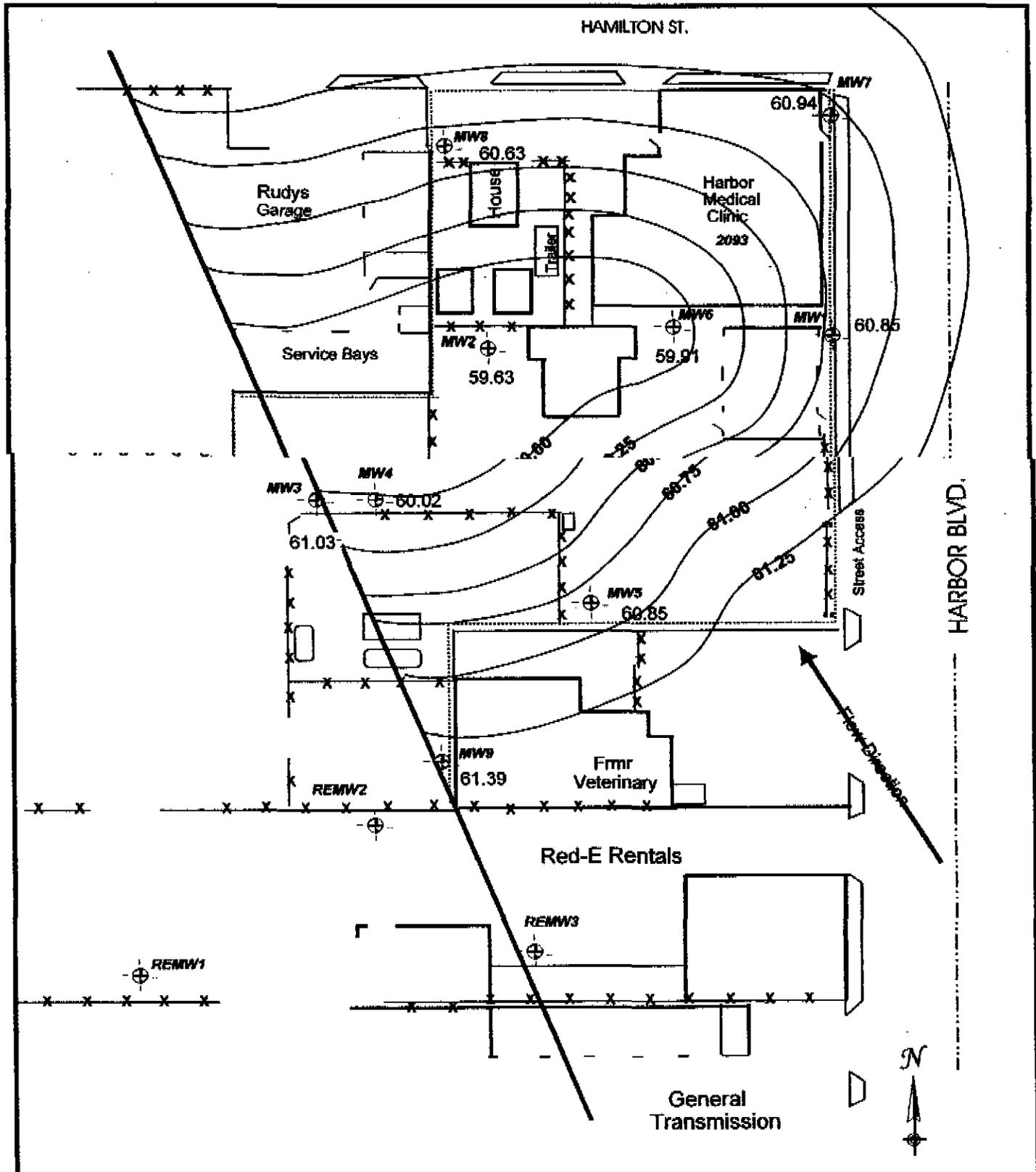


William C. Lachmar, R.G.
Project Geologist

TABLE
Groundwater Well Elevation Data for 2089 Harbor Blvd., Costa Mesa, CA

Well Number	Top of Casing	Sampling Date	Product Depth	Water Depth	Amount of Free Product	G.W. Elevation
MW1	80.58'	4-18-03	NONE	19.76	0	60.82
MW1	80.58'	7-15-03	NONE	19.69	0	60.89
MW1	80.58'	11-01-03	NONE	19.73	0	60.85
MW2	81.41'	4-18-03	20.40'	22.03'	1.63'	59.74*
MW2	81.41'	7-15-03	20.33'	21.91'	1.58'	59.85*
MW2	81.41'	11-01-03	20.42'	22.16'	1.74'	59.63*
MW3	81.16'	4-18-03	NONE	20.18'	0	60.98
MW3	81.16'	7-15-03	NONE	20.00	0	61.03
MW3	81.16'	11-01-03	NONE	20.13	0	61.03
MW4	81.19'	4-18-03	20.25'	21.45'	1.20'	60.00*
MW4	81.19'	7-15-03	20.14	21.30	1.16'	60.14*
MW4	81.19'	11-01-03	20.22	21.44	1.22'	60.02*
MW5	81.69'	4-18-03	20.67'	21.44'	0.77'	60.42*
MW5	81.69'	7-15-03	20.60	21.14	0.54	60.67*
MW5	81.69'	11-01-03	20.17	21.03	0.86	60.85*
MW6	81.10'	4-18-03	20.10	21.57	1.47'	59.85*
MW6	81.10'	7-15-03	20.04	21.37	1.33'	60.02*
MW6	81.10'	11-01-03	20.08	21.50	1.42'	59.91*
MW7	80.93'	4-18-03	NONE	19.97'	0	60.96
MW7	80.93'	7-15-03	NONE	19.99'	0	60.94
MW7	80.93'	11-01-03	NONE	20.03'	0	60.94
MW8	80.63'	4-18-03	NONE	20.02	0	60.61
MW8	80.63'	7-15-03	NONE	19.96	0	60.67
MW8	80.63'	11-01-03	NONE	20.00	0	60.63
MW9	83.60'	4-18-03	NONE	22.41'	0	61.19
MW9	83.60'	7-15-03	NONE	22.10'	0	61.50
MW9	83.60'	11-01-03	NONE	22.21'	0	61.39

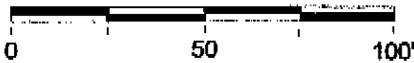
* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78



HAMILTON ST.

HARBOR BLVD.

SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

	COMMERCIAL Environmental Services		FIG
	PROJECT# 0401	DRAFTED BY: WCL DATE: 1/04	



California Regional Water Quality Control Board

Santa Ana Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 • FAX (909) 781-6288

Gray Davis
Governor

July 8, 2003

Richard Sam
1453 10th Street
Santa Monica, CA 90401

**SUBJECT: CHOW PROPERTY
2089 HARBOR BOULEVARD, COSTA MESA, CALIFORNIA
CASE NO. 083003521T**

Dear Mr. Sam:

I am forwarding an example of a quarterly status report. The section on type and quantity of substances released does not have to be that detailed. I would add two sections not shown in this example: activities conducted this quarter and activities planned for next quarter. Again, these sections may consist of a list of bullet items.

If you have any questions, please call me at (909) 320-6375.

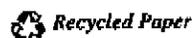
Sincerely,

Rose Scott
Engineering Geologist

enclosure

FAX 310-395-860

California Environmental Protection Agency



S & S

COMMERCIAL ENVIRONMENTAL SERVICES, INC.

CHINO - REGION 8

Kew

2003 JUL 24 PM 3:47

BTS

July 21, 2003

Ms. Rose Scott
California Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Suite 500
Riverside, CA 92501-3339

**RE: Quarterly Water Survey
Randys Automotive
2089 Harbor Blvd.
Costa Mesa, CA 92705-4720
CASE NO. 083003521T**

Dear Ms. Scott:

The following is the summary of water data collected on July 15, 2003. Most hydrodynamic conditions were the same as the last sampling round conducted April 18, 2003. The one item to note was the free product in monitor well MW5 went down approximately 0.2', from a thickness of 0.77' during the April sampling round, to 0.54' during this sampling round.

If you have any questions concerning the corrective action as described within the following pages please call Mr. William C. Lachmar at (714) 508-9794.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

TABLE
Groundwater Well Elevation Data for 2089 Harbor Blvd., Costa Mesa, CA

Well Number	Top of Casing Elevation	Sampling Date	Free Product Elevation	Water Depth	Amount of Free Product	G W Elevation
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MW1	80.58'	7-15-03	NONE	19.69	0	60.89
MW2	81.41'	4-18-03	20.40'	22.03'	1.63'	59.74*
MW2	81.41'	7-15-03	20.33'	21.91'	1.58'	59.85*
MW3	81.16'	4-18-03	NONE	20.18'	0	60.98
MW3	81.16'	7-15-03	NONE	20.06	0	61.10
MW4	81.19'	4-18-03	20.25'	21.45'	1.20'	60.00*
MW4	81.19	7-15-03	20.14	21.30	1.16'	60.14*
MW5	81.69'	4-18-03	20.67'	21.44'	0.77'	60.42*
MW5	81.69'	7-15-03	20.60	21.14	0.54	60.67*
MW6	81.10'	4-18-03	20.10	21.57	1.47'	59.85*
MW6	81.10'	7-15-03	20.04	21.37	1.33'	60.02*
MW7	80.93'	4-18-03	NONE	19.97'	0	60.96
MW7	80.93'	7-15-03	NONE	19.99'	0	60.94
MW8	80.63'	4-18-03	NONE	20.02	0	60.61
MW8	80.63'	7-15-03	NONE	19.96	0	60.67
MW9	83.60'	4-18-03	NONE	22.41'	0	61.19
MW9	83.60'	7-15-03	NONE	22.10'	0	61.50

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

H.S. Chow
PO Box 3102
La Habra, CA 90632-3102

facsimile transmittal

To: Ms. Rose Scott Fax: (951) 781-6288
From: Jeff Chow Date: 9/24/2004
Re: 2089 Harbor Blvd. / Case #: 083003929T Pages: 8 pages including this one
Cc: [Name]

- Urgent
- For review
- Please comment
- Please reply
- Please recycle

Hi Rose,

I apologize for the delay in getting it over to you. Enclosed you will find a recovery schedule report from EDF-Associates, LLC and I am still waiting the report from S&S Commercial Environmental services, Inc. We have commenced the third quarterly sampling per your letter.

I am traveling to overseas for a family emergency and will return on the 3rd of October. If you need to get a hold of me please leave me a message on my voicemail which I will be checking periodically.

Thank you for your understanding.

Best regards,
Jeff Chow
Voicemail: (714) 713-9205



EDF-Associates, LLC

*151 Kalmas Drive • Suite H-11 • Costa Mesa, California 92626
Telephone (714) 444-1270 • Fax (714) 444-1211
www.edf-associates.com*

VIA TELEFAX

September 9, 2004

Jeff Chow
Property Owner Representative
P.O. Box 3102
La Habra, CA 90632-3102

SUBJECT: Proposal for Groundwater Monitoring and Remediation Services
2089 Harbor Boulevard
Costa Mesa, CA

Dear Mr. Chow:

EDF-Associates (EDFA) appreciates the opportunity to provide this proposal for groundwater remediation services at the above referenced location. EDFA (founded over nine years ago) is a small business that provides a comprehensive range of environmental consulting and construction management services. A brief introduction and overview is provided below.

EDF-ASSOCIATES, LLC

EDFA (established over nine years ago) is a Veteran-owned, California-certified small business. We hold a California Class A General Engineering Contractors License, and the California Hazardous Substances Removal and Remedial Actions Certification. A brief overview of EDFA is provided in the brochure included as Attachment A of this proposal, and additional information can be obtained by visiting our website at www.edf-associates.com. Client references, a Statement of Qualifications, and other materials are available upon request, and can generally be provided for specific types of environmental projects. Environmental services provided by EDFA include:

- Assistance with Industrial Compliance Issues;
- Environmental Compliance Audits;
- Site Assessments to Satisfy Phase I Requirements, Re-Financing Reviews and Tenant Compliance Concerns;
- Phase II Soil and Groundwater Investigations;
- Design and implementation of Phase II Investigations to define the vertical and lateral extent of impacted soils and groundwater;

Mr. Chow
September 9, 2004

Page 2

- Design and implementation of Remedial Action Plans for solvent, metal and petroleum fuel impacted soil and groundwater;
- Successful petitions for site closure at the conclusion of remedial activities;
- Quarterly groundwater monitoring and groundwater monitoring reports;
- Preparation of Preliminary Endangerment Assessments;
- Construction Management Services for Underground Storage Tank (UST) Removals, Including Preparation of Removal Specifications, Preparation of Site Specific Health and Safety Plans, Permitting, Regulatory Coordination, Supervision of Site Activities, Collection of UST Closure Soil Samples, UST Compliance Groundwater Monitoring, Preparation of Closure Reports and Agency Negotiation for Closure; and
- Soil and Groundwater Remediation (Phase III) Services (Including Third Party Reviews).

PROJECT TEAM

Eric Floyd, owner and President of EDFA, will serve as Project Manager. Mr. Floyd is a Registered Geologist and a Registered Environmental Assessor (REA) II in the State of California, a Certified Hazardous Materials Manager (CHMM) in the State of Nevada, and licensed geologist and hydrogeologist in the State of Washington. He has more than 20 years of experience in the environmental field, and has designed, implemented, managed and closed numerous site investigation and remediation projects in the western United States. Mr. Floyd's Professional Profile is provided as Attachment B.

ASSUMPTIONS

In preparing this proposal, we have made the following assumptions:

- The distribution of impacted groundwater depicted in reports prepared by others is accurate;
- There are no underground utilities that will require relocation or substantially impact installation of the recommended remediation components;
- EDFA will have reasonable access to the site for installation, operation and servicing of remediation components;
- Remedial components can be located at the site in close proximity to the area of impacted groundwater;
- 230 volt, single phase, three wire plus ground 60 hertz electrical power is available;
- Measurable free product must be removed from all groundwater monitoring wells where it has been detected; and

Mr. Chow
September 9, 2004

Page 3

- Based on our experience with similar projects performed under the jurisdiction of the SARWQCB, concentrations of the dissolved phase petroleum fuel constituents benzene, ethyl benzene, toluene and xylenes (BTEX) must be reduced to the following levels:

Benzene	0.41 $\mu\text{g/L}$
Toluene	300 $\mu\text{g/L}$
Ethyl Benzene	680 $\mu\text{g/L}$
Xylenes	1400 $\mu\text{g/L}$
MtBE	20 $\mu\text{g/L}$

Project Objectives

Based on our review of the materials provided, and conversations with Mr. Chow, the following project objectives have been identified:

- Get the project on-track and remove the Notice of Violation imposed by the Santa Ana Regional Water Quality Control Board (SARWQCB);
- Establish obtainable closure criteria with the SARWQCB and the Orange County Health Care Agency (OCHCA);
- Design, install and operate an efficient and cost-effective free product recovery system that will also provide plume control; and
- Design, install and operate an efficient and cost-effective system that will remove dissolved phase petroleum fuel hydrocarbons from groundwater.

We have developed a technical approach to achieve these project objectives that is straightforward and that has been successful at sites with similar characteristics. A detailed description is provided below.

TECHNICAL APPROACH

Remedial activities at the subject property can be separated into three main components:

- Removal of free product;
- Reduction of BTEX compounds to concentrations that meet regulatory established/negotiated remedial objectives; and
- Groundwater monitoring to track performance of the remediation system and to demonstrate that remedial objectives have been attained.

Each of these is discussed below.

Free Product Removal: EDFA proposes a multi-well air-actuated jet-pumping system for free and dissolved product removal. Pumps will be installed in each well where free

Mr. Chow
September 9, 2004

Page 4

product and/or dissolved product has been detected. These pumps operate independently, so that maximum removal efficiency is maintained. Since the pumps are air powered, an additional measure of safety is provided.

The pumps are powered by an aboveground air compressor. Groundwater is pumped from each well into a trunk line that leads into a free product separator. The free product separator drains to a 55-gallon drum, and is equipped with float switches that will shut the entire system down when the tank is filled.

After passing through the free product separator, the water will be routed through a bag filter to remove entrained sediments, then through three 500 pound carbon canisters to remove dissolved product. The treated water will be discharged to the sanitary sewer or storm drain system. Our estimated cost includes allowances to permit, install and operate this system for one year, including four quarters of groundwater monitoring.

EDFA envisions that all aboveground equipment will be located on a bermed concrete slab within a locked chain link enclosure. Our estimated costing includes allowances for the construction of this enclosure. Connecting piping will be routed underground from the enclosure to the various recovery wells.

Piping trenches will be excavated to a depth of about 18-inches below grade. Air supply piping will be of schedule 40 PVC piping. Underground free product recovery piping will be of double wall fiberglass. All piping trenches will be backfilled with pea gravel and paved with asphalt to match existing grade.

COSTING AND TERMS

The Scope of Services to be provided by EDFA include the following:

- Design, permit and install a groundwater treatment system to remove free product, treat groundwater that contains dissolved product, and provide plume control to prevent further off-site migration of petroleum fuel constituents in groundwater.
- Operate the treatment system for one year, providing all scheduled maintenance and required quarterly status reports.
- Provide groundwater monitoring services for the nine well fro one year, including preparation of all quarterly groundwater monitoring reports.
- Provide consulting support as required to keep the project on track and enhance the working relationship with the SARWQCB.

The estimated cost for these services is \$155,125. An Estimated Cost Breakdown is provided below.

Mr. Chow
September 9, 2004

Page 5

ESTIMATED COST BREAKDOWN

Task	Est. Costs	Task Totals
Project Management for 1 year	\$ 6,300.00	
ONE YEAR of groundwater sampling	\$ 6,040.00	
Equipment	\$ 3,200.00	
Analytical	\$ 8,280.00	
Reporting	\$ 10,000.00	
Mileage	\$ 500.00	
Misc. Supplies	\$ 1,000.00	\$ 34,320.00
Construct Remedial Enclosure	\$ 1,380.00	
Chain Link Fence	\$ 1,000.00	
Concrete base	\$ 1,800.00	\$ 4,180.00
Order GW Remediation system & coordinate delivery	\$ 325.00	\$ 325.00
Equipment Costs	\$ 40,000.00	
Workplan/H&S plan (includes engineering drawings)	\$ 3,000.00	
Remediation Equip permits (prepare & obtain - permit fees not included)	\$ 1,500.00	
Prepare & obtain NPDES permit (may not be required if can discharge to sewer)	\$ 2,000.00	
Install/assemble components	\$ 22,300.00	
startup	\$ 2,000.00	\$ 70,800.00
Weekly O & M on GW remediation Sys for ONE YEAR	\$ 23,000.00	
Mileage	\$ 800.00	
Misc. Supplies	\$ 1,000.00	
Analytical	\$ 3,000.00	
Qrtly Reporting (Included W/Qrtly Molnt. Rpts)	\$ 2,000.00	\$ 29,800.00
GAC charges	\$ 14,400.00	
Free Product Disposal	\$ 1,320.00	\$ 15,720.00

\$155,125.00

These estimated costs are based primarily on the following assumptions:

- Previous work conducted at the site has provided a reliable and accurate assessment of site conditions and the distribution of contaminants.
- The only contaminants of concern are petroleum fuel constituents.
- There are a total of nine groundwater wells to monitor, four of which contain floating (free) product.
- The depth of these wells does not exceed 30 feet.

Mr. Chow
September 9, 2004

Page 6

- EDFA will be provided reasonable access to the site and surrounding areas for the purposes of system installation and groundwater monitoring.
- There are no underground/aboveground utilities or other obstructions that will require re-location or special considerations; and
- All work will be completed during the normal business week.

The actual cost of this project will vary, depending primarily on the actual amount of contaminant that is present and the difficulty of permitting and constructing the treatment system. EDFA will track actual cost versus our estimated cost on a monthly basis, and report the percent of the budget expended to you or your designee. EDFA will not exceed our estimated cost without your prior approval. If actual costs are less than the estimated cost, only the costs actually incurred will be charged.

Direct project supplies and subcontracted services are charged at cost plus fifteen percent (15%). Copies of all direct project supplies and third party invoices are included as backup to our invoices. EDFA invoices include a five percent (5%) surcharge on labor to defray the costs of communications (telephone, cell phone, and fax), and eight percent (8%) surcharge on labor to defray the costs of insurance. Allowances for these charges are included in our estimated costs. Our invoices are submitted monthly and are due and payable in 30 days.

The terms of this proposal are valid for 30 days. After 30 days, EDFA reserves the right to withdraw this proposal, or to provide a revised cost quotation.

EDFA will maintain project files for three years from the date of the last project invoice. At the conclusion of this period (if there is no request to the contrary), all paper files will be destroyed. Electronic files will be maintained as long as practicable.

CONTRACTUAL PROCEDURES

Our standard Authorization to Proceed form is provided as Attachment C. Our performance and contractual relationship on this project will be governed by EDFA's Standard Terms and Conditions, provided as Attachment D.

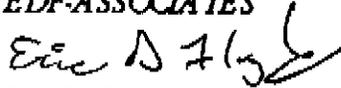
Mr. Chow
September 9, 2004

Page 7

CLOSING REMARKS

EDFA has the capacity, resources and direct project experience to complete the work described in this proposal. We appreciate this opportunity, and look forward to the possibility of working with you. Should you have questions regarding this proposal, please contact the undersigned at (714) 444-1270, extension 101.

Sincerely,
EDF-ASSOCIATES



Eric D. Floyd, C.P.G., REA II
President

Attachments as cited herein



APPENDIX I
PREVIOUS REPORTS

S & S Commercial Environmental Services, Inc.



TOP: East Side of Subject Property
BOTTOM: West Side of Subject Property

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
SOUTHWEST CORNER OF HAMILTON STREET & HARBOR BOULEVARD
COSTA MESA, CALIFORNIA 92627

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January 14, 2000

S & S Job #DE99125

ATTN: Mr. Richard Sam
LAW OFFICES OF RICHARD SAM
1453 10th Street
Santa Monica, CA 90401

Victoria?

ATTORNEY-CLIENT PRIVILEGE WORK PRODUCT

RE: **Phase I Environmental Site Assessment
Southwest Corner of Hamilton Street & Harbor Boulevard
(Lot 20, Parcels 1, 2, 6, 7, 8 & 9)
Costa Mesa, CA 92627**

1.0 INTRODUCTION

This report presents the results of our Phase I Environmental Site Assessment performed on the subject property known as the southwest corner of Hamilton Street and Harbor Boulevard (Lot 20, Parcels 1, 2, 6, 7, 8 & 9) in the City of Costa Mesa, County of Orange, California. Authorization for this assessment was given by Mr. Richard Sam for the *Law Offices of Richard Sam*.

The site inspection was performed on Wednesday, January 12, 2000.

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. *Vista Environmental Solutions* maintains a comprehensive, computerized data base of pertinent, environmentally-related records, referred to as a Site Assessment Plus 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

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

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 and OSHA Registered Asbestos Contractor and Consultant and ASPE Certified Professional Estimator.

2.0 PRINCIPAL FINDINGS

2.1 Summary of Operations and Environmental Discrepancies

Historical Operations - The subject property and surrounding area were vacant, agricultural and residential properties until 1951, when an auto repair business was constructed at the address of 2089 Harbor Boulevard, one parcel south of the southwest corner of Hamilton Street and Harbor Boulevard. There are six hydraulic lifts with underground reservoirs on the 2089 Harbor Boulevard portion of the subject property inside, to the south and between the house and the shop area. All of those lifts are currently operable. Hydraulic fluid on its own is not considered a significant problem, as it is viscous and the lifts are not leaking.

That automotive business was conducted on adjoining dirt parcels which regularly flooded during a storm.

In 1953, a utility building is shown as having been constructed at the site of the present medical clinic. In 1955 and 1957, a new clinic with emergency medical assistance was constructed directly on the southwest corner of Hamilton Street and Harbor Boulevard, with two addresses given in the building permit file as 2095 and 2099 Harbor Boulevard.

The house and shop area at 511 Hamilton Street appears to have been constructed in 1956. That was the site of a television repair shop called *Mesa Television and Repair* and then a generator repair shop.

The balance of the parcels were vacant dirt lots used for parking, debris storage and/or trash dumping. The west portion of the parcel was below street level and subject to flooding and the spread of automobile fluids and debris during storms until the 1970s, when an asphalt contractor began dumping extra dirt and asphalt on the parcel and smoothing it out with a tractor from *Redi-Rentals* to the south.

Since that time, subleases have included a landscaper, roofing contractor and the rental yard to the south.

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

Current Operations - The majority of the dirt parcel is used to park employees' vehicles from *Redi-Rentals* to the south of the subject property and as an administrative and staging area for a roofing contractor.

The medical center building is operated by a single doctor, the 511 Hamilton Street building is essentially vacant and the 2089 Harbor Boulevard building is operated by *Randy's Automotive*.

Summary of Conclusions Regarding Former Operations - Based upon the length of time that the automotive and generator repair operations have been on-site, the type of disposal of solvents and oil typical in the 1950s and 1960s and the fact that most of the subject property was dirt subject to flooding prior to the early 1970s, it is highly likely that there is some soil contamination in many areas of the subject property.

This report will recommend that a total of six soil borings be performed on the subject property with final placement, number of samples and depths per a California Registered Geologist.

Adjacent Properties - A neighborhood inspection and a drive-by inspection of adjoining and adjacent properties did not identify any significant potential sources of migratory contamination to the subject property.

There are no other former or current businesses within a significant distance of the subject property to be of concern for migratory contamination to the subject property.

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

Building Materials - Based upon the age of the buildings on the subject property, there are presumed *friable* and *non-friable* asbestos-containing building materials on the site.

The presumed *friable* asbestos-containing building materials are limited to wallboard and wallboard mud which is, for the most part, painted and not disturbed in the use of the buildings. The undamaged materials are in good condition and not a current problem. The damaged materials need to be patched and sealed with a latex paint.

The presumed *non-friable* asbestos-containing materials are limited to hard flooring materials and roof mastic/sealants. These materials are in good condition overall and do not present a current problem for the occupants of the subject property.

There are also suspect pcb-containing fluorescent light fixture ballasts on the subject property.

A summary of the current regulatory status of asbestos and pcb precedes further description.

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.

Southwest Corner of Hamilton Street & Harbor Boulevard, Costa Mesa, CA 92627

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). Once these materials have been identified as possibly containing asbestos, they are referred to as *friable* or *non-friable* Regulated Asbestos-Containing Materials (RACM).

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

Friable asbestos-containing building materials were banned for manufacture and sale in the United States in 1978 and all stocks remaining on the shelves are presumed to have been used up by 1980. As the buildings were constructed and built out before 1978, *friable* asbestos-containing building materials are presumed on the subject property as follows:

Wallboard Mud - Wallboard mud is used to cover nail holes and smooth corners of tenant improvement walls in structures. Prior to 1980, all wallboard mud is presumed to contain a small quantity of asbestos, per the *FED-OSHA* ruling.

The wallboard in the buildings on the subject property appear to have been installed prior to 1980. There is no significant damage to any of these walls. Prior to such time as the walls are demolished or renovated, bulk sampling should be done. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time. In the short term, any damaged areas should be patched and sealed with a latex paint.

Ceiling Acoustic - There is a ceiling acoustic on some of the ceilings on the subject property with an unknown date of installation. This acoustic is presumed by

regulation to contain asbestos until tested. This material is generally in good condition and has been painted. Prior to tenant improvement work or building demolition, the ceiling acoustic should be bulk sampled and tested. If asbestos is identified, the affected material should be disposed of in accordance with regulations in effect at that time. This acoustic is not expected to be damaged in the current use of the buildings. There is no recommendation for bulk sampling at this time. Any damaged areas should be patched and sealed with a coat of latex paint.

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. Building materials presumed to contain *non-friable* asbestos are as follows:

Flooring Materials - There are 9" x 9" floor tiles in the medical office building and other hard flooring on other areas of the subject property. These flooring materials are presumed to contain *non-friable* asbestos, per regulation. These materials are in good condition and should not be disturbed in the business use of the building. Prior to removal or disposal of any of these flooring materials, this flooring should be tested for asbestos. If asbestos is identified, the affected materials should be disposed of in accordance with regulations in effect at that time. There is no recommendation for bulk sampling at this time.

Roof Mastic/Sealants - The buildings on the subject property have presumed asbestos-containing mastic/sealants around any penetrations through the roofs. This material is considered *non-friable* by the *EPA*, if present, and does not pose a problem to the building occupants. Prior to any repair or reroofing of the office section, further inspection and bulk sampling is recommended as a matter of competent industry practice based upon regulations in effect at that time.

There is no recommendation for further inspection or bulk sampling of this material at this time.

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.

The structures on the subject property were built prior to 1978. As such, some of the fluorescent light fixtures in the buildings are presumed to be of a pre-1979 vintage and the ballasts are suspected of having a small quantity of pcb.

Prior to disposal of any of the fluorescent light fixtures in the buildings, the ballasts should be checked for a "no pcb" label. If none is identified, the affected ballasts should be disposed of in accordance with regulations in effect at that time.

Discussions with *Southern California Edison*, the electrical power supplier, found that all of the pad and pole-mounted transformers in the City of Costa Mesa had been checked. There is no threat of pcb-containing transformers in the area.

3.0 SITE OVERVIEW

3.1 Location

The subject property is located on the southwest corner of Hamilton Street and Harbor Boulevard, east of Charlie Avenue, north of Bay Street, in the City of Costa Mesa, County of Orange, California.

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

3.2 Adjacent Properties

To the west of the southwest portion of the subject property is Charlie Avenue and then an apartment building. To the west of the northeast portion of the subject property is an automotive repair facility called *Rudy's Automotive*. That facility has no underground tanks and appeared to be operating in substantial compliance with applicable rules and regulations.

To the south of the west portion of the subject property is *Redi-Rentals*. That rental facility has been there since the late 1960s. *Redi-Rentals* had an underground tank which leaked. The leak was stopped, the tanks removed, remediation was completed and that site was signed off as being closed. *Redi-Rentals* is not thought to have been a problem for the subject property.

To the south of the east portion of the subject property is the former *Bay Shore Animal Hospital*. That facility is currently vacant.

To the north of the east portion of the subject property is Hamilton Street and then commercial and residential buildings.

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To the east of the east portion of the subject property is Harbor Boulevard and then a car dealer and other commercial 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 is an irregular-shaped parcel of land comprised of more than one lot which extends in some areas between Harbor Boulevard and Charlie Avenue.

✓ The medical office building on the northeast corner of the subject property is wood frame and stucco, with 9" x 9" floor tiles in the corridor. The doctor did not allow access to the balance of the clinic. The areas seen from the corridor appeared to be clean.

✓ The house at 511 Hamilton Street also was not accessed. It is expected to have been constructed with the same standard rock board wallboard as the house to the south which is currently the office for the automotive shop to the east.

There is some acoustic material on the ceiling of the house seen, wallboard walls made from the old sheet rock and a combination of incandescent and fluorescent light fixtures. The floors are bare concrete, carpet and hard flooring.

* - ? There are six hydraulic units with underground reservoirs next to and in the 2089 Harbor Boulevard building.

— The south/middle portion of the subject property is occupied by a roofing contractor who has fenced off that portion of the property, set up a portable office unit and uses it for staging and administration.

— The east portion of the subject property is a vacant lot which has been cleared and has some piles of dirt on the west portion along with eucalyptus trees on the west border.

There is a chainlink fence and gate on all sides of the subject property.

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 Costa Mesa Building Department*. A record of building permits was not found prior to 1951, when the first automotive building was constructed.

The next building was a utility structure at the northeast corner which is a medical office building that was constructed in 1957.

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The 511 Hamilton Street portion of the subject property was constructed in 1956.

The buildings on the subject property were connected to the public sewer when they were constructed.

There was no evidence of a gas station or underground tanks being installed on the subject property.

4.2 Operations

Former Operations - The subject property was agricultural or vacant land prior to 1951, when the first automotive building was constructed at 2089 Harbor Boulevard. That property has had an automotive use since that time, with much of the early operations conducted on or around open soil. There are currently six hydraulic lift reservoirs in the ground with six operable lifts. That operation performs oil changes which generate waste oil and some cleaning solvent.

There was another operation behind the 511 Hamilton Street building which involved the repair of generators from the 1950s.

The northeast corner of the parcel has been a medical office building since the mid-1950s.

The south portion of the property has been occupied by a roofing contractor for a number of years. The southwest portion of the subject property was occupied by a landscaping company and as parking of trucks for *Redi-Rental* to the south.

Current Operations - The northeast corner of the subject parcel is a medical office building which appears to be occupied by only one doctor.

The 2089 Harbor Boulevard portion of the subject property and the house are occupied by *Randy's Automotive* which performs automotive repair and tune-up work and generates some regulated oils and solvents in the operations.

The 511 Hamilton Street building appeared to be vacant.

The south portion of the property is occupied by *Smiley Roofing Contractor*.

The southwest portion of the subject property is currently vacant and being used for parking.

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 significant quantities of regulated hazardous wastes disposed of now or in the history of the

subject property and no EPA ID numbers for the subject property.

Hazardous Waste Manifests - Hazardous waste manifests are used to transport regulated hazardous wastes for legal disposal. There are small amounts of regulated waste being generated and stored on the subject property for transport and disposal. There are hazardous waste manifests and a labeled storage area. Copies of recent pick-up sheets for solvent and used oil are in the Appendix under *Randy's Automotive*.

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

Material Safety Data Sheets (MSDS) - Material Safety Data Sheets are required for hazardous materials being used on-site. There are some regulated hazardous materials being used on-site. MSDS are on file.

Costa Mesa Fire Department - *Randy's Automotive* has a current permit from the *Costa Mesa Fire Department* for the use of welding equipment and the storage of small quantities of regulated materials.

5.0 ENVIRONMENTAL SETTING

5.1 Regional Physiographic

The subject property is at an elevation approximately 89 feet above sea level, according to the *US Geological Survey*. The land around the subject property is fairly flat, sloping gently to the southwest.

The Orange County Coastal Plain is underlain by a sedimentary trough which began forming in the Miocene time. The Miocene to Late Pleistocene sediments consist of interbedded marine and nonmarine sequences. The Late Pleistocene to Recent deposits are continental alluvial and fluvial sediments which represent changing depositional environments interrupted by erosional events. The principal geologic unit of interest in the area is the recent alluvium consisting of unconsolidated gravel, sand and silt.

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. Soil types derived from these sediments consist of fine to medium-grained, silty to very coarse sand.

Site Hydrogeology - The sedimentary sequence underlying the Orange County Coastal Plain forms an alternating series of aquifers and intervening confining layers to a depth in excess of 1,500 feet below sea level (*DWR*, 1976). The various aquifers have been extensively developed, with the principal well completion depths occurring between 100 and 800 feet bls (below surface) (*USGS*, 1959, and *OCWD*, personal communication). The quality of the groundwater within these aquifers varies from brackish (in the shallow, semiperched zone) to naturally fresh groundwater of the Recent and Pleistocene deposits to saline connate water of the deepest Tertiary deposits (*USGS*, 1959). The Talbert Aquifer and the semiperched zone are the principal hydrogeologic units of interest in this investigation (*OCWD*, 1982).

The uppermost water-bearing unit has been termed the "semiperched zone" by the *USGS*. Groundwater in the semiperched zone occurs in recent deposits of sand and silty sand within 8-50 feet of the land surface. It is unconfined and is present throughout most of the Orange County Coastal Plain. The *USGS* has reported that the semiperched zone is almost everywhere separated from the underlying freshwater aquifers by layers of silt and clay except for the Newport Beach area. Since the 1930s, the piezometric surface of the underlying freshwater aquifers has been drawn down below the water table of this shallow body by continued heavy withdrawals, causing this shallow body to become artificially perched in some areas (*USGS*, 1959, and *OCWD*, 1986).

The first productive aquifer underlying the semiperched zone, from 50-90 feet bls, is the Talbert Aquifer. It is the shallowest of the good quality, water-bearing zones. The Talbert Aquifer occurs as a two to four mile wide zone, which roughly follows the present Santa Ana River and extends from the Pacific Ocean inland to the Santa Ana Canyon. It occurs under confined conditions throughout the Tustin Plain and consists of poorly consolidated gravels and sands. The confining upper layers consist of relatively impermeable silts and clays. The Talbert Aquifer has been estimated to be approximately 50-75 feet thick (*OCWD*, 1982).

Surface Water Resources and Drainage - Surface water runoff is collected and transported by concrete gutters into storm drains located along major streets in the site area.

5.2 Soil Conditions

The surface of the subject property is covered with some landscaping, asphalt and concrete which slopes from the north to the south. The property is fully developed and there are no known wetland issues.

Soil testing is recommended for this report to assess the condition of the same.

5.3 Groundwater Conditions

Depth to perched groundwater in the area ranges from 30-40 feet. Actual depth to groundwater is not within the scope of this report, as it can only be determined by soil borings.

There were no tests found of the groundwater directly under the subject property.

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

There has been groundwater contamination identified in the groundwater under the adjoining property to the southwest portion of the subject property and a closure investigation is ongoing. That site is downgradient from the subject property.

6.0 RESULTS OF INVESTIGATION

6.1 Site Inspection Observations

The subject property and grounds are in average condition for their age.

The fire extinguishers are in and charged.

The surrounding properties currently 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 Mesa Consolidated Water District

Mr. Bill Johnson, Production Supervisor with the *Mesa Consolidated Water District*, was contacted concerning the source of water to the subject site. He said that 70% of the water is obtained from seven operating wells that range from 200-1,100 feet deep. He said that the wells are drilled through shallower aquifers to the first real freshwater aquifer at about 200 feet. At that point, the metal casing is grouted to prevent any contamination between the upper and lower aquifers.

Mr. Johnson said that the first aquifers in the City begin at approximately 10-20 feet, with a hydraulic flow underground that is to the west, towards the ocean.

Mr. Johnson said that the other 30% of the water is purchased from the *Metropolitan Water District*. All of the water is chlorinated and filtered at the well head, fluoridated and put into the distribution system. Some of the water goes into a reservoir for storage. All water supplied to the end user meets the *State of California's* drinking water standards.

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 Earthquake Fault Rupture 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

It does not appear that there were oil wells drilled within one mile of the subject property. It did not appear that there were ever any oil or gas wells drilled into the subject property's surface, according to the 1992 *California Division of Oil and Gas* Munger Map #W-66.

6.2.4 Southern California Edison Company

According to Mr. Tom Heatherington, Service Planner, there are no known pcb-containing transformers (500 ppm or more) in the City of Costa Mesa. Pcb oils were never specified as coolant oils in the transformers and a company-wide inspection of the transformers has proven the same.

6.2.5 City of Costa Mesa Building Department

There is a record of permits for the subject property dating back to 1951 which evidence the construction of the subject property buildings in the 1950s and their uses.

There was no evidence of a gas station or underground tanks on the subject site.

These permits indicate that the subject property and its adjoining properties are connected to the public sanitary sewer.

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.

6.2.7 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 active permits or applications for the subject property.

6.3 Personal Interviews, Site Records Review

6.3.1 Personal Interviews

Mr. Randy Perrin, Randy's Automotive - Mr. Perrin provided information regarding his activities on the subject property and a copy of all requested records and permits. He stated that he had only operated that shop since 1989.

Dr. Delbert Warwick, MD, Harbor Medical Clinic - Dr. Warwick stated through the receptionist that there is no X-ray machine on-site.

Mr. Chris Thompson, Rudy's Automotive - Mr. Thompson explained the operations to the north of the mid portion of the subject property.

Mr. Tim Louis, Redi-Rentals - Mr. Louis explained the history of the subject property since 1969, when he moved in to the south. He stated that he had rented part of the southwest portion at one time. He explained the other occupants and the installation of the asphalt and dirt to raise the west portion of the parcel above flooding levels.

6.3.2 Site Records Review

There are some regulated materials being used on the subject property. The records were reviewed and found to be in substantial compliance with applicable rules and regulations.

6.4 Historical Aerial Photograph Review

Aerial photographs from 1955, 1959, 1960, 1964, 1972, 1983 and 1996 from *Rupp Aerial* and the *Thomas Guide* aerial reviews along with a topographic map dated 1965, 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 of the anomalies were noted on or adjacent to the subject property. There do not appear to ever have been any uses adjacent or adjoining the subject property which would indicate potential problems.

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

The 1955 photograph shows the subject property to be primarily vacant land with a small building on the northeast corner and an automotive shop on the east side, south of Hamilton Street. There are two houses on the north side of the parcel. The balance of the area is still agricultural and residential. There is a long commercial building to the south of the subject property, across an open area.

In the 1959 photograph, the medical center is in on the northeast corner of the subject property and there is a house to the west of the north portion of the subject property. There is a large vehicle or structure on the west side of the subject property. Most of the area is still vacant.

There are no significant changes shown in the 1960 photograph.

In the 1964 photograph, the former house south of the southeast portion of the subject property has been replaced by a larger rectangular building. The balance of the subject property parcel on the west is still a vacant dirt parcel.

There are no significant changes observable in the 1972 and 1983 photographs, as they were high in altitude and only large shapes can be discerned.

In the 1996 photograph, the area to the west of the north portion of the subject property has been cleared. There are two commercial buildings adjoining the subject property's northeast and north side. A number of vehicles are parked on the formerly vacant area to the west. No other significant changes can be seen.

Sections of the aerial photographs and the topographic map are in the Appendix.

6.5 Synopsis of Previous Environmental Investigations

There were no prior environmental investigations found for the subject property in the record and none were provided for this report.

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 *Vista Site Assessment Plus* report in the Appendix.

CATEGORY ONE: NPL, SPL, CORRACTS

This category is composed 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 and the State Bond Program for sites representing an environmental concern for the discharge of hazardous wastes.

There are no Category One sites listed as being within a one mile radius of the subject property as of June 1996-August 1999.

CATEGORY TWO: (1/2 mile) CERCLIS/NFRAP, LUST, SWLF, DEED RSTR, TOXIC PITS, CORTESE, TSD, SCL, WATER WELLS

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, permitted solid waste landfills, incinerator sites or transfer stations, sites with DEED restrictions and Toxic Pits Cleanup facilities. Sites within this category are provided in this list within a one-half mile as of August 1999, with other DEED restrictions and Toxic Pits sites from 1994 and 1995.

There are thirty-eight Category Two sites involved with aboveground, underground, leaking underground tanks or a State equivalent CERCLIS review site. All of these sites are within the 2,000 foot hazardous waste disclosure zone. All of these sites are offgradient from the subject property or have been closed.

None of the Category Two sites are thought to represent a potential problem for migratory contamination to the subject property based upon their status, distance, topography and a neighborhood review.

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

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 information for underground tanks to August 1999 for information concerning RCRA actions and registered aboveground storage tanks.

There are nine Category Three sites listed within a one-quarter mile radius of the subject property. These sites have registered above or underground storage tanks, use regulated hazardous materials in their operations and have violations for or are part of a required neighborhood notification process.

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A review of the information provided for the subject property and other sites, a review of the subject property records and a neighborhood inspection and record review did not find any problems for migratory contamination to the subject property due to the distance, topography or status.

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

Sites in this category include ERNS, RCRA and SPILLS.

ERNS - ERNS is a national database retrieval system of Incident-Notification information as initially reported by any party regarding incidents of reported releases of oil and hazardous substances. The information in this report combines data from the *United States Coast Guard National Response Center* data base with data from the 10 EPA regions. ERNS supports the release notification requirements of Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended; Section 311 of the Clean Water Act; and Sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. This data base is current as of August 1999. There are no ERNS sites listed within one-eighth mile of the subject property.

RCRA - 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 ten RCRA sites listed within a one-eighth mile radius of the subject property as of February 1999. The subject property is not a RCRA site. While there is a small quantity of regulated waste generated and disposed of, it is below the Federal RCRA reporting limit.

None of the listed RCRA sites are thought to represent a potential problem for migratory contamination to the subject property based upon a neighborhood review and a site inspection.

SPILLS - The *State of California* maintains a list of reported regulated hazardous waste spill sites. This list is current as of August 1999. There are no listed SPILLS sites.

7.0 DISCUSSION OF INVESTIGATION

Asbestos - The site inspection revealed the presumed or suspected presence of asbestos-containing materials as follows:

Building Materials Presumed to Contain Friable Asbestos

Friable asbestos-containing building materials were banned for manufacture and sale in the United States in 1978 and all stocks remaining on the shelves are presumed to have been used up by 1980. As the buildings were constructed and built out before 1978, *friable*

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asbestos-containing building materials are presumed on the subject property as follows:

Wallboard Mud - Wallboard mud is used to cover nail holes and smooth corners of tenant improvement walls in structures. Prior to 1980, all wallboard mud is presumed to contain a small quantity of asbestos, per the *FED-OSHA* ruling.

The wallboard in the buildings on the subject property appear to have been installed prior to 1980. There is no significant damage to any of these walls. Prior to such time as the walls are demolished or renovated, bulk sampling should be done. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time. In the short term, any damaged areas should be patched and sealed with a latex paint.

Ceiling Acoustic - There is a ceiling acoustic on some of the ceilings on the subject property with an unknown date of installation. This acoustic is presumed by regulation to contain asbestos until tested. This material is generally in good condition and has been painted. Prior to tenant improvement work or building demolition, the ceiling acoustic should be bulk sampled and tested. If asbestos is identified, the affected material should be disposed of in accordance with regulations in effect at that time. This acoustic is not expected to be damaged in the current use of the buildings. There is no recommendation for bulk sampling at this time. Any damaged areas should be patched and sealed with a coat of latex paint.

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. Building materials presumed to contain *non-friable* asbestos are as follows:

Flooring Materials - There are 9" x 9" floor tiles in the medical office building and other hard flooring on other areas of the subject property. These flooring materials are presumed to contain *non-friable* asbestos, per regulation. These materials are in good condition and should not be disturbed in the business use of the building. Prior to removal or disposal of any of these flooring materials, this flooring should be tested for asbestos. If asbestos is identified, the affected materials should be disposed of in accordance with regulations in effect at that time. There is no recommendation for bulk sampling at this time.

Roof Mastic/Sealants - The buildings on the subject property have presumed asbestos-containing mastic/sealants around any penetrations through the roofs. This material is

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considered *non-friable* by the EPA, if present, and does not pose a problem to the building occupants. Prior to any repair or reroofing of the office section, further inspection and bulk sampling is recommended as a matter of competent industry practice based upon regulations in effect at that time.

There is no recommendation for further inspection or bulk sampling of this material at this time.

Pcb - There should not be any pcb in any of the utility transformers on or near the site, according to *Southern California Edison*. There are a few fluorescent light fixtures on-site which are suspected of having ballasts that could contain a small quantity of pcb.

Prior to disposal of any of the fluorescent light fixture ballasts on the subject property, they should be checked for a "no pcb" label. If none is found, the affected ballasts should be disposed of in accordance with regulations in effect at that time.

Aboveground Storage Tanks - The physical site survey did not evidence the existence of aboveground tanks beyond the secured portable welding tanks and the marked waste oil drums. The current operations appear to be in substantial compliance with applicable rules and regulations.

Underground Storage Tanks - There are no underground tanks in the history of or currently suspected on the subject property.

Air Emissions - The physical site survey and record research did not evidence any past or present sources of air emissions.

Water Supplies - Discussions with the *Mesa Consolidated Water District* 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 is regulated waste being generated and disposed of from the subject property. This current operation is in substantial compliance with applicable rules and regulations. It is suspected that former operations and regulations may have caused some waste oil or solvent to be disposed of on-site.

Pesticides, Herbicides - There was no current use of herbicides or pesticides noted beyond the normal residential and commercial insect and pest control. The pesticides and herbicides on-site are handled and used off-site.

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

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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 the buildings on the site 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 is evidence of possible site problems based upon the type of activities formerly on-site and the state of the regulatory environment at that time.

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.

The presumed asbestos-containing building materials and suspected pcb-containing light fixture ballasts are not a significant current problem for the subject property.

8.2 Areas of Further Concern

There are presumed asbestos-containing building materials on the subject property and suspected pcb-containing fluorescent light ballasts.

There is suspected soil contamination from cleaning solvents from the former generator shop and waste oil and cleaning solvent from the auto repair operations.

9.0 RECOMMENDATIONS

9.1 Areas of No Action

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

There was no evidence that the presumed asbestos-containing building materials and suspected fluorescent light ballasts are a current problem.

Asbestos - Prior to such time as remodeling or reroofing disturbs the presumed asbestos-containing materials on the subject property, they should be sampled and tested for asbestos. If asbestos is identified, the affected materials should be disposed of in accordance with regulations in effect at that time. Any open materials can be patched and painted at this time.

Pcb - Prior to disposal of any of the fluorescent light fixture ballasts on the subject property, they should be checked for a "no pcb" label. If none is found, the affected ballasts should be disposed of in accordance with regulations in effect at that time.

9.2 Further Investigation

Six soil borings with subsequent tests for solvent and hydrocarbons should be conducted on the subject property to prove or disprove whether or not there are any significant amounts of soil contamination from past operations.

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.

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

S&S Commercial Environmental Services, Inc.



Stephen A. Quartararo
Registered Environmental Assessor
No. 01486 Expires: 06/30/00
Certified Asbestos Consultant
No. 94-1340 Expires: 04/29/00



11.0 REFERENCES

11.1 Published References

- 11.1.1 *Vista Information Solutions Site Assessment Plus Report - December 1999*
- 11.1.2 *Aerial Photograph Review - Rupp Aerial, Aerial Photobank*
- 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 *Mesa Consolidated Water District* January 2000
Mr. Bill Johnson, Production Supervisor (949)574-1000
- 11.2.2 *California Division of Mines and Geology* January 2000
Ms. Virginia Hodges, Clerk (213)620-3560
- 11.2.3 *California Division of Oil and Gas* January 2000
Cerritos Office (714)816-6847
- 11.2.4 *Southern California Edison Company* January 2000
Mr. Tom Heatherington, Service Planner (714)592-3718
- 11.2.5 *South Coast Air Quality Management District* January 2000
Ms. Lilly Pitts, Customer Service Rep. (909)396-2900
- 11.2.6 *State Department of Radon* February 1999
Mr. David Quinton, Environmental Health Spec. (916)324-2308
- 11.2.7 *City of Costa Mesa Building Department* January 2000
Mr. Charles A. Chamound (949)754-5300
- 11.2.8 *Harbor Medical Clinic* January 2000
Dr. Delbert Warwick, MD (714)548-7771
- 11.2.9 *Rudy's Automotive* January 2000
Mr. Chris Thompson (714)646-8310
- 11.2.10 *Redi-Rentals* January 2000
Mr. Tim Louis (949)646-7401

11.2 Record of Personal Communications (cont.)

11.2.11 *Randy's Automotive*

Mr. Randy Perrin

January 2000

(949)631-6555

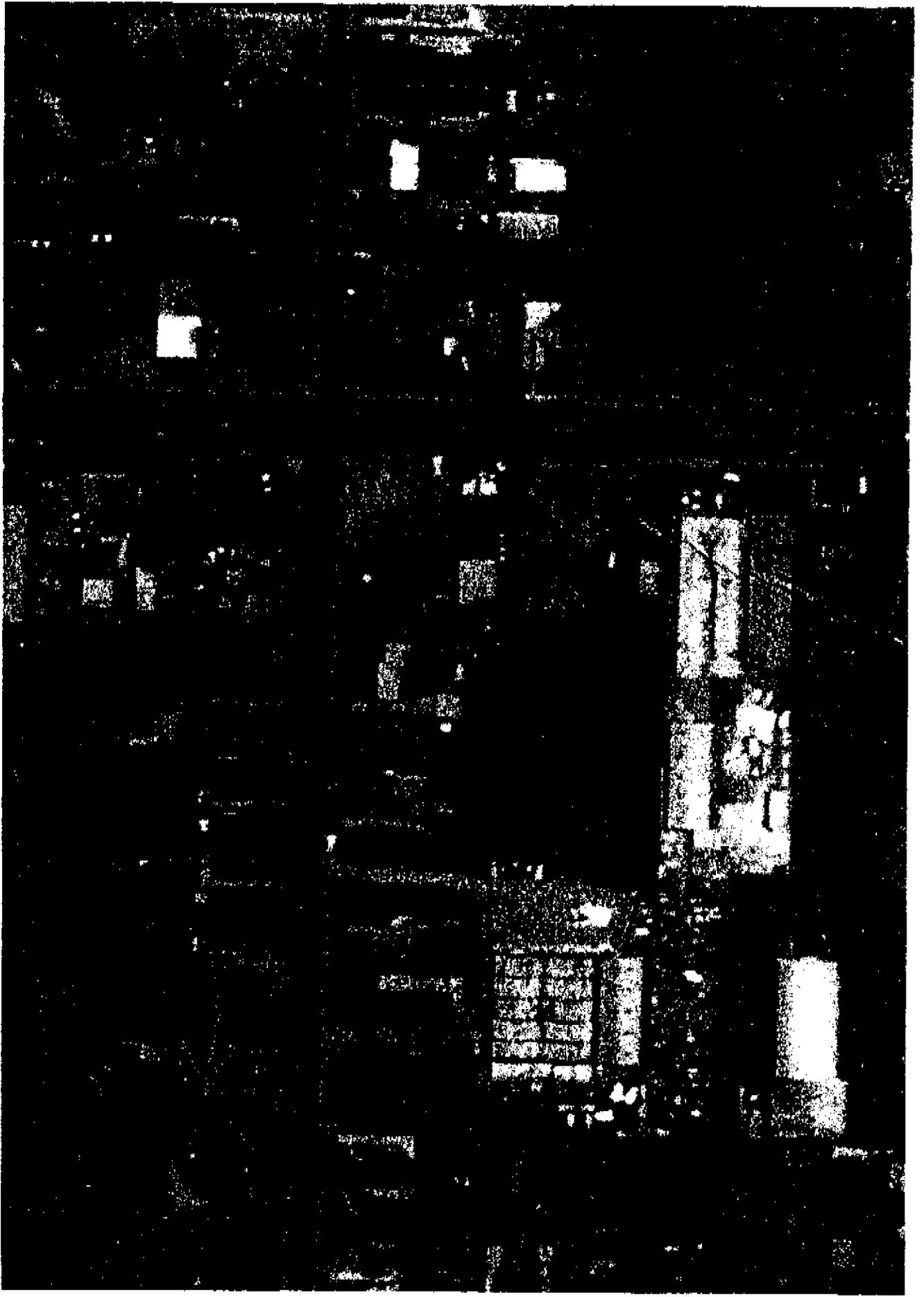
12.0 APPENDIX

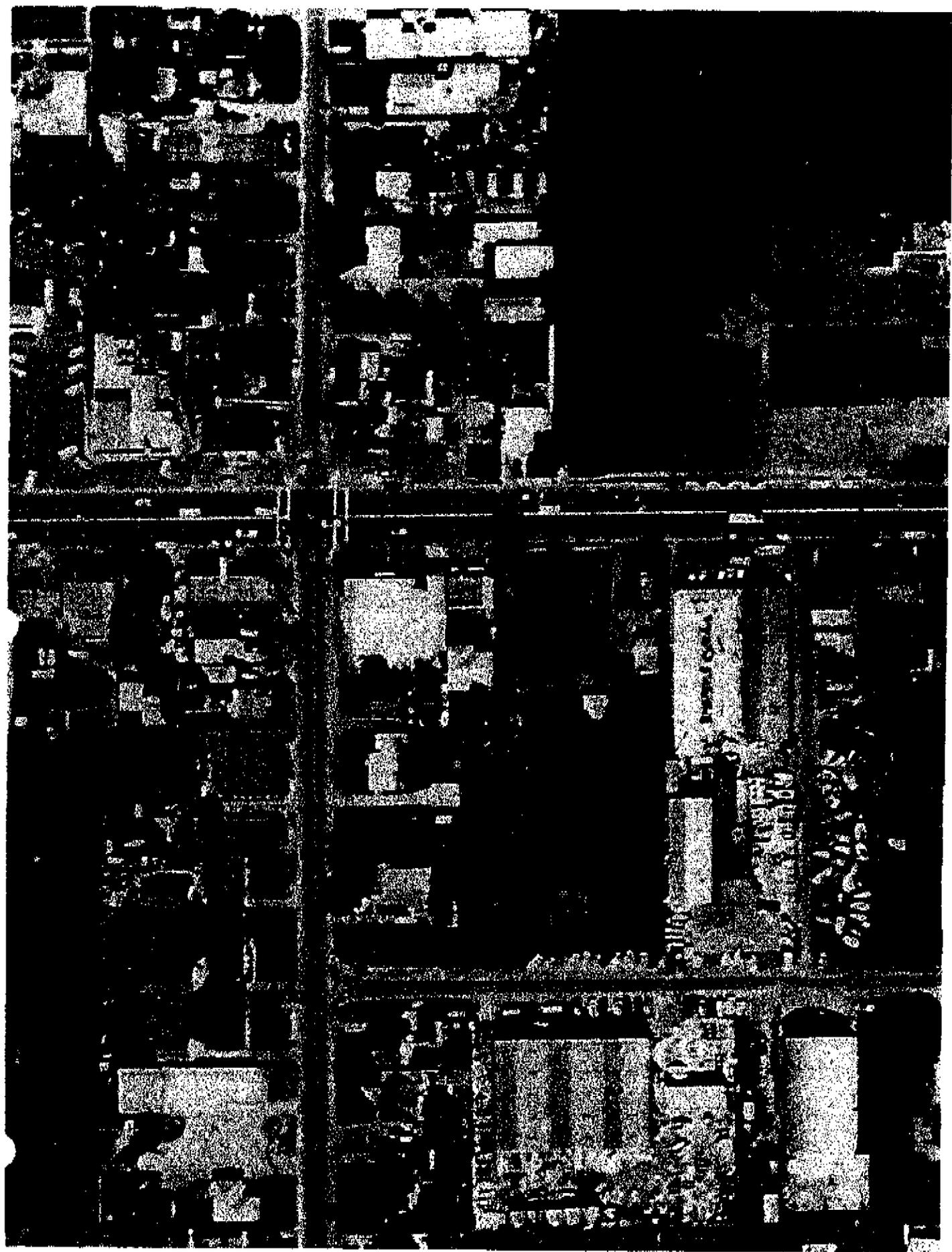
- 12.1 Site Location Map**
- 12.2 Historical Aerial Photographs**
- 12.3 USGS Topographic Map of Site**
- 12.4 Environmental Features**
- 12.5 Building Permits**
 - a. 2089 Harbor Boulevard**
 - b. 2095/99 Harbor Boulevard**
 - c. 511 Hamilton Street**
- 12.6 Randy's Automotive**
 - a. Active Costa Mesa Fire Department Permit**
 - b. Recent Waste Oil Pickup Sheet Sample**
 - c. Recent Parts Cleaner Pickup Sheet Sample**
- 12.7 Vista Site Assessment Plus Report**
- 12.8 Letter from Magnetek**
- 12.9 Certification**
- 12.10 Resume**

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

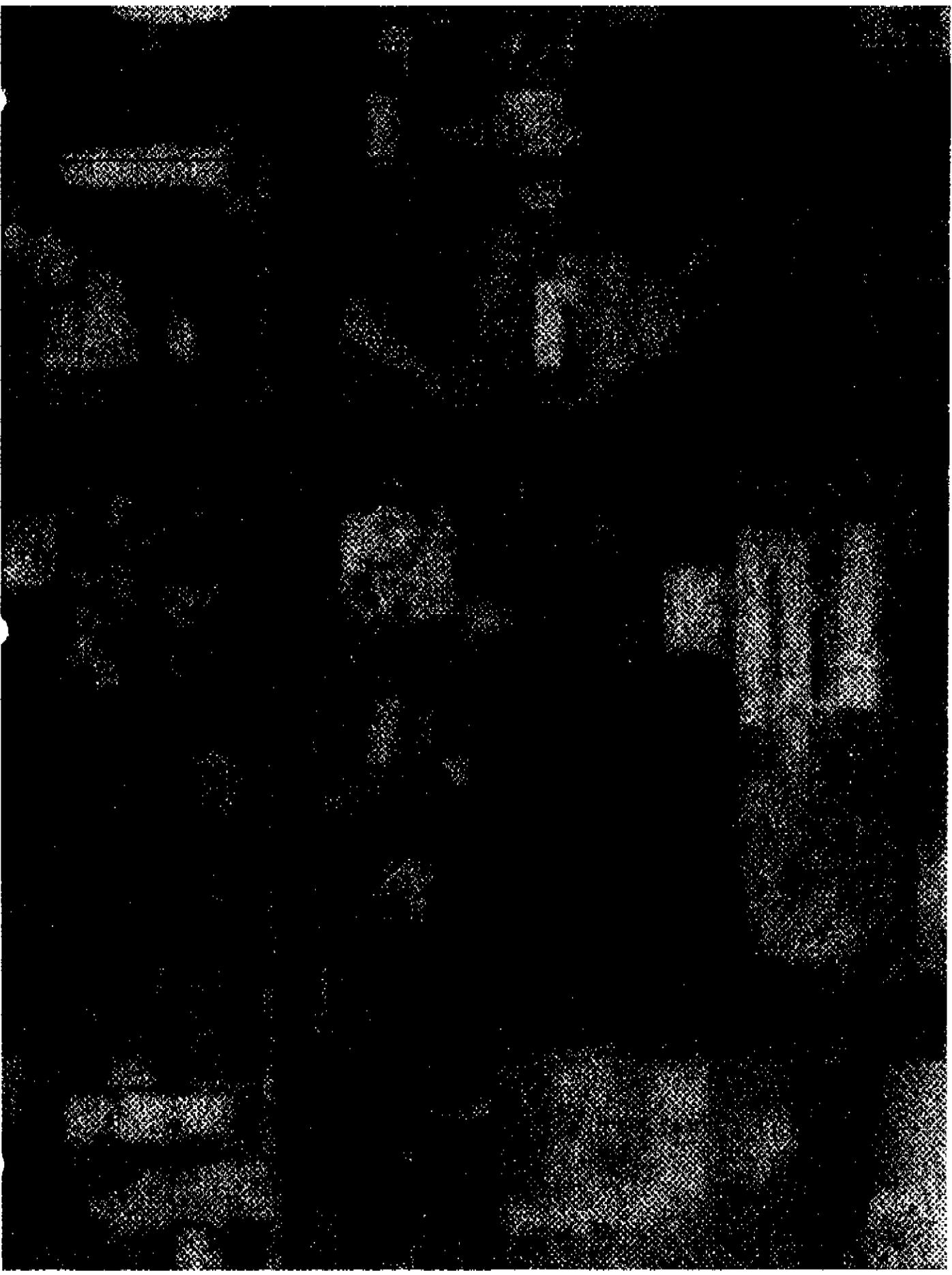
12.1 Site Location Map

12.2 Historical Aerial Photographs

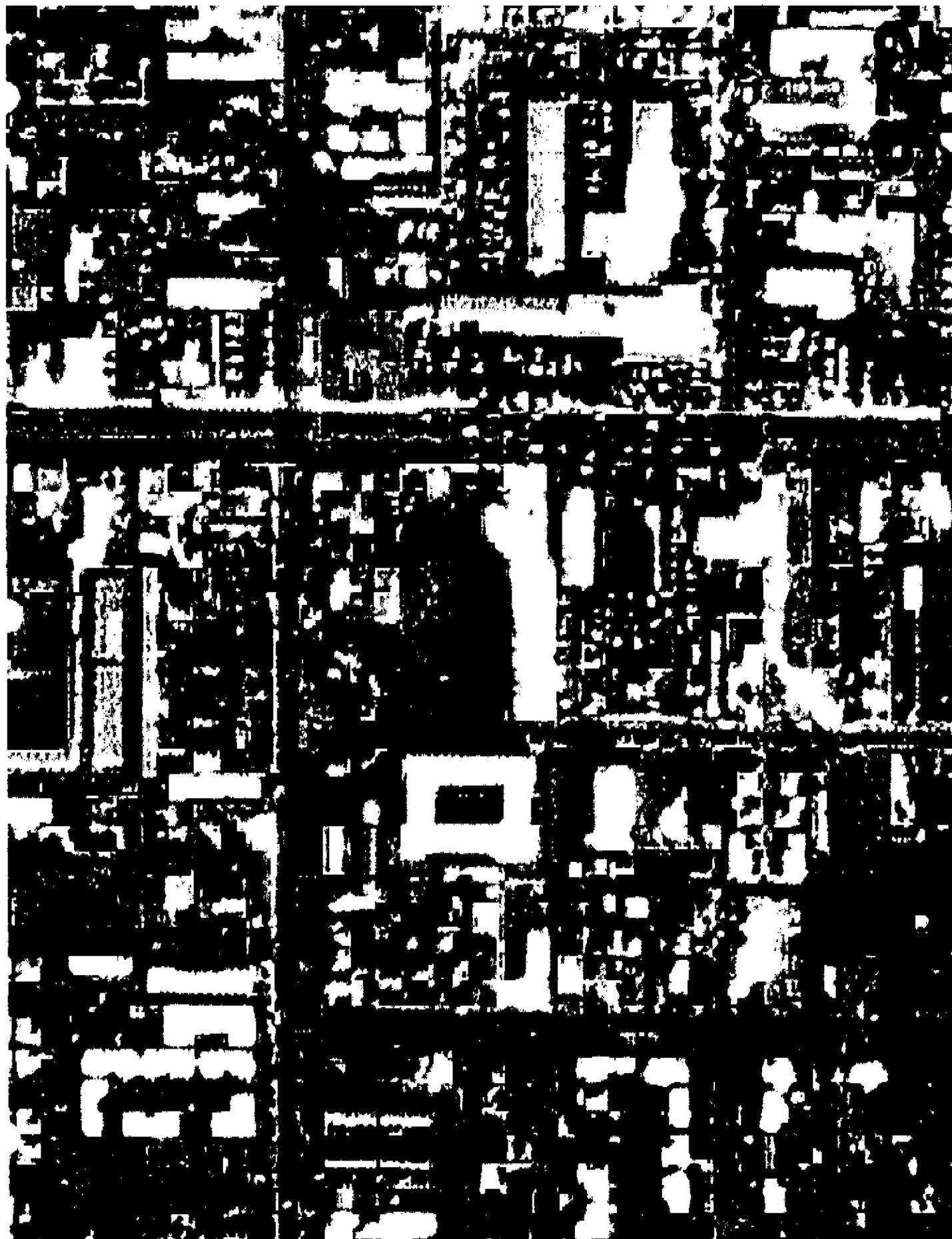


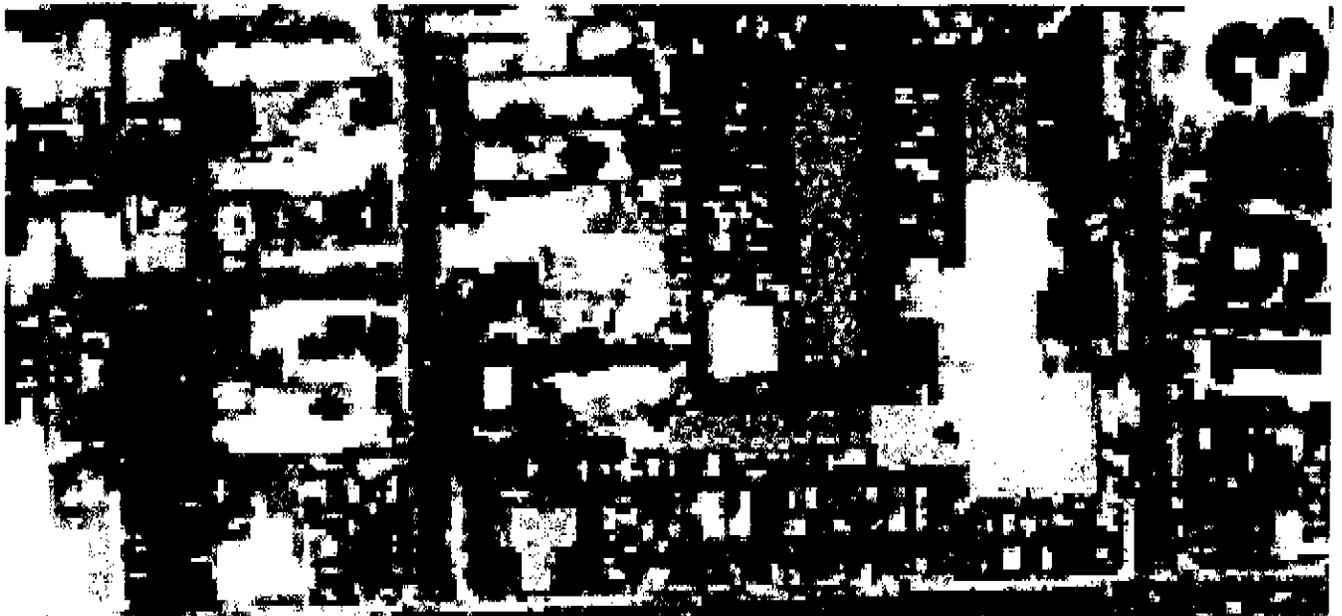






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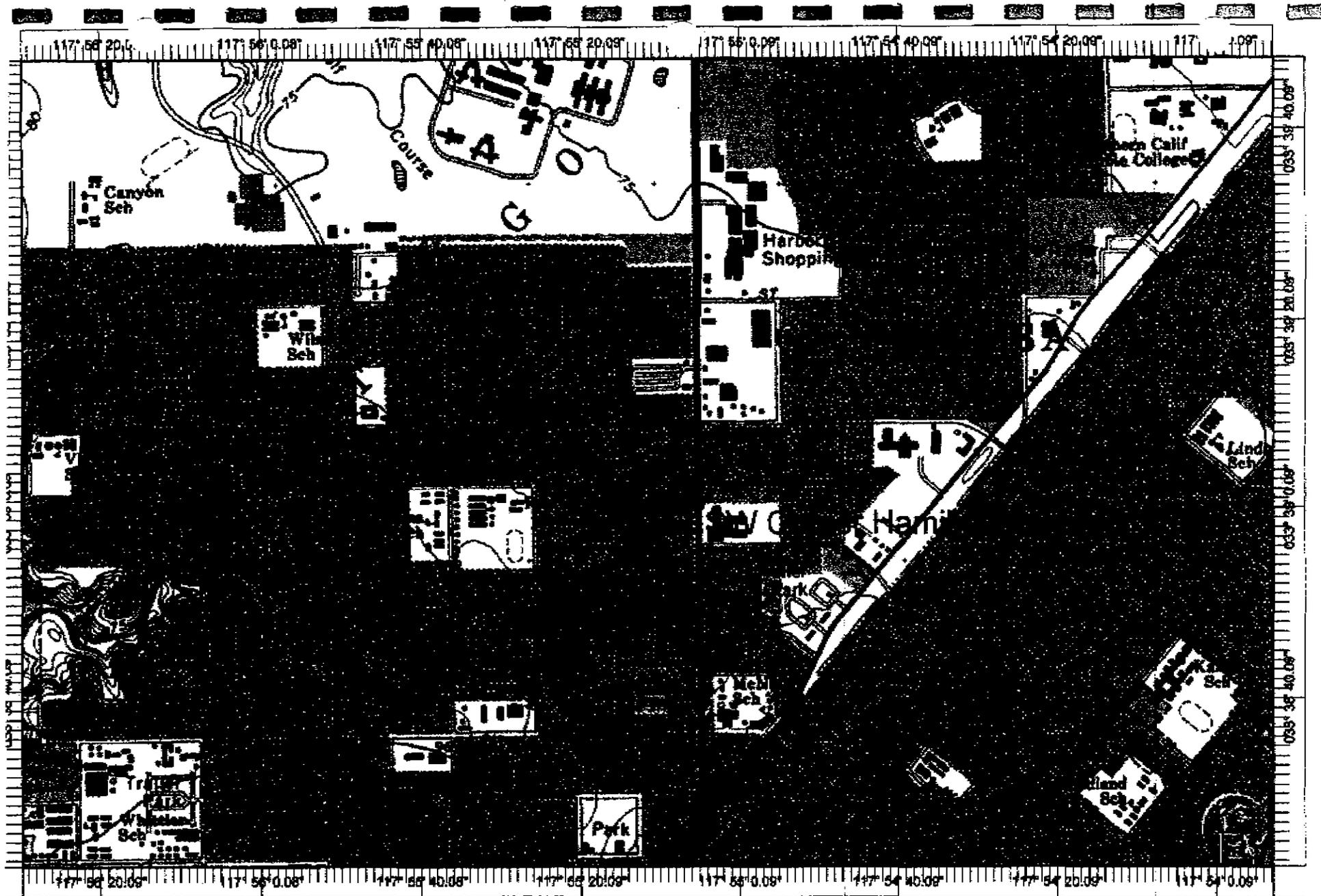






Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.3 USGS Topographic Map of Site



<Default> - 1 Markers, Length = 0 feet SW Corner Hamilton Harbor - 033° 39' 00.7" N, 117° 55' 07.1" W

Name: NEWPORT BEACH
 Date: 1/13/100
 Scale: 1 inch equals 1333 feet

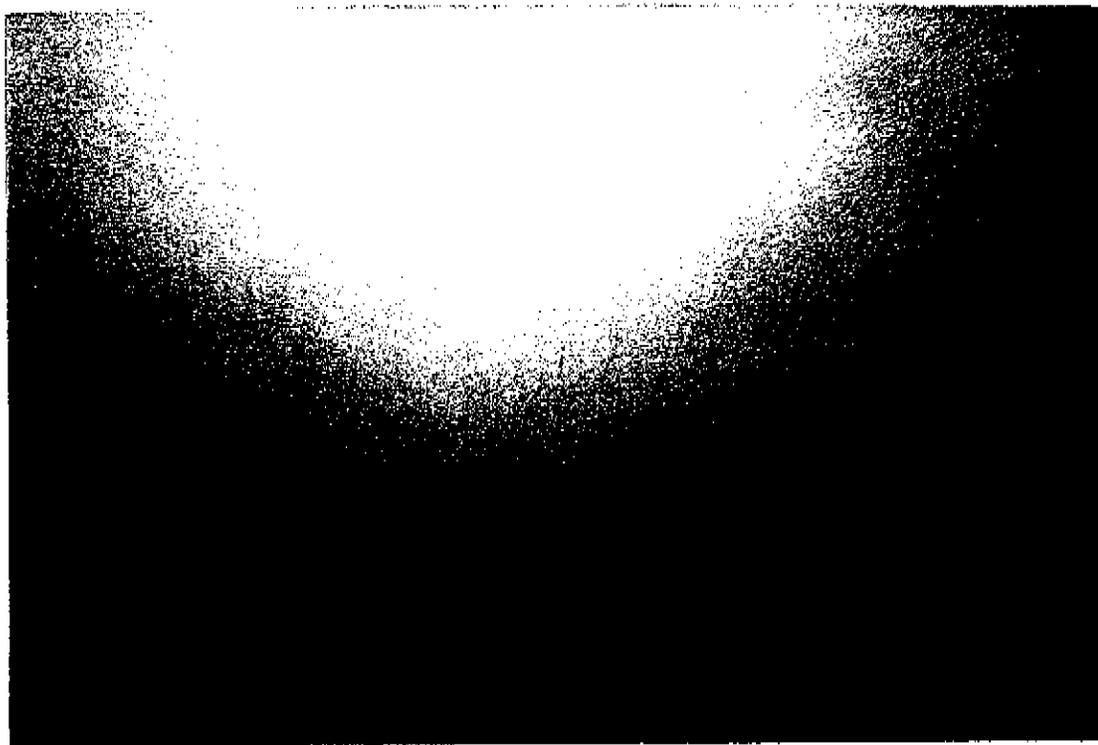
Location: 033° 39' 04.9" N 117° 55' 11.3" W
 Caption: SW Corner Hamilton St Harbor Blvd Costa Mesa, CA 92627
 1965 USGS Map Photo Revised In 1981

12.4 Environmental Features

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627



Area Between Auto Repair Shop at 2089 Harbor Boulevard and House/Office to West



Presumed Friable Asbestos-Containing Ceiling Acoustic in Corridor

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627



Suspected Asbestos-Containing 9" x 9" Floor Tiles



Secured Welding Tanks

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12.5 Building Permits

- a. **2089 Harbor Boulevard**
- b. **2095/99 Harbor Boulevard**
- c. **511 Hamilton Street**

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12.5.a 2089 Harbor Boulevard

COUNTY OF ORANGE
 BUILDING DEPT.
 636 No. Broadway
 Santa Ana, California
 Phone: KI 2-5211

Application for Building Permit AND FOR A Certificate of Use and Occupancy

Permit No. 32327

Date 12-8-50

1. OWNER'S NAME CHARLES W KAISER PHONE: BE. 5440-4
 MAILING ADDRESS 172 Broadway CITY COSTA MESA

Name <u>SELF</u> (Architect or Engineer)	Name <u>SELF</u> (Contractor)
Address _____	Address _____
City _____	City _____
State _____	State _____
Lic. No. _____ Phone _____	Lic. No. _____ Phone _____

PROPOSED USE: AUTOMOTIVE REPAIR

2. JOB LOCATION 2089 HARBOR COSTA MESA
 (House No.) (Name of Street) (Town or School District)
3. LEGAL DESCRIPTION: Lot 20 Block _____ Tract FAIRVIEW FARM
 (Meters and Bounds Description—Use reverse side of form)
4. CORNER LOT () INTERIOR LOT (+) THROUGH LOT () SLOPE OF LOT ()
5. SIZE OF BLDG: 28' x 35' AREA: 980' SIZE OF LOT: 50' x 160' AREA: 8,000 sq. ft.
6. HEIGHT OF BLDG: 14' CEILING HEIGHT: 12' NO. OF STORIES 1
7. NO. FAMILIES _____ Size of Smallest Bedroom: _____ Size of Kitchen: _____
8. EXTERIOR WALL CONSTRUCTION: Stucco INTERIOR WALL COVERING None
 (Frame, Stucco, Etc.) (Plaster-Drywall, Etc.)
9. SETBACKS: Front Yard from Center Line of Street 60'
 Nearest Side Yard 5' Rear Yard 25' Distance in Feet Between Bldgs. on Same Lot 35' to CURB
10. A COMPLETE PLOT PLAN IS REQUIRED, SHOWING ALL STRUCTURES AND USE OF EACH.
11. For (a) Footing: Width 16" Depth in Ground 1' Width of Wall _____
 Accessory Bldgs. and Similar Structures: (b) Size of Studs: 2x4 Spacing 16" "CC Material of Floor CONCRETE
 (c) Size of Floor Joists: SLAB Spacing _____ "CC
 (d) Size of Rafters: 2x12 Spacing 16" "CC
12. VALUATION OF PROPOSED WORK: Including all labor, plumbing, electrical wiring, heating, fire sprinklers, painting and sewage disposal 1,500.00 2,940.00
13. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION IN THIS APPLICATION IS CORRECT AND THAT THE CONSTRUCTION WORK WILL CONFORM TO ALL LAWS OF THE COUNTY OF ORANGE AND THE STATE OF CALIFORNIA APPLICABLE THERETO.

Signed: Charles W Kaiser
 (Owner)

Plans Filed: 12-5-50

By: _____
 (Authorized Agent)

FOR DEPARTMENTAL USE ONLY

FEES:	GROUP	CHECKING BY
Bldg. Permit - \$ <u>200</u>	<u>F</u>	APPLICATION _____ HEALTH _____
Plan Check - \$ <u>200</u>	TYPE <u>T</u>	ZONING _____ FIRE _____
Total - \$ <u>400</u>	DIST. <u>CC2</u>	PLANS AND _____ MARSHAL _____
Receipt No. <u>5267</u>	MAP _____	SPECS _____ STATE _____
Paid to <u>0136</u>	SHEET NO. <u>5</u>	CORRECTIONS _____ ENGINEER _____
Date <u>12-8-50</u>		VERIFIED _____ CAL _____

DATE 12-8-50

PERMIT ISSUED BY
C. W. DONOHUE, COUNTY BUILDING INSPECTOR
[Signature] DEPUTY

HARBOR BLVD. 2079

32337 - 4-11-51	Auto Repair	\$ 2,940.
28670 - 6-21-68	Non-Elec. Wall Sign	75.
39202 - 7-1-75	Elec. NC (fireworks stand)	
40850 - 7-1-76	Elec. NC (fireworks stand)	
44925 - 12-8-78	Elec. NC (Xmas Tree Lot)	
50358 <i>CNCL</i>	Non-elec Projecting	
1.7.83	Sign	20.--

OWNER WARWICK, D. DATE 6-10-68
 JOB ADDRESS 2089 Harbor Blvd. BUILDING PERMIT NO. 28670
 GENERAL CONTRACTOR Owner-Builder DESCRIPTION of WORK Non-Elec. Wall Sign
 AP No. 115-291-35 LOT TRACT FIRE ZONE VALUE \$ 75.00

INSPECTIONS	Signature	Date	GROUP	J	TYPE	Y	ZONE C-2		
							PERMITS ISSUED		
SUBCONTRACTOR							Date	Number	Signature
SOIL									
GAS									
WATER									
ROUGH PLUMBING									
PROP. SWR. LINE <input type="checkbox"/> HOUSE CON. <input type="checkbox"/>									
SPRINKLING SYSTEM									
MISCELLANEOUS									
ROUGH HEATING AND AIR CONDITIONING									
TEMPORARY SERVICE OR POLE									
UNDERGROUND <input type="checkbox"/> POWER <input type="checkbox"/>									
ROUGH WIRING									
TRENCHES <input type="checkbox"/> FORMS <input type="checkbox"/> STEEL REINF. <input type="checkbox"/>									
FLOOR SYSTEM									
BOND BEAM <input type="checkbox"/> STEEL REINFORCE <input type="checkbox"/>									
SHEATHING									
FRAME AND FLASHING									
LATHING - IN <input type="checkbox"/> OUT <input type="checkbox"/>									
PLASTER, BROWN COAT									
STRUCTURAL, FINAL									
HEATING, VENT., REFRIG. AND A.C., FINAL									
PLUMBING, FINAL AND GAS TEST <input type="checkbox"/>									
ELECTRIC, FINAL									
BUILDING, FINAL									
SPECIAL REQUIREMENTS									

6/11/68

OWNER ENRIQUE REYES (Reyes Auto Sales) DATE 7/15/80
 JOB ADDRESS 2089 Harbor Blvd. BUILDING PERMIT NO. 50358
 GENERAL CONTRACTOR Owner-builder DESCRIPTION of WORK Non-elec Projecting Sign
 AP No. 422-091-08, 09 TRACT FIRE ZONE VALUE \$ 20.00

INSPECTIONS	Signature	Date	TYPE	GROUP	ZONE C-1		
					PERMITS ISSUED		
SUBCONTRACTOR					Date	Number	Signature
SOIL							
GAS							
WATER							
ROUGH PLUMBING							
PROP. SWR. LINE <input type="checkbox"/> HOUSE CON. <input type="checkbox"/>							
SPRINKLING SYSTEM							
MISCELLANEOUS							
ROUGH HEATING AND AIR CONDITIONING							
TEMPORARY SERVICE OR POLE							
UNDERGROUND <input type="checkbox"/> POWER <input type="checkbox"/>							
ROUGH WIRING							
TRENCHES <input type="checkbox"/> FORMS <input type="checkbox"/> STEEL REINF. <input type="checkbox"/>							
FLOOR SYSTEM							
BOND BEAM <input type="checkbox"/> STEEL REINFORCE <input type="checkbox"/>							
SHEATHING							
FRAME AND FLASHING							
LATHING - IN <input type="checkbox"/> OUT <input type="checkbox"/>							
PLASTER, BROWN COAT							
STRUCTURAL, FINAL							
HEATING, VENT., REFRIG. AND A.C., FINAL							
PLUMBING, FINAL AND GAS TEST <input type="checkbox"/>							
ELECTRIC, FINAL							
BUILDING, FINAL							
SPECIAL REQUIREMENTS							

EXPIRED
 Incomplete Inspections
 Cancel
 Date 7-83 Sig h/d

1 FT SUN CYCLE^{8 ft}

9" SERVICE & REPAIR^{7.84 ft}

(PAINTED LETTERS)

APPROVED
 City of Costa Mesa Building Dept.
 BY: RF DATE: 10/26/79
 THESE PLANS MUST BE FOR AT ALL TIMES MAKE NO CHANGES WITHOUT PRIOR APPROVAL OF DEPT.
 THE IS NOT TO BE USED FOR ANY OTHER PURPOSES IN THIS CITY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. THE CITY ENGINEER'S OFFICE SHALL BE ADVISED OF ANY CHANGES TO THESE PLANS AND SHALL BE ADVISED OF ANY OTHER CHANGES TO THESE PLANS.
 THE CITY ENGINEER'S OFFICE SHALL BE ADVISED OF ANY CHANGES TO THESE PLANS AND SHALL BE ADVISED OF ANY OTHER CHANGES TO THESE PLANS.

APPROVED
 CITY OF COSTA MESA
 PLANNING DEPT.
 SUBJECT TO BLDG. DEPT. REG.
 BY: (initials) DATE: 10/26/79
 DIRECTOR OF PLANNING

2089 HARBOR

HARBOR

2089 Harbor Blvd

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.5.b 2095/99 Harbor Boulevard

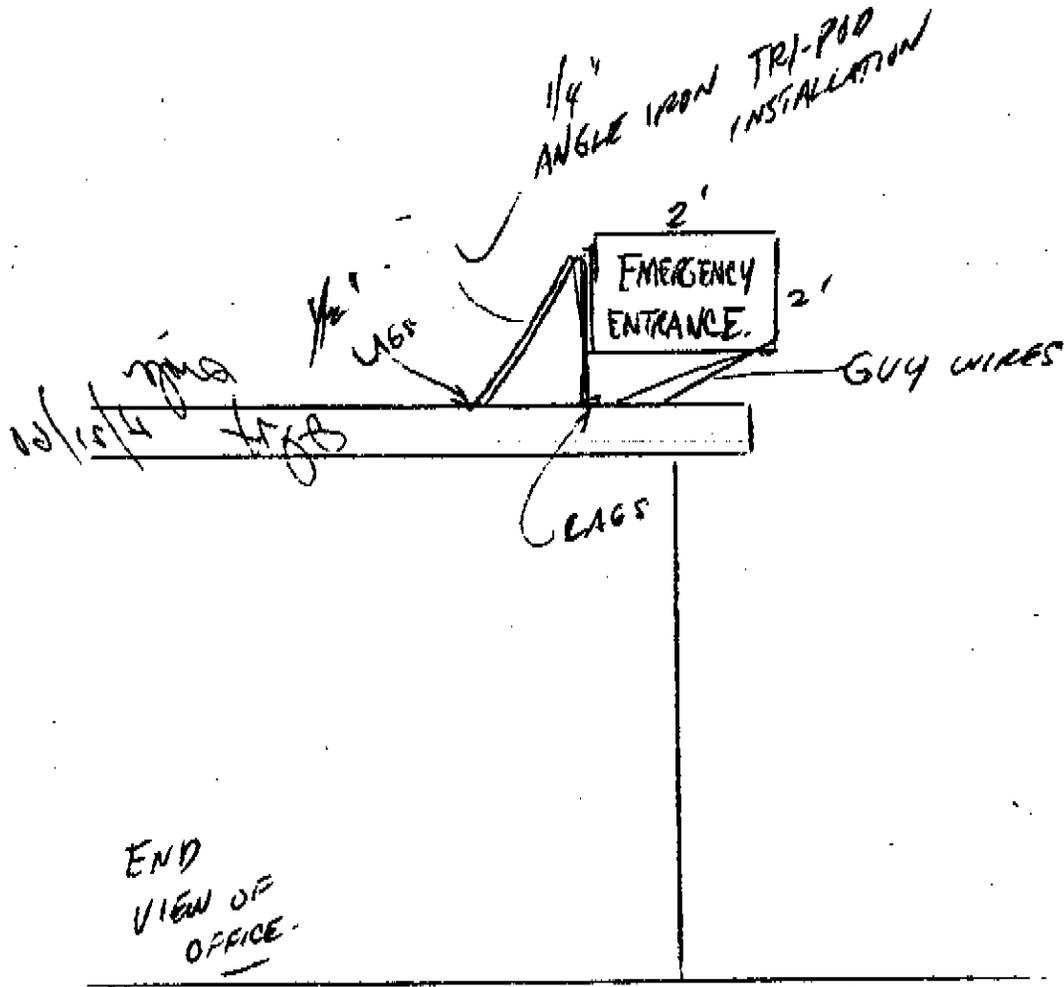
Costa Mesa Building Department
 111 EAST 20th STREET
 COSTA MESA, CALIFORNIA

1590

APPLICATION FOR PERMIT
BUILDING 1

FOR APPLICANT TO FILL IN			
Building Address	Vacant Lot S/W Cor. Hamilton and Harbor, <u>2099 Harbor</u> Costa Mesa, California		
Nearest Cross St.	Hamilton		
Owner	Mrs. Edna M. Davenport		
Mail Address	1752 Plaza Del Norte		
City	Balboa	Tel. No.	
Architect or Engineer		Lic. No.	
Address			
Contractor	Dike & Colegrove	City Lic. No.	2707
Address <u>419 E. 17th St. Costa Mesa</u>			
Legal Description	Lot No.	Block	Tract
(Attach Metes and Bounds)			
Size of Lot	No. of Bldgs. New on Lot		
Use of Existing Bldg.	<u>NONE</u>	No. of Families	No. of Rooms
Setback Line from Center of Street	Rear Yard Side Yard		
DESCRIPTION OF WORK			
New	Alteration	Addition	
Repair	Moving	Demolish	
Building Size	No. of Rooms	Stories	
Exterior Wall Covering	Roof Covering		
Use of New Building			
<u>Temporary 8' x 12' sign</u>			
<u>60' from Harbor, 50' from Hamilton</u>			
I hereby acknowledge that I have read this Application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.			
Signature of Permittee	<u>DIKE AND COLEGROVE</u>		
Authorized Agt.	<u>E.C. Twichell</u>		
Valuation	Permit Fee \$	Plan Check \$	
\$ <u>48.00</u>		<u>1.50</u>	
	Total Fee	\$ <u>1.50</u>	

FOR OFFICE USE ONLY			
Receipt No.	Permit No.		
	<u>1573</u>		
Received by	Date Rec'd.	Date Issued	
		<u>7-25-55</u>	
Building Address	<u>2099 HARBOR</u> Costa Mesa, California		
Nearest Cross St.			
Zone	No. of Plans	Type <input checked="" type="checkbox"/>	Group <u>J</u>
Approved by	Date		
CORRECTIONS			
PAID			
JUL 25 1955			
CITY OF COSTA MESA			
ORIGINAL			
APPROVALS			
Foundation Location Forms, Materials, Under-Pinning	Inspector	Date	
Frame: Fire Stops, Bracing, Bolts			
Lath, Int.			
Lath, Ext.			
Plaster, Int.			
Plaster, Ext.			
Masonry Reinforced			
Bond Beam			
FINAL	<u>E.E.E.</u>	<u>8-2-55</u>	



5933

COSTA MESA BUILDING DEPARTMENT
P.O. BOX 317
COSTA MESA, CALIFORNIA

FEE RECEIVED

FINANCE DEPT. *WV*
CITY OF COSTA MESA
APPLICATION FOR PERMIT
BUILDING

FOR APPLICANT TO FILL IN				FOR OFFICE USE ONLY			
BUILDING ADDRESS <i>2099 HARBOUR BLVD</i>				RECEIPT NO. <i>5923</i>			
COSTA MESA, CALIFORNIA				PERMIT NO. <i>3923</i>			
OWNER <i>DELBERT L WARWICK M.D.</i>				RECEIVED BY <i>[Signature]</i>		DATE RECEIVED <i>10-23-57</i>	
MAIL ADDRESS				DATE ISSUED <i>10-30-57</i>			
CITY		TEL. NO.		BUILDING ADDRESS <i>2099 Harbor</i>		COSTA MESA, CALIFORNIA	
ARCHITECT OR ENGINEER <i>H. E. RILEY AIA</i>		LIC. NO.		FIRE ZONE <i>3</i>			
ADDRESS <i>2610 AVON NEWPORT</i>				ZONING <i>C-2</i>			
CONTRACTOR <i>EDWARD E. MURRISSON</i>				NO. OF PLANS <i>2</i>		TYPE <input checked="" type="checkbox"/> <i>F-2</i>	
ADDRESS <i>1799 NEWPORT C.M.</i>		TEL. NO. <i>118-1034</i>		APPROVED BY <i>[Signature]</i>		DATE <i>10-30-57</i>	
LEGAL DESCRIPTION		LOT NO. <i>20</i>		BLOCK <i>Harbour</i>			
A.P. NO. <i>115-291-01</i>				CORRECTIONS			
SIZE OF LOT <i>100 X 110</i>		NO. OF BLDGS. NOW ON LOT <i>NONE</i>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>APPROVED</p> <p>CITY OF COSTA MESA</p> <p>PERMIT DEPT.</p> <p>SUBJECT TO LEG. DEPT. REG.</p> </div>			
USE OF EXISTING BLDG. <i>MEDICAL CENTER</i>							
REAR YARD <i>41</i>							
SIDE YARD		RIGHT <i>10'</i>		LEFT <i>19'</i>		BY <i>W.L.D.</i> DATE <i>10-23-57</i>	
DESCRIPTION OF WORK							
NEW <input checked="" type="checkbox"/>		ALTERATION		ADDITION			
REPAIR		MOVING		DEMOLISH			
BUILDING SIZE <i>45'10" X 76'10"</i>		NO. OF ROOMS <i>17</i>		STORIES <i>1</i>			
EXTERIOR WALL COVERING <i>STEEL</i>		ROOF COVERING <i>COMP.</i>					
USE OF NEW BUILDING <i>MEDICAL CENTER</i>				<i>3299 D'@</i>			
<i>(10/28 D. WARWICK - ORIGINAL & OTHER)</i>							
<i>(M. TRAIL ON MAPS, ONE TRAIL WITH)</i>							
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.				VALUATION <i>\$13,995^{1/2}</i>		PERMIT FEE \$ <i>32</i>	
SIGNATURE OF PERMITTEE						PLAN CHECK \$ <i>16</i>	
<i>Edward E. Murriesson</i>						TOTAL FEE \$ <i>48</i>	
AUTHORIZED AGENT							

COSTA MESA BUILDING DEPARTMENT
111 East 20th Street
Costa Mesa, California

No. 332 B

Date 4-29-58

CITY OF COSTA MESA

CERTIFICATE OF OCCUPANCY (12025)

Building Permit No. 5725 Electrical Permit No. 5701 Plumbing Permit No. 12312

Use of Building Medical Office

The building located at 2099 Harbor Blvd. C.M. Cd.

No Room shall be used for Surgical operating
purpose. Lot AP 115-291-01 Tract FAIRVIEW FARMS

(See reverse side for Metes and Bounds)

has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto for a Group F-2 Occupancy.

ISSUED TO:

Delbert L. Warwick M.D.
(Owner of Building)

A. J. VOLZ
City Building Official
By M. Birmingham

CC: Original—Owner 1st copy—Gas Co. 2nd copy—Edison Co. 3rd copy—File

lding
ilton

13183

COSTA MESA BUILDING SAFETY DEPARTMENT
P. O. BOX 317 COSTA MESA, CALIFORNIA

FEE RECEIVED

FINANCE DEPT.

CITY OF COSTA MESA
BUILDING

For Applicant to Fill In Completely
TYPE OR PRINT

For Office Use Only

BUILDING ADDRESS <u>3095 KAESCH BLVD</u> COSTA MESA, CALIFORNIA		
OWNER <u>DELBERT L. WAAGNIS M.D.</u>		
MAIL ADDRESS		
CITY <u>COSTA MESA</u>	TEL. NO.	
ARCHITECT OR ENGINEER <u>SCHWABER-DERRALO</u> TEL. NO. <u>441-1100</u>		
ADDRESS <u>2573 LEWIS BLVD</u>		
CONTRACTOR <u>EDWARD E. HARRISON</u>		
ADDRESS <u>332 32nd St</u>		
CITY <u>WOODBRIDGE</u>	TEL. NO.	
STATE LIC. NO. <u>1514758-1</u>	TEL. NO. <u>09-3-5535</u>	
SIZE OF LOT <u>14 1/2 x 110</u>	NO. OF BLDGS. NOW ON LOT	
USE OF EXISTING BLDG. <u>MEDICAL BUILDING</u>		
SETBACK LINE FROM CENTER OF STREET <u>60</u>	REAR YARD <u>5'</u>	
SIDE YARD LEFT <u>5'</u>	RIGHT <u>5'</u>	
DESCRIPTION OF WORK		
NEW	ALTERATION	ADDITION <input checked="" type="checkbox"/>
REPAIR	MOVING	DEMOLISH
BUILDING SIZE <u>40' x 4'</u>	NO. OF ROOMS <u>2</u>	STORIES <u>2</u>
EXTERIOR WALL COVERING <u>Stucco</u>	ROOF COVERING <u>CONC.</u>	
USE OF BUILDING AND WORK TO BE PERFORMED <u>add TO MEDICAL BUILDING</u>		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		
SIGNATURE OF PERMITTEE <u>Delbert L. Waagnis</u>		
AUTHORIZED AGENT		

RECEIVED BY <u>OC</u>	RECEIPT NO.	PERMIT NO. <u>17183</u>
DATE RECEIVED <u>10-24-60</u>		DATE ISSUED <u>11-16-60</u>
BUILDING ADDRESS COSTA MESA, CALIFORNIA		
FIRE ZONE	TYPE <u>V</u>	GROUP <u>F7</u>
APPROVED BY <u>J. H. [Signature]</u> DATE <u>11/15/60</u>		
ZONING <u>res. 2</u>		
ZONE <u>R-2</u>	NO. OF PLANS <u>2</u>	USE OF NEW BUILDING <u>residential</u>
LEGAL DESCRIPTION <u>Plat 29 Bldg</u>		
A. P. NO. <u>115-24-55-64</u>		
YARDS APPROVED (CENTER LINE BY.)		
FRONT	<u>60 FT. 1/2 - Harbor</u>	
R. SIDE	<u>att. to 1 ft. IN.</u>	
L. SIDE	<u>1 FT. 16 1/2 IN.</u>	
REAR	<u>58 FT. 4 IN.</u>	
APPROVED BY <u>W. D. [Signature]</u>	DATE <u>10-25-60</u>	
<u>off-site parking approval by comm. 10-24-60. Letter on file.</u>		
<u>OLD FOR SPEC. REQUIREMENTS</u>		
<u>Parking Lot Layout.</u>		
THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY.		
VALUATION <u>24,900⁰⁰</u>	PERMIT FEE	\$ <u>44-</u>
	PLAN CHECK	\$ <u>22-</u>
	TOTAL FEE	\$ <u>66-</u>

FORM #18

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.5.c 511 Hamilton Street

HAMILTON STREET

511

11 47519 (County) 6-3-53	Utility Bldg.	\$780.00
2392 - 6-28-56	Sign	50.00
14519 - 7-29-58	Plbg. NC (W.H.)	
15339 - 7-11-61	Elec. NC (Outlets)	
15097 - 12-18-61	Non-Elec. FenceSign	101.00
18499 - 1-30-53	Elec. RoofSign	200.00
43644 - 9-26-78	NonElec. CanopySign	300.00

BUILDING DEPARTMENT
North Broadway
ANA, CALIFORNIA

APPLICATION FOR PERMIT
BUILDING
FOR OFFICE USE ONLY

1

RECEIPT NO. _____ PERMIT NO. 17519

All Applications Must be Filled Out by Applicant

Application No. 2392 **DEPARTMENT OF BUILDINGS** Permit No. 2365

APPLICATION FOR THE ERECTION OF SIGNS

To the Building Official of the City of Costa Mesa, Calif.

Application is hereby made for the erection alteration removal of an advertising structure in accordance with information herein set forth (Check square what is to be done).

(Use Ink or Indelible Pencil)

Lot _____ Block _____ Tract _____ Application No. _____

Owner's Name Lawrence H. Ewen Owner's Address _____

Contractor's Firm Name Mesa Radio-Television State License No. _____

Contractor's Address 511 Hamilton St. C.M. City License No. _____

Number 511 Hamilton LOCATION Street Valuation 5000

Sketch showing location of proposed sign on back side of this sheet. Plans and other data must also be filed.

DESCRIPTION OF SIGN

Size of Sign 4 1/2' ft. Height 2' Ft. Height above Grade 15' 4" Ft.

State location of other signs on building _____ Thickness _____ in. Weight _____ lbs. including Electrical Transformers, Etc.

The undersigned hereby agrees to construct the advertising structure in strict accordance with the provisions of Ordinance 95, Section 39 of the Electrical Ordinance of Costa Mesa, and all amendments thereto.

ALL APPLICATIONS MUST BE FILLED OUT BY THE APPLICANT. INSPECTION MUST BE CALLED FOR UPON COMPLETION.

Sign Here Lawrence H. Ewen

By Owner

FOR DEPARTMENT USE ONLY

Permit No. <u>2365</u>	Fee <u>200</u>	Plans checked and found to conform to Ordinances, State Law, Etc. <u>A. J. [Signature]</u>	Date Permit Issued <u>2-16-56</u>
---------------------------	-------------------	---	--------------------------------------

ORANGE COUNTY BUILDING DEPARTMENT
 636 North Broadway
 SANTA ANA, CALIFORNIA

APPLICATION FOR PERMIT
BUILDING

1

FOR APPLICANT TO FILL IN 40

BUILDING ADDRESS 511 W HAMILTON
 SCHOOL DIST. OR TOWN Costa Mesa
 NEAREST CROSS ST. HARBOR - BLVD

OWNER LAWRENCE H EWEN
 MAIL ADDRESS 511 W HAMILTON
 CITY COSTA MESA TEL. NO. —
 ARCHITECT OR ENGINEER — LIC. NO. —

ADDRESS —

CONTRACTOR JOHN DOOD LIC. NO. 103-877
 ADDRESS 1870-ORIZABA AVE LONG BEACH

LEGAL DESCRIPTION	LOT NO.	BLOCK	TRACT
(ATTACH METES & BOUNDS) <u>attached</u>			
SIZE OF LOT <u>100' x 50' x 146'</u>	NO. OF BLDG. NOW ON LOT		<u>2</u>
USE OF EXISTING BLDG. <u>HOUSE GAR</u>	NO. OF FAMILIES <u>1</u>	NO. OF ROOMS <u>5</u>	
SETRBACK LINE FROM: CENTER OF STREET <u>100'</u>	REAR YARD SIDE YARD <u>7' 10'</u>		

DESCRIPTION OF WORK

NEW	<input checked="" type="checkbox"/>	ALTERATION	<input type="checkbox"/>	ADDITION	<input type="checkbox"/>
REPAIR	<input type="checkbox"/>	MOVING	<input type="checkbox"/>	DEMOLISH	<input type="checkbox"/>
BUILDING SIZE	<u>19.6-820</u>	NO. OF ROOMS	<u>1</u>	STORIES	<u>1</u>
EXTERIOR WALL COVERING	<u>STUCCO</u>	ROOF COVERING	<u>CONCRETE</u>		
USE OF NEW BUILDING	<u>UTILITY BLDG</u>				

390 #1

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE John Dood
 AUTHORIZED AGT. John C Dood

PERMIT NO. 47519

PERMIT FEE \$ 47.
 TOTAL FEE \$ 5.

FOR OFFICE USE ONLY

RECEIPT NO. <u>4427</u>	PERMIT NO. <u>47519</u>
RECEIVED BY <u>CHW</u>	DATE REC'D. <u>5/25/53</u>
	DATE ISSUED <u>5/25/53</u>

BUILDING ADDRESS 511 W Hamilton
 SCHOOL DIST. OR TOWN Costa Mesa
 NEAREST CROSS ST. Harbor

ZONE RC-1 NO. OF PLANS 1 TYPE 1 GROUP 115

APPROVED BY CHW DATE 5/25/53

CORRECTIONS:

Approved Plans Call
for 6' Between Existing
House & New Bldg
more timber etc &
Proceed drawings
attached OK
RND 5-27-53

ORIGINAL

NO CALLS IN OVER YEAR
B -

APPROVALS

FOUNDATION, LOCATION FORMS, MATERIALS, UNDER-PINNING	INSPECTOR <u>RND</u>	DATE <u>5-27-53</u>
FRAME, FIRE STOPS, BRACING, BOLTS	<u>RND</u>	<u>6-2-53</u>
LATH, INT.		
LATH, EXT.	<u>RND</u>	<u>6-2-53</u>
PLASTER, INT.		
PLASTER, EXT.		
MASONRY REINFORCED		
BOND BEAM		
FINAL		

CITY OF COSTA MESA
Building Safety Department

*also signs
R. H. Clark*

18499

Application for permit for the fabrication and erection of signs, advertising signs or devices.

LOCATION

Building Site Address: 511 HAMILTON ST.

Name of Lessee: T.E. HUBBARD Phone: _____

Contractor: HARBOR NEON Co. State License No. 191433

Address: 2072 PLACENTIA City: Costa Mesa Phone: MI. 6-3304

Architect or Engineer: _____ State License No. _____

Address: _____ City: _____ Phone: _____

DESCRIPTION

Description of awning, advertising sign, or device:

Signings canvas metal Width: _____ ft. _____ in. Length: _____ ft. _____ in.

Ground Sign Projection Sign Roof Sign Wall Sign Metal Letter Sign

Banner Canvas Sign Gas Tube Electric Sign (Sub-section 1.44, Ordinance 313)

Combination Sign Special Device (other) Explain: _____

Two copies of plans and specifications shall be submitted with application for permit for each sign. Plot on plan sheets proposed location of sign and locations of all other signs at site. Minimum size sheets must be 18" by 24" and non-erasable.

Within the 10-foot area of front property line, owner is to sign written agreement with the City.

Size of Sign - Thickness: _____ ft. 6 in. Height: 5 ft. _____ in. Length: 4 ft. _____ in.

Weight: 100 lbs. Height above grade: 17 ft. _____ in. Projection: None ft. _____ in.

I, the undersigned hereby agrees to fabricate and erect awning or advertising structure within the intent and meaning and in strict accordance with the provisions of Ordinance 95, Ordinance 313 (Electrical Ordinance of the City of Costa Mesa), and all amendments thereto.

ALL APPLICATIONS MUST BE FILLED OUT BY THE APPLICANT. ALL FOOTING, FRAMING AND ELECTRICAL CONNECTIONS SHALL BE CALLED.

Signature of Permittee: Harbor Neon Co.

Authorized Agent: Jean H. Clark

The amount shown under Valuation is for the purpose of establishing a permit fee only.

VALUATION	Permit Fee	\$ <u>3-</u>
	Plan Check	\$ <u>-</u>
	Total Fee	\$ <u>3-</u>

by: k Date: 12-14-62 Valuation: 200⁰⁰

FEE RECEIVED
DEC 19 1962
FINANCE DEPT.
CITY OF COSTA MESA

FOR OFFICE USE ONLY

Date Issued: 1-4-63 Permit No. 18499

Fire Zone: _____ Type: _____ Group: _____

Approved by: _____ Date: 12-10-62

ZONING

Zone: C-2 Use of Bldgs: not sign

A. P. No.: 115-201-64

Bldg. Site Address: 511 Hamilton

Legal Owner: Delbert Hubbard

Address: 2095 Hamilton Blvd

City: Costa Mesa Phone: _____

Yards Approved:

Large Sign in excess of 8 sq. ft. Setback from center line of street to front property line: sf ft. _____ in.

From property line to edge of sign: sf ft. _____ in.

Side Yard Setbacks:

Left Side: sf ft. _____ in.

Right Side: sf ft. _____ in.

Building Line Setback from center line of street: sf ft. _____ in.

Area of Sign: 20 ft. _____ in.

Height above Grade: 12 ft. _____ in.

Projection: _____ ft. _____ in.

Awning Size—Width: _____ ft. _____ in.

Length: _____ ft. _____ in.

Awning Height above Grade: _____ ft. _____ in.

Projection: _____ ft. _____ in.

Location and size approved by: WLD

Date: 12-19-62

S- [arrow]

00688

SIGN PERMIT

Planning & Building Safety Departments

Type of Sign: Community

Electric Non-Electric

Building Site Address: 511 HAMILTON ST. COSTA MESA, CALIF. Phone: 548-2878

Name of Lessee: COSTA MESA CENTER-PACE Phone: 548-2878

Contractor: Owner-Blw. City License No. _____

Address: _____ City: _____ Zip: _____

Legal Owner of Sign: COSTA MESA CENTER-PACE Phone: 548-2878

Address: 511 HAMILTON ST. City: COSTA MESA Zip: 92622

Descriptions

Ground Canopy Non-Illuminated

Wall Attraction Board Directly lighted

Roof Advertising Signatory Indirectly lighted

Projecting Other _____

Construction Tract Sign (Security & Right of Entry Agreement)

Conspicuous Special Event (Request form submitted)

Super-Graphic Change of Copy (amortization)

Programs

Planned Signage Shopping Center/Integrated Dev. Variance _____

C.U.P. No. _____ By Owner/ot by City

(Date letter sent _____) Minor Variance _____

All applications must be filled out by the Applicant, all feeings, framing, electrical and final inspections shall be called. (FH) 526-5773

Signature of Permittee: Aracela Hubbard Planning fee: 172.00

Authorized Agent: _____ Building fee: 5.00

Received by: _____ Date: 2-11-77 Non-Change fee: 50.00

Signature (Blkg. Staff): _____ Total Fee: \$ 272.00

Date: _____ Date Applied: 2/11/77

Signature (Permitting Staff): _____

CMF 9084-26 Whits - Blodding Green - Cartman; Canary - Pionera Pink - Finca; Robinson - Assessor

Order No.	15-2878	City	COSTA MESA
Project No.	511 HAMILTON ST.	State	CALIF.
Contractor	Owner-Blw.	County	ORANGE
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.
Legal Owner	COSTA MESA CENTER-PACE	City	COSTA MESA
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.
Project Description	[Illegible]		
Project No.	511 HAMILTON ST.	City	COSTA MESA
Contractor	Owner-Blw.	City	COSTA MESA
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.
Legal Owner	COSTA MESA CENTER-PACE	City	COSTA MESA
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.
Project Description	[Illegible]		
Project No.	511 HAMILTON ST.	City	COSTA MESA
Contractor	Owner-Blw.	City	COSTA MESA
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.
Legal Owner	COSTA MESA CENTER-PACE	City	COSTA MESA
Address	511 HAMILTON ST.	City	COSTA MESA
City	COSTA MESA	Zip	92622
Phone	548-2878	State	CALIF.

- 12.6 **Randy's Automotive**
- a. **Active Costa Mesa Fire Department Permit**
 - b. **Recent Waste Oil Pickup Sheet Sample**
 - c. **Recent Parts Cleaner Pickup Sheet Sample**

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.6.a Active Costa Mesa Fire Department Permit



CITY OF COSTA MESA

CALIFORNIA 92626-1200

P.O. BOX 1200

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

COSTA MESA FIRE DEPARTMENT UNIFORM FIRE CODE PERMIT

RANDYS AUTO
2089 HARBOR BD
Costa Mesa CA. 92627

Issue Date	09/29/1998
Expiration Date	03/31/2000

Business Address: 2089 HARBOR BD

Permit Description:

TO OPERATE A REPAIR GARAGE AND TO STORE, HANDLE, & USE
COMBUSTIBLE LIQUIDS IN ACCORDANCE WITH ARTICLES 29 & 79 OF THE
UNIFORM FIRE CODE, 1994 EDITION.

SEE HAZARDOUS MATERIALS DISCLOSURE FOR AMOUNTS.

Issued by:
Station: 4
Shift: A

This permit must be posted conspicuously on
the designated premises or equipment. It is
not transferable. For renewal, contact the
Fire Prevention Bureau at (714) 754-5128.

Signature: Eui Johnson

Date: 9-25-98



CITY OF COSTA MESA

CALIFORNIA 92626-1200

P.O. BOX 1200

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

COSTA MESA FIRE DEPARTMENT UNIFORM FIRE CODE PERMIT

RANDYS AUTO
2089 HARBOR BD
Costa Mesa CA. 92627

Issue Date	09/30/97
Expiration Date	09/29/98

Business Address: 2089 HARBOR BD

Permit Description:

TO OPERATE A REPAIR GARAGE AND TO STORE, HANDLE, & USE
COMBUSTIBLE LIQUIDS IN ACCORDANCE WITH ARTICLES 29 & 79 OF THE
UNIFORM FIRE CODE, 1994 EDITION.

SEE HAZARDOUS MATERIALS DISCLOSURE FOR AMOUNTS.

Issued by:
Station: 4
Shift: A

This permit must be posted conspicuously on the designated premises or equipment. It is not transferable. For renewal, contact the Fire Prevention Bureau at (714) 754-5128.

Signature: *William Kerhan*

Date: 11-6-97

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.6.b Recent Waste Oil Pickup Sheet Sample

JACK STONE

STATE REG. #145 DRAINAGE OIL SERVICE EPA CAD080075086
3424 MYRTLE AVENUE
LONG BEACH, CA 90807
(562) 427-7216 (888) 428-5645

OK 2033 P.O. # 2033 DATE 11-1 1999

NAME RANDY'S AUTOMOTIVE

STREET 7089 HARBOR

CITY COSTA MESA CA 92627

TELEPHONE # _____

GENERATOR TYPE _____

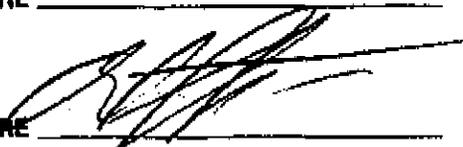
LUBE	IND	TOTAL GAL	AMOUNT
140			42 8

WASTE PETROLEUM OIL COMBUSTIBLE LIQUID N.O.S. NA 1270 PGIII

MANIFEST # 99578081

**PLEASE PAY ON THIS INVOICE/STATEMENT (NET. 30 DAYS)
MAKE CHECK PAYABLE TO JACK STONE**

GENERATOR SIGNATURE _____

DRIVER SIGNATURE  _____

OIL DESIGNATED TO:
Industrial Service Oil Co. No 62217
1700 S. Soto
Los Angeles, CA 90023
EPA CAD 099452708

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.6.c Recent Parts Cleaner Pickup Sheet Sample



INVOICE 10129

PLEASE PAY FROM THIS INVOICE.
NO STATEMENT WILL BE SENT

MAIL PAYMENTS TO:
RITE CHOICE I
4940 Jackson Street
Denver, CO 80216

1-800-660-8201
Fax (303) 388-4079

MAIL PAYMENTS TO:
RITE CHOICE II
P.O. BOX 58500
L.A. CALIF. 90058-0500

DATE <i>1/29/99</i>	INV. #
MANIFEST # <i>905-127</i>	RECV. BY & TERRITORY
TRANSPORTER EPA # <i>1100112472</i>	MAP
DRIVER/ROUTE SPECIALIST <i>Fernando</i>	CHAIN CODE

Randy S. Adams
2089 Harbor Blvd.
Costa Mesa, CA 92627

GENERATOR PHONE # <i>714 631 6555</i>	ACCOUNT # <i>714 631 6555</i>	GENERATOR'S EPA #	GENERATOR STATE ID #	CUSTOMER P.O. #	TAX EXEMPTION #
--	----------------------------------	-------------------	----------------------	-----------------	-----------------

ITEM / DESCRIPTION	UNIT	UNIT PRICE	TAX	AMOUNT DUE
10,000 /SETUP FEE				
<i>20 GAL (O.O.M)</i>	<i>1</i>	<i>95.⁰⁰</i>		<i>95.⁰⁰</i>

PAYMENT RECEIVED	AMOUNT <i>95.⁰⁰</i>	CK # <i>2146</i>	CASH <input type="checkbox"/>	APPLY PAYMENT TO <input checked="" type="checkbox"/> THIS INVOICE <input type="checkbox"/> PREVIOUS INVOICE	TOTAL SERVICE	<i>95.⁰⁰</i>
------------------	-----------------------------------	------------------	-------------------------------	--	---------------	-------------------------

US DOT Description (including Driver Service Name, Hazard Class, and ID Number)	CONTAINERS No.	TYPE	TOTAL QUANTITY	UNIT Wt/Vol.	CONTAINER SIZE	Quantity that amount of units is permitted within the following categories.
<i>NON-ACRYL Hazardous Liquid waste H.C.S (oil + water)</i>	<i>001</i>	<i>1</i>	<i>001</i>		<i>30</i>	0 TO 220 LBS PER MONTH INITIALS
	<i>1</i>	<i>1</i>	<i>1</i>			220 TO 2200 LBS PER MONTH INITIALS
	<i>1</i>	<i>1</i>	<i>1</i>		<i>30</i>	OVER 2200 LBS PER MONTH INITIALS

DESIGNATED FACILITY: *PAID #9146.*

ALTERNATE DESIGNATED FACILITY:

PRODUCT SALES					
ITEM/DESCRIPTION	B/O	UNITS	UNIT PRICE	TAX	AMOUNT DUE

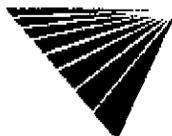
COMMENTS:	THIS IS TO CERTIFY THAT THE ABOVE NAMED MATERIALS ARE PROPERLY CLASSIFIED, DESCRIBED, PACKAGED, MARKED & LABELED, AND ARE IN PROPER CONDITION FOR TRANSPORTATION ACCORDING TO APPLICABLE REGULATIONS OF ALL GOVERNMENT AGENCIES.	TOTAL PRODUCTS SALE	
		TOTAL SERVICE SALE	

12.7 Vista Site Assessment Plus Report

SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: DE99125 2089 Harbor Blvd. Costa Mesa, CA 92627 Latitude/Longitude: (33.650500, 117.918393)	Steve Webster S & S Commercial Env. Svcs LL 13520 Amber Road Chino, CA 91710

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	1	0	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO LUST Leaking Underground Storage Tanks	10	1	16	-
STATE/ REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE DEED RSTR Sites with deed restrictions	0	0	0	-
STATE CORTESE State index of properties with hazardous waste	3	0	7	-
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	-
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	-
C) Databases searched to 1/4 mile:				
US EPA RCRA Viol RCRA violations/enforcement actions	1	0	-	-
US EPA TRIS Toxic Release Inventory database	0	0	-	-
STATE UST/AST Registered underground or aboveground storage tanks	8	0	-	-
D) Databases searched to 1/8 mile:				
US EPA ERNS Emergency Response Notification System of spills	0	-	-	-
US EPA GNRTR RCRA registered small or large generators of hazardous waste	10	-	-	-
STATE SPILLS State spills list	0	-	-	-



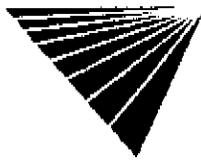
For more information call VISTA Information Solutions, Inc. at 1-800-767-0403.

Report ID: 459301001

Version 2.6.1

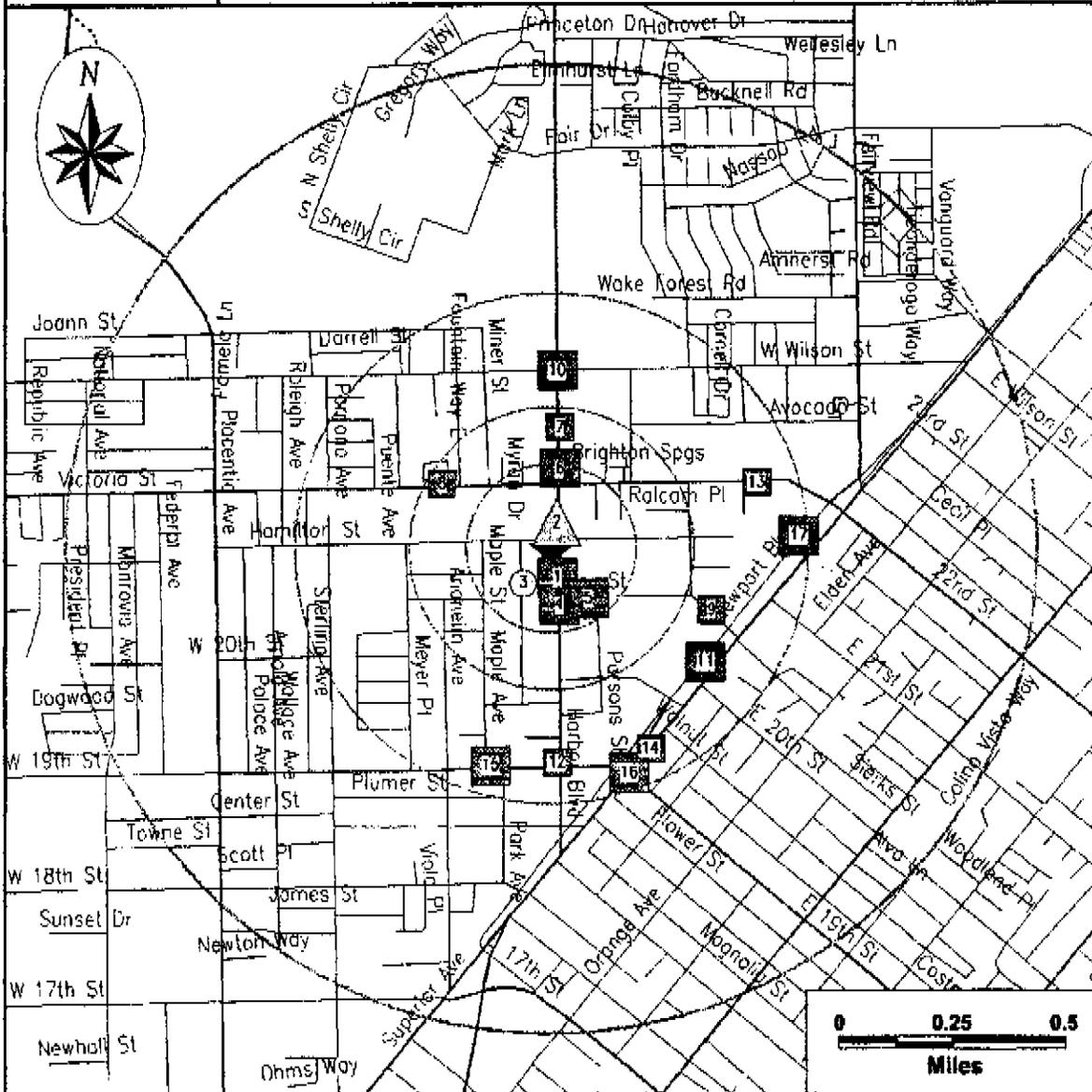
Date of Report: December 28, 1999

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SITE ASSESSMENT PLUS REPORT

Map of Sites within One Mile



Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites 	Multiple Sites 			
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD) 	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL 	RCRA VIOL, TRIS, UST 	ERNS, GENERATORS 	<p><small>If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.</small></p>

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

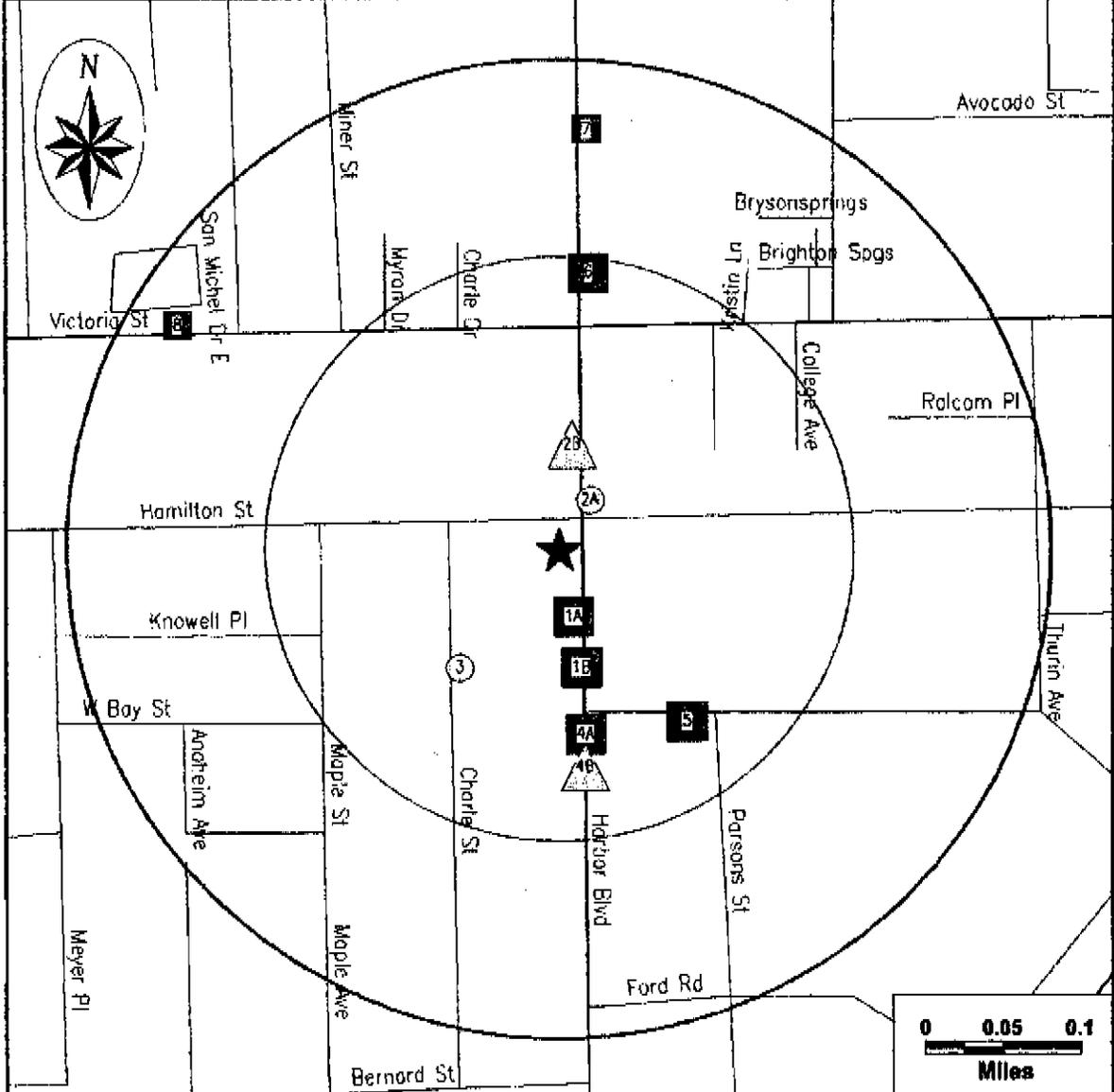
Report ID: 459301901

Date of Report: December 28, 1999

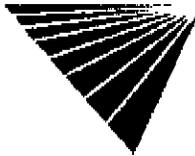
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SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile

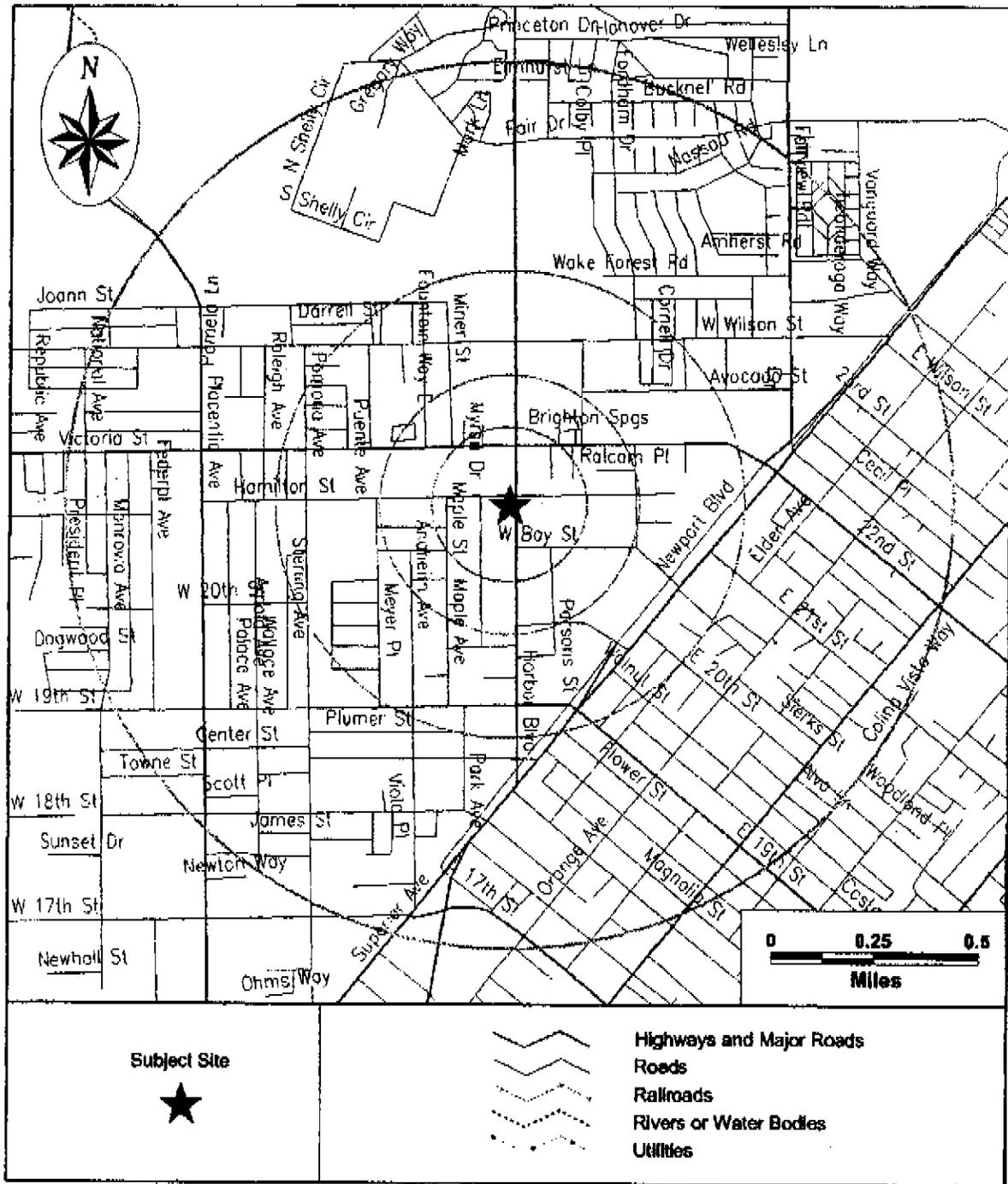


Subject Site ★	Category: Databases Searched to: Single Sites Multiple Sites	A 1 ml. ◆ ◆	B 1/2 ml. ■ ■	C 1/4 ml. △ △	D 1/8 ml. ○ ○
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.					



SITE ASSESSMENT PLUS REPORT

Street Map



For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
Report ID: 459301901

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SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA # DISTANCE DIRECTION	A		B						C			D						
			MPL	CORRACTS	SPL	SCL	CERCLUSTRAP	TSD	LUST	SWLF	DEED INSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VOL	TRIS	UST/IAST	ERMS	CMRTR	SPILLS
1A	GENERAL TRANSMISSION 2073 HARBOR BLVD COSTA MESA, CA 92627	168238 0.00 MI NA							X					X					X	
1A	RED-E-RENTALS 2075 HARBOR BLVD COSTA MESA, CA 92627	1193835 0.00 MI NA						X												
1A	GENERAL TRANSMISSIONS 2073 HARBOR COSTA MESA, CA 92627	7429411 0.00 MI NA									X									
1B	COSTA MESA AUTO WASH 2059 HARBOR BLVD COSTA MESA, CA 92627	103284 0.01 MI S						X												X
1B	BEACON BAY CAR WASH 2059 HARBOR BOULEVARD COSTA MESA, CA 92627	12639743 0.01 MI S						X												
1B	COSTA MESA AUTO WASH 2059 HARBOR COSTA MESA, CA 92627	4013442 0.01 MI S														X				
1B	THEODORE ROBINS FORD 2060 HARBOR BLVD COSTA MESA, CA 92627	1181829 0.02 MI S						X								X				X
1B	THEODORE ROBBINS FORD 2060 HARBOR COSTA MESA, CA 92627	4013443 0.02 MI S														X				
2A	IMPORT AUTO TECH INC 2100 HARBOR BLVD COSTA MESA, CA 92627	1282332 0.00 MI NA																		X
2B	PERSONALIZED CLEANERS 2117 HARBOR COSTA MESA, CA 92627	326892 <0.01 MI N																		X
2B	GERMAN MOTORS 2119 HARBOR BOULEVARD COSTA MESA, CA 92627	1282295 <0.01 MI N																		X
2B	GERMAN MOTORS 2119 HARBOR COSTA MESA, CA 92627	4013457 <0.01 MI N														X				
3	HARBOR TIRE 2050 CHARLE COSTA MESA, CA 92627	1282312 0.04 MI SW																		X



X = search criteria; * = tag-along (beyond search criteria).

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Report ID: 459301901

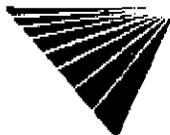
Date of Report: December 28, 1999

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MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B						C			D				
			CONTRACTS	SPL	SCL	CERCLIS/FRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VOL	TROS	UST/AST	ERNS	GHRT/ R	SPILLS
4A	HARBOR TIRE 2049 HARBOR BLVD COSTA MESA, CA 92627	1292602 0.06 MI S																	
4A	ROBINS PROPERTIES/HARBOR TIRE 2049 HARBOR BOULEVARD COSTA MESA, CA 92627	2747887 0.06 MI S																	
4A	P AND M OIL STATION #975 2050 HARBOR BLVD COSTA MESA, CA 92627	3494073 0.06 MI S																	
4A	P AND M STATION #975 2050 HARBOR COSTA MESA, CA 92627	7429409 0.06 MI S																	
4A	P M #975 2050 HARBOR COSTA MESA, CA 92627	4013437 0.06 MI S																	X
4B	SUPERIOR STATION INC 2050 HARBOR BL COSTA MESA, CA	1231574 0.08 MI S																	X
4B	PERFORMANCE JAGUAR 2037 HARBOR BLVD COSTA MESA, CA 92627	1282408 0.08 MI S																	X
5	HOWIE'S DIAGNOSTIC CENTER 449 BAY ST COSTA MESA, CA 92627	207344 0.08 MI SE																	
5	COAST AUTOMATIC TRANSMISSION 447 W BAY ST COSTA MESA, CA 92627	107837 0.08 MI SE																	X
6	CHEVRON STATION 98037 2160 HARBOR BLVD COSTA MESA, CA 92627	333171 0.12 MI N																	X
6	CHEVRON SERVICE STATION # 2160 HARBOR COSTA MESA, CA 92627	7429425 0.12 MI N																	X
6	CHEVRON #9-8037 2160 HARBOR COSTA MESA, CA 92627	4013463 0.12 MI N																	X

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B						C			D				
			CONTRACTS	SPL	SCL	CERCLIS/FRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VOL	TROS	UST/AST	ERNS	GHRT/ R	SPILLS
7	K MART STORE #4047 2200 HARBOR BLVD COSTA MESA, CA 92627	833172 0.21 MI N																	



X = search criteria; * = tag-along (beyond search criteria).

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D					
			MP	CORRACTS	SPL	SCL	CERCLIS/WRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TONG PITS	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERMS	GHRT
8	NARMCO MATERIALS INC 600 W VICTORIA ST COSTA MESA, CA 92627	481006 0.22 MI NW				X													

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D					
			MP	CORRACTS	SPL	SCL	CERCLIS/WRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TONG PITS	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERMS	GHRT
9	DAILY PILOT 330 BAY COSTA MESA, CA 92627	3077643 0.31 MI E					X			X									
10	SHELL (1818-0509) 2249 HARBOR BL COSTA MESA, CA 92627	833773 0.32 MI N					X												
10	FORMER UNOCAL SS#4050 2248 HARBOR BLVD COSTA MESA, CA 92626	3494074 0.32 MI N					X												
10	UNOCAL SERVICE STATION #4 2248 HARBOR COSTA MESA, CA 92627	7429432 0.32 MI N								X									
10	SHELL SERVICE STATION 2249 HARBOR COSTA MESA, CA 92627	7429433 0.33 MI N								X									
10	AMERICAN SAVINGS BANK 2252 HARBOR COSTA MESA, CA 92626	7429434 0.35 MI N								X									
10	AMERICAN SAVINGS BANK BUILDING 2252 HARBOR BLVD COSTA MESA, CA 92626	5015183 0.35 MI N					X												
11	THRIFTY OIL STN #386 2021 NEWPORT COSTA MESA, CA 92627	1206263 0.34 MI SE					X			X									
11	GENE TROWBRIDGE PROPERTY 2025 NEWPORT COSTA MESA, CA 92627	1292521 0.34 MI SE					X			X									
11	TUNE-UP SHOP THE 2020 NEWPORT BOULEVARD COSTA MESA, CA 92627	1587088 0.39 MI SE					X												
12	SINCLAIR PAINT 1901 HARBOR BLVD COSTA MESA, CA 92627	1292601 0.41 MI S					X												
13	COLLEGE HOSPITAL 301 VICTORIA COSTA MESA, CA 92627	1282230 0.41 MI E					X												



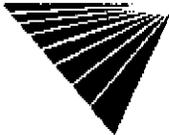
X = search criteria; * = tag-along (beyond search criteria).
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 Report ID: 458301801
 Version 2.6.1

Date of Report: December 28, 1999

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D					
			NPL	CORRACTS	SPL	SCL	CERCLIS/RAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/IAST	ERHS	GHRTS
14	TICE EQUIPMENT RENTAL 1930 NEWPORT BLVD COSTA MESA, CA 92627	1292519 0.43 MI SE							X										
15	UNOCAL SERVICE STATION #6176 560 19TH ST COSTA MESA, CA 92627	3190886 0.44 MI S						X											
15	UNOCAL #6176 560 W 19TH COSTA MESA, CA 92627	1282473 0.44 MI S						X											
16	UNOCAL #4892 1800 NEWPORT COSTA MESA, CA 92627	1217880 0.45 MI SE								X									
16	BORDER'S BOOKSTORES 1898 NEWPORT BOULEVARD COSTA MESA, CA 92627	7851828 0.46 MI S						X											
16	FORMER SERVICE STATION 1898 NEWPORT BLVD COSTA MESA, CA 92627	7096157 0.47 MI S						X											
17	QUAKER STATE MINUTE LUBE 2175 NEWPORT BOULEVARD COSTA MESA, CA 92627	1587889 0.48 MI E						X											
17	JIFFY LUBE 2175 NEWPORT BL COSTA MESA, CA 92627	1186388 0.48 MI E						X											

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B					C			D					
			NPL	CORRACTS	SPL	SCL	CERCLIS/RAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/IAST	ERHS	GHRTS
No Records Found																			



UNMAPPED SITES		A			B						C			D				
		NPL	CONTRACTS	SPL	SCL	CERCLIS/RRAP	TSO	LIST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA WDL	TRHS	JUST/AST	ERMS	GMTR
THE TUNE-UP SHOP 2020 NEWPORT BLVD COSTA MESA, CA 92627	VISTA ID 12667217						X											
UNOCAL SS # 4992 1900 NEWPORT BLVD COSTA MESA, CA 92627	12687218					X												
TOSCO #30778 1900 NEWPORT BL COSTA MESA, CA 92627	12639967													X				
NEWPORT BEACH CITY YARD DUMP END OF INDUSTRIAL WAY BY SUPERIOR AV NEWPORT BEACH, CA	13512764							X										
UNOCAL #5762 550 VISTA DEL ORO NEWPORT BEACH, CA	12713948					X												



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SITE ASSESSMENT PLUS REPORT

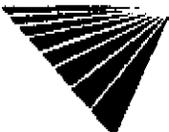
DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address:	GENERAL TRANSMISSION 2073 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	169238
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD981674096
Agency Address:	GENERAL TRANSMISSION 2073 HARBOR BLVD COSTA MESA, CA 92683		
Generator Class:	Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste		
RCRA-Violations / SRC# 6379		EPA ID:	CAD981674096
Agency Address:	GENERAL TRANSMISSION 2073 HARBOR BLVD COSTA MESA, CA 92683		
Violation Type:	GENERATOR-OTHER REQUIREMENTS		
Violation Date:	JUNE 23, 1988		
Violation Class:	2		
Actual Compliance Date:	NOT REPORTED		
Scheduled Compliance Date:	NOT REPORTED		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	GENERAL TRANSMISSIONS 2073 HARBOR BLVD COSTA MESA, CA 92627		
Facility ID:	88U7194		
Substance:	WASTE OIL		
Remediation Event:	REGIONAL BOARD ISSUED WARNING		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	GENERAL TRANSMISSIONS 2073 HARBOR BOULEVARD COSTA MESA, CA		
Facility ID:	083001090T		
Substance:	WASTE OIL		
Remediation Status:	FURTHER SITE ASSESSMENT UNDERWAY		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: HAMILTON LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE:		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	GENERAL TRANSMISSIONS 2073 HARBOR BOULEVARD COSTA MESA, CA 92627		
Facility ID:	083001090T		
Leak Report Date:	12/06/88		
Pollution Characterization Date:	12/14/88		

Map ID

1A



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1-800-767-0403.

Report ID: 458301901

Date of Report: December 28, 1988

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Substance:	WASTE OIL
Remediation Status:	POLLUTION CHARACTERIZATION
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: HAMILTON REVIEW DATE:

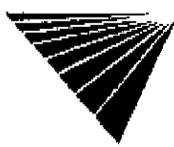
VISTA Address:	RED-E-RENTALS 2075 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1193835
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point

Map ID
1A

STATE LUST - State Leaking Underground Storage Tank / SRC# 8540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	#BUT204		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	CASE CLOSED		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8542		EPA/Agency ID:	N/A
Agency Address:	RED-E-RENTALS 2075 HARBOR BOULEVARD COSTA MESA, CA 083001002T		
Facility ID:	083001002T		
Case Closed Date:	08/10/94		
Substance:	DIESEL		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: HAMILTON, LOCAL AGENCY: ORANGE CD HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:	RED-E-RENTALS 2075 HARBOR BOULEVARD COSTA MESA, CA 92627 083001002T		
Facility ID:	083001002T		
Leak Report Date:	12/06/89		
Site Assessment Began:	12/07/89		
Case Closed Date:	08/10/94		
Substance:	DIESEL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: HAMILTON REVIEW DATE:		



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	GENERAL TRANSMISSIONS 2073 HARBOR COSTA MESA, CA 92627	VISTA ID#:	7429411
		Distance/Direction:	0.00 MI / NA
CORTESE / SRC# 4840		Plotted as:	Point
Agency Address:	SAME AS ABOVE	Agency ID:	083001090T
List Name:	LEAKING TANK		
Site ID:	083001890T		

Map ID

1A

VISTA Address:	COSTA MESA AUTO WASH 2058 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	103254
		Distance/Direction:	0.01 MI / S
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		Plotted as:	Point
Agency Address:	SAME AS ABOVE	EPA ID:	CAD981453699
Generator Class:	Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste		

Map ID

1B

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	BEACON BAY AUTO WASH 2058 HARBOR BLVD COSTA MESA, CA 92627		
Facility ID:	89UT20		
Substance:	GASOLINE		
Remediation Status:	PRELIMINARY SITE ASSESSMENT		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED; NOT REFERRED TO REGIONAL SITE OPEN		

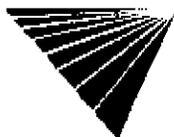
VISTA Address:	BEACON BAY CAR WASH 2058 HARBOR BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	12639743
		Distance/Direction:	0.01 MI / S
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		Plotted as:	Point
		EPA/Agency ID:	N/A

Map ID

1B

Agency Address:	BEACON BAY CAR WASH 2058 HARBOR BOULEVARD COSTA MESA, CA		
Facility ID:	083003418T		
Substance:	GASOLINE		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	083003418T		
Leak Report Date:	03/10/99		
Substance:	GASOLINE		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE, STREET: REVIEW DATE:		



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	COSTA MESA AUTO WASH 2059 HARBOR COSTA MESA, CA 92627	VISTA ID#:	4013442
		Distance/Direction:	0.01 MI / S
		Plotted as:	Point

Map ID

1B

STATE UST - State Underground Storage Tank / SRC# 1B1Z

Agency Address:		SAME AS ABOVE	
Underground Tanks:		4	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	6000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	8000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	12000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	12000 (GALLONS)	Tank Material:	BARE STEEL

VISTA Address:	THEODORE ROBINS FORD 2080 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1191929
		Distance/Direction:	0.02 MI / S
		Plotted as:	Point

Map ID

1B

RCRA-SmGen - RCRA-Small Generator / SRC# 6379

Agency Address:		SAME AS ABOVE	
Generator Class:		Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste	

STATE UST - State Underground Storage Tank / SRC# 643B

Agency Address:		THEODORE ROBINS FORD 2080 HARBOR BL COSTA MESA, CA	
Underground Tanks:		NOT REPORTED	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	

STATE LUST - State Leaking Underground Storage Tank / SRC# 654D

Agency Address:		THEODORE ROBINS FORD 2080 HARBOR BLVD COSTA MESA, CA 92627	
Facility ID:		88UT205	
Substance:		WASTE OIL	
Remediation Status:		DETERMINE SITE STATUS/NOTIFY STATE BOARD	
Media Affected:		SOIL ONLY	
Lead Agency:		LOCAL	
Funding:		FEDERAL	
Description / Comment:		REFERRED; NOT REFERRED TO REGIONAL SITE OPEN	



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 8542		EPA/Agency ID:	N/A
Agency Address:	THEODORE ROBBINS FORD 2060 HARBOR BOULEVARD COSTA MESA, CA 083000408T		
Facility ID:	083000408T		
Case Closed Date:	08/27/91		
Substance:	WASTE OIL		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: BAYLOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:	THEODORE ROBBINS FORD 2060 HARBOR BOULEVARD COSTA MESA, CA 92627 083000408T		
Facility ID:	083000408T		
Leak Report Date:	02/25/87		
Pollution Characterization Date:	03/01/87		
Case Closed Date:	08/27/91		
Substance:	WASTE OIL		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE, STREET: BAYVIEW DATE:		

VISTA Address:	THEODORE ROBBINS FORD 2060 HARBOR COSTA MESA, CA 92627	VISTA ID#:	4013443
		Distance/Direction:	0.02 MI / S
		Plotted as:	Point

Map ID
1B

STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	STEEL
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	PETROLEUM	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	1000 (GALLONS)	Tank Material:	STEEL

VISTA Address:	IMPORT AUTO TECH INC 2100 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1282332
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point

Map ID
2A

RCRA-SmGen - RCRA-Small Generator / SRC# 8378		EPA ID:	CAD982442485
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	PERSONALIZED CLEANERS 2117 HARBOR COSTA MESA, CA 92627	VISTA ID#:	326582
		Distance/Direction:	<0.01 MI / N
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD981670615
Agency Address:	PERSONALIZED CLEANERS 2117 HARBOR COSTA MESA, CA 92626		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID

2B

VISTA Address*:	GERMAN MOTORS 2119 HARBOR BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	1282295
		Distance/Direction:	<0.01 MI / N
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD983596479
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

Map ID

2B

VISTA Address*:	GERMAN MOTORS 2119 HARBOR COSTA MESA, CA 92627	VISTA ID#:	4013457
		Distance/Direction:	<0.01 MI / N
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	PETROLEUM	Leak Monitoring:	Agency Code ()
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL

Map ID

2B

VISTA Address*:	HARBOR TIRE 2050 CHARLE COSTA MESA, CA 92627	VISTA ID#:	1282312
		Distance/Direction:	0.04 MI / SW
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD983590217
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

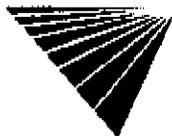
Map ID

3

VISTA Address*:	HARBOR TIRE 2049 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1292502
		Distance/Direction:	0.06 MI / S
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	09UT60		
Substance:	WASTE OIL		
Remediation Event:	LOCALLY ISSUED WARNING LETTER		
Remediation Status:	CERTIFICATION		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN		

Map ID

4A



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	ROBINS PROPERTIES/HARBOR TIRE 2049 HARBOR BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	2747587
		Distance/Direction:	0.06 MI / S
		Plotted as:	Point

Map ID
4A

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	ROBINS PROPERTIES/HARBOR TIRE 2049 HARBOR BOULEVARD COSTA MESA, CA 0830011897		
Facility ID:	0830011897		
Case Closed Date:	06/24/83		
Substance:	WASTE OIL		
Remediation Status:	CASE CLOSED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: BAY LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	0830011897		
Leak Report Date:	05/08/89		
Site Assessment Began:	07/24/89		
Contamination Confirmed Date:	01/13/89		
Pollution Characterization Date:	12/14/81		
Case Closed Date:	06/24/83		
Substance:	WASTE OIL		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE CROSS STREET: BAY REVIEW DATE:		

VISTA Address:	P AND M OIL STATION #975 2050 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	3494073
		Distance/Direction:	0.06 MI / S
		Plotted as:	Point

Map ID
4A

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	821152		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED; NOT REFERRED TO REGIONAL SITE OPEN: YES		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	P AND M STATION #975 2050 HARBOR BOULEVARD COSTA MESA, CA 0830020711		
Facility ID:	0830020711		
Substance:	GASOLINE		
Remediation Status:	FURTHER SITE ASSESSMENT UNDERWAY		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Description / Comment:		COUNTY: ORANGE, CROSS STREET: BAYLOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y	
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:		P AND M STATION #975 2050 HARBOR BOULEVARD COSTA MESA, CA 92627	
Facility ID:		083002071T	
Leak Report Date:		04/17/92	
Site Assessment Began:		04/17/92	
Substance:		GASOLINE	
Remediation Status:		POLLUTION CHARACTERIZATION	
Media Affected:		OTHER GROUND WATER	
Lead Agency:		LOCAL AGENCY	
Region / District:		SANTA ANA REGION	
Description / Comment:		COUNTY: ORANGE, STREET: BAYREVIEW DATE:	

VISTA Address*:	P AND M STATION #975 2050 HARBOR COSTA MESA, CA 92627	VISTA ID#:	7429409
		Distance/Direction:	0.06 MI / S
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	083002071T
Agency Address:		SAME AS ABOVE	
List Name:		LEAKING TANK	
Site ID:		083002071T	

Map ID
4A

VISTA Address*:	P M #975 2050 HARBOR COSTA MESA, CA 92627	VISTA ID#:	4013437
		Distance/Direction:	0.06 MI / S
		Plotted as:	Point
STATE LUST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Underground Tanks:		5	
Aboveground Tanks:		NOT REPORTED	
Tanks Removed:		NOT REPORTED	

Map ID
4A

Tank ID:	U001U	Tank Status:	ACTIVE IN SERVICE
Tank Contents:	PETROLEUM	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	550 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	U001U	Tank Status:	ACTIVE IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL



PROPERTY AND THE ADJACENT AREA (within 1/4 mile) CONT.

Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	LEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	UNKNOWN
Tank Size (Units):	10000 (GALLONS)	Tank Material:	BARE STEEL

VISTA Address*:	SUPERIOR STATION INC 2050 HARBOR BL COSTA MESA, CA	VISTA ID#:	1231514
		Distance/Direction:	0.08 MI / S
		Plotted as:	Point

Map ID

4B

STATE LUST - State Underground Storage Tank / SRC# 6438	EPA/Agency ID:	N/A
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Agency Address:	SAME AS ABOVE
Underground Tanks:	NOT REPORTED
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

VISTA Address*:	PERFORMANCE JAGUAR 2037 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1282408
		Distance/Direction:	0.08 MI / S
		Plotted as:	Point

Map ID

4B

RCRA-SmGen - RCRA-Small Generator / SRC# 6378	EPA ID:	CAD982442477
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Agency Address:	SAME AS ABOVE
Generator Class:	Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste

VISTA Address*:	HOWIE'S DIAGNOSTIC CENTER 449 BAY ST COSTA MESA, CA 92627	VISTA ID#:	201344
		Distance/Direction:	0.08 MI / SE
		Plotted as:	Point

Map ID

5

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540	EPA/Agency ID:	N/A
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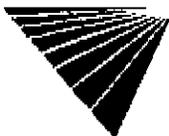
Agency Address:	SAME AS ABOVE
Facility ID:	880747
Substance:	WASTE OIL
Media Affected:	SOIL ONLY
Description / Comment:	REFERRED; REFERRED TO REGIONAL BOARDSITE OPEN.

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542	EPA/Agency ID:	N/A
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Agency Address:	HOWIE'S DIAGNOSTIC CENTER 449 BAY STREET WEST COSTA MESA, CA
Facility ID:	083000873T
Case Closed Date:	06/31/88
Substance:	WASTE OIL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Description / Comment:	COUNTY: ORANGE, CROSS STREET: HARBORLOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE.

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
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Agency Address:	HOWIE'S DIAGNOSTIC CENTER 449 BAY STREET, WEST COSTA MESA, CA 92627
Facility ID:	083000873T
Leak Report Date:	03/28/88
Case Closed Date:	05/31/88
Substance:	WASTE OIL
Remediation Event:	EXCAVATE AND DISPOSE
Remediation Status:	CASE CLOSED



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: HARBOR REVIEW DATE:

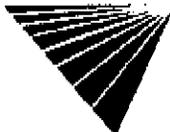
VISTA Address*:	COAST AUTOMATIC TRANSMISSION 447 W BAY ST COSTA MESA, CA 92627	VISTA ID#:	107937	Map ID 5
		Distance/Direction:	0.08 MI / SE	
		Plotted as:	Point	
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD981658727	
Agency Address:	SAME AS ABOVE			
Generator Class:	Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste			

VISTA Address*:	CHEVRON STATION 98037 2160 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	933171	Map ID 6
		Distance/Direction:	0.12 MI / N	
		Plotted as:	Point	
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CA0000047266	
Agency Address:	SAME AS ABOVE			
Generator Class:	Generates 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste			

STATE UST - State Underground Storage Tank / SRC# 6438		EPA/Agency ID:	N/A
Agency Address:	CHEVRON #9-8037 2160 HARBOR BL COSTA MESA, CA		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	CHEVRON SS #9-8037 2160 HARBOR BLVD COSTA MESA, CA 92627		
Facility ID:	88UT89		
Substance:	GASOLINE		
Remediation Event:	LOCALLY ISSUED WARNING LETTER		
Remediation Status:	DETERMINE SITE STATUS NOTIFY STATE BOARD		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	CHEVRON SS #9-8037 2160 HARBOR BLVD COSTA MESA, CA 92627		
Facility ID:	88UT49		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:		



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	CHEVRON #9-8037 2160 HARBOR BOULEVARD COSTA MESA, CA 08300884T		
Facility ID:	08300884T		
Case Closed Date:	11/09/80		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: DRANGE, CROSS STREET: VICTORIA LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	CHEVRON #9-8037 2160 HARBOR BOULEVARD COSTA MESA, CA 083002780T		
Facility ID:	083002780T		
Substance:	GASOLINE		
Remediation Status:	FURTHER SITE ASSESSMENT UNDERWAY		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	CHEVRON #9-8037 2160 HARBOR BOULEVARD COSTA MESA, CA 92627 083000864T		
Facility ID:	083000864T		
Leak Report Date:	05/03/84		
Pollution Characterization Date:	05/28/84		
Case Closed Date:	11/08/80		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: VICTORIA REVIEW DATE:		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	CHEVRON #9-8037 2160 HARBOR BOULEVARD COSTA MESA, CA 92627 083002780T		
Facility ID:	083002780T		
Leak Report Date:	04/04/85		
Pollution Characterization Date:	01/24/89		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	POLLUTION CHARACTERIZATION		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: REVIEW DATE:		



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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	CHEVRON SERVICE STATION # 2160 HARBOR COSTA MESA, CA 92627	VISTA ID#:	7428425
		Distance/Direction:	0.12 MI / N
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	083002750T
Agency Address:	SAME AS ABOVE		
List Name:	LEAKING TANK		
Site ID:	083002750T		

Map ID
6

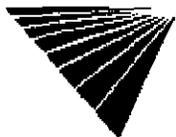
VISTA Address:	CHEVRON #9-8037 2160 HARBOR COSTA MESA, CA 92627	VISTA ID#:	4013463
		Distance/Direction:	0.12 MI / N
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	3		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS
Tank ID:	U001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (?)
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	10000 (GALLONS)	Tank Material:	FIBERGLASS

Map ID
6

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address:	K MART STORE #4047 2200 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	933172
		Distance/Direction:	0.21 MI / N
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	87UT711		
Substance:	WASTE OIL		
Remediation Status:	PRELIMINARY SITE ASSESSMENT		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	K-MART STORE #4047 2200 HARBOR BOULEVARD COSTA MESA, CA		
Facility ID:	083000531T		
Case Closed Date:	03/24/89		

Map ID
7

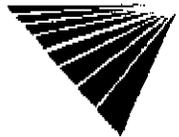


SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Substance:	WASTE OIL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Description / Comment:	COUNTY: ORANGE, CROSS STREET: WILSON, LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE:
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID: N/A
Agency Address:	K-MART STORE #4047 2201 HARBOR BOULEVARD COSTA MESA, CA 92626 08300531T
Facility ID:	
Leak Report Date:	06/21/87
Pollution Characterization Date:	07/20/87
Case Closed Date:	03/24/89
Substance:	WASTE OIL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE, CROSS STREET: WILSON, REVIEW DATE:

VISTA Address:	NARMCO MATERIALS INC 800 W VICTORIA ST COSTA MESA, CA 92627	VISTA ID#:	481006
		Distance/Direction:	0.22 MI / NW
		Plotted as:	Point
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	SOLVENTS		
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	OTHER IGNITABLE WASTES		
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	UNDERGROUND TANK - SOLVENTS (ACETONE LEAK)		
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	HOTSPOTS SITE		
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	RCRA REGULATED GENERATOR (CLOSED FACILITY) SEE NOTIFICATION FILE		
Regional CERCLIS / SRC# 2462		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	PENDING - LOW PRIORITY FOR INSPECTION		

Map ID
8



SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

NEFRAP / SRC# 8475		EPA ID:	CAD008296436
Agency Address:	SAME AS ABOVE		
EPA Region:	8		
Congressional District:	0		
Federal Facility:	Agency Code ()		
Facility Ownership:	UNKNOWN		
Site Incident Category:	Unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	0		
Longitude:	0		
Lat/Long Source:	Agency Code ()		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	18070204		
RCRA Indicator:	Unknown		
Unit ID:	0		
Unit Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	EPA FUND-FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	EPA FUND-FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE FUND FINANCED
Qualifier:	LOWER PRIORITY	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	UNKNOWN
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	DAILY PILOT 330 BAY COSTA MESA, CA 92627	VISTA ID#:	3077643
		Distance/Direction:	0.31 MI / E
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	083000123T
Agency Address:	SAME AS ABOVE		
List Name:	LEAKING TANK		
Site ID:	083000123T		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	DAILY PILOT 330 BAY STREET COSTA MESA, CA 92626		
Facility ID:	86LIT22		

Map ID
9



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Substance: GASOLINE
 Remediation Event: LOCALLY ISSUED WARNING LETTER
 Remediation Status: CASE CLOSED
 Media Affected: GROUNDWATER
 Lead Agency: LOCAL
 Funding: FEDERAL
 Description / Comment: REFERRED; NOT REFERRED TO REGIONAL SITE OPEN:

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542	EPA/Agency ID:	N/A
Agency Address:	DAILY PILOT 330 BAY STREET WEST COSTA MESA, CA 083000123T	
Facility ID:	083000123T	
Case Closed Date:	08/19/98	
Substance:	GASOLINE	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Lead Agency:	LOCAL AGENCY	
Description / Comment:	COUNTY: ORANGE, CROSS STREET; LAMBERT LOCAL AGENCY; ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
Agency Address:	DAILY PILOT 330 BAY STREET, WEST COSTA MESA, CA 92627 083000123T	
Facility ID:	083000123T	
Leak Report Date:	02/08/87	
Pollution Characterization Date:	03/01/87	
Case Closed Date:	08/19/98	
Substance:	GASOLINE	
Remediation Status:	CASE CLOSED	
Media Affected:	OTHER GROUND WATER	
Lead Agency:	LOCAL AGENCY	
Region / District:	SANTA ANA REGION	
Description / Comment:	COUNTY: ORANGE, CROSS STREET; LAMBERT REVIEW DATE:	

VISTA Address*:	SHELL (1818-0509) 2249 HARBOR BL COSTA MESA, CA 92627	VISTA ID#:	933173	Map ID 10
		Distance/Direction:	0.32 MI / N	
		Plotted as:	Point	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540	EPA/Agency ID:	N/A
Agency Address:	SHELL OIL 2249 HARBOR BLVD COSTA MESA, CA 92627 88UT10	
Facility ID:	88UT10	
Substance:	GASOLINE	
Remediation Event:	ACTION TAKEN BY RP	
Remediation Status:	CASE CLOSED	
Media Affected:	GROUNDWATER	
Lead Agency:	LOCAL	
Funding:	FEDERAL	
Description / Comment:	REFERRED; NOT REFERRED TO REGIONAL SITE OPEN:	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
Agency Address:	SHELL SERVICE STATION 2249 HARBOR BOULEVARD COSTA MESA, CA 92626 08300036FT	
Facility ID:	08300036FT	



SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Leak Report Date:	02/25/86
Pollution Characterization Date:	03/01/87
Remediation Start Date:	03/24/89
Case Closed Date:	02/10/98
Substance:	UNLEADED GASOLINE
Remediation Status:	CASE CLOSED
Media Affected:	OTHER GROUND WATER
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: WILSON REVIEW DATE:

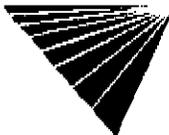
VISTA Address:	FORMER UNOCAL SS#4050 2248 HARBOR BLVD COSTA MESA, CA 92626	VISTA ID#:	3494074
		Distance/Direction:	0.32 MI / N
		Plotted as:	Point

Map ID
10

STATE LUST - State Leaking Underground Storage Tank / SRC# 8540		EPA/Agency ID:	N/A
Agency Address:	FORMER UNOCAL SS#4050 2248 HARBOR BLVD COSTA MESA, CA 92627		
Facility ID:	94UT59		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8542		EPA/Agency ID:	N/A
Agency Address:	UNOCAL #4050 2248 HARBOR BOULEVARD COSTA MESA, CA 083002586T		
Facility ID:			
Case Closed Date:	03/26/90		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:	UNOCAL #4050 2248 HARBOR BOULEVARD COSTA MESA, CA 92627 083002586T		
Facility ID:			
Leak Report Date:	11/19/94		
Site Assessment Began:	08/08/95		
Remediation Start Date:	04/11/95		
Case Closed Date:	03/25/99		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: REVIEW DATE:		



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address:	UNOCAL SERVICE STATION #4 2248 HARBOR COSTA MESA, CA 92627	VISTA ID#:	7429432	Map ID 10
		Distance/Direction:	0.32 MI / N	
		Plotted as:	Point	
CORTESE / SRC# 4840		Agency ID:	083002586T	
Agency Address:	UNOCAL SERVICE STATION #4 2248 HARBOR COSTA MESA, CA			
List Name:	LEAKING TANK			
Site ID:	083002586T			

VISTA Address:	SHELL SERVICE STATION 2248 HARBOR COSTA MESA, CA 92627	VISTA ID#:	7429433	Map ID 10
		Distance/Direction:	0.33 MI / N	
		Plotted as:	Point	
CORTESE / SRC# 4840		Agency ID:	083000365T	
Agency Address:	SHELL SERVICE STATION 2248 HARBOR COSTA MESA, CA 92626			
List Name:	LEAKING TANK			
Site ID:	083000365T			

VISTA Address:	AMERICAN SAVINGS BANK 2252 HARBOR COSTA MESA, CA 92626	VISTA ID#:	7429434	Map ID 10
		Distance/Direction:	0.35 MI / N	
		Plotted as:	Point	
CORTESE / SRC# 4840		Agency ID:	083002553T	
Agency Address:	SAME AS ABOVE			
List Name:	LEAKING TANK			
Site ID:	083002553T			

VISTA Address:	AMERICAN SAVINGS BANK BUILDING 2252 HARBOR BLVD COSTA MESA, CA 92626	VISTA ID#:	5015183	Map ID 10
		Distance/Direction:	0.35 MI / N	
		Plotted as:	Point	
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A	

Agency Address:	SAME AS ABOVE		
Facility ID:	94UT26		
Substance:	GASOLINE		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED; NOT REFERRED TO REGIONAL SITE OPER: YES		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	AMERICAN SAVINGS BANK 2252 HARBOR BOULEVARD COSTA MESA, CA 083002553T		
Facility ID:	083002553T		
Substance:	GASOLINE		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET; LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:	AMERICAN SAVINGS BANK 2252 HARBOR BOULEVARD COSTA MESA, CA 92626		
Facility ID:	0830025537		
Leak Report Date:	09/18/94		
Remediation Plan Date:	08/24/99		
Substance:	GASOLINE		
Remediation Event:	REMOVE FREE PRODUCT		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET REVIEW DATE:		

VISTA Address:	THRIFTY OIL STN #386 2021 NEWPORT COSTA MESA, CA 92627	VISTA ID#:	1206283
		Distance/Direction:	0.34 MI / SE
		Plotted as:	Point
CORTESE / SRC# 4840		Agency ID:	083001946T

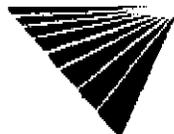
Map ID
11

Agency Address:	THRIFTY OIL SS #386 2021 NEWPORT COSTA MESA, CA 92626		
List Name:	LEAKING TANK		
Site ID:	083001946T		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8540		EPA/Agency ID:	N/A
Agency Address:	THRIFTY SS #386 2021 NEWPORT BLVD COSTA MESA, CA 92627		
Facility ID:	91UT141		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	POST REMEDIAL ACTION		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8542		EPA/Agency ID:	N/A
Agency Address:	THRIFTY OIL #386 2021 NEWPORT BOULEVARD COSTA MESA, CA		
Facility ID:	083001946T		
Substance:	GASOLINE		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: BAY LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:	THRIFTY OIL #386 2021 NEWPORT BOULEVARD COSTA MESA, CA 92626		
Facility ID:	083001946T		
Leak Report Date:	10/29/91		
Site Assessment Plan Submitted:	11/15/91		



* VISTA address includes enhanced city and ZIP.
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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Substance:	GASOLINE
Remediation Status:	REMEDATION PLAN SUBMITTED
Media Affected:	OTHER GROUND WATER
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: BAYREVIEW DATE:

VISTA Address:	GENE TROWBRIDGE PROPERTY 2025 NEWPORT COSTA MESA, CA 92627	VISTA ID#:	1292521
		Distance/Direction:	0.34 MI / SE
		Plotted as:	Point
		Agency ID:	083001292T

Map ID
11

CORTESE / SRC# 4840	Agency Address:	SAME AS ABOVE
	List Name:	LEAKING TANK
	Site ID:	083001292T

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542	EPA/Agency ID:	N/A
Agency Address:	GENE TROWBRIDGE PROPERTY 2025 NEWPORT BOULEVARD COSTA MESA, CA 083001292T	
Facility ID:	083001292T	
Substance:	GASOLINE	
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY	
Media Affected:	OTHER GROUND WATER	
Lead Agency:	LOCAL AGENCY	
Description / Comment:	COUNTY: ORANGE, CROSS STREET: 20TH LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
Agency Address:	GENE TROWBRIDGE PROPERTY 2025 NEWPORT BOULEVARD COSTA MESA, CA 92627 083001292T	
Facility ID:	083001292T	
Leak Report Date:	05/05/89	
Site Assessment Began:	08/02/89	
Substance:	GASOLINE	
Remediation Status:	PRELIMINARY SITE ASSESSMENT UNDERWAY	
Media Affected:	OTHER GROUND WATER	
Lead Agency:	LOCAL AGENCY	
Region / District:	SANTA ANA REGION	
Description / Comment:	COUNTY: ORANGE STREET: 20TH REVIEW DATE:	

VISTA Address:	TUNE-UP SHOP THE 2020 NEWPORT BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	1587088
		Distance/Direction:	0.39 MI / SE
		Plotted as:	Point
		Agency ID:	N/A

Map ID
11

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542	EPA/Agency ID:	N/A
Agency Address:	TUNE-UP SHOP THE 2020 NEWPORT BOULEVARD COSTA MESA, CA 08300750T	
Facility ID:	08300750T	
Case Closed Date:	03/18/88	
Substance:	WASTE OIL	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Lead Agency:	LOCAL AGENCY	



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1-800-787-0403.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Description / Comment:		COUNTY: ORANGE, CROSS STREET: 20TH, LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE:	
STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:		TUNE-UP SHOP, THE 2020 NEWPORT BOULEVARD COSTA MESA, CA 92627	
Facility ID:		0830007507	
Leak Report Date:		01/13/88	
Pollution Characterization Date:		02/17/88	
Case Closed Date:		03/18/88	
Substance:		WASTE OIL	
Remediation Status:		CASE CLOSED	
Media Affected:		SOIL ONLY	
Lead Agency:		LOCAL AGENCY	
Region / District:		SANTA ANA REGION	
Description / Comment:		COUNTY: ORANGE, CROSS STREET: 20TH, REVIEW DATE:	

VISTA Address:	SINCLAIR PAINT 1901 HARBOR BLVD COSTA MESA, CA 92627	VISTA ID#:	1292501
		Distance/Direction:	0.41 MI / S
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 8540		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Facility ID:		BR1715	
Substance:		PAINT THINNER	
Remediation Event:		ACTION TAKEN BY RP	
Remediation Status:		CASE CLOSED	
Media Affected:		GROUNDWATER	
Lead Agency:		LOCAL	
Funding:		FEDERAL	
Description / Comment:		REFERRED; NOT REFERRED TO REGIONAL SITE OPEN:	

Map ID
12

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:		SINCLAIR PAINT 1901 HARBOR BOULEVARD COSTA MESA, CA	
Facility ID:		0830003747	
Case Closed Date:		03/11/87	
Substance:		PAINT THINNER	
Remediation Status:		CASE CLOSED	
Media Affected:		OTHER GROUND WATER	
Lead Agency:		LOCAL AGENCY	
Description / Comment:		COUNTY: ORANGE, CROSS STREET: 19TH, LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y	

STATE LUST - State Leaking Underground Storage Tank / SRC# 8545		EPA/Agency ID:	N/A
Agency Address:		SINCLAIR PAINT 1901 HARBOR BOULEVARD COSTA MESA, CA 92627	
Facility ID:		0830003747	
Leak Report Date:		03/21/86	
Remediation Plan Date:		09/17/86	
Case Closed Date:		03/11/87	
Substance:		PAINT THINNER	
Remediation Status:		CASE CLOSED	
Media Affected:		OTHER GROUND WATER	



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: 18TH REVIEW DATE:

VISTA Address*:	COLLEGE HOSPITAL 301 VICTORIA COSTA MESA, CA 92627	VISTA ID#:	1282230
		Distance/Direction:	0.41 MI / E
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A

Map ID

13

Agency Address:	COLLEGE HOSPITAL 301 VICTORIA ST COSTA MESA, CA 92627
Facility ID:	38UT9
Substance:	GASOLINE
Remediation Status:	PRELIMINARY SITE ASSESSMENT
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL
Funding:	FEDERAL
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	COLLEGE HOSPITAL 301 VICTORIA STREET COSTA MESA, CA		
Facility ID:	083003127T		
Substance:	GASOLINE		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE:		

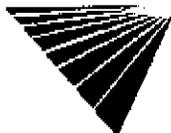
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	COLLEGE HOSPITAL 301 VICTORIA STREET COSTA MESA, CA 92627		
Facility ID:	083003127T		
Leak Report Date:	02/05/98		
Substance:	GASOLINE		
Remediation Status:	LEAK IS SUSPECTED AT SIGHT, BUT NOT CONF		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: REVIEW DATE:		

VISTA Address*:	TICE EQUIPMENT RENTAL 1930 NEWPORT BLVD COSTA MESA, CA 92627	VISTA ID#:	1292519
		Distance/Direction:	0.43 MI / SE
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A

Map ID

14

Agency Address:	SAME AS ABOVE
Facility ID:	9011763
Substance:	GASOLINE
Remediation Status:	DETERMINE SITE STATUS/NOTIFY STATE BOARD
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL
Funding:	FEDERAL



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Description / Comment:		REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:	
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	TICE EQUIPMENT RENTAL 1830 NEWPORT BOULEVARD COSTA MESA, CA 083001364T		
Facility ID:	083001364T		
Case Closed Date:	08/27/90		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET; LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	TICE EQUIPMENT RENTAL 1830 NEWPORT BOULEVARD COSTA MESA, CA 92627 083001364T		
Facility ID:	083001364T		
Leak Report Date:	04/12/90		
Site Assessment Began:	04/20/90		
Case Closed Date:	08/27/90		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE; STREET: REVIEW DATE:		

VISTA Address:	UNOCAL SERVICE STATION #6176 560 19TH ST COSTA MESA, CA 92627	VISTA ID#:	3190896
		Distance/Direction:	0.44 MI / S
		Plotted as:	Point

Map ID
15

STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	930728		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	CASE CLOSED		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN:		

VISTA Address:	UNOCAL #6176 660 W 19TH COSTA MESA, CA 92627	VISTA ID#:	1282473
		Distance/Direction:	0.44 MI / S
		Plotted as:	Point

Map ID
15

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	UNOCAL #6176 560 19TH STREET WEST COSTA MESA, CA 083002242T		
Facility ID:	083002242T		
Case Closed Date:	08/09/94		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Description / Comment:	COUNTY: ORANGE, CROSS STREET: MAPLE LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	
EPA/Agency ID:	N/A
Agency Address:	UNOCAL #6176 560 18TH STREET, WEST COSTA MESA, CA 92627
Facility ID:	083002242T
Leak Report Date:	05/22/93
Case Closed Date:	08/09/94
Substance:	GASOLINE
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: MAPLE REVIEW DATE:

VISTA Address:	UNOCAL #4992 1000 NEWPORT COSTA MESA, CA 92627	VISTA ID#:	1217690
		Distance/Direction:	0.45 MI / SE
		Plotted as:	Point
CORTESE / SRC# 4940		Agency ID:	083002007T
Agency Address:	UNOCAL SERVICE STATION #4 1900 NEWPORT COSTA MESA, CA 92626		
List Name:	LEAKING TANK		
Site ID:	083002007T		

Map ID

16

VISTA Address:	BORDER'S BOOKSTORES 1898 NEWPORT BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	7851929
		Distance/Direction:	0.46 MI / S
		Plotted as:	Point

Map ID

16

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	BORDER'S BOOKSTORES 1898 NEWPORT BOULEVARD COSTA MESA, CA		
Facility ID:	083003049T		
Substance:	GASOLINE		
Remediation Status:	FURTHER SITE ASSESSMENT UNDERWAY		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: 18TH LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	083003049T		
Leak Report Date:	08/21/97		
Site Assessment Began:	07/14/97		
Contamination Confirmed Date:	07/14/97		
Pollution Characterization Date:	08/11/97		
Substance:	GASOLINE		
Remediation Status:	POLLUTION CHARACTERIZATION		
Media Affected:	AQUIFER (MUNICIPAL USE)		



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Lead Agency:	LOCAL AGENCY
Region / District:	SANTA ANA REGION
Description / Comment:	COUNTY: ORANGE STREET: 19TH REVIEW DATE:

VISTA Address:	FORMER SERVICE STATION 1898 NEWPORT BLVD COSTA MESA, CA 92627	VISTA ID#:	7095151
		Distance/Direction:	0.47 MI / S
		Plotted as:	Point

Map ID
16

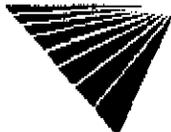
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	07UTZ7	
Substance:	GASOLINE	
Remediation Status:	CERTIFICATION	
Media Affected:	GROUNDWATER	
Lead Agency:	LOCAL	
Funding:	FEDERAL	
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES	

VISTA Address:	QUAKER STATE MINUTE LUBE 2175 NEWPORT BOULEVARD COSTA MESA, CA 92627	VISTA ID#:	1587089
		Distance/Direction:	0.48 MI / E
		Plotted as:	Point

Map ID
17

STATE LUST - State Leaking Underground Storage Tank / SRC# 6542	EPA/Agency ID:	N/A
Agency Address:	QUAKER STATE MINUTE LUBE 2175 NEWPORT BOULEVARD COSTA MESA, CA	
Facility ID:	083000314T	
Case Closed Date:	03/23/87	
Substance:	GASOLINE	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Lead Agency:	LOCAL AGENCY	
Description / Comment:	COUNTY: ORANGE. GROSS STREET: 21ST LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY. SITE FILE:	

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	083000314T	
Leak Report Date:	12/16/86	
Pollution Characterization Date:	03/01/87	
Case Closed Date:	03/23/87	
Substance:	GASOLINE	
Remediation Status:	CASE CLOSED	
Media Affected:	SOIL ONLY	
Lead Agency:	LOCAL AGENCY	
Region / District:	SANTA ANA REGION	
Description / Comment:	COUNTY: ORANGE STREET: 21ST REVIEW DATE:	



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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

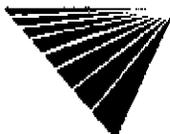
VISTA Address:	JEFFY LUBE 2175 NEWPORT BL COSTA MESA, CA 92627	VISTA ID#:	1186388
		Distance/Direction:	0.48 MI / E
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	MINUTE LUBE 2175 NEWPORT COSTA MESA, CA 92628		
Facility ID:	86UT228		
Substance:	GASOLINE		
Media Affected:	SOIL ONLY		
Description / Comment:	SITE OPEN		

Map ID

17

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



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Report ID: 459301801

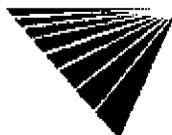
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UNMAPPED SITES

VISTA Address*:	THE TUNE-UP SHOP 2020 NEWPORT BLVD COSTA MESA, CA 92627	VISTA ID#:	12667217
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	THE TUNE-UP SHOP 2020 NEWPORT BLVD COSTA MESA, CA 92626		
Facility ID:	BBUTZ		
Substance:	WASTE OIL		
Lead Agency:	LOCAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN.		
VISTA Address*:	UNOCAL SS # 4992 1900 NEWPORT BLVD COSTA MESA, CA 92627	VISTA ID#:	12667216
STATE LUST - State Leaking Underground Storage Tank / SRC# 6540		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	R2UT25		
Substance:	WASTE OIL		
Remediation Event:	ACTION TAKEN BY RP		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN; YES		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPA/Agency ID:	N/A
Agency Address:	UNOCAL #4992 1900 NEWPORT BOULEVARD COSTA MESA, CA 083002007T		
Facility ID:	083002007T		
Substance:	WASTE OIL		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: 18TH LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	UNOCAL #4992 1900 NEWPORT BOULEVARD COSTA MESA, CA 92626		
Facility ID:	083002007T		
Leak Report Date:	01/24/92		
Site Assessment Plan Submitted:	02/13/92		
Site Assessment Began:	04/28/93		
Contamination Confirmed Date:	01/24/92		
Pollution Characterization Date:	02/28/96		
Remediation Plan Date:	07/15/99		
Substance:	WASTE OIL		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Region / District:	SANTA ANA REGION		
Description / Comment:	COUNTY: ORANGE STREET: 18TH REVIEW DATE:		



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Report ID: 459301901

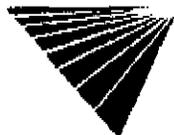
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UNMAPPED SITES CONT.

VISTA Address:	NEWPORT BEACH CITY YARD DUMP END OF INDUSTRIAL WAY BY SUPERIOR AV NEWPORT BEACH, CA	VISTA ID#:	13512764
County SWLF - County Solid Waste Landfill / SRC# 6433		Agency ID:	30-CR-0126
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Facility Status:	NOT AVAILABLE		
Permit Status:	UNKNOWN		
VISTA Address:	UNOCAL #5762 650 VISTA DEL ORO NEWPORT BEACH, CA	VISTA ID#:	12713948
STATE LUST - State Leaking Underground Storage Tank / SRC# 6542		EPN/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	083071065 T		
Case Closed Date:	03/16/98		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	OTHER GROUND WATER		
Lead Agency:	LOCAL AGENCY		
Description / Comment:	COUNTY: ORANGE, CROSS STREET: VISTA DEL ORO LOCAL AGENCY: ORANGE CO HEALTH CARE AGENCY, SITE FILE: Y		



* VISTA address includes enhanced city and ZIP.

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SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 6476 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was November, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 6282 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was July, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 6379 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 6474 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was October, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

Cal Cerclis
SRC#: 2462 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: These are regional utility descriptions for California CERCLIS sites.

NFRAP
SRC#: 6475 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was October, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.



SCL
SRC#: 6281

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CalSites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was July, 1999.

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at:

The CalSites database includes both known and potential sites. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRA-TSD
SRC#: 6379

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 6945

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for City of Los Angeles Landfills was April, 1999.

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.

SWLF
SRC#: 6544

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was November, 1998.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

**Orange County
Landfill**
SRC#: 6433

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Orange County Landfills was April, 1999.

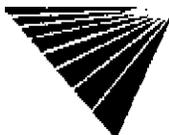
This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

WMUDS
SRC#: 6857

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23, Waters.



For more information call VISTA Information Solutions, Inc. at 1-800-767-0403.

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LUST
SRC#: 5873

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #9-SLIC List was August, 1996.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at:
619-467-2980.

LUST RG6
SRC#: 6275

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lahontan Region LUST List was August, 1999.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at:
530-542-5400.

LUST
SRC#: 6277

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #8-SLIC List was July, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at:
909-782-4499.

LUST RG9
SRC#: 6351

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #9 Leaking Underground Storage Tank List was August, 1999.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at:
619-467-2980.

LUST
SRC#: 6540

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Orange County-Groundwater Cleanup Program was September, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at:
714-834-3446.

LUST RG8
SRC#: 6542

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at:
909-782-4499.

LUST
SRC#: 6645

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for LUST Information System (LUSTIS) was October, 1999.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at:
916-445-6532.



CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSTES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

Deed Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

Water Wells
SRC#: 5384

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.



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C) DATABASES SEARCHED TO 1/4 MILE

RCRA-Violts/Enfs VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 6379 The agency release date for HWDMS/RCRIS was September, 1988.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1612 The agency release date for Underground Storage Tank Registrations Database was January, 1984.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 5498 The agency release date for Fullerton Underground Storage Tank List was December, 1988.

This database is provided by the Fullerton Fire Department. The agency may be contacted at: 714-738-3160; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 8239 The agency release date for City of Anaheim UST Listing was July, 1989.

This database is provided by the City of Anaheim. The agency may be contacted at: 714-765-4048; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 6243 The agency release date for City of Orange Underground Storage Tank List was July, 1989.

This database is provided by the City of Orange Fire Department. The agency may be contacted at: 714-288-2541; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 6355 The agency release date for Santa Ana City UST List was September, 1989.

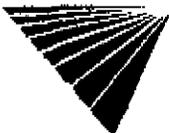
This database is provided by the City of Santa Ana Fire Department. The agency may be contacted at: 714-647-5761; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 6438 The agency release date for Orange County Underground Tank Facilities was October, 1988.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 5513 The agency release date for Aboveground Storage Tank Database was December, 1988.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



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TRIS
SRC#: 4946

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 6181

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for ERNS was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

RCRA-LgGen
SRC#: 6379

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 6379

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

SPILL
SRC#: 5849

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Orange County Industrial Cleanups was January, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

End of Report



For more information call VISTA Information Solutions, Inc. at 1-800-767-0403.
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12.8 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

Mr. Steve Quartararo
S & S Commercial Environmental Services, Inc.
13520 Amber Road
Chino, CA 91710

Dear Mr. Quartararo:

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.

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

12.9 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, CAC, CHE, REA
S&S Commercial Environmental Services, Inc.

Southwest Corner of Hamilton Street & Harbor Boulevard Costa Mesa, CA 92627

12.10 Resume

RESUME

STEPHEN A. QUARTARARO

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

EXPERIENCE

21 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

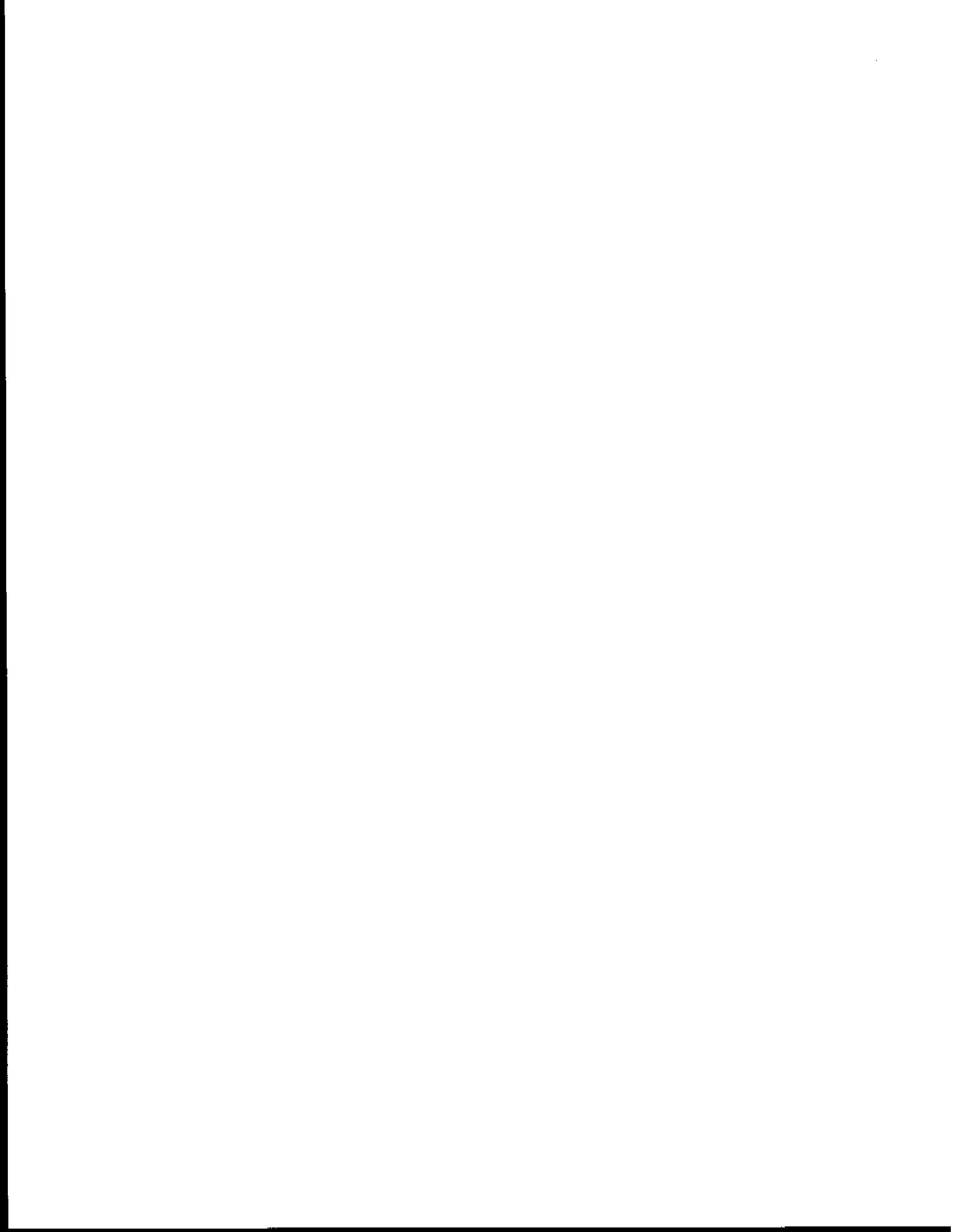
DEVELOPMENT DESIGN

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.



February 22, 2000

Limited Phase II Subsurface Environmental
Investigation of Soil & Groundwater

AT:

Commercial Property
2089 & 2093 Harbor Blvd.
Costa Mesa, CA

CONDUCTED FOR:

Law Office of Richard Sam
ATTN: Mr. Richard Sam
1453 10th Street
Santa Monica, Ca 90401

Project Conducted & Report Prepared By,


William C. [Name] G. # 6168

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Appendix II: Cal-EPA Certified Laboratory, Soil Chemical Analyses Results

Appendix III: Cal-EPA Certified Laboratory, Water Chemical Analyses Results

**Appendix IV: EXCEL Environmental Groundwater Direction Map of Neighboring
Red-E-Rentals Site**

1.0 INTRODUCTION

The following report describes the methods and findings of a limited Phase II Investigation conducted at a commercial property located in Costa Mesa at the southwest corner of Hamilton Street and Harbor Boulevard (Figure 1). The Phase II Investigation was conducted in response to a Phase I Environmental Audit conducted by S&S Commercial Environmental Services, Inc., which concluded the site showed reasonable "Environmental Concern", due to past site activities and proximity to other businesses with known environmental problems. The most significant neighboring site with known environmental problems is the Theodore Robbins Ford Dealership located immediately east of the site, across Harbor Boulevard. The subject site currently has three commercial (Charles Smiley Roofing Contractor, Randy's Automotive, and Harbor Medical Clinic) and one residential tenant.

Results of the Phase II Investigation indicates the soil beneath the site is currently not a significant threat to local shallow groundwater. However the shallow groundwater is significantly impacted with gasoline and its associated volatile aromatic constituents, including MTBE. The impact to shallow groundwater appears to have been caused by prior on-site surface discharges of gasoline before the property had been surfaced with asphalt, and unauthorized releases from neighboring businesses.

Due to its cheap cost and availability, gasoline was the solvent of choice for cleaning automobile parts before strict regulations against its use (due to explosion hazards) were enforced. Furthermore, prior to the mid 1980's, auto mechanic shops, auto wrecking yards and metal recyclers would empty gas tanks by simply pouring their contents onto the ground. At parts per million (ppm) soil detection levels and parts per billion (ppb) water detection levels, a very small release of gasoline can be easily verified by any Cal-EPA certified laboratory. A one ppm gasoline concentration in water can be manufactured by putting one drop of gasoline (from an eye dropper) in 10,000 gallons of water. A one ppb gasoline concentration in water would be 1/1,000th of a drop.

2.0 SCOPE OF WORK

The scope of work conducted for this investigation consisted of two field drilling sessions comprised of 6-borings each, with water sampling. Soil samples were collected at differing intervals based on lithologic changes, proximity to groundwater, and surface elevation estimates. Based on field observations, selected soil samples from each boring were submitted to a Cal-EPA certified laboratory for analyses and were tested for petroleum based fuel hydrocarbons, total recoverable petroleum hydrocarbons (TRPH) and chlorinated solvents.

3.0 INVESTIGATIVE METHODS

3.1 Drilling / Sampling Methods

Field activities for the investigation were performed by S&S on January 22 and February 02, 2000. Each field investigation consisted of drilling six hydraulic punch borings in areas of potential environmental concern (Figure 2). Total penetrated depth for the borings varied between 19-40 feet below ground surface (bgs). Discrete, undisturbed soil samples were collected at various intervals depending on field observations, surface elevation, (to keep sample interval, more-or-less consistent with other borings), soil lithology and proximity to groundwater. Samples were collected using a 1-1/2" O.D. spoon sampler containing four, 1-1/4" O.D. X 6" long, brass sample sleeves. The spoon sampler was driven in advance of the bore-hole using the hydraulic drill hammer. The lead sample tube from each collection interval was secured using Parafilm™ lined plastic end caps and placed in a cooler containing bagged ice for proper storage. The secured samples were logged on a chain-of-custody record, then transported to a Cal-EPA certified laboratory for chemical analyses. Soil from the second tube was placed in a zip-loc™ plastic bag and left on the hood of the drill-rig for approximately 10 minutes to warm. The soil was then turned by hand and the probe from a Gastechtor® Organic Vapor Analyzer (OVA) model 1314 was inserted approximately one-half the headspace width. OVA field screening results and soil types were recorded on soil boring logs (Appendix I). All soil types were logged using the Unified Soil Classification System. All soil samples were collected and logged under the direct supervision of William C. Lachmar, R.G. # 6168.

One water sample was collected in boring DP1 during the initial field investigation, while water samples were collected in every boring drilled during the subsequent field investigation conducted on February, 02, 2000. The water samples were collected by driving a sleeved 2-foot long stainless steel screen beyond the saturated sand interval. Next the drive rod was backed-out to release the expendable drive tip. This allowed the screen to be exposed between the saturated soil interval. A disposable 3/4" O.D. single check valve polyethylene bailer was then dropped through the 1 1/2" drill rod to collect the sample. The water sample was placed in two, sterile, 40 ml capacity, glass OVA vials, sealed without allowing any air bubbles, and placed in an ice cooled container for proper storage.

3.2 Chemical Analyses Methods

Soil and water samples collected were submitted to Southland Technical Services (STS), Inc., located in Montebello, California. STS is Cal-EPA certified (certificate # 1986) for the chemical analyses performed for this investigation. Based on site reconnaissance and field observations, selected soil samples were submitted for chemical analyses of one or more of the following: (1) gasoline (2) the volatile aromatic constituents of gasoline known as

BTEX/MTBE (3) total recoverable petroleum hydrocarbons (TRPH) and (4) volatile organic compounds (VOC's). Methods of analyses were 8015M, 8020, 418.1 and 8260B respectively. A summary of the gasoline and BTEX/MTBE soil chemical analyses results is presented in Table 1, which immediately follows on page 4. The certified soil laboratory chemical analyses report, with QA/QC data is provided in the Appendix II.

All water samples collected were analyzed for gasoline and BTEX/MTBE. The methods used were 8015M for gasoline and 602 for BTEX/MTBE. In addition, the highest MTBE concentration found to exist was additionally analyzed for verification purposes, using the GC/MS method. A summary of the gasoline and BTEX/MTBE water chemical analyses results is presented in Table 2 which immediately follows Table 1. The certified water laboratory chemical analyses report, with QA/QC data is provided in the Appendix III.

3.3 Chemical Analyses Results

3.31 Soil

The soil chemical analyses results found no significant concentrations of the constituents specified for analyses at any depth level except at the soil capillary fringe. The highest concentrations found were in boring DP1, at the 20-foot soil depth interval. Registered levels for DP1-20' were 210 ppm gasoline, 0.885 ppm benzene, 4.09 ppm toluene, 5.72 ppm ethylbenzene, 20.1 ppm total xylenes and a non-detect MTBE concentration.

3.32 Water

The water chemical analyses results found significant levels of gasoline and the volatile aromatic constituents associated with gasoline. The highest concentration levels found were 358 ppm gasoline (DP11), 5.46 ppm benzene, 25.9 ppm toluene, 4.83 ppm ethylbenzene, 26.5 ppm total xylenes (DP1), and 1.75 ppm MTBE (DP8). Water contour isopleths for gasoline, benzene and MTBE concentrations are submitted with this report as Figures 3-5.

TABLE 1

Summary of Soil Chemical Analysis Results for 2089 & 2093 Harbor Blvd., Costa Mesa

Sample Designation	Gasoline (8015M)	Benzene (8020)	Toluene (8020)	E Benzene (8020)	T Xylenes (8020)	MTBE (8020)	Date of Sample
DP1-15'	ND	ND	ND	ND	ND	ND	1/22/00
DP1-20'	211	0.885	4.09	5.72	20.1	ND	6/97
DP1-30'	ND	0.013	0.080	0.029	0.16	ND	6/97
DP2-21'	8.2	0.242	0.512	0.30	1.01	ND	6/97
DP3-5'	ND	ND	0.007	ND	ND	ND	6/97
DP3-21'	ND	ND	ND	ND	ND	ND	6/97
DP5-22'	ND	ND	ND	ND	ND	ND	6/97
DP6-20'	8.7	ND	ND	0.018	ND	ND	6/97
DP7-15'	ND	ND	ND	ND	ND	ND	2/2/00
DP7-21'	ND	0.023	ND	ND	ND	ND	6/97
DP7-26'	ND	0.025	ND	ND	ND	ND	6/97
DP7-32'	ND	0.035	ND	ND	ND	ND	6/97
DP7-40'	ND	ND	ND	ND	ND	ND	6/97
DP8-18'	ND	ND	ND	ND	ND	ND	6/97
DP8-20'	ND	ND	ND	ND	ND	ND	6/97
DP9-16'	ND	ND	ND	ND	ND	ND	6/97
DP10-15'	ND	ND	ND	ND	ND	ND	6/97
DP10-21'	ND	0.010	ND	0.011	0.016	ND	6/97
DP11-15'	ND	ND	ND	ND	ND	ND	6/97
DP11-19'	ND	ND	ND	ND	ND	ND	6/97
DP12-16'	ND	ND	ND	ND	ND	ND	6/97
DP12-20'	ND	ND	ND	ND	ND	ND	6/97
DP12-28'	ND	ND	ND	ND	ND	0.017	6/97

* All analyses "ppm" in soil
 ND = Not Detected
 E Benzene = Ethylbenzene,
 T Xylenes = Total Xylenes
 MTBE = Methyl Tertiary Butyl Ether

S&S: JA00009-R

TABLE 2

Summary of Water Chemical Analysis Results for 2089 & 2093 Harbor Blvd., Costa Mesa

Sample Designation	Gasoline (8015M)	Benzene (8020)	Toluene (8020)	E Benzene (8020)	T Xylenes (8020)	MTBE (8020)	Date of Sample
DP1	133	5.46	25.9	4.83	26.5	ND	1/22/00
DP7	0.52	ND	0.0004	ND	ND	0.52	2/2/00
DP8	1.8	ND	ND	ND	ND	1.75**	****
DP9	9.1	0.14	1.2	0.35	1.83	0.035	****
DP10	113	5.26	15.6	3.0	16.1	<0.5	****
DP11	358	0.156	0.85	4.26	13.3	<0.5	****
DP12	0.35	0.0004	0.002	0.008	0.029	0.001	****

* All analyses "ppm" in water

** Result using 8260 method

ND = Not Detected

E Benzene = Ethylbenzene,

T Xylenes = Total Xylenes

MTBE = Methyl Tertiary Butyl Ether

4.0 SITE SPECIFIC GEOLOGY & HYDROGEOLOGY

4.1 Geology

Soil types encountered while drilling consisted mainly of brown, fine and medium sands to 10-foot bgs, then brown, C-M-F sand and coarse sands, grading to a brown, fine-medium sand, at approximately 20-foot bgs. The 20-foot depth fine-medium sand, when encountered, was saturated and resting on a low permeability clayey-silt layer estimated to be approximately 15-feet in thickness. Below 35-feet, it is speculated the general soil lithology grades into fine and medium sands to at least 40-foot bgs.

General soil types found during this investigation indicate a former younger "intertidal zone" type deposit from 0-20' bgs, which overlays an older (lower energy) submarine type environment. Coarse sands and pebble gravel were found in some borings between 21-32' bgs. This would indicate a younger paleo-channel cut through the clayey-silt beds beneath this site. The paleo-channel represents a higher energy environment associated with seasonal periods of flooding which produce rapid water run-off. For better descriptions of the soil lithologies found during this investigation, please reference the soil boring logs attached as Appendix I of this report. The soil borings were logged using the Unified Soil Classification System.

4.2 Hydrogeology

The saturated fine-medium sand appears to fluctuate where present, from a few inches in thickness, to a maximum of 2-feet. From measuring the depth to water when collecting a sample, the saturated sand does not appear to be confined. In boring DP12 the first saturated sand interval was not encountered until 35-feet bgs and consisted of a fine-medium sand. It is suspected that the paleo-channel somehow effected the deposition of the 19-foot saturated sand at this location or a small fault was crossed. This 35-foot saturated sand appears to be semi-confined, as the water level raised approximately 15-feet to the 20-foot bgs level.

Using the standard gradient conversion for sedimentary deposits of 0.4 psi/foot, the 35-foot saturated sand would experience approximately 14 psi of overburden pressure. If this sand were completely confined, the 14 psi of overburden pressure would cause the water to rise approximately 32-feet, when exposed to atmospheric pressure.

Past groundwater monitoring by EXCEL Environmental for the Redi-Rentals site, located immediately south of the subject property, indicated a groundwater direction during a June 1993 sampling towards the east-southeast, at a gradient of 0.0074 ft/ft (Appendix IV).

5.0 CONCLUSIONS

Based on all environmental information collected to date, S&S Commercial Environmental Services concludes the following.

- Only at the capillary fringe was soil found to contain notable elevated concentrations of the specific constituents categorized for analyses.
- Shallow groundwater beneath the site has been significantly impacted with gasoline and the associated gasoline additives. No records for the site on the use of gasoline containing the additive MTBE is documented, however significant concentrations of MTBE were found to exist in the groundwater. This fact leads to the conclusion the MTBE found to exist during this investigation came from an off-site source. To better define the source, a current groundwater direction needs to be identified.
- General soil types indicate a younger intertidal zone type deposit, which overlays an older lower energy submarine type environment. A paleo-channel appears to have cut through the site. The paleo-channel represents a seasonal period of flooding that produces a higher energy environment associated with flood water run-off (Figures 6 & 7).
- The highest BTEX concentrations were found to exist at approximately the east-central part of the property, south of the former generator repair shop.
- The highest gasoline concentration was found to exist near the Charles Smiley Roofing Contractor place of business, which is slightly southwest of the highest BTEX concentrations.
- Soil types found during this investigation consisted mainly of brown, medium and fine sands to \approx 10-foot bgs, then C-M-F and coarse sands, grading to a fine to medium sand which became saturated, at approximately 20-foot bgs. Following the saturated fine-medium sand interval which appears to vary in thickness from a few inches to over 2-feet, a silty-clay and clayey-silt interval exists to approximately 35-foot bgs, unless cut by the presumed younger flood channel deposit, which consisted of coarse sands and pebble gravel.

6.0 PROJECT DISCUSSION

Based on site reconnaissance, field observations and laboratory chemical analyses results, it appears that gasoline releases prior to the site being covered with asphalt, migrated down with little obstruction through the loose sands to the clayey-silt layer, where the vertical migration was significantly impeded. This silty-clay layer also impedes the vertical migration of surface waters, and sewer and storm discharge waters, so that the sand immediately above the clayey-silt layer becomes water saturated. Once the gasoline releases ceased because of the asphalt ground cover, or discontinuance of the practice by the tenant(s), the remaining gasoline in the soil was bio-remediated and/or flushed down into the shallow groundwater through vertical migration of surface waters.

Based on these facts; two reasonable assumptions can be made: (1) the high gasoline and associated BTEX concentrations found in water south of the former generator repair shop would appear to have originated from on-site surface spills, since high gasoline concentrations were not found in the perimeter borings near the property boundaries, (2) the MTBE concentrations found on-site, appear to be coming from an off-site source since the highest MTBE concentrations were found in the two borings drilled at the eastern property boundary near Harbor Boulevard, where the gasoline and BTEX concentrations were much lower than other borings drilled in the middle of the property.

The source of the MTBE is thought to be at the southeast corner of Hamilton Street and Harbor Boulevard, where a former service station once existed and which is now owned by Theodore Robbins Leasing. Reports are that Theodore Robbins replaced the tank with a Plasteel, fiberglass wrapped, single wall UST in 1985. During the station retrofit, significant contamination was found to exist in the soil and a limited soil farming remediation was conducted on location. It is unknown at this time whether the tank is active, or inactive. Other potential off-site sources for the MTBE could be the active Ultramar station, southeast at Harbor and Bay, or the Metro Car Wash directly south of the site at Harbor and Bay, which had their tanks pulled a few years ago.

7.0 MTBE OVERVIEW

MTBE is a relatively new concern and was introduced as a replacement for benzene in gasoline in 1979. Large scale use of MTBE was initiated in the early 1980's, as benzene was completely phased out throughout the United States. The problem with MTBE is its high solubility in water, which gives it high mobility, its resistance to degradation by natural processes, its high specific gravity which causes it to seek lower and lower ground (ie. MTBE does actually get to the deeper "beneficial" water aquifers, whereas other gasoline constituents float on water) and its resistance to treatment using conventional methods (due to its extreme solubility in water).

To date, cancerous tumor growths have not manifested themselves after large doses of MTBE have been introduced into laboratory test animals, but MTBE does have a bad taste and smell. The smell and taste is apparent in water at levels as low as 24 parts per billion (ppb). Subsequently the State of California is favoring an action level for MTBE in groundwater of 24 ppb, however no action level for MTBE in groundwater has been set by the State of California at this writing.

8.0 RECOMMENDATIONS

S&S Commercial Environmental Services, Inc. recommends this report be simultaneously submitted to the Orange County Health Care Agency and Regional Water Quality Control Board for their review. In addition, S&S recommends a records search of site use be conducted for the Theodore Robbins property located at the southeast corner of Hamilton Street and Harbor Boulevard.

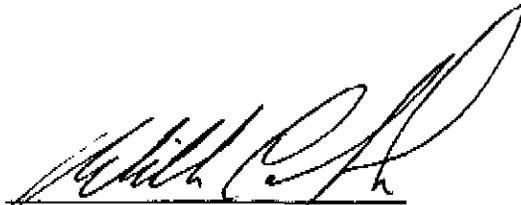
It is the opinion of S&S Commercial Environmental Services, Inc. that ultimately the continued environmental oversight will be handled by the Regional Water Quality Control Board and their first recommendation will be to install three groundwater monitor wells.

9.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated. All laboratory work cited in this report was prepared under the direction of Southland Technical Services, Inc, which is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



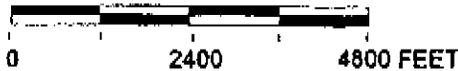
William C. Lachmar, R.G.
Project Geologist

Figures

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REFERENCE: 1996 Thomas Guide, Orange Co.
 PAGE: 888
 GRID: J-2



S&S

COMMERCIAL
Environmental Services

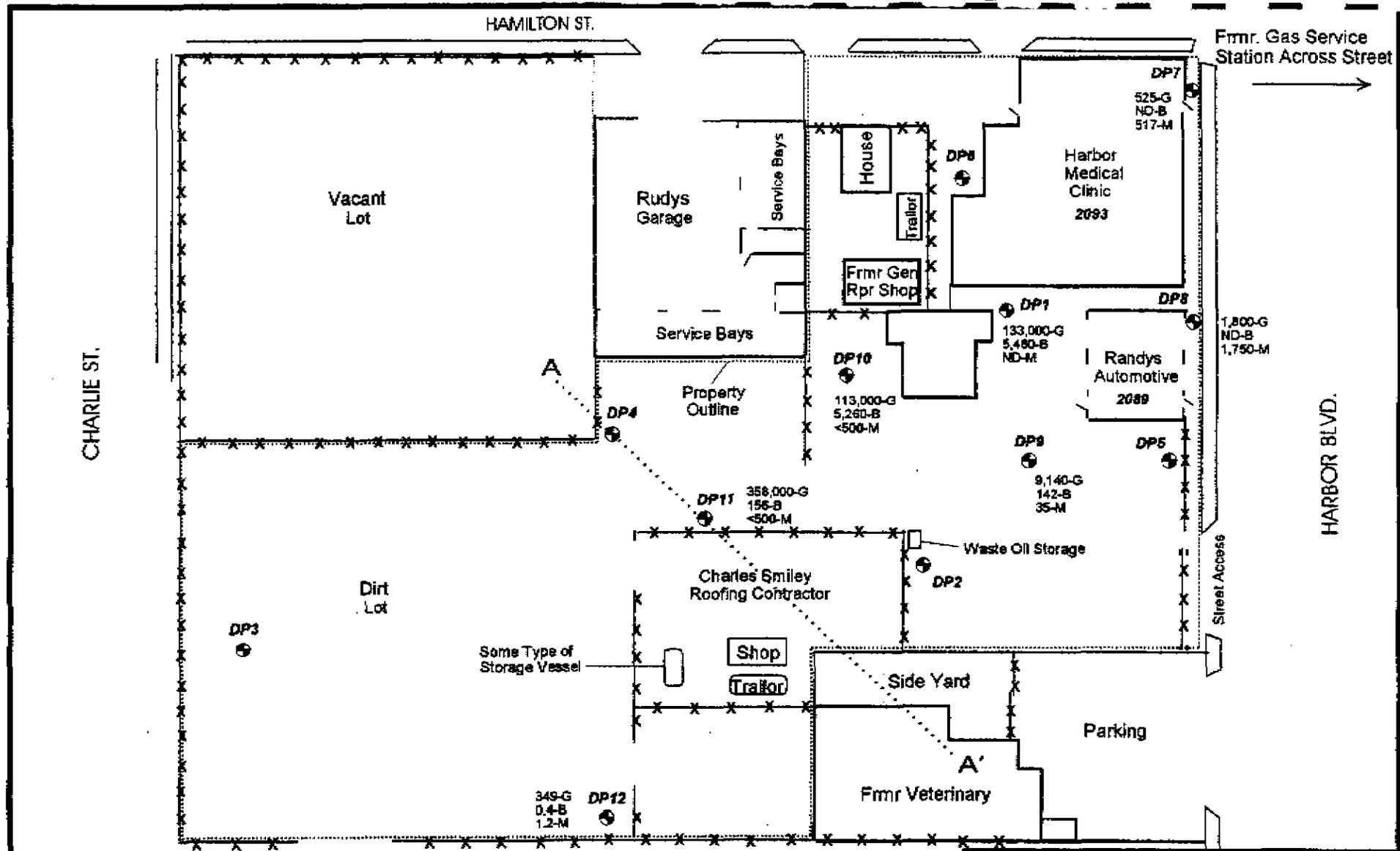
THOMAS GUIDE LOCATION MAP

SITE: COMMERCIAL PROPERTY
 2089 & 2093 Harbor Blvd.
 Costa Mesa, CA

DRAFTED BY: _____
 DATE: 02/00

SCALE: 1" = 2400'

GEOLOGICAL #
 JA00013-N

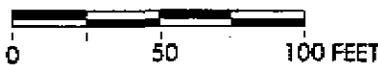


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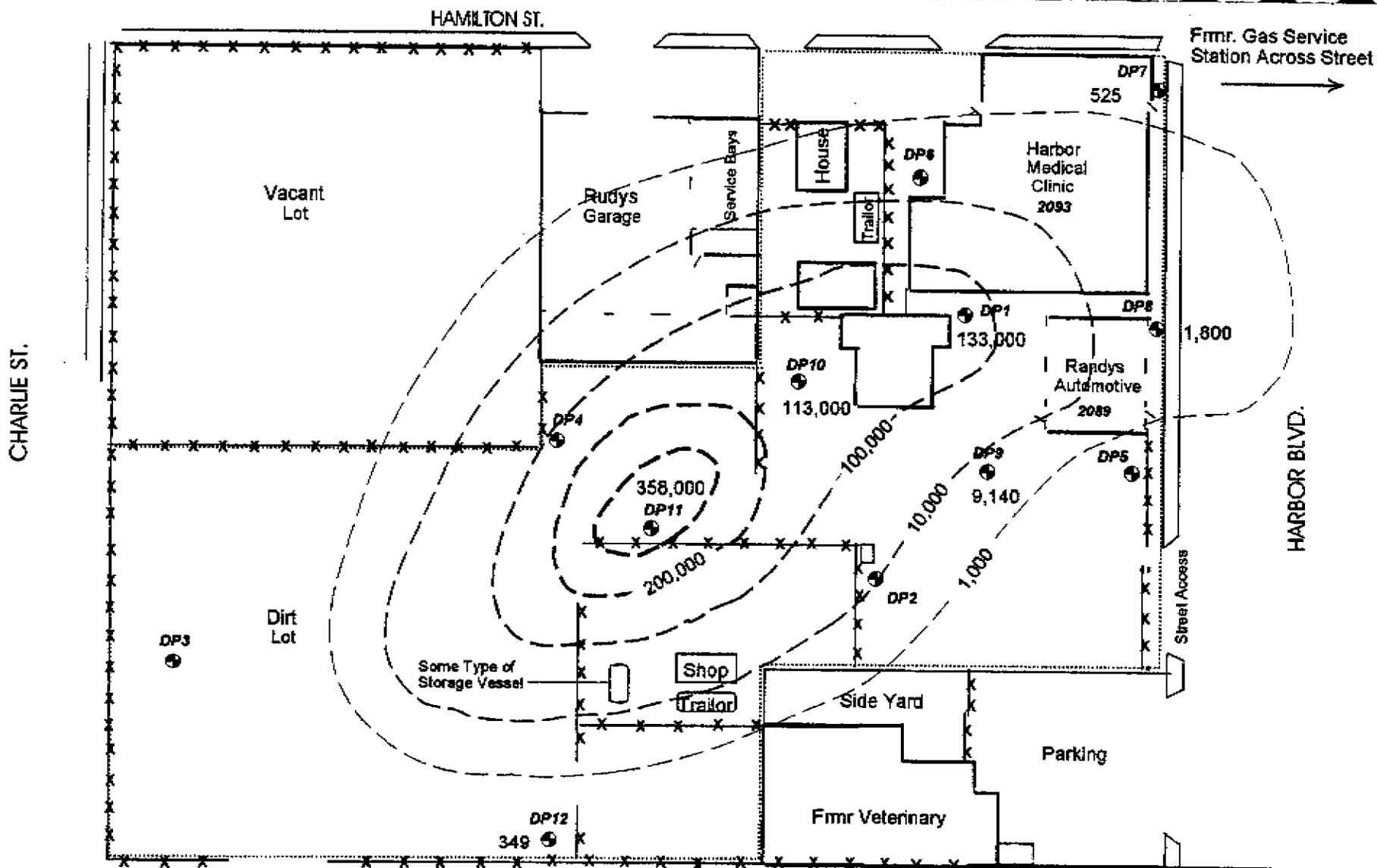
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- ⊙ — Soil Boring Location
- 9,140-G — Gas Concentration (ppb)
- 540-B — Benzene Concentration (ppb)
- 850-M — MTBE Concentration (ppb)
- — Cross Section Line

RED E RENTALS

SCALE:



S&S		COMMERCIAL 2	
Environmental Services			
SITE SKETCH MAP			
SHOWING SOIL BORING LOCATIONS			
SITE: COMMERCIAL PROPERTY			
S.W. Corner Hamilton & Harbor			
Costa Mesa, CA			
DRAWN BY:	WCL	SCALE: 1" = 50'	GEOLOGICAL #
DATE:	02/00		JN00009

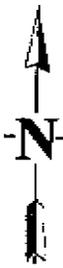
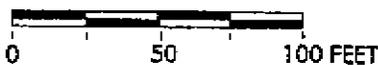


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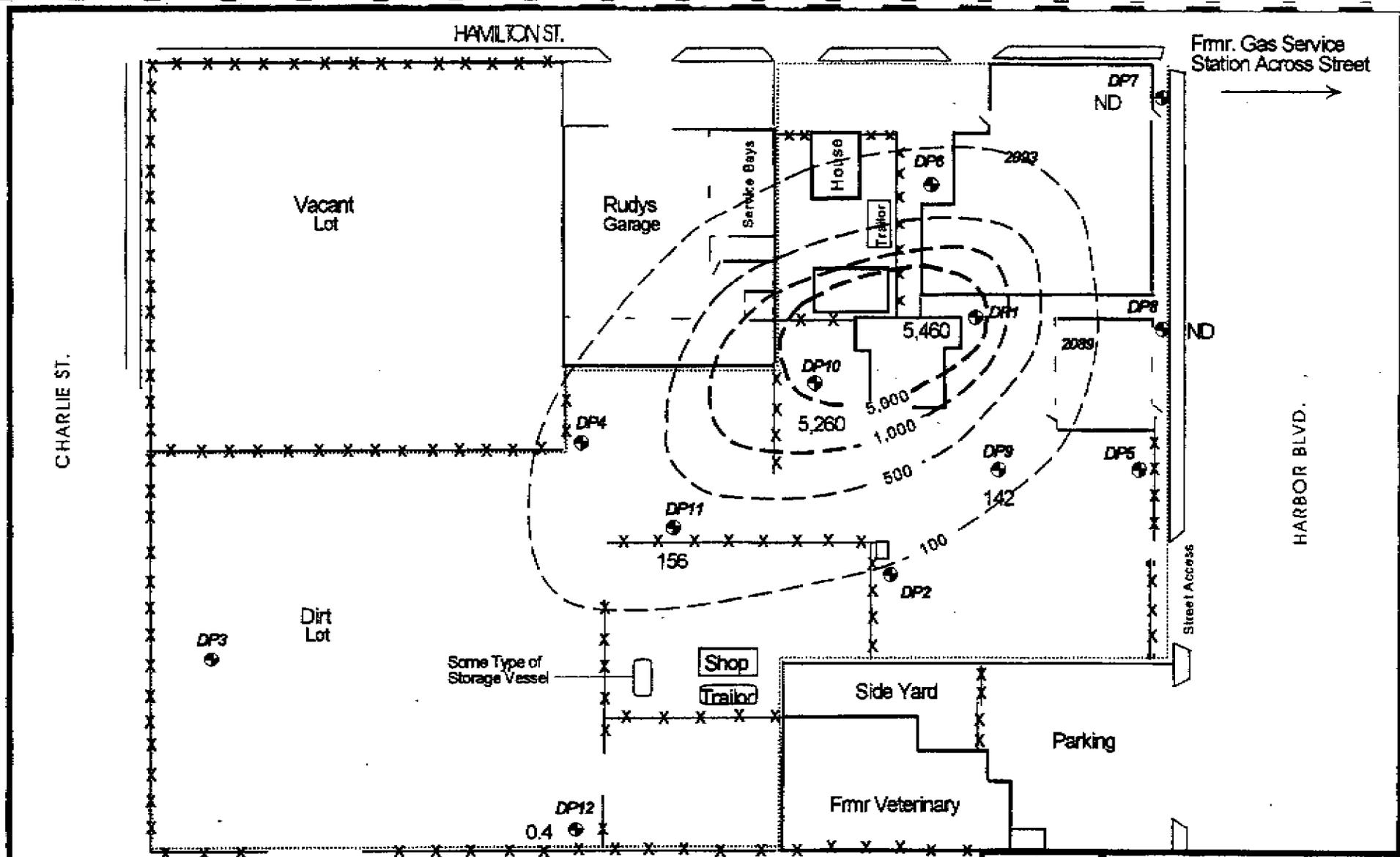
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- ⊕ — Soil Boring Location
- — Gas in Water Isopleths
- 100,000 — Gas Concentration (ppb)

RED E RENTALS

SCALE:

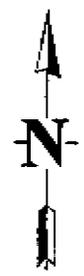
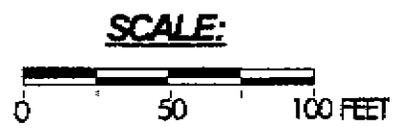


S&S		COMMERCIAL 3	
		Environmental Services	
SITE SKETCH MAP			
SHOWING GAS IN WATER ISOPLETHS			
SITE: COMMERCIAL PROPERTY			
S.W. Corner Hamilton & Harbor			
Costa Mesa, CA			
DRAWN BY:	WCL	SCALE: 1" = 50'	GEOLOGICAL # J40009
DATE:	02/00		



LEGEND:

- DP1 — Soil Boring Designation
- — Soil Boring Location
- — Benzene Water isopleths
- 500 — Benzene Concentration (ppb)

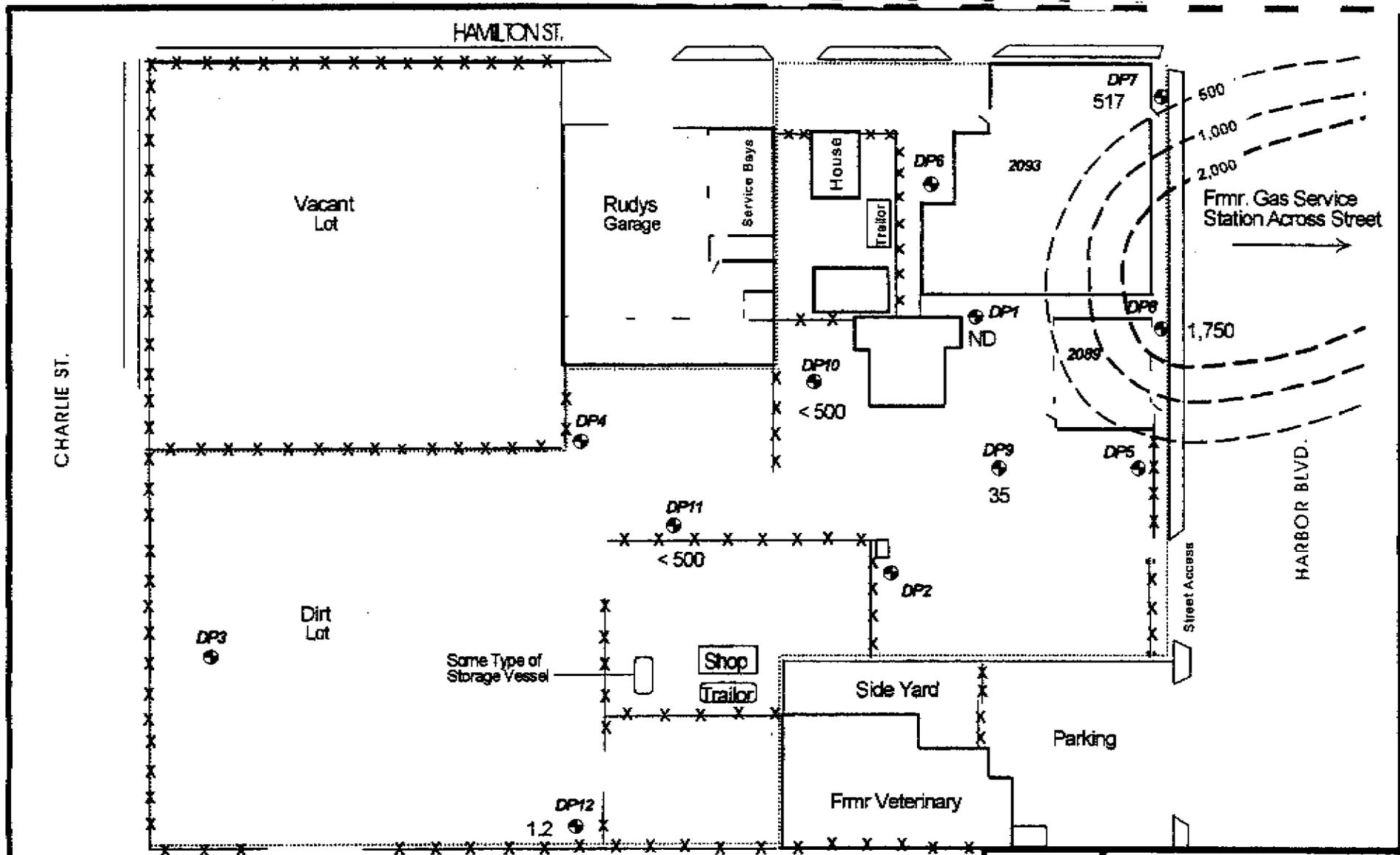


RED E RENTALS

S&S COMMERCIAL 4
Environmental Services

SITE SKETCH MAP
SHOWING BENZENE IN WATER ISOPLETHS
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

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DATE:	0200		

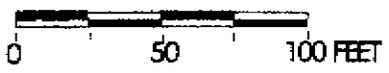


LEGEND:

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- — Soil Boring Location
- — MTBE Water Isopleths
- 500 — MTBE Concentration (ppb)

RED E RENTALS

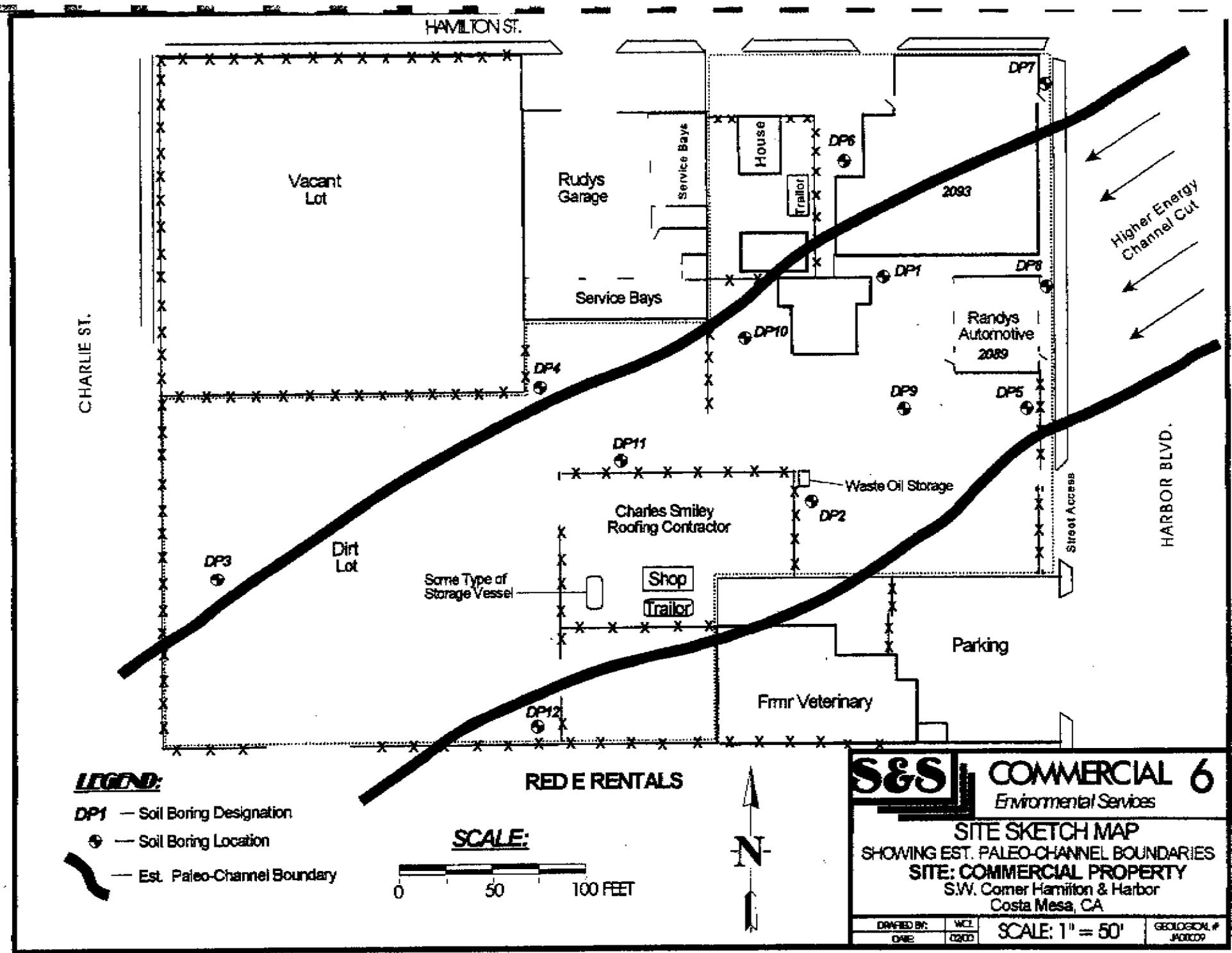
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S&S COMMERCIAL 5
Environmental Services

SITE SKETCH MAP
SHOWING MTBE IN WATER ISOPLETHS
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

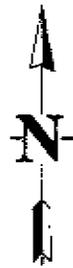
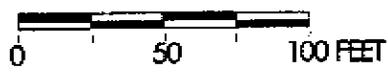
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DATE:	02/03		



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- ⊕ — Soil Boring Location
- Est. Paleo-Channel Boundary

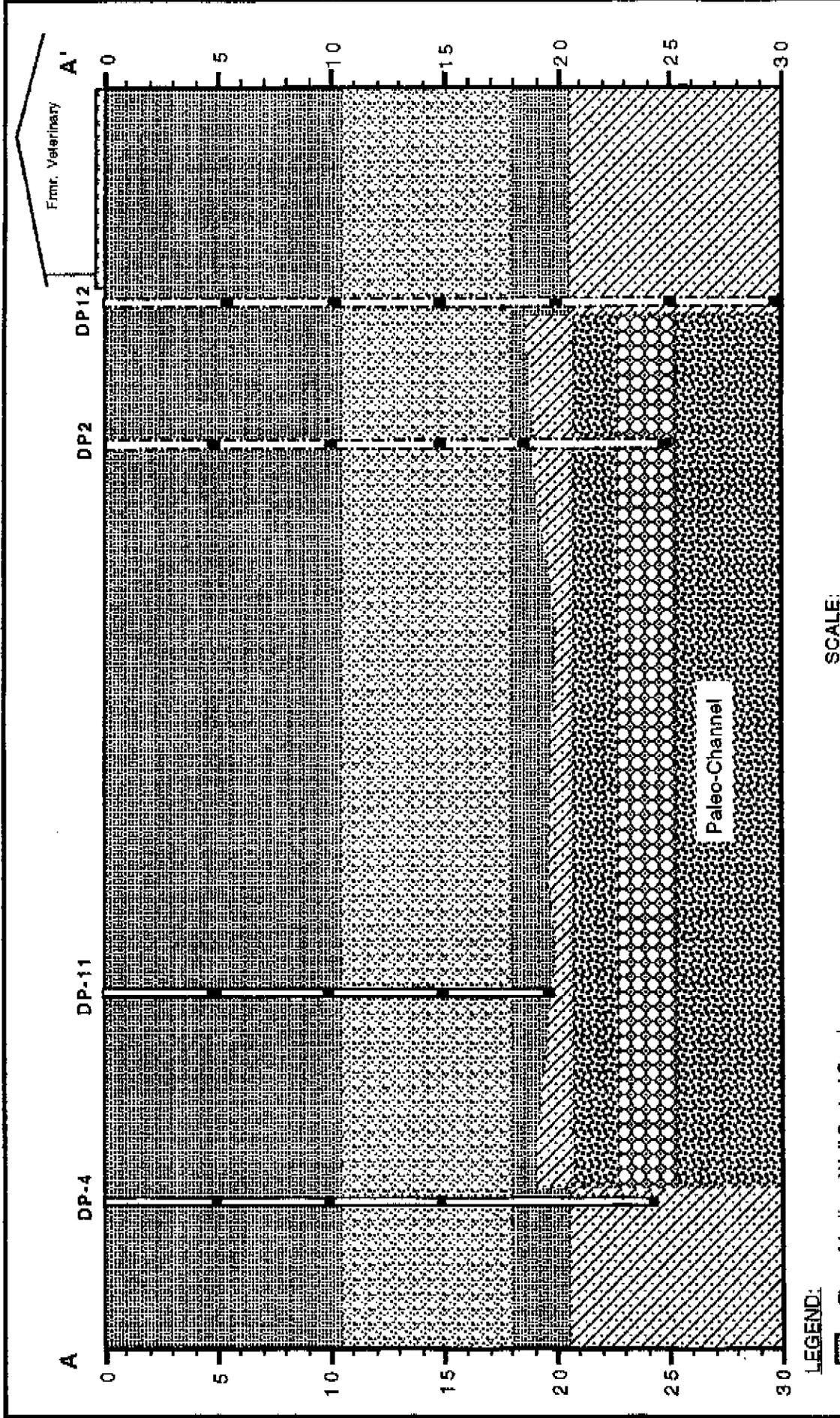
SCALE:



S&S COMMERCIAL 6
Environmental Services

SITE SKETCH MAP
 SHOWING EST. PALEO-CHANNEL BOUNDARIES
SITE: COMMERCIAL PROPERTY
 S.W. Corner Hamilton & Harbor
 Costa Mesa, CA

DRAWN BY: ONE	WCL GZC	SCALE: 1" = 50'	GEOLOGICAL # J40009
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S&S **COMMERCIAL 7**
Environmental Services

X-Section Showing Channel Cut
SITE: COMMERCIAL PROPERTY
 2069 & 2093 Harbor Blvd.
 Costa Mesa, CA

Drafted By: WCL
 Date: 02/00

Geological No. FE00013-II

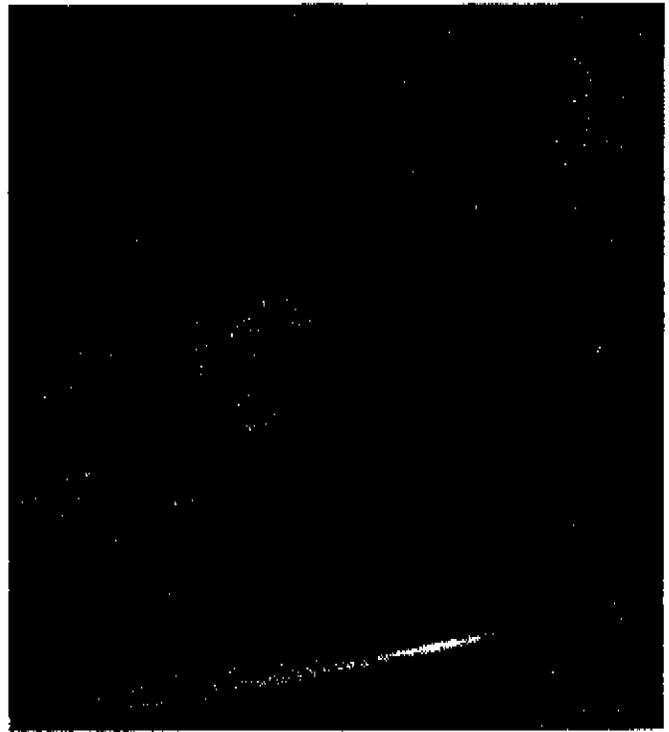
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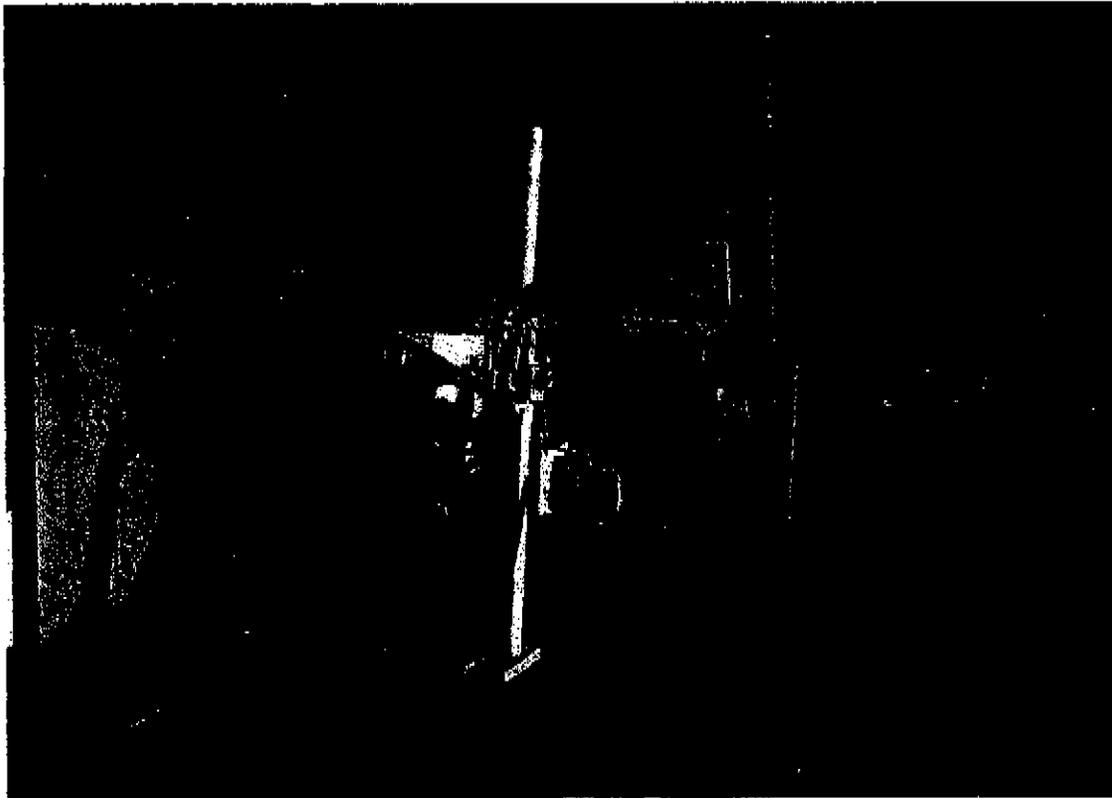
- LEGEND:**
- Fine - Medium Well Sorted Sand
 - C-M-F Sand & Coarse Sand
 - Very Coarse Sand
 - Pebble Size Gravel
 - Silty Clay & Clayey Silt
 - Boring designation
 - Boring location (Dashed where projected on x-section line)
 - Sample collection intervals



SECURED SAMPLES



**18-20' SOIL TYPES: SHOWING GRAY-GREEN
DISCOLORED CAPILLARY FRINGE FINE SAND**



FIELD DRILLING OPERATIONS - BORING DP7

PHOTOGRAPHIC PLATE

Appendix I
(Soil Boring Logs)

SOIL BORING LOG

BORING NO. DP-1

Project Name: Commercial Property

Project Location: 2089 Harbor Blvd., Costa Mesa

Page 1 of 1

Driller: Core Probe International

Type of Rig: Core-Probe 5400

Type and Size of Auger: 1-1/2" Push Rod

Logged By: W.C.L.

Date Drilled: 01/22/00

Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA

Depth of First Saturated Soil: 20-Feet

Static Depth of Water in Well: NA

Total Depth of Boring: 30 Feet

Total Depth of Well Completed: NA

Well Screen Type and Diameter: NA

Well Screen Slot Size: NA

Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY					
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.					
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)		
0	Boring Backfilled with Bentonite						0	Approximately 4" of Asphalt					
5			< 10			5	Brown, Fine-Medium Sand (SP), well sorted, some silt (= 15%), loose, moist, some solvent odor						
10			50			10	Gray, Medium Sand (SP), well sorted, loose, moist, some gas odor						
15			70			15	Gray, C-M-F Sand (SW), moist, loose, some gas odor						
20			350			20	Gray-Green, Discolored Fine Sand (SP), saturated, strong gas odor						
25			290			25	Light Brown Coarse Sand, (SW), and gravel, very moist, loose, strong gas odor, no discoloration						
30			< 10			30	Brown C-M-F Sand						
35							Light Brown Coarse Sand, (SW), and gravel, some silt (= 15%), very moist, loose, strong gas odor, no discoloration						
40													
			TD 30'										

SOIL BORING LOG	BORING NO. DP-2
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Project Name: Commercial Lot	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
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Logged By: W.C.L.	Date Drilled: 01/22/00	Checked By: William C. Lachmar, R.G.
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WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: 24-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 25 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELL/BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace CVA Reading (ccmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	Boring Backfilled with Bentonite						0	Approximately 4" of Asphalt			
5					< 10		5	Brown, Fine-Medium Sand (SP), well sorted, some silt (= 15%), loose, moist, no odor			
10					< 10		10	Gray, C-M-F Sand (SW), moist, loose, some oil smell			
15					< 10		15	Gray, C-M-F Sand (SW), moist, loose, no odor			
20					250		20	Gray-Green, Discolored Fine Sand (SP), very moist, strong gas odor			
25					< 10		25	Gray-Green, Discolored, C-M-F Sand (SW), very moist, strong gasoline odor			
25			TD 25'					25	Cobble Bed, (GW), with C-M-F Sand & Silt Matrix, loose, saturated, no odor, no discoloration		
30						30					
35						35					
40						40					

SOIL BORING LOG	BORING NO. DP-3
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Project Name: Commercial Lot	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
Logged By: W.C.L.	Date Drilled: 01/22/00	Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: NA	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 21 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	Boring Backfilled with Bentonite						0				
5					< 10		5	Brown, Fine-Medium Sand (SP), well sorted, some silt (= 15%), loose, moist, no odor			
10					< 10		10	Brown, Medium Sand (SP), some coarse sand (=15%), loose, dry, no odor			
15					< 10		15	Gray, C-M-F Sand (SW), dry, loose, no odor			
20	TD 21'				50		20	Gray-Green, Discolored Fine Sand (SP), moist, some old gasoline odor			
21							21	Gray-Green, Discolored, Silty Clay (CL), moist, some old gasoline odor			
25							25				
30							30				
35							35				
40							40				

SOIL BORING LOG

BORING NO. DP-4

Project Name: Commercial Lot

Project Location: 2089 Harbor Blvd., Costa Mesa

Page 1 of 1

Driller: Core Probe International

Type of Rig: Core-Probe 5400

Type and Size of Auger: 1-1/2" Push Rod

Logged By: W.C.L.

Date Drilled: 01/22/00

Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA

Depth of First Saturated Soil: NA

Total Depth of Well Completed: NA

Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 24 Feet

Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELL/BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (cc/ft)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	Boring Backfilled with Bentonite						0	Brown, Fine-Medium Sand (SP), well sorted, some silt (= 15%), loose, moist, no odor Brown, Medium Sand (SP), loose, dry, no odor Gray, C-M-F Sand (SW), dry, loose, no odor Gray-Green, Discolored Fine Sand (SP), moderate moisture, no odor Gray-Green, Discolored, Silty Clay (CL), firm, moderate moisture, no odor			
5			< 10			5					
10			< 10			10					
15			< 10			15					
20			< 10			20					
25	TD 24'					25					
30						30					
35						35					
40						40					

SOIL BORING LOG	BORING NO. DP-5
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Project Name: Commercial Lot	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
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Logged By: W.C.L.	Date Drilled: 01/22/00	Checked By: William C. Lachmar, R.G.
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WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: NA	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 20 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELL/BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY				
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.				
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)		
0	Boring Backfilled with Bentonite				< 10	0	Approximately 4" of asphalt					
5					< 10	5	Brown, C-M-F Sand (SW), some silt (~ 15%), loose, dry, no odor					
10					< 10	10	Brown, C-M-F Sand (SW), loose, dry, no odor					
15					< 10	15	Gray, C-M-F Sand (SW), dry, loose, no odor					
20	TD 20'				< 10	20	Gray, C-M-F Sand (SW), with pebbles (~20%), moderate moisture, no odor					
25						25						
30						30						
35						35						
40						40						

SOIL BORING LOG

BORING NO. DP-6

Project Name: Commercial Lot

Project Location: 2089 Harbor Blvd., Costa Mesa

Page 1 of 1

Driller: Core Probe International

Type of Rig: Core-Probe 5400

Type and Size of Auger: 1-1/2" Push Rod

Logged By: W.C.L.

Date Drilled: 01/22/00

Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA

Depth of First Saturated Soil: NA

Total Depth of Well Completed: NA

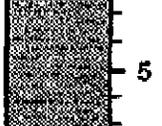
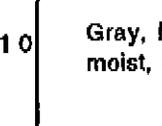
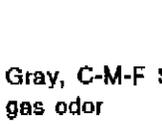
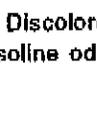
Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 20 Feet

Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0		Boring Backfilled with Bentonite					0	Approximately 4" of Asphalt			
5					< 10		5	Brown, Fine-Medium Sand (SP), well sorted, some silt (~ 15%), loose, moist, no odor			
10					< 10		10	Gray, Medium Sand (SP), well sorted, loose, moist, no odor			
15					< 10		15	Gray, C-M-F Sand (SW), moist, loose, some gas odor			
20			TD 20'			25		20	Gray-Green, Discolored Fine Sand (SP), moist, slight old gasoline odor		
25						25					
30						30					
35						35					
40						40					

Project Name: Commercial Property	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
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Logged By: W.C.L.	Date Drilled: 02/02/00	Checked By: William C. Lachmar, R.G.
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WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: 20-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 40 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	Boring Backfilled with Bentonite						0	Approximately 4" of Asphalt			
5							5				
10							10				
15					< 10		15	Brown, Medium Sand (SP), moist, loose, no odor			
								Brown, Coarse Sand (SW), moist, loose, no odor			
								Brown, C-M-F Sand (SW), moist, loose, no odor			
								Brown, Medium Sand (SP), moist, loose, no odor			
20					75		20	Gray-Green, Discolored Very Fine Sand (VSP), saturated, slight old gasoline odor			
25					< 10		25	Brown, Silty Clay (CL), some fine sand (=20%), moderate moisture, firm, no odor			
30					< 10		30	Brown, Silt (ML), firm, moderately moist, no odor			
35			< 10		35	Brown, Silt (ML), and silty fine sand, firm, moderately moist, no odor					
40	TD 40'		< 10		40	Brown, Silty Fine Sand (SP), firm, very moist					

SOIL BORING LOG	BORING NO. DP-10
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Project Name: Commercial Lot	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
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Logged By: W.C.L.	Date Drilled: 02/02/00	Checked By: William C. Lachmar, R.G.
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WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: 18-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 22 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY				
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.				
					And (40-50%)			With (40-25%)		Some (25-10%)		Trace (10-0%)
0	 TD 22'	Boring Backfilled with Bentonite					0	Approximately 4" of Asphalt				
5							5					
10								10				
15						75	15	Brown, C-M-F Sand (SW), loose, extremely moist, moderate old gasoline odor				
20							20	Brown, Coarse Sand and Gravel (SW-GW), loose, completely saturated, strong old gasoline odor				
25							25					
30							30					
35							35					
40							40					

SOIL BORING LOG	BORING NO. DP-11
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Project Name: Commercial Lot	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Core-Probe 5400	Type and Size of Auger: 1-1/2" Push Rod
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Logged By: W.C.L.	Date Drilled: 02/02/00	Checked By: William C. Lachmar, R.G.
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WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: EST. 18-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 20 Feet	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth # Feet	DESCRIPTION OF LITHOLOGY				
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.				
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)	
0	 TD 20'	Boring Backfilled with Bentonite					0	Approximately 4" of Asphalt				
5							5					
10								10				
15						< 10		15	Brown, Coarse Sand and Gravel (SW-GW), loose, dry, no gasoline odor			
20								20	Gray-Green Discolored, Fine Sand (SP), loose, well sorted, saturated, strong gasoline odor			
25								25				
30								30				
35								35				
40								40				

SOIL BORING LOG						BORING NO. DP-12								
Project Name: Commercial Lot			Project Location: 2089 Harbor Blvd., Costa Mesa			Page 1 of 1								
Driller: Core Probe International		Type of Rig: Core-Probe 5400		Type and Size of Auger: 1-1/2" Push Rod										
Logged By: W.C.L.		Date Drilled: 02/02/00		Checked By: William C. Lachmar, R.G.										
WATER AND WELL DATA						Total Depth of Well Completed: NA								
Depth of First Saturated Soil: EST. = 34-Feet						Well Screen Type and Diameter: NA								
Static Depth of Water in Well: NA						Well Screen Slot Size: NA								
Total Depth of Boring: 35 Feet						Type and Size of Soil Sampler: 1-1/2" O.D. Spoon								
Depth in Feet	WELL/BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY						
			Interval	Blow CL	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.						
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)				
0	Boring Backfilled with Bentonite										<p style="margin-top: 200px;">Brown, Silt (ML), some green discoloration, firm, moderately moist, no odor: Ran Solinst water sounder in bottom of hole and got no alarm</p> <p style="margin-top: 100px;">Dark Brown, Clay (CL), firm, moderately moist, no odor</p> <p style="margin-top: 100px;">Gray- Fine Sand (SP), loose, well sorted, saturated, no odor Took water sample from 18-FEET!</p>			
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Appendix II

(Cal-EPA Certified Laboratory Chemical Analyses Results for Soil)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

01-27-2000

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: JA00009
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 01-22-2000
Lab Job No.: Z00168

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 01-22-2000 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)/8020(BTEX,MTBE)
EPA 8260A (GC/MS Confirmation of MTBE)
EPA 418.1 (TRPH)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Wang", is written over a horizontal line.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7921 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

01-27-2000

Client: S & S Commercial Environmental Services
Project: JA00009
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Soil
Batch No.: CA24-GS1

Lab Job No.: Z00168
Date Sampled: 01-22-2000
Date Received: 01-22-2000
Date Analyzed: 01-24-2000

EPA Method 8015M (Gasoline)/8020(BTEX,MTBE)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			0.03	0.005	0.005	0.005	0.015	1.0
Method Blank		1	ND	ND	ND	ND	ND	ND
DP1-15	Z0168-2	1	ND	ND	ND	ND	ND	ND
DP1-20	Z0168-13	10	ND	0.885	4.09	5.72	20.1	211
DP1-30	Z0168-3	1	ND	0.013	0.080	0.029	0.16	ND
DP2-21	Z0168-5	5	ND	0.242	0.512	0.30	1.01	8.2
DP3-5	Z0168-6	1	ND	ND	0.007	ND	ND	ND
DP3-21	Z0168-7	1	ND	ND	ND	ND	ND	ND
DP5-22	Z0168-11	1	ND	ND	ND	ND	ND	ND
DP6-20	Z0168-12	1	ND	ND	ND	0.018	ND	8.7

* Gasoline Range TPH are hydrocarbons in carbon range C4 - C12.

DF: Dilution Factor (DF × MDL = Reporting Limit or RL for the sample).

ND: Not Detected (below RL).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services
Project: JA00009

Lab Job No.: Z00168
Matrix: Soil

Date Reported: 01-27-2000
Date Sampled: 01-22-2000

EPA 8260A (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg (ppb)

DATE ANALYZED		01-24-00	01-24-00	01-24-00			
DILUTION FACTOR		1	1	1			
LAB SAMPLE I.D.			Z0168-1	Z0168-4			
CLIENT SAMPLE I.D.			DPT-5	DP2-5			
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND			
Chloromethane	5	ND	ND	ND			
Vinyl Chloride	5	ND	ND	ND			
Bromomethane	5	ND	ND	ND			
Chloroethane	5	ND	ND	ND			
Trichlorofluoromethane	5	ND	ND	ND			
1,1-Dichloroethene	5	ND	ND	ND			
Iodomethane	5	ND	ND	ND			
Methylene Chloride	5	ND	ND	ND			
trans-1,2-Dichloroethene	5	ND	ND	ND			
1,1-Dichloroethane	5	ND	ND	ND			
2,2-Dichloropropane	5	ND	ND	ND			
cis-1,2-Dichloroethene	5	ND	ND	ND			
Bromochloromethane	5	ND	ND	ND			
Chloroform	5	ND	ND	ND			
1,2-Dichloroethane	5	ND	ND	ND			
1,1,1-Trichloroethane	5	ND	ND	ND			
Carbon tetrachloride	5	ND	ND	ND			
1,1-Dichloropropene	5	ND	ND	ND			
Benzene	5	ND	ND	ND			
Trichloroethene	5	ND	ND	ND			
1,2-Dichloropropane	5	ND	ND	ND			
Bromodichloromethane	5	ND	ND	ND			
Dibromomethane	5	ND	ND	ND			
trans-1,3-Dichloropropene	5	ND	ND	ND			
cis-1,3-Dichloropropene	5	ND	ND	ND			
1,1,2-Trichloroethane	5	ND	ND	ND			
1,3-Dichloropropane	5	ND	ND	ND			
Dibromochloromethane	5	ND	ND	ND			
2-Chloroethylvinyl ether	5	ND	ND	ND			
Bromoform	5	ND	ND	ND			
Isopropylbenzene	5	ND	ND	ND			
Bromobenzene	5	ND	ND	ND			



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Client: S & S Commercial Environmental Services

Lab Job No.: Z00168

Date Reported: 01-27-2000

Project: JA00009

Matrix: Soil

Date Sampled: 01-22-2000

EPA 8260A (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	DP1-5	DP2-5			
Toluene	5	ND	ND	ND			
Tetrachloroethene	5	ND	ND	ND			
1,2-Dibromoethane(EDB)	5	ND	ND	ND			
Chlorobenzene	5	ND	ND	ND			
1,1,1,2-Tetrachloroethan	5	ND	ND	ND			
Ethylbenzene	5	ND	ND	ND			
M&P-Xylenes	5	ND	ND	ND			
O-Xylene	5	ND	ND	ND			
Styrene	5	ND	ND	ND			
1,1,2,2-Tetrachloroethan	5	ND	ND	ND			
1,2,3-Trichloropropane	5	ND	ND	ND			
n-Propylbenzene	5	ND	ND	ND			
2-Chlorotoluene	5	ND	ND	ND			
4-Chlorotoluene	5	ND	ND	ND			
1,3,5-Trimethylbenzene	5	ND	ND	ND			
tert-Butylbenzene	5	ND	ND	ND			
1,2,4-Trimethylbenzene	5	ND	ND	ND			
Sec-Butylbenzene	5	ND	ND	ND			
1,3-Dichlorobenzene	5	ND	ND	ND			
p-Isopropyltoluene	5	ND	ND	ND			
1,4-Dichlorobenzene	5	ND	ND	ND			
1,2-Dichlorobenzene	5	ND	ND	ND			
n-Butylbenzene	5	ND	ND	ND			
1,2,4-Trichlorobenzene	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND			
Hexachlorobutadiene	5	ND	ND	ND			
Naphthalene	5	ND	ND	ND			
1,2,3-Trichlorobenzene	5	ND	ND	ND			
Acetone	25	ND	ND	ND			
2-Butanone (MEK)	25	ND	ND	ND			
4-Methyl-2-pentanone	25	ND	ND	ND			
2-Hexanone	25	ND	ND	ND			
MTBE	5	ND	ND	ND			

MDL=Method Detection Limit; MB=Method Blank; ND=Not Detected (below DF x MDL); * obtained from higher dilution



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01-27-2000

Client S & S Commercial Environmental Services
Project JA00009
Project 2089 Harbor Blvd., Costa Mesa, CA
Matrix Soil
Batch No.: 0126-T1

Lab Job No.: Z00168
Date Sampled: 01-22-2000
Date Received: 01-22-2000
Date Analyzed: 01-26-2000

EPA Method 418.1 (TRPH)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	TRPH	Reporting Limit
Method Blank		ND	10
DP2-5	Z0168-4	ND	10
DP3-5	Z0168-6	ND	10
DP4-24	Z0168-9	16	10
DP5-5	Z0168-10	ND	10

ND: Not Detected (at the specified limit).



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01-27-2000

EPA 8020
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: JA00009
Matrix: Water
Batch No.: AA24-GW1

Lab Job No.: Z00168
Lab Sample ID: ST0124-1
Date Analyzed: 01-24-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	20	18.1	18.3	90.5	91.5	1.1	30	70-130
Toluene	ND	20	19.1	19.5	95.5	97.5	2.1	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzene	17.8	20	89.0	80-120
Toluene	18.8	20	94.0	80-120

ND: Not Detected



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01-27-2000

EPA 8020
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: JA00009
Matrix: Soil
Batch No.: AA24-GS1

Lab Job No.: Z00168
Lab Sample ID: Z0168-11
Date Analyzed: 01-24-00

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	100	78.9	79.2	78.9	79.2	0.4	30	70-130
Toluene	ND	100	90.3	91.8	90.3	91.8	1.6	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzene	80.5	100	80.5	80-120
Toluene	95	100	95.0	80-120

ND: Not Detected



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01-27-2000

**EPA 418.1 (TRPH)
Batch QA/QC Report**

Client: S & S Commercial Environmental Services Lab Job No.: Z00168
Project: JA00009
Matrix: Soil Lab Sample ID: Z0168-4
Batch No: 0126-T2 Date Analyzed: 01-26-2000

**I. MS/MSD Report
Unit: ppm**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TRPH	ND	40.0	35.9	36.9	89.8	92.3	2.7	30	70-130

**II. LCS Result
Unit: ppm**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TRPH	22.6	20	113.0	80-120

ND: Not Detected (at the specified limit).

CHAIN OF CUSTODY RECORD

Lab Job Number Z00168

Client Name <u>S/S Commercial Environmental Services</u>					Analyses Requested					Turn Around Time Requested	
Address <u>5204 Seashore Drive Suite A, Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1	8260A	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal	
Report Attention <u>UCL</u>		Phone # <u>(714) 508-9791</u>		Sampled By						Sample Receipt Conditions	
Project No./Name <u>JA00009</u>		Project Site <u>2089 Harbor Blvd., Costa Mesa</u>									
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container					Lab Sample ID	Remarks
	Date	Time									
DPI-5	1/22/00		Soil						X	Z0168-1	
DPI-10											
DPI-15						X	X				-2
DPI-20						X	X				-13
DPI-25											
DPI-30						X	X				-3
DPI-35											
DP2-5								X	X		-4
DP2-10											
DP2-19											
DP2-21						X	X				-5
DP3-5						X	X	X			-6
DP3-10											
DP3-21						X	X				-7
DPI-Water	1/22/00		Water		2-VOA Vials	X	X				-8
Relinquished By <u>[Signature]</u>		Company <u>S/S Commercial</u>		Date <u>1/22/00</u>	Time <u>6:30 PM</u>	Received By <u>[Signature]</u>		Company <u>S/S</u>		*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle	

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Tel: (323) 888-0728
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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.

Distribution: WHITE with report, PINK to courier.

CHAIN OF CUSTODY RECORD

Lab Job Number 200168

Client Name <u>S-S Commercial Environmental Services</u>					Analyses Requested				Turn Around Time Requested			
Address <u>5204 Seashore Drive Suite A, Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal			
Report Attention <u>WCL</u>	Phone # <u>(714) 508-7774</u>	Sampled By							Sample Receipt Conditions		<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals	
Project No./Name <u>JA00009</u>	Project Site <u>2099 Harbor Blvd., Costa Mesa</u>								Lab Sample ID		Remarks	
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container				Lab Sample ID	Remarks		
	Date	Time										
DP4-5												
DP4-10												
DP4-24								X		20168-9		
DPS-5								X		-10		
DPS-10												
DP5-22								X X		-11		
DP6-5												
DP6-10												
DP6-20	V							X X		-12		
Relinquished By <u>[Signature]</u>	Company <u>S-S Commercial</u>	Date <u>11/22/00</u>	Time <u>6:30 PM</u>	Received By <u>[Signature]</u>	Company <u>SES</u>	*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle						

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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
 Distribution: WHITE with report, PINK to courier.



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Environmental Laboratories

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02-08-2000

Client: S & S Commercial Environmental Services
Project: JA00013
Project: Randy's Automotive, 2089 Harbor Blvd
Matrix: Soil
Batch No.: CB03-GS1

Lab Job No.: Z00212
Date Sampled: 02-02-2000
Date Received: 02-02-2000
Date Analyzed: 02-03-2000

EPA Method 8015M (Gasoline)/8020(BTEX,MTBE)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			0.03	0.005	0.005	0.005	0.015	1.0
Method Blank		1	ND	ND	ND	ND	ND	ND
DP7-15'	Z0212-1	1	ND	ND	ND	ND	ND	ND
DP7-26'	Z0212-2	1	0.025	ND	ND	ND	ND	ND
DP7-21'	Z0212-3	1	0.023	ND	ND	ND	ND	ND
DP7-32'	Z0212-4	1	0.035	ND	ND	ND	ND	ND
DP7-40'	Z0212-5	1	ND	ND	ND	ND	ND	ND
DP8-18'	Z0212-6	1	ND	ND	ND	ND	ND	ND
DP8-20'	Z0212-7	1	ND	ND	ND	ND	ND	ND
DP9-16'	Z0212-8	1	ND	ND	ND	ND	ND	ND
DP10-15'	Z0212-9	1	ND	ND	ND	ND	ND	ND
DP10-21'	Z0212-10	1	ND	0.010	ND	0.011	0.016	ND
DP11-15'	Z0212-11	1	ND	ND	ND	ND	ND	ND
DP11-19'	Z0212-12	1	ND	ND	ND	ND	ND	ND
DP12-16'	Z0212-13	1	ND	ND	ND	ND	ND	ND
DP12-20'	Z0212-14	1	ND	ND	ND	ND	ND	ND
DP12-28'	Z0212-15	1	0.017	ND	ND	ND	ND	ND

* Gasoline Range TPH are hydrocarbons in carbon range C4 - C12.

DF: Dilution Factor (DF × MDL = Reporting Limit or RL for the sample).

ND: Not Detected (below RL).



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02-08-2000

EPA 8020
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: JA00013
Matrix: Soil
Batch No: CB03-GS1

Lab Job No.: Z00212
Lab Sample ID: Z0212-5
Date analyzed: 02-03-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	100	84.3	76.2	84.3	76.2	10.1	30	70-130
Toluene	ND	100	104	96.3	104.0	96.3	7.7	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	%Rec Accept. Limit
Benzene	94.3	100	94.3	80-120
Toluene	99.5	100	99.5	80-120

ND: Not Detected (at the specified limit)

Appendix III

(Cal-EPA Certified Laboratory Chemical Analyses Results for Water)



Southland Technical Services, Inc.
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02-08-2000

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: JA00013
Project Site: Randy's Automotive, 2089 Harbor Blvd
Date Sampled: 02-02-2000
Lab Job No.: Z00212

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 02-02-2000 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)/8020(BTEX,MTBE)
EPA 8260B (GC/MS Confirmation of MTBE)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "RWang", is written over a light-colored background.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
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7801 Telegraph Road, Suite L
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Phone (323) 888-0728
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02-08-2000

Client: S & S Commercial Environmental Services
Project: JA00009
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AB03-GW1

Lab Job No.: Z00212
Date Sampled: 02-02-2000
Date Received: 02-02-2000
Date Analyzed: 02-03-2000

EPA Method 8015M (Gasoline)/8020(BTEX,MTBE)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			1.0	0.3	0.3	0.3	0.6	50
Method Blank		1	ND	ND	ND	ND	ND	ND
DP7	Z0212-16	1	517	ND	0.4	ND	ND	525
DP8	Z0212-17	1	1,750**	ND	ND	ND	ND	1,800
DP9	Z0212-18	10	35	142	1,210	353	1,830	9,140
DP10	Z0212-19	500	<500	5,260	15,600	3,020	16,100	113,000
DP11	Z0212-20	500	<500	156	850	4,260	13,300	358,000
DP12	Z0212-21	1	1.2	0.4	2.0	7.8	28.7	349

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.

DF: Dilution Factor (DF \times MDL = Reporting Limit for that sample).

ND: Not Detected (at the specified limit)

** Obtained from a higher dilution analysis.



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02-08-2000

Client: S & S Commercial Environmental Services
Project: JA00009
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 0208-VOC

Lab Job No.: Z00212
Date Sampled: 02-02-2000
Date Received: 02-02-2000
Date Analyzed: 02-08-2000

EPA Method 8260B (MTBE)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	MTBE	Reporting Limit
Method Blank		ND	1
DP8	Z0212-17	1,590	1

ND: Not Detected (at the specified limit)



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02-08-2000

**EPA 8020
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: JA00013
Matrix: Water
Batch No.: AB03-GW1

Lab Job No.: Z00212
Sampled ID: V0217-2
Date Analyzed: 02-03-2000

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	20	16.7	16.0	83.5	80.0	4.3	30	70-130
Toluene	ND	20	19.2	18.4	96.0	92.0	4.3	30	70-130

**II. LCS Result
Unit: ppb**

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzene	19.2	20	96.0	80-120
Toluene	18.7	20	93.5	80-120

ND: Not Detected (at the specified limit).



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01-27-2000

Client: S & S Commercial Environmental Services
Project: JA00009
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AA24-GW1

Lab Job No.: Z00168
Date Sampled: 01-22-2000
Date Received: 01-22-2000
Date Analyzed: 01-24-2000

EPA Method 8015M (Gasoline)/8020(BTEX,MTBE)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			1.0	0.3	0.3	0.3	0.6	50
Method Blank		1	ND	ND	ND	ND	ND	ND
DP1-Water	Z0168-8	500	ND	5,460	25,900	4,830	26,500	133,000

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.

DF: Dilution Factor ($\text{DF} \times \text{MDL} = \text{Reporting Limit for that sample}$).

ND: Not Detected (at the specified limit)



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01-27-2000

**EPA 8060
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: JA00009
Matrix: Water
Batch No: 0124-VOC

Lab Job No.: Z00168
Lab Sample ID: ST024-1
Date Analyzed: 01-24-00

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	21.0	21.3	105.0	106.5	1.4	30	70-130
Benzene	ND	20	18.3	19.6	91.5	98.0	6.9	30	70-130
Trichloro-ethene	ND	20	20.2	20.1	101.0	100.5	0.5	30	70-130
Toluene	ND	20	18.0	18.1	90.0	90.5	0.6	30	70-130
Chlorobenzene	ND	20	20.6	18.5	103.0	92.5	10.7	30	70-130

**II. LCS Result
Unit: ppb**

Compound	LCS Report Value	True Value	Rec. %	Accept. Limit
1,1-Dichloroethene	47.0	50	94.0	80-120
Benzene	45.5	50	91.0	80-120
Trichloro-ethene	47.0	50	94.0	80-120
Toluene	47.1	50	94.2	80-120
Chlorobenzene	47.6	50	95.2	80-120

ND: Not Detected (at the specified limit)

CHAIN OF CUSTODY RECORD

Lab Job Number 20012

Client Name <u>S: S Commercial Environmental Services</u>					Analyses Requested				Turn Around Time Requested			
Address <u>5304 Seashore Dr., Suite A, Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal			
Report Attention <u>B. T. Lachmar</u>	Phone # <u>(714) 508-9794</u>	Sampled By <u>Bill Lachmar</u>							Sample Receipt Conditions		<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals	
Project No./Name <u>TA00013</u>		Project Site <u>Randy's Automotive, 2089 Harbor Blvd</u>							Lab Sample ID	Remarks		
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type & size of container							
	Date	Time										
DP11-15'	2/2/00		Soil		1 1/4" X 6" Bess	X	X				-10	
DP11-19'	↓		↓			X	X				-11	
DP12-16'	↓		↓			X	X				-12	
DP12-20'	↓		↓			X	X				-14	
DP12-28'	↓		↓			X	X				-15	
DP 7	2/2/00		Water		2-40ml Vials	X	X				2 0212-16	No odor
DP 8	↓		↓			X	X				-17	No odor
DP 9	↓		↓			X	X				-18	STRONG
DP 10	↓		↓			X	X				-19	STRONG
DP 11	↓		↓			X	X				-20	STRONG
DP 12	↓		↓			X	X				-21	No odor
Relinquished By <u>[Signature]</u>		Company <u>S: S Slouven</u>			Date <u>2/2/00</u>	Time <u>4:30 PM</u>	Received By <u>[Signature]</u>		Company <u>S: S</u>		*Sample Container Types: A=Air Bag G=Glass Container ST=Steel Tube B=Brass Tube P=Plastic Bottle V=VOA Bottle	

Southland Tech. Services, Inc.
7801 Telegraph Road, Suite L & K
Montebello, CA 90640

Tel: (323) 888-0728
Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.

CHAIN OF CUSTODY RECORD

Lab Job Number 20212

Client Name <u>S/S Commercial Environmental Services</u>					Analyses Requested				Turn Around Time Requested		
Address <u>5204 Seashore Dr. Suite A, Newport Beach</u>					602/8020 (MTES)	8015M (Gasoline)	8015M (Diesel)	418.1	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal		
Report Attention <u>B. J. Lachmar</u>		Phone # <u>(714) 508-9794</u>		Sampled By					Sample Receipt Conditions		
Project No./Name <u>JACO013</u>		Project Site <u>Randy's Automotive 2089 Harbor Blvd</u>						<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals			
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container					Lab Sample ID	Remarks
	Date	Time									
DP7-15'	2/2/00		Soil		1 1/4" x 6" Brass	X	X			-1	
DP7-19'											
DP7-26'						X	X			20212-2	
DP7-21'						X	X			-3	
DP7-32'						X	X			-4	
DP7-40'						X	X			-5	
DP8-18'						X	X			-6	
DP8-20'						X	X			-7	
DP9-16'						X	X			-8	
DP9-19'											
DP9-25'											
DP10-5'											
DP10-15'						X	X			-9	
DP10-21'						X	X			-10	
Relinquished By <u>[Signature]</u>		Company <u>S/S Commercial</u>		Date <u>2/2/00</u>	Time <u>4:30 PM</u>	Received By <u>[Signature]</u>		Company <u>S/S</u>		*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container F=Plastic Bottle ST=Steel Tube V=VOA Bottle	

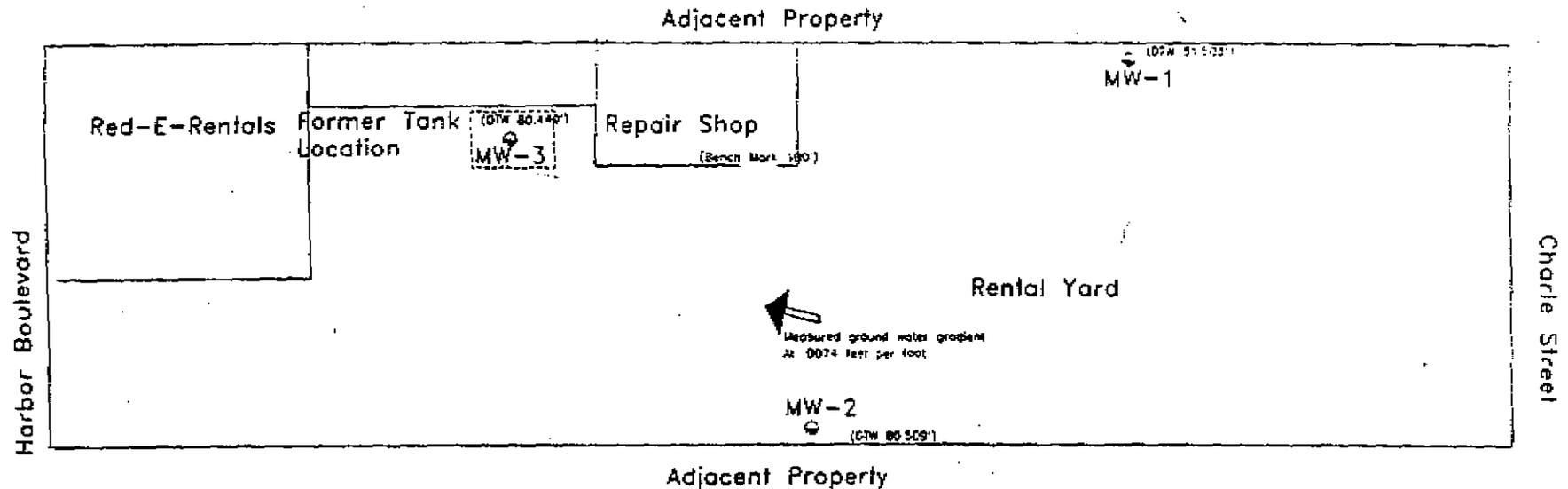
Southland Tech. Services, Inc.
 7801 Telegraph Road, Suite L & K Tel: (323) 888-0728
 Montebello, CA 90640 Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
 Distribution: WHITE with report, PINK to courier.

Appendix IV
(EXCEL Environmental 1993 Groundwater Map for Red-E-Rentals)

Figure 2

GROUND WATER MONITORING LOCATIONS



Harbor Boulevard

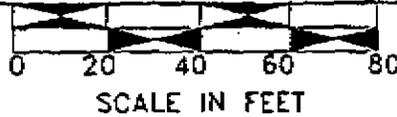
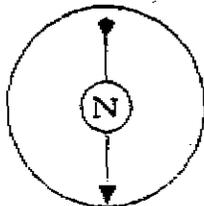
Charlie Street

LEGEND

⊕ Monitoring Well Locations

Red-E-Rentals
2075 Harbor Boulevard
Costa Mesa, California

Project No.: J0491020
Drawing No.: 31001020
Date: June 2, 1993



Field Engineer: W. Wojak
Drawn By: K. Wojak
Approved By: E. Ancheta



ENVIRONMENTAL
AND
GENERAL ENGINEERING
15725 Texaco Avenue, Paramount, CA 90723
(310) 529-2511 FAX (310) 529-2090



S & S COMMERCIAL ENVIRONMENTAL SERVICES, INC.

May 30, 2000

Limited Phase II Subsurface Environmental Investigation of Soil & Groundwater

AT:

Commercial Property
2089 & 2093 Harbor Blvd.
Costa Mesa, CA

CONDUCTED FOR:

Law Office of Richard Sam
ATTN: Mr. Richard Sam
1453 10th Street
Santa Monica, Ca 90401

Project Conducted and Report Prepared By:



William C. Lachmar, R.G. # 6168

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- Appendix I: Soil Boring Logs
Appendix II: Cal-EPA Certified Laboratory of Soil Chemical Analyses Results
Appendix III: Cal-EPA Certified Laboratory of Water Chemical Analyses Results

1.0 INTRODUCTION

The following report describes the methods and findings of a third Phase II Investigation conducted at a commercial property located in Costa Mesa at the southwest corner of Hamilton Street and Harbor Boulevard (Figure 1). The Phase II Investigation was conducted in compliance with a letter submitted by the Orange County Health Care Agency (OCHCA), dated April 12, 2000. The OCHCA letter was submitted after their review of a Phase II report dated February 22, 2000, that was written by S&S Commercial Environmental Services (S&S), Inc. S&S's report described the on-site soil and water investigations which were conducted on January 22 and February 2, 2000 and formalized subsequent conclusions based on the discoveries manifest from the field work and laboratory chemical analyses data. For a complete description of the prior investigations conducted by S&S, please reference their February 22, 2000 report.

With respect to shallow soil beneath the site, this investigation supports the prior two investigations, and indicates that the soil is currently not a significant threat to local shallow groundwater. Furthermore, this investigation also supports the prior groundwater results, and found shallow groundwater to have been significantly impacted with gasoline and its associated volatile aromatic constituents, including MTBE. The impact to shallow groundwater still appears to have been caused by multiple sources, both on-site and off-site. The main on-site source appears to have been beneath the general area of the former generator shop. The main off-site source is suspected to be at the southeast corner of Hamilton Street and Harbor Boulevard, specifically the Theodore Robbins Car Rental Agency.

2.0 SCOPE OF WORK

The scope of work conducted for this investigation consisted of drilling five borings to first groundwater with soil and water samples being collected. Soil samples were collected at differing intervals based on lithologic changes, proximity to groundwater, and soil depth estimates relative to a common benchmark. Two borings were angle drilled to better assess the soil and water beneath Rudy's Automotive and the former generator shop. All collected soil samples from the two angled borings were analyzed for gasoline and volatile organic compounds (VOC's). All collected soil samples from the other three borings were analyzed for gasoline and BTEX/MTBE, with the highest soil sample from each boring being additionally analyzed for VOC's. All five collected water samples were analyzed for gasoline and VOC's.

3.0 INVESTIGATIVE METHODS

3.1 Drilling / Sampling Methods

Field activities for the investigation were performed by S&S on April 28, 2000. The field investigation consisted of drilling five hydraulic punch borings (DP13-17) in areas stipulated by the OCHCA (Figure 2). Total penetrated depth for the borings varied between 18-40 feet below ground surface (bgs). Discrete, undisturbed soil samples were collected at various intervals depending on field observations, surface elevation, (to keep sample interval, more-or-less consistent with other borings), soil lithology and proximity to groundwater. Samples were collected using a 1-1/2" O.D. spoon sampler containing four, 1-1/4" O.D. X 6" long, brass sample sleeves. The spoon sampler was driven in advance of the bore-hole using the hydraulic drill hammer. The lead sample tube from each collection interval was secured using Parafilm™ lined plastic end caps and placed in a cooler containing bagged ice for proper storage. The secured samples were logged on a chain-of-custody record, then transported to a Cal-EPA certified laboratory for chemical analyses. Soil from the second tube was placed in a zip-loc™ plastic bag and left on the hood of the drill-rig for approximately 10 minutes to warm. The soil was then turned by hand and the probe from a Gastechtor® Organic Vapor Analyzer (OVA) model 1314 was inserted approximately one-half the headspace width. OVA field screening results and soil types were recorded on soil boring logs (Appendix I). All soil types were logged using the Unified Soil Classification System. All samples were logged under the direct supervision of William C. Lachmar, RG.

The water samples were collected by driving a sleeved 4-foot screen beyond the saturated sand interval. Next the drive rod was backed-out to release the expendable drive tip. This allowed the screen to be exposed between the saturated soil interval. A disposable 3/4" O.D. single check valve polyethylene bailer was then dropped through the 1/2" drill rod to collect the sample. The water sample was placed in two, sterile, 40 ml glass OVA vials, sealed without allowing any air bubbles, and placed in an ice cooled container for proper storage.

3.2 Soil Chemical Analyses Methods

The soil and water samples collected were submitted to Southland Technical Services (STS), Inc., located in Montebello, California. STS is Cal-EPA certified (certificate # 1986) for the chemical analyses performed for this investigation. All soil samples collected in the vadose zone from the angled borings (DP16 & 17) were submitted for chemical analyses of gasoline and VOC's. All soil samples collected in the vadose zone from the other three borings were submitted for chemical analyses of gasoline and the volatile aromatic constituents, benzene, toluene, ethylbenzene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE). In addition the sample which registered the greatest gas/BTEX/MTBE levels from each of the three borings (DP13-DP15) was additionally analyzed for VOC levels.

Methods of analyses were EPA method 8015m for gasoline, 8260 for VOC's (which cover BTEX/MTBE) and EPA method 8020, when VOC's were not analyzed. A summary of the previous gasoline/BTEX/MTBE soil chemical analyses results from the January 22 and February 2, 2000 investigations is presented in Table 1, which immediately follows on page 4.

A summary of the gasoline/BTEX/MTBE and VOC soil chemical analyses results from the April 28, 2000 investigation is presented in Table 2, which immediately follows Table 1, on page 5.

3.3 Water Chemical Analyses Methods

All five water samples collected were analyzed for gasoline by EPA method 8015m and VOC's, including BTEX and MTBE by EPA method 8260. A complete summary of the gasoline/BTEX/MTBE water chemical analyses results for all investigations is presented in Table 3, which immediately follows Table 2, on page 6.

3.4 Chemical Analyses Results for April 28, 2000 Sampling

3.41 Soil

The soil chemical analyses results found no significant concentrations of the constituents specified for analyses at any depth shallower than the soil capillary fringe. The highest concentrations found during this investigation were in boring DP13, at the 18-foot depth interval, which was extremely moist. Registered levels for DP13-18' were 440 ppm gasoline, 0.66 ppm benzene, 0.61 ppm toluene, 3.35 ppm ethylbenzene, 14.6 ppm total xylenes and a non-detect MTBE concentration. The certified soil laboratory chemical analyses report for the April 28, 2000 investigation, with QA/QC data, is provided in Appendix II.

3.42 Water

The water chemical analyses results found significant levels of gasoline and the volatile aromatic constituents associated with gasoline, and the degraded "by-products" of those constituents. The highest concentration levels found were 190 ppm gasoline (DP17), 12.5 ppm benzene, 30.9 ppm toluene, 3.29 ppm ethylbenzene, 20.4 ppm total xylenes and 0.618 ppm MTBE (DP14). The certified water laboratory chemical analyses report for the April 28, 2000 investigation, with QA/QC data, is provided in Appendix III. Water impact zone isocrons for gasoline, benzene and MTBE are submitted with this report as Figures 3-5.

TABLE 1
Summary of Chemical Analysis Results for Soil Collected JAN. 22 & FEB. 02, 2000

Sample Designation	Gasoline (8015M)	Benzene (8020)	Toluene (8020)	E Benzene (8020)	T Xylenes (8020)	MTBE (8020)
DP1-15'	ND	ND	ND	ND	ND	ND
DP1-20'	211	0.885	4.09	5.72	20.1	ND
DP1-30'	ND	0.013	0.080	0.029	0.16	ND
DP2-21'	8.2	0.242	0.512	0.30	1.01	ND
DP3-5'	ND	ND	0.007	ND	ND	ND
DP3-21'	ND	ND	ND	ND	ND	ND
DP5-22'	ND	ND	ND	ND	ND	ND
DP6-20'	8.7	ND	ND	0.018	ND	ND
DP7-15'	ND	ND	ND	ND	ND	ND
DP7-21'	ND	0.023	ND	ND	ND	ND
DP7-26'	ND	0.025	ND	ND	ND	ND
DP7-32'	ND	0.035	ND	ND	ND	ND
DP7-40'	ND	ND	ND	ND	ND	ND
DP8-18'	ND	ND	ND	ND	ND	ND
DP8-20'	ND	ND	ND	ND	ND	ND
DP9-16'	ND	ND	ND	ND	ND	ND
DP10-15'	ND	ND	ND	ND	ND	ND
DP10-21'	ND	0.010	ND	0.011	0.016	ND
DP11-15'	ND	ND	ND	ND	ND	ND
DP11-19'	ND	ND	ND	ND	ND	ND
DP12-16'	ND	ND	ND	ND	ND	ND
DP12-20'	ND	ND	ND	ND	ND	ND
DP12-28'	ND	ND	ND	ND	ND	0.017

* All analyses "ppm" in soil
 ND = Not Detected
 E Benzene = Ethylbenzene,
 T Xylenes = Total Xylenes
 MTBE = Methyl Tertiary Butyl Ether

Table 2
Summary of Chemical Analyses Results for Soil Collected April 28, 2000

Sample Designation	Gasoline (8015M)	Benzene (8020)	Toluene (8020)	e benzene (8020)	t xylenes (8020)	MTBE (8020)	VOC's (8260)
DP13-5'	ND	ND	ND	ND	ND	ND	NT
DP13-10'	ND	ND	ND	ND	ND	ND	NT
DP13-15'	ND	ND	ND	ND	ND	ND	NT
DP13-18'	440	0.66	0.61	3.35	14.6	ND ⁽¹⁾	8.1 ⁽²⁾
DP14-5'	1.2	ND	ND	ND	0.016	ND ⁽¹⁾	ND
DP14-10'	ND	ND	ND	ND	ND	ND	NT
DP14-16'	ND	ND	ND	ND	ND	ND	NT
DP15-5'	ND	ND	ND	ND	ND	ND	NT
DP15-10'	ND	ND	ND	ND	ND	ND	NT
DP15-15'	ND	ND	ND	ND	ND	ND	NT
DP15-20'	ND	ND	ND	ND	ND	ND	NT
DP15-25'	ND	ND	ND	ND	ND	ND	NT
DP15-30'	ND	ND	ND	ND	ND	ND	NT
DP15-35'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP16-5'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP16-11'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP16-17'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP16-22'	668	0.892	1.62	7.40	31.14	ND ⁽¹⁾	21.6 ⁽²⁾
DP17-5'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP17-11'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
DP17-18'	ND	ND	ND	ND	ND	ND ⁽¹⁾	ND
Lab Detection Limits	1.0	0.005	0.005	0.005	0.015	0.01	0.005

* All analyses "ppm" in soil

⁽¹⁾ Results Using 8260 method

⁽²⁾ Highest constituent concentration found; in each instance the highest VOC was 1,2,4-Trimethylbenzene

TABLE 3

Summary of all Water Chemical Analysis Results for 2089 & 2093 Harbor Blvd., Costa Mesa

Sample Designation	Gasoline (8015M)	Benzene (8020)	Toluene (8020)	E Benzene (8020)	T Xylenes (8020)	MTBE (8020)	VOC's (8260)
DP1	133	5.46	25.9	4.83	26.5	ND	NT
DP7	0.52	ND	0.0004	ND	ND	0.52	NT
DP8	1.8	ND	ND	ND	ND	1.75 ⁽¹⁾	NT
DP9	9.1	0.14	1.2	0.35	1.83	0.035	NT
DP10	113	5.26	15.6	3.0	16.1	<0.5	NT
DP11	358	0.156	0.85	4.26	13.3	<0.5	NT
DP12	0.35	0.0004	0.002	0.008	0.029	0.001	NT
DP13	1.14	0.69	0.23	1.91	6.56	ND	5.48 ⁽²⁾
DP14	0.475	ND	ND	ND	ND	0.62 ⁽¹⁾	ND
DP15	ND	ND	ND	ND	ND	ND	ND
DP16	3.45	ND	ND	0.055	0.255	0.26 ⁽¹⁾	0.19 ⁽²⁾
DP17	190	12.5	30.9	3.29	20.4	ND	3.0 ⁽²⁾

* All analyses "ppm" in water

⁽¹⁾ Result using 8260 method⁽²⁾ 1,2,4-Trimethylbenzene

ND = Not Detected

NT = Not Tested

4.0 SITE SPECIFIC GEOLOGY & HYDROGEOLOGY

4.1 Geology

Soil types encountered while drilling consisted mainly of brown, fine and medium sands to 10-feet bgs, then brown, C-M-F sand and coarse sands, grading to a brown, fine-medium sand, at approximately 20-feet bgs. Saturated soil was encountered as shallow as approximately 16.5' below grade in boring DP14. The 20-foot depth fine-medium sand, when encountered, was saturated and resting on a low permeability clayey-silt layer estimated to be approximately 15-feet in thickness. Below 35-feet, it is speculated the general soil lithology grades into fine and medium sands to at least 40-feet bgs.

This and the prior investigations indicate a younger paleo-channel cut through the older clayey-silt beds beneath this site, or that a fault exists just west of boring DP11, which terminates the saturated soil interval shown to exist above 20-feet. A paleo-channel represents a higher energy environment associated with seasonal periods of flooding which produce rapid water run-off. For better descriptions of the soil lithologies found during this investigation, please reference the soil boring logs attached as Appendix I of this report.

4.2 Hydrogeology

The saturated fine-medium sand appears to fluctuate where present, from a few inches in thickness, to a maximum of 2-feet. From measuring the depth to water when collecting a sample, the saturated sand does not appear to be confined. In borings DP12 & 15, the first saturated sand interval was not encountered until approximately 35-feet bgs and consisted of a fine-medium sand. In boring DP4 a total boring depth of 24-feet bgs was reached, with no saturated zone being encountered. These three borings offer evidence that a paleo-channel or small fault does indeed exist beneath the site, and does affect the presence of the 18-20' saturated sand. The 35-foot saturated sand found in boring DP12 and DP15 appears to be semi-confined, as the water level raised to approximately 20-feet bgs in both borings. Also, this saturated interval does not appear in direct communication with the shallower saturated interval.

Using the standard gradient conversion for sedimentary deposits of 0.4 psi/foot, the 35-foot saturated sand would experience approximately 14 psi of overburden pressure. If this sand were completely confined, the 14 psi of overburden pressure would cause the water to rise approximately 32-feet, when exposed to atmospheric pressure.

Past groundwater monitoring by EXCEL Environmental for the Redi-Rentals site, located immediately south of the subject property, indicated a groundwater direction during a June 1993 sampling, towards the east-southeast, at a gradient of 0.0074 ft/ft.

5.0 CONCLUSIONS

Based on all environmental information collected to date, S&S Commercial Environmental Services concludes the following.

- All three soil investigations found soil at only the capillary fringe, to contain notable elevated concentrations of the specific constituents categorized for analyses.
- Shallow groundwater beneath the site has been significantly impacted with gasoline and the associated gasoline additives and their degraded "by-products". No records for the site on the use of gasoline containing the additive MTBE is documented, however significant concentrations of MTBE are manifest beneath this site. The highest MTBE concentrations were manifest at the northeastern property boundary, which is nearest the Theodore Robbins Ford Rental Agency, which does have a UST.
- General soil types indicate a younger intertidal zone type deposit, which overlays an older lower energy submarine type environment. A paleo-channel appears to have cut through the site, as evidenced by coarse sands and gravel.
- The former source of the gasoline/BTEX concentrations manifest in the shallow groundwater appears to be soil beneath the east-central part of the property, south of the former generator repair shop and immediately due west of the current auto repair service center.
- The highest gasoline concentration found to exist in water during all investigations was in boring DP11, drilled near the Charles Smiley Roofing Contractor place of business. The gas concentration in this boring is believed to be so high because of its interpreted extreme down gradient location, combined with its proximity to the saturated sand termination point. In other words the gas is "pooling" there because its mobility is significantly restricted at that point.

6.0 RECOMMENDATIONS

S&S Commercial Environmental Services, Inc. recommends this report be simultaneously submitted to the Orange County Health Care Agency and Regional Water Quality Control Board for their review. The continued environmental management for this site will be performed by the Regional Water Quality Control Board and furthermore, the installation of groundwater monitor wells will be required. However after the conclusion of this investigation, it appears that soil remediation will not be required. It is beyond the scope of this report however, whether water treatment will be required at this site.

In addition, S&S recommends a records search of site use be conducted for the Theodore Robbins property located at the southeast corner of Hamilton Street and Harbor Boulevard.

7.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated. All laboratory work cited in this report was prepared under the direction of Southland Technical Services, Inc, which is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.

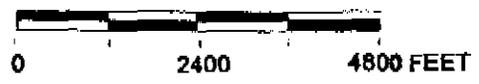


William C. Lachmar, R.G.
Project Geologist

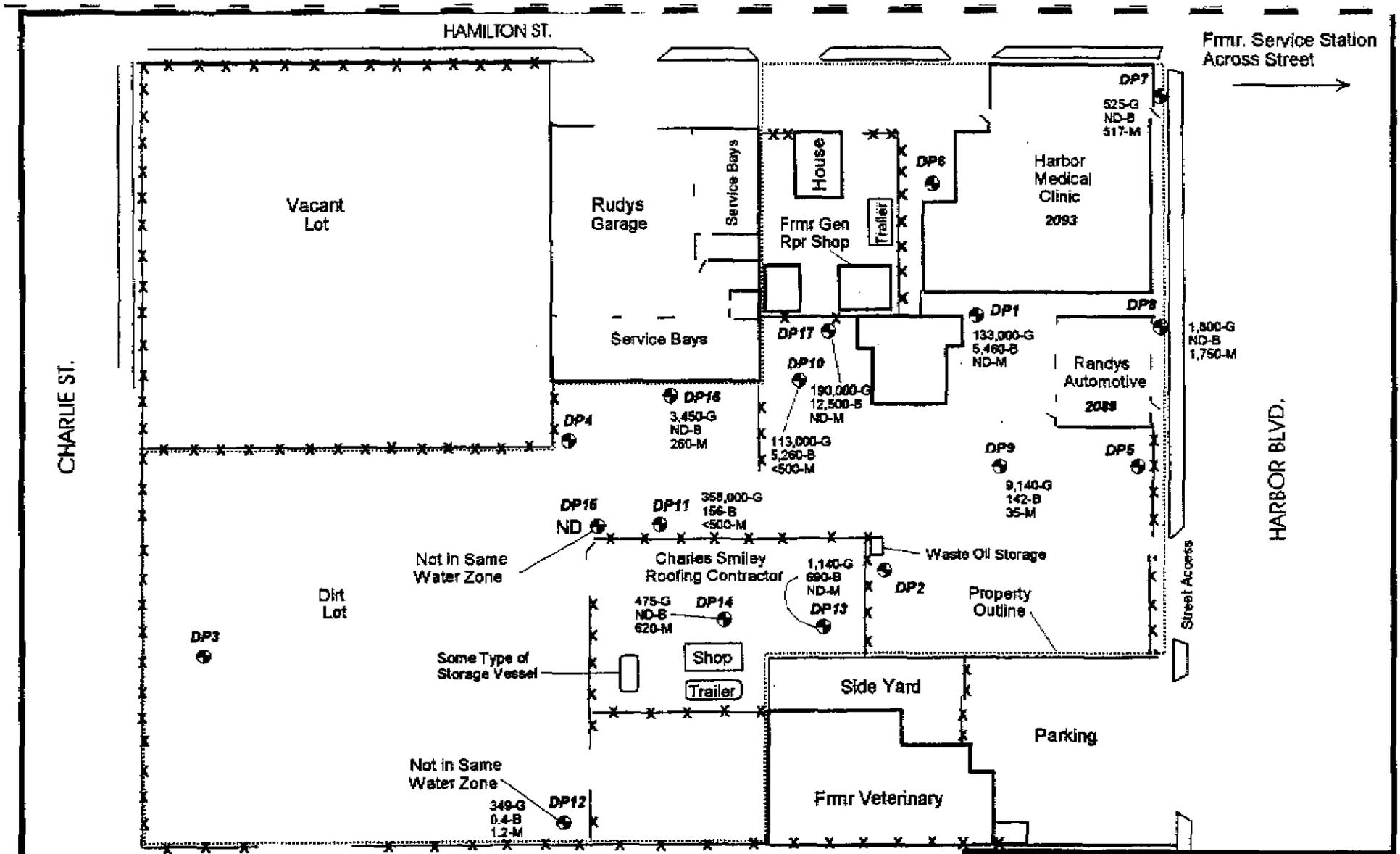
Figures



REFERENCE: 1996 Thomas Guide, Orange Co.
 PAGE: 888
 GRID: J-2



S&S	COMMERCIAL	1
	<i>Environmental Services</i>	
THOMAS GUIDE LOCATION MAP		
SITE: COMMERCIAL PROPERTY		
2089 & 2093 Harbor Blvd. Costa Mesa, CA		
DRAFTED BY:	SCALE: 1" = 2400'	GEOLOGICAL # JA00013-II
DATE: 02/00		

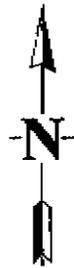
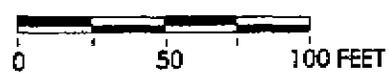


LEGEND:

- DP1 — Soil Boring Designation
- — Soil Boring Location
- 8,140-G — H₂O Gasoline Concentration (ppb)
- 540-B — H₂O Benzene Concentration (ppb)
- 850-M — H₂O MTBE Concentration (ppb)

RED E RENTALS

SCALE:



S&S COMMERCIAL 2
Environmental Services

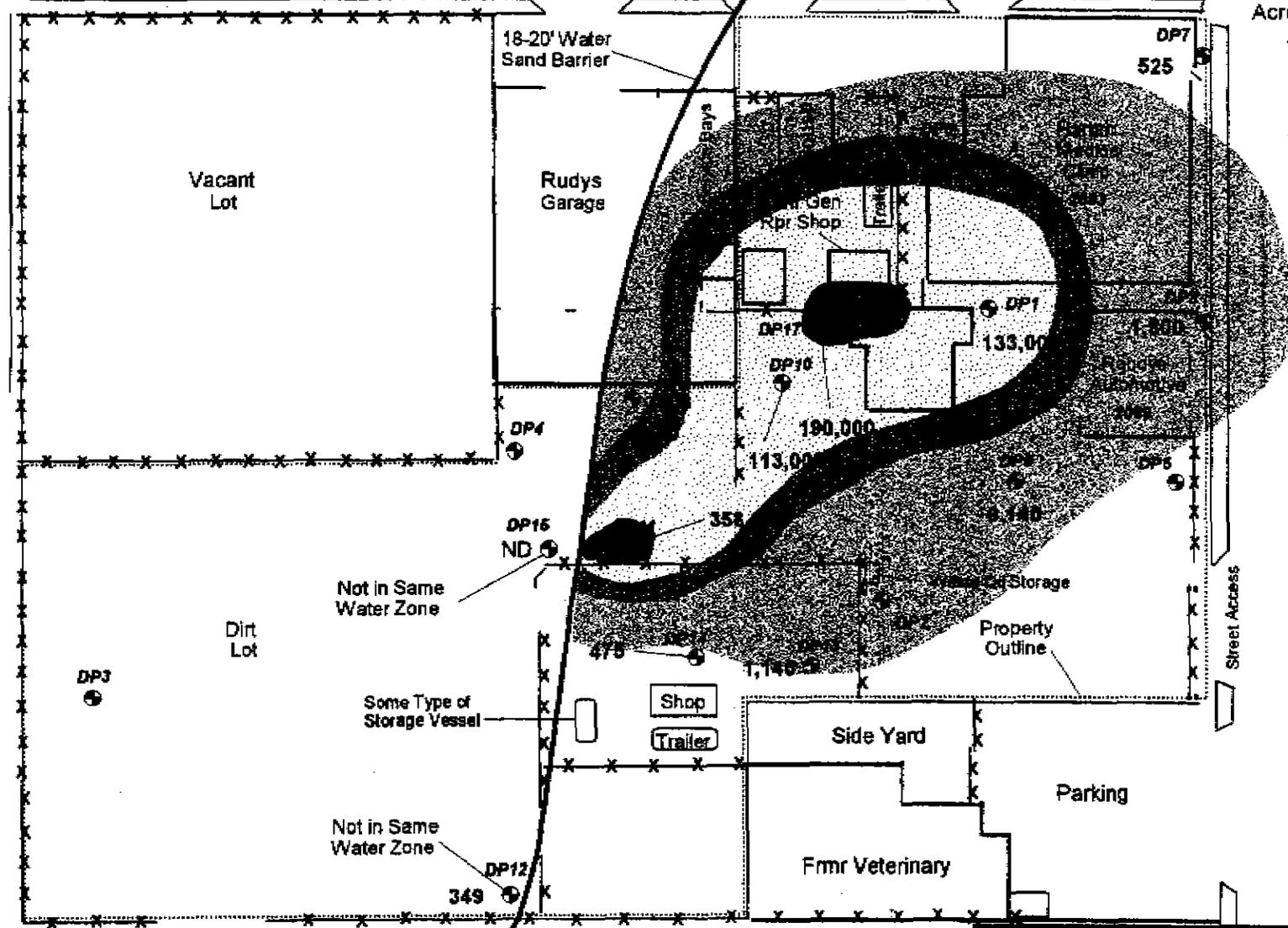
SITE SKETCH MAP
SHOWING SOIL BORING LOCATIONS
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

DRAWN BY:	WCL	SCALE: 1" = 50'	GEOLOGICAL # AP00012
DATE:	05/00		

CHARLIE ST.

HAMILTON ST.

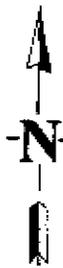
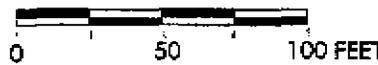
Fmr. Service Station
Across Street



LEGEND:

- DP1 — Soil Boring Designation
- ⊙ — Soil Boring Location
- 3,450 — Gasoline Concentrations (ppb)
- — > 200,000 ppb
- ⋯ — > 100,000 ppb
- ⊘ — > 10,000 ppb
- ⊗ — > 1,000 ppb

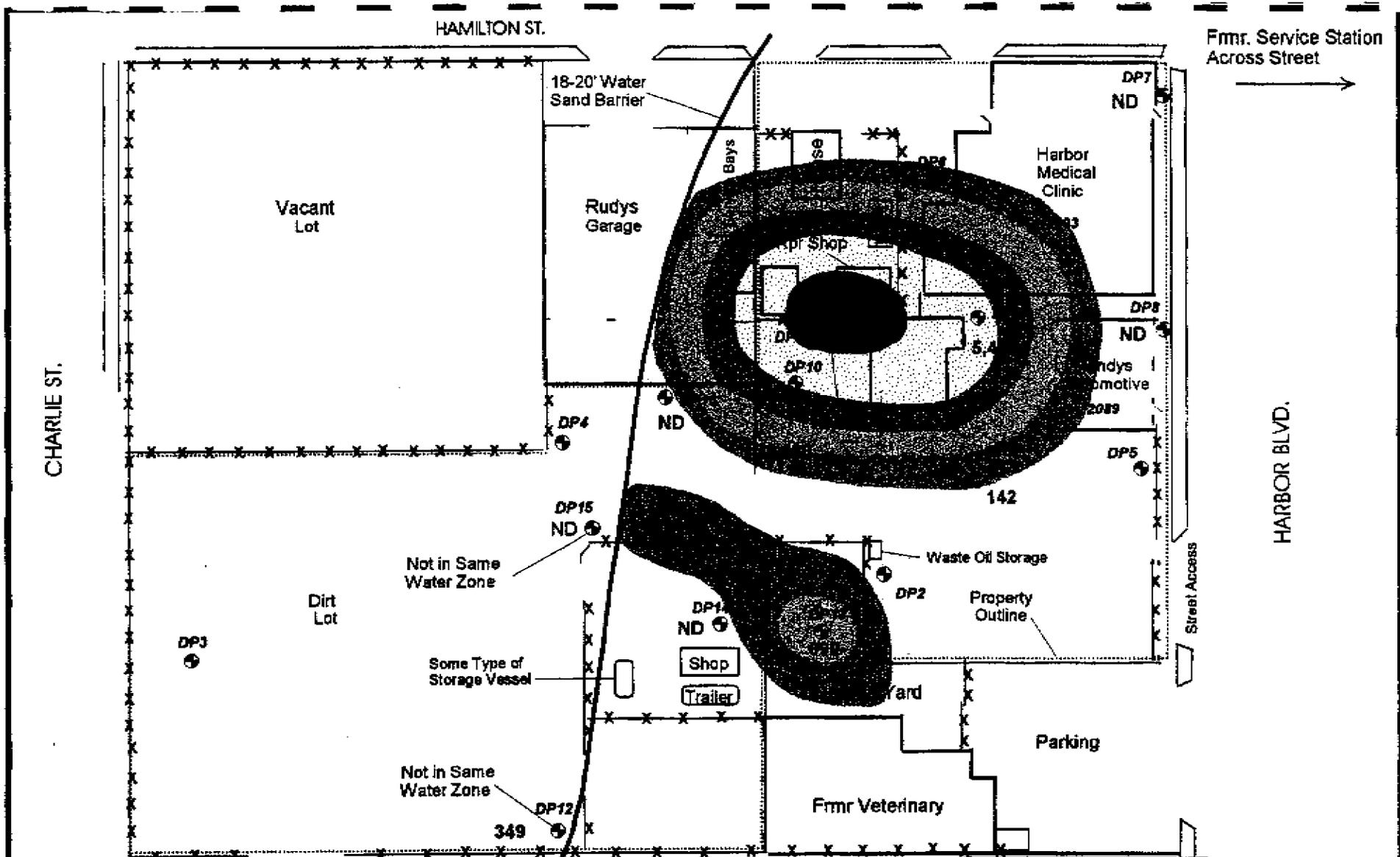
SCALE:



S&S COMMERCIAL 3
Environmental Services

SITE SKETCH MAP
SHOWING GASOLINE IMPACT ZONE IN WATER
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

DRAWN BY:	WCL	SCALE: 1" = 50'	GEOLOGICAL # AP00012
DATE:	06/00		



CHARLIE ST.

HAMILTON ST.

Fmr. Service Station
Across Street
→

Vacant Lot

18-20' Water Sand Barrier

Rudys Garage

Harbor Medical Clinic

Bays

Shop

DP7
ND

DP8
ND

DP5

DP4

ND

DP15
ND

142

Not in Same Water Zone

Waste Oil Storage

Property Outline

Dirt Lot

DP3

Some Type of Storage Vessel

DP1
ND

Shop

Trailer

Yard

Not in Same Water Zone

DP12

349

Parking

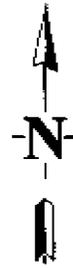
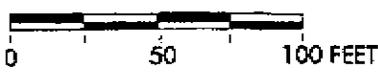
Fmr Veterinary

RED E RENTALS

LEGEND:

- DP1 — Soil Boring Designation
- ⊕ — Soil Boring Location
- 3,450 — Benzene Concentrations (ppb)
- — > 10,000 ppb
- ⊙ — > 5,000 ppb
- ⊘ — > 1,000 ppb
- ⊚ — > 500 ppb
- ⦿ — > 100 ppb

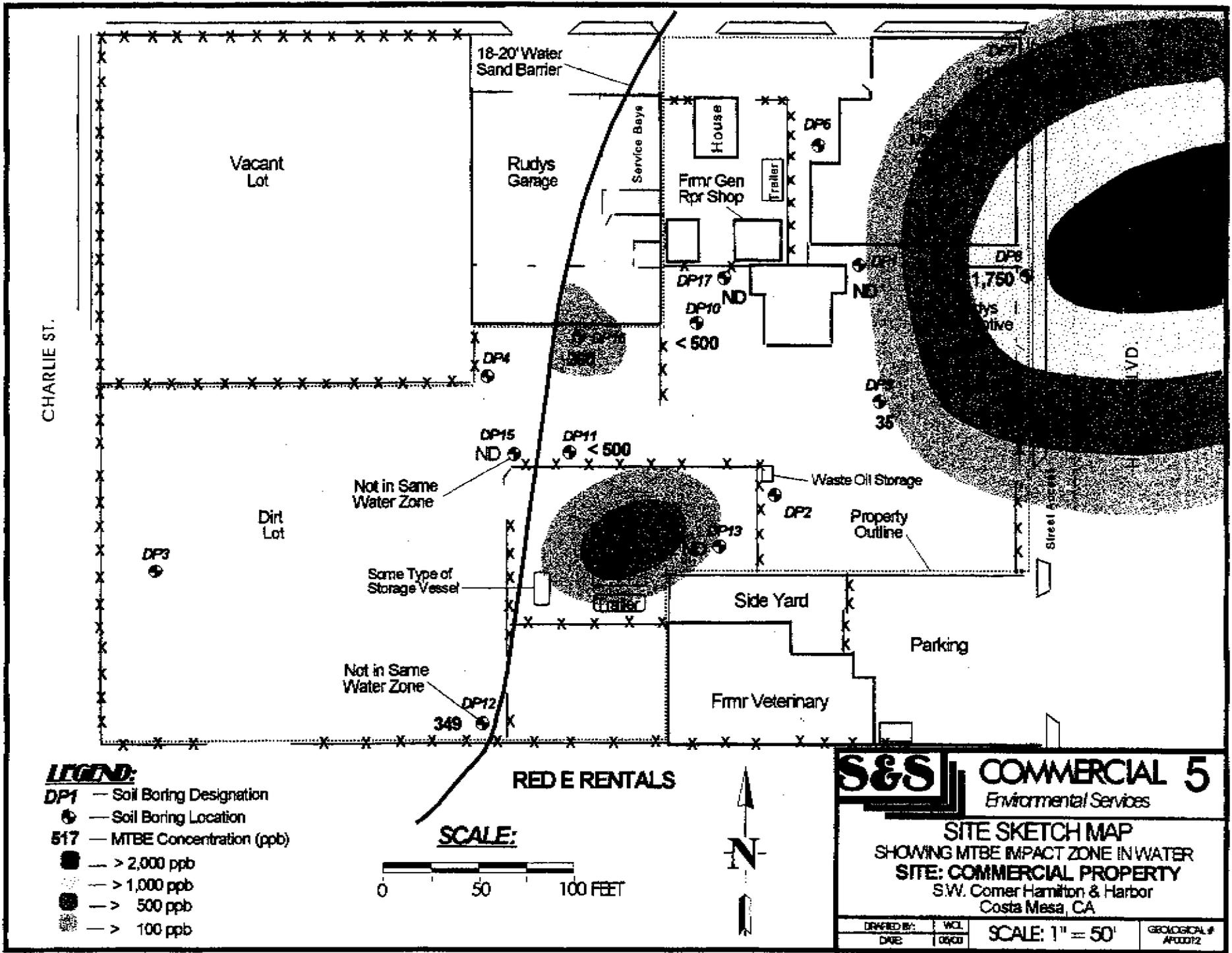
SCALE:



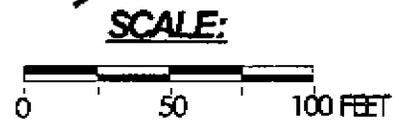
S&S COMMERCIAL 4
Environmental Services

SITE SKETCH MAP
SHOWING BENZENE IMPACT ZONE IN WATER
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

DRAFTED BY: DVE	WCL 04/08	SCALE: 1" = 50'	GEOLOGICAL # AP00012
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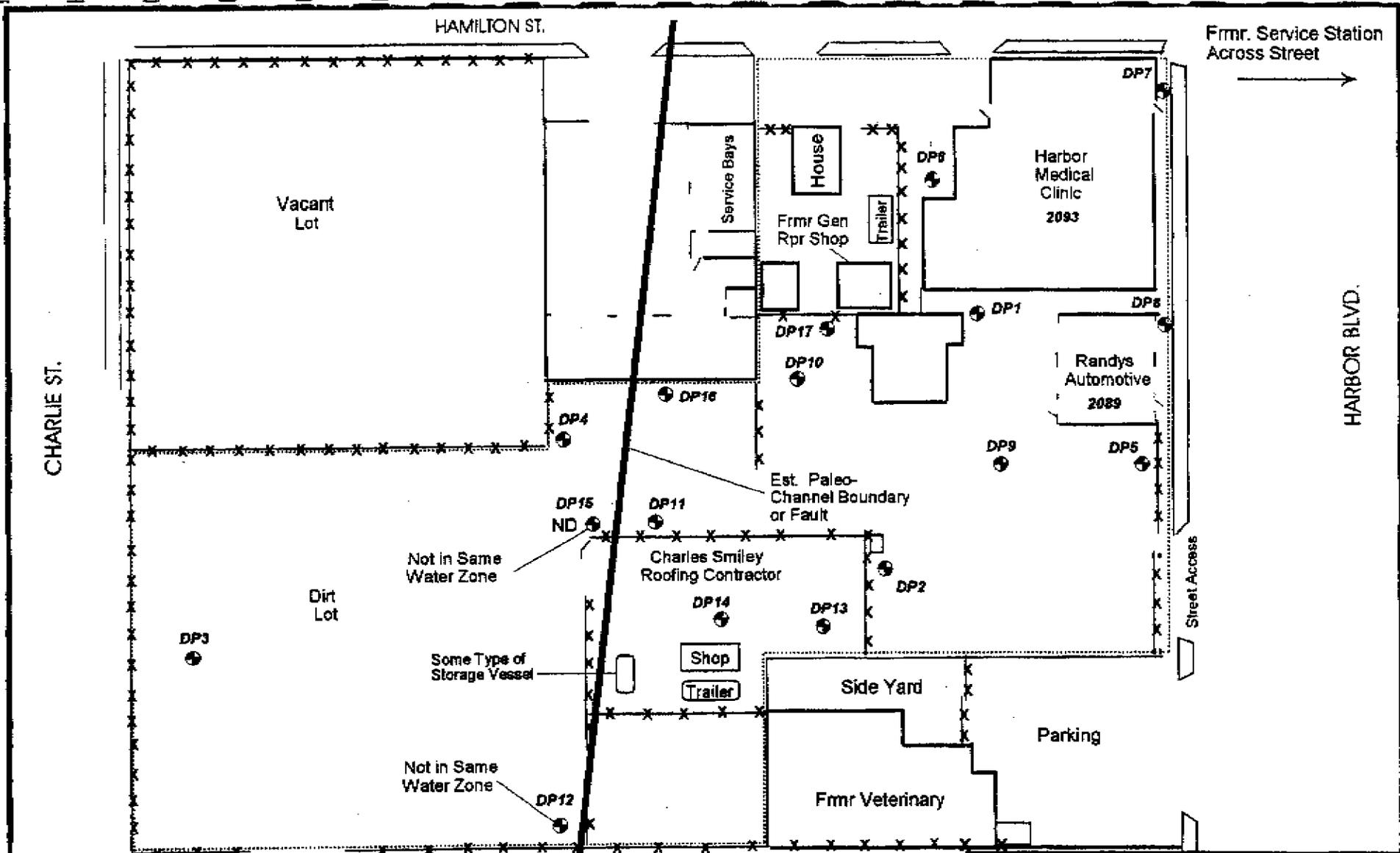
- LEGEND:**
- DP1 — Soil Boring Designation
 - ⊕ — Soil Boring Location
 - 517 — MTBE Concentration (ppb)
 - — > 2,000 ppb
 - ◐ — > 1,000 ppb
 - ◑ — > 500 ppb
 - ◒ — > 100 ppb



S&S COMMERCIAL 5
Environmental Services

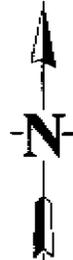
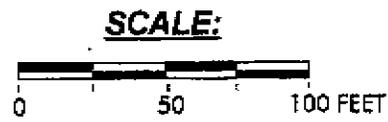
SITE SKETCH MAP
 SHOWING MTBE IMPACT ZONE IN WATER
 SITE: COMMERCIAL PROPERTY
 S.W. Corner Hamilton & Harbor
 Costa Mesa, CA

DRAWN BY: DAVE	WCL 06/00	SCALE: 1" = 50'	GEOLOGICAL # AF00012
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LEGEND:

- DP1 — Soil Boring Designation
- — Soil Boring Location



S&S COMMERCIAL 6
Environmental Services

SITE SKETCH MAP
SHOWING EST. PALEO-CHANNEL BOUNDARY
SITE: COMMERCIAL PROPERTY
S.W. Corner Hamilton & Harbor
Costa Mesa, CA

DRAWN BY:	WCL	SCALE: 1" = 50'	GEOLOGICAL # AP00012
DATE:	05/00		

Appendix I
(Soil Boring Logs)

SOIL BORING LOG

BORING NO. DP-14

Project Name: Randys Automotive

Project Location: 2089 Harbor Blvd., Costa Mesa

Page 1 of 1

Driller: Core Probe International

Type of Rig: 5400

Type and Size of Auger: 1-1/2" Push Rod

Logged By: W.C.L.

Date Drilled: 04/28/00

Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA

Depth of Water First Encountered: = 18-Feet

Total Depth of Well Completed: NA

Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 20 Feet

Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0		Boring Backfilled with Bentonite					0	Brown, Silty-Sand (ML-SP), with clay (~ 20%), relatively firm, moist, no odor Brown Medium Sand (SP), moist, loose, well sorted, some gasoline odor Brown Medium Sand (SP), extremely moist, loose, well sorted, slight gasoline odor Gray-Green Discolored Medium Sand (SP), saturated, loose, strong gas odor			
5					< 10		5				
10					50		10				
15					< 10		15				
20	TD 20'				> 500		20				
25							25				
30							30				
35							35				
40							40				

SOIL BORING LOG						BORING NO. DP-15						
Project Name: Randys Automotive			Project Location: 2089 Harbor Blvd., Costa Mesa			Page 1 of 1						
Driller: Core Probe International		Type of Rig: Core-Probe 5400		Type and Size of Auger: 1-1/2" Push Rod								
Logged By: W.C.L.		Date Drilled: 04/28/00		Checked By: William C. Lachmar, R.G.								
WATER AND WELL DATA						Total Depth of Well Completed: NA						
Depth of First Saturated Soil: EST. = 36-Feet						Well Screen Type and Diameter: NA						
Static Depth of Water in Well: NA						Well Screen Slot Size: NA						
Total Depth of Boring: 40-Feet						Type and Size of Soil Sampler: 1-1/2" O.D. Spoon						
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY				
			Interval	Blow Ct.	Headspace OVA Reading (bpmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.				
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)		
0	Boring Backfilled with Bentonite	Boring Backfilled with Bentonite			< 10	0	<p>Brown, Fine-Medium Sand (SP), some silt (= 15%), firm, slightly moist, no odor, no discoloration</p> <p>Brown, Medium Sand (SP), loose, dry, no odor, no discoloration</p> <p>Brown, Fine-Medium Sand (SP), loose, dry, no odor, no discoloration</p> <p>Brown, Silt-Clay (ML-CL), firm, slightly moist, no odor: Ran Solinst water sounder in bottom of hole and got no alarm</p> <p>Dark Brown, Clay (CL), firm, moderately moist, no odor</p> <p>Brown, Silt-Clay (ML-CL), firm, slightly moist, no odor: Ran Solinst water sounder in bottom of hole and got no alarm</p> <p>Dark Brown, Clay (CL), firm, moderately moist, no odor</p> <p>Gray Silty Fine Sand (ML-SP), loose, well sorted, saturated, no odor</p> <p>Water Rises to 20-FEET!</p>					
5			< 10	5								
10			< 10	10								
15			< 10	15								
20			< 10	20								
25			< 10	25								
30			< 10	30								
35			< 10	35								
40			TD 40'	40								

SOIL BORING LOG - DIRECTIONAL BORING BORING NO. DP-16

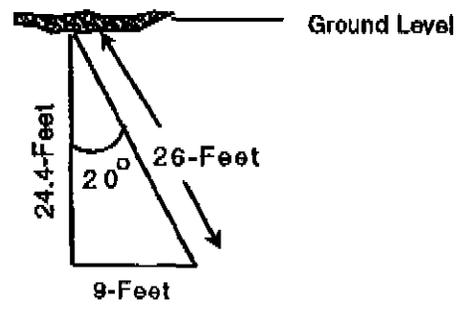
Project Name: Randys Automotive Project Location: 2089 Harbor Blvd., Costa Mesa Page 1 of 1

Driller: Core Probe International Type of Rig: Core-Probe 5400 Type and Size of Auger: 1-1/2" Push Rod

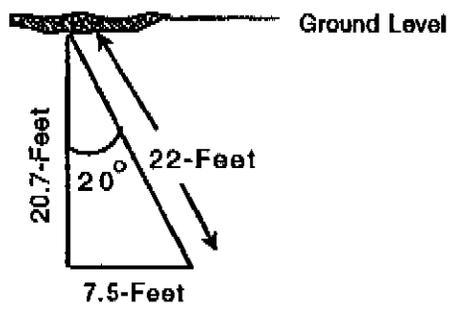
Logged By: W.C.L. Date Drilled: 04/28/00 Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of First Saturated Soil: 24' Apparent Depth	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 24.4' Vertical Depth	Type and Size of Soil Sampler: 1-1/2" O.D. Spoon

Depth in Feet	WELL/BORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	Boring Backfilled with Bentonite				< 10	0	Brown, Silty-Sand (ML-SP), with clay (~ 20%), relatively firm, moist, no odor Brown Medium Sand (SP), moderately moist, loose, no odor Brown, C-M-F Sand (SW), loose, moderately moist, moderate odor Gray-Green Discolored Fine Sand (SP), loose, moderate moisture, very strong gasoline odor Gray-Green Discolored Silty-Clay (ML-CL), firm, saturated, strong gasoline odor				
5					< 10	5					
10					90	10					
15					> 500	15					
20						20					
25	TD 26'				25						
30					30						
35					35						
40					40						



SOIL BORING LOG - DIRECTIONAL BORING						BORING NO. DP-17	
Project Name: Randys Automotive			Project Location: 2089 Harbor Blvd., Costa Mesa			Page 1 of 1	
Driller: Core Probe International		Type of Rig: Core-Probe 5400		Type and Size of Auger: 1-1/2" Push Rod			
Logged By: W.C.L.		Date Drilled: 04/28/00		Checked By: William C. Lachmar, R.G.			
WATER AND WELL DATA						Total Depth of Well Completed: NA	
Depth of First Saturated Soil: 20' Apparent Depth						Well Screen Type and Diameter: NA	
Static Depth of Water in Well: NA						Well Screen Slot Size: NA	
Total Depth of Boring: 20.7' Vertical						Type and Size of Soil Sampler: 1-1/2" O.D. Spoon	
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA			Depth in Feet	DESCRIPTION OF LITHOLOGY
			Interval	Blow Ct.	Headspace OVA Reading (pcmv)		Graphic Log
							And (40-50%) With (40-25%) Some (25-10%) Trace (10-0%)
0		Boring Backfilled with Bentonite				0	Approximately 4' of Asphalt
5					10	5	Brown, Silty-Sand (ML-SP), with clay (= 20%), relatively firm, moist, no odor
10					75	10	Brown Medium Sand (SP), some coarse sand, (= 25%), extremely moist, loose, some odor
15					150	15	Brown, C-M-F Sand (SW), loose, moderately moist, moderate odor
20	TD 22'					20	Brown, Coarse Sand and Gravel (SW-GW), loose, completely saturated, very strong gasoline odor NOTE: Sheen on Water Sample
25						25	
30						30	
35						35	
40						40	



Appendix II

(Cal-EPA Certified Laboratory Chemical Analyses Results for Soil)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: AP00012-II
Project Site: 2089 Harbor Blvd., Costa Mesa
Date Sampled: 04-28-2000
Lab Job No.: Z004105

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 04-28-2000 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8021 (BTEX,MTBE)
EPA 8260B (VOC's by GC/MS)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "RWang", is written over a horizontal line.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7601 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

Client	S & S Commercial Environmental Services	Lab Job No.:	Z004105
Project:	AP00012-II	Date Sampled:	04-28-2000
Project Site:	2089 Harbor Blvd., Costa Mesa	Date Received:	04-28-2000
Matrix:	Soil	Date Analyzed:	05-01-2000
Batch No.:	CE01-GS1		

EPA Method 8015m (Gasoline)/8021 (BTEX, MTBE)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			0.01	0.005	0.005	0.005	0.015	1.0
Method Blank		1	ND	ND	ND	ND	ND	ND
DP13-5	Z04105-1	1	ND	ND	ND	ND	ND	ND
DP13-10	Z04105-2	1	ND	ND	ND	ND	ND	ND
DP13-15	Z04105-3	1	ND	ND	ND	ND	ND	ND
DP13-18	Z04105-4	20	0.16	0.66	0.61	3.78	13.0	440
DP14-5	Z04105-5	1	ND	ND	ND	ND	0.016	1.2
DP14-10	Z04105-6	1	ND	ND	ND	ND	ND	ND
DP14-16	Z04105-7	1	ND	ND	ND	ND	ND	ND
DP15-5	Z04105-8	1	ND	ND	ND	ND	ND	ND
DP15-10	Z04105-9	1	ND	ND	ND	ND	ND	ND
DP15-15	Z04105-26	1	ND	ND	ND	ND	ND	ND
DP15-20	Z04105-10	1	ND	ND	ND	ND	ND	ND
DP15-25	Z04105-11	1	ND	ND	ND	ND	ND	ND
DP15-30	Z04105-12	1	ND	ND	ND	ND	ND	ND
DP15-35	Z04105-13	1	ND	ND	ND	ND	ND	ND

* Gasoline Range TPH are hydrocarbons in carbon range C4 - C12.
DF: Dilution Factor (DF × MDL = Reporting Limit or RL for the sample).
ND: Not Detected (below RL).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

Client: S & S Commercial Environmental Services Lab Job No.: Z004105
Project: AP00012-II
Project Site: 2089 Harbor Blvd., Costa Mesa Date Sampled: 04-28-2000
Matrix: Soil Date Received: 04-28-2000
Batch No.: CE01-GS1 Date Analyzed: 05-01-2000

EPA 8015M (Gasoline)
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	Gasoline(C4-C12)	Reporting Limit
Method Blank		ND	1
DP16-5	Z04105-14	ND	1
DP16-11	Z04105-15	ND	1
DP16-17	Z04105-16	ND	1
DP16-22	Z04105-17	668	1
DP17-5	Z04105-18	ND	1
DP17-11	Z04105-19	ND	1
DP17-18	Z04105-20	ND	1

DF: Dilution Factor (DF × MDL = Reporting Limit or RL for the sample).

ND: Not Detected (below RL).



Southland Technical Services, Inc.
Environmental Laboratories

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Montebello, CA 90640

Phone (323) 886-0722
Fax (323) 886-1509

Client: S & S Commercial Environmental Services Lab Job No.: Z004105 Date Reported: 05-05-2000
Project: AP00012-II Matrix: Soil Date Sampled: 04-28-2000
EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-05-00	05-05-00	05-05-00	05-05-00		
DILUTION FACTOR		1	20	1	1		
LAB SAMPLE ID.			Z04105-4	Z04105-5	Z04105-13		
CLIENT SAMPLE ID.			DPT3-18	DPT4-5	DPT5-35		
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND		
Chloromethane	5	ND	ND	ND	ND		
Vinyl Chloride	5	ND	ND	ND	ND		
Bromomethane	5	ND	ND	ND	ND		
Chloroethane	5	ND	ND	ND	ND		
Trichlorofluoromethane	5	ND	ND	ND	ND		
1,1-Dichloroethene	5	ND	ND	ND	ND		
Iodomethane	5	ND	ND	ND	ND		
Methylene Chloride	5	ND	ND	ND	ND		
trans-1,2-Dichloroethene	5	ND	ND	ND	ND		
1,1-Dichloroethane	5	ND	ND	ND	ND		
2,2-Dichloropropane	5	ND	ND	ND	ND		
cis-1,2-Dichloroethene	5	ND	ND	ND	ND		
Bromochloromethane	5	ND	ND	ND	ND		
Chloroform	5	ND	ND	ND	ND		
1,2-Dichloroethane	5	ND	ND	ND	ND		
1,1,1-Trichloroethane	5	ND	ND	ND	ND		
Carbon tetrachloride	5	ND	ND	ND	ND		
1,1-Dichloropropene	5	ND	ND	ND	ND		
Benzene	5	ND	184	ND	ND		
Trichloroethene	5	ND	ND	ND	ND		
1,2-Dichloropropane	5	ND	ND	ND	ND		
Bromodichloromethane	5	ND	ND	ND	ND		
Dibromomethane	5	ND	ND	ND	ND		
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND		
cis-1,3-Dichloropropene	5	ND	ND	ND	ND		
1,1,2-Trichloroethane	5	ND	ND	ND	ND		
1,3-Dichloropropane	5	ND	ND	ND	ND		
Dibromochloromethane	5	ND	ND	ND	ND		
2-Chloroethylvinyl ether	5	ND	ND	ND	ND		
Bromoform	5	ND	ND	ND	ND		
Isopropylbenzene	5	ND	1,370	ND	ND		
Bromobenzene	5	ND	ND	ND	ND		



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services Lab Job No.: Z004105

Date Reported: 05-05-2000

Project: AP00012-II Matrix: Soil

Date Sampled: 04-28-2000

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	DPT3-18	DPT4-5	DPT5-35		
Toluene	5	ND	110	ND	ND		
Tetrachloroethene	5	ND	ND	ND	ND		
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND		
Chlorobenzene	5	ND	ND	ND	ND		
1,1,1,2-Tetrachloroethan	5	ND	ND	ND	ND		
Ethylbenzene	5	ND	3,350	ND	ND		
m+p-Xylene	5	ND	14,600	ND	ND		
o-Xylene	5	ND	ND	ND	ND		
Styrene	5	ND	ND	ND	ND		
1,1,2,2-Tetrachloroethan	5	ND	ND	ND	ND		
1,2,3-Trichloropropane	5	ND	ND	ND	ND		
n-Propylbenzene	5	ND	4,090	ND	ND		
2-Chlorotoluene	5	ND	ND	ND	ND		
4-Chlorotoluene	5	ND	ND	ND	ND		
1,3,5-Trimethylbenzene	5	ND	7,700	ND	ND		
tert-Butylbenzene	5	ND	ND	ND	ND		
1,2,4-Trimethylbenzene	5	ND	8,150	ND	ND		
Sec-Butylbenzene	5	ND	800	ND	ND		
1,3-Dichlorobenzene	5	ND	ND	ND	ND		
p-Isopropyltoluene	5	ND	445	ND	ND		
1,4-Dichlorobenzene	5	ND	ND	ND	ND		
1,2-Dichlorobenzene	5	ND	ND	ND	ND		
n-Butylbenzene	5	ND	2,930	ND	ND		
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND		
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND		
Hexachlorobutadiene	5	ND	ND	ND	ND		
Naphthalene	5	ND	4,150	ND	ND		
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND		
Additional Compounds							
Acetone	20	ND	ND	ND	ND		
2-Butanone (MEK)	20	ND	ND	ND	ND		
Carbon disulfide	20	ND	ND	ND	ND		
4-Methyl-2-pentanone (MIBK)	20	ND	ND	ND	ND		
2-Hexanone	20	ND	ND	ND	ND		
Vinyl Acetate	50	ND	ND	ND	ND		
MTBE	5	ND	ND	ND	ND		

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF x MDL). * Result from a higher dilution analysis.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services Lab Job No.: Z004105
Project: AP00012-II Matrix: Soil

Date Reported: 05-05-2000
Date Sampled: 04-28-2000

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-01-00	05-01-00	05-01-00	05-01-00	05-01-00	05-01-00
DILUTION FACTOR		1	1	1	1	100	1
LAB SAMPLE I.D.			Z04105-14	Z04105-15	Z04105-16	Z04105-17	Z04105-18
CLIENT SAMPLE I.D.			DP16-5	DP16-11	DP16-17	DP16-22	DP17-5
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	5	ND	ND	ND	ND	892	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	894	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND



Southland Technical Services, Inc.
Environmental Laboratories

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Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services Lab Job No.: Z004105 Date Reported: 05-05-2000
Project: AP00012-II Matrix: Soil Date Sampled: 04-28-2000
EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	DP16-5	DP16-11	DP16-17	DP16-22	DP17-5
Toluene	5	ND	ND	ND	ND	1,620	ND
Tetrachloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethan	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	5	ND	ND	ND	ND	7,400	ND
m+p-Xylene	5	ND	ND	ND	ND	26,400	ND
o-Xylene	5	ND	ND	ND	ND	4,740	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethan	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	617	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	6,060	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	21,600	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	514	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	726	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	2,370	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	3,260	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Additional Compounds							
Acetone	20	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	20	ND	ND	ND	ND	ND	ND
Carbon disulfide	20	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	20	ND	ND	ND	ND	ND	ND
2-Hexanone	20	ND	ND	ND	ND	ND	ND
Vinyl Acetate	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF x MDL). * Result from a higher dilution analysis.



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Client: S & S Commercial Environmental Services Lab Job No.: Z004105 Date Reported: 05-05-2000
Project: AP00012-II Matrix: Soil Date Sampled: 04-28-2000
EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-01-00	05-01-00	05-01-00			
DILUTION FACTOR			1	1			
LAB SAMPLE I.D.			Z04105-19	Z04105-20			
CLIENT SAMPLE I.D.			DPT7-11	DPT7-18			
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND			
Chloromethane	5	ND	ND	ND			
Vinyl Chloride	5	ND	ND	ND			
Bromomethane	5	ND	ND	ND			
Chloroethane	5	ND	ND	ND			
Trichlorofluoromethane	5	ND	ND	ND			
1,1-Dichloroethene	5	ND	ND	ND			
Iodomethane	5	ND	ND	ND			
Methylene Chloride	5	ND	ND	ND			
trans-1,2-Dichloroethene	5	ND	ND	ND			
1,1-Dichloroethane	5	ND	ND	ND			
2,2-Dichloropropane	5	ND	ND	ND			
cis-1,2-Dichloroethene	5	ND	ND	ND			
Bromo-chloromethane	5	ND	ND	ND			
Chloroform	5	ND	ND	ND			
1,2-Dichloroethane	5	ND	ND	ND			
1,1,1-Trichloroethane	5	ND	ND	ND			
Carbon tetrachloride	5	ND	ND	ND			
1,1-Dichloropropene	5	ND	ND	ND			
Benzene	5	ND	ND	ND			
Trichloroethene	5	ND	ND	ND			
1,2-Dichloropropane	5	ND	ND	ND			
Bromodichloromethane	5	ND	ND	ND			
Dibromomethane	5	ND	ND	ND			
Trans-1,3-Dichloropropene	5	ND	ND	ND			
cis-1,3-Dichloropropene	5	ND	ND	ND			
1,1,2-Trichloroethane	5	ND	ND	ND			
1,3-Dichloropropane	5	ND	ND	ND			
Dibromo-chloromethane	5	ND	ND	ND			
2-Chloroethylvinyl ether	5	ND	ND	ND			
Bromoform	5	ND	ND	ND			
Isopropylbenzene	5	ND	ND	ND			
Bromobenzene	5	ND	ND	ND			



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Client: S & S Commercial Environmental Services Lab Job No.: Z004105
Project: AP00012-II Matrix: Soil

Date Reported: 05-05-2000
Date Sampled: 04-28-2000

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	DP17-11	DP17-18			
Toluene	5	ND	ND	ND			
Tetrachloroethene	5	ND	ND	ND			
1,2-Dibromoethane (EDB)	5	ND	ND	ND			
Chlorobenzene	5	ND	ND	ND			
1,1,1,2-Tetrachloroethan	5	ND	ND	ND			
Ethylbenzene	5	ND	ND	ND			
m+p-Xylene	5	ND	ND	ND			
o-Xylene	5	ND	ND	ND			
Styrene	5	ND	ND	ND			
1,1,2,2-Tetrachloroethan	5	ND	ND	ND			
1,2,3-Trichloropropane	5	ND	ND	ND			
n-Propylbenzene	5	ND	ND	ND			
2-Chlorotoluene	5	ND	ND	ND			
4-Chlorotoluene	5	ND	ND	ND			
1,3,5-Trimethylbenzene	5	ND	ND	ND			
tert-Butylbenzene	5	ND	ND	ND			
1,2,4-Trimethylbenzene	5	ND	ND	ND			
Sec-Butylbenzene	5	ND	ND	ND			
1,3-Dichlorobenzene	5	ND	ND	ND			
p-Isopropyltoluene	5	ND	ND	ND			
1,4-Dichlorobenzene	5	ND	ND	ND			
1,2-Dichlorobenzene	5	ND	ND	ND			
n-Butylbenzene	5	ND	ND	ND			
1,2,4-Trichlorobenzene	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND			
Hexachlorobutadiene	5	ND	ND	ND			
Naphthalene	5	ND	ND	ND			
1,2,3-Trichlorobenzene	5	ND	ND	ND			
Additional Compounds							
Acetone	20	ND	ND	ND			
2-Butanone (MEK)	20	ND	ND	ND			
Carbon disulfide	20	ND	ND	ND			
4-Methyl-2-pentanone (MIBK)	20	ND	ND	ND			
2-Hexanone	20	ND	ND	ND			
Vinyl Acetate	50	ND	ND	ND			
MTBE	5	ND	11	9			

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF x MDL). * Result from a higher dilution analysis.



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05-05-2000

EPA 8021
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Soil
Batch No.: CE01-GS1

Lab Job No.: Z004105
Lab Sample ID: Z04104-2
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	100	107.5	100	107.5	100.0	7.2	30	70-130
Toluene	ND	100	119	110	119.0	110.0	7.9	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzen	98.5	100	98.5	80-120
Toluene	112	100	112.0	80-120

ND: Not Detected



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05-05-2000

**EPA 8260B
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Soil
Batch No: 0501-VOC

Lab Job No.: Z004105
Lab Sample ID: ST0501-1S
Date Analyzed: 05-01-2000

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
I,1-Dichloroethene	ND	20	21.0	18.9	105.0	94.5	10.5	30	70-130
Benzene	ND	20	20.7	18.1	103.5	90.5	13.4	30	70-130
Trichloro-ethene	ND	20	22.9	17.8	114.5	89.0	25.1	30	70-130
Toluene	ND	20	22.4	18.8	112.0	94.0	17.5	30	70-130
Chlorobenzene	ND	20	20.0	17.6	100.0	88.0	12.8	30	70-130

**II. LCS Result
Unit: ppb**

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
I,1-Dichloroethene	45.9	50	91.8	80-120
Benzene	48.2	50	96.4	80-120
Trichloro-ethene	49.6	50	99.2	80-120
Toluene	52.0	50	104.0	80-120
Chlorobenzene	48.5	50	97.0	80-120

ND: Not Detected (at the specified limit)



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05-05-2000

EPA 8021
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Soil
Batch No.: CE01-GS1

Lab Job No.: Z004105
Lab Sample ID: Z04104-2
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	100	107.5	100	107.5	100.0	7.2	30	70-130
Toluene	ND	100	119	110	119.0	110.0	7.9	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzen	98.5	100	98.5	80-120
Toluene	112	100	112.0	80-120

ND: Not Detected



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05-05-2000

**EPA 8260B
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Soil
Batch No: 0505-VOC1

Lab Job No.: Z004105
Lab Sample ID: ST0505-1
Date Analyzed: 05-05-2000

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	18.5	21.3	92.5	106.5	14.1	30	70-130
Benzene	ND	20	18.8	21.4	94.0	107.0	12.9	30	70-130
Trichloro-ethene	ND	20	24.2	20.4	121.0	102.0	17.0	30	70-130
Toluene	ND	20	18.2	20.8	91.0	104.0	13.3	30	70-130
Chlorobenzene	ND	20	18.7	19.6	93.5	98.0	4.7	30	70-130

II. LCS Result

Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	22.0	20	110.0	80-120
Benzene	23.8	20	119.0	80-120
Trichloro-ethene	23.0	20	115.0	80-120
Toluene	23.9	20	119.5	80-120
Chlorobenzene	22.4	20	112.0	80-120

MDL=Method Detection Limit; MB=Method Blank; ND=Not Detected (below DF * MDL).



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05-05-2000

EPA 8260B
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Soil
Batch No: 0501-VOC

Lab Job No.: Z004105
Lab Sample ID: ST0501-15
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	21.0	18.9	105.0	94.5	10.5	30	70-130
Benzene	ND	20	20.7	18.1	103.5	90.5	13.4	30	70-130
Trichloro-ethene	ND	20	22.9	17.8	114.5	89.0	25.1	30	70-130
Toluene	ND	20	22.4	18.8	112.0	94.0	17.5	30	70-130
Chlorobenzene	ND	20	20.0	17.6	100.0	88.0	12.8	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	45.9	50	91.8	80-120
Benzene	48.2	50	96.4	80-120
Trichloro-ethene	49.6	50	99.2	80-120
Toluene	52.0	50	104.0	80-120
Chlorobenzene	48.5	50	97.0	80-120

ND: Not Detected (at the specified limit)

CHAIN OF CUSTODY RECORD

Lab Job Number 2004105

Client Name <u>S.S. Commercial Environmental Services</u>					Analyses Requested					Turn Around Time Requested				
Address <u>5204 Seashore Drive Suite A, Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	419.1	8260	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input type="checkbox"/> Normal				
Report Attention <u>Bill Lochner</u>		Phone # <u>714 508-9794</u> Fax # <u>714 508-9791</u>		Sampled By <u>Bill Lochner</u>						Sample Receipt Conditions		<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals		
Project No./Name <u>AP00012-II</u>		Project Site <u>2089 Harbor Blvd., Costa Mesa</u>								Lab Sample ID		Remarks		
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container	602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	419.1	8260	Lab Sample ID	Remarks		
	Date	Time												
DP13-5	4/28/00	Morning	Soil	No	1 1/4" x 6" Brass	X	X				2004105-1	Additionally		
DP13-10						X	X				-2	analyze		
DP13-15						X	X				-3	the highest		
DP13-18						X	X			X	-4	Registered		
DP14-5						X	X			X	-5	gas/BTEX		
DP14-10						X	X				-6	sample for		
DP14-16						X	X				-7	boring		
DP15-5						X	X				-8	DP13, DP14		
DP15-10		Afternoon				X	X				-9	1/2 DP15		
DP15-20						X	X				-10	for VOC's		
DP15-25						X	X				-11	by EPA		
DP15-30						X	X				-12	method		
DP15-35						X	X			X	-13	8260		
DP16-5						X	X			X	-14			
DP16-11						X	X			X	-15			
Relinquished By <u>Bill Lochner</u>		Company <u>S.S. Commercial</u>		Date <u>4/28/00</u>	Time <u>6:30 pm</u>	Received By <u>MLW</u>		Company <u>STS</u>		*Sample Container Types: A=Air Bag G=Glass Container ST=Steel Tube B=Brass Tube P=Plastic Bottle V=VOA Bottle				

Southland Tech. Services, Inc.
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Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.

CHAIN OF CUSTODY RECORD

Lab Job Number 2004105

Client Name S.S. Commercial Environmental Services					Analyses Requested				Turn Around Time Requested					
Address 5204 Seahawk Drive, Suite A, Newport Beach					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1	8260	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input type="checkbox"/> Normal				
Report Attention B. H. Lachner	Phone # 504-9791 Fax # 714 508-9794	Sampled By B. H. Lachner								Sample Receipt Conditions				
Project No./Name AP00012-II		Project Site 2089 Harbor Blvd, Costa Mesa								<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals				
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type & size of container					Lab Sample ID	Remarks			
	Date	Time												
DP16-17	4/28/00	AR	Soil	No	1 1/4" x 6" Bag		X		X	2004105-16				
DP16-22	↓	↓	↓	↓	↓		X		X	-17				
DP17-5	↓	↓	↓	↓	↓		X		X	-18				
DP17-11	↓	↓	↓	↓	↓		X		X	-19				
DP17-18	↓	↓	↓	↓	↓		X		X	-20				
DP13			Water	No	4.4oz VOA's		X		X	-21				
DP14							X		X	-22				
DP15							X		X	-23				
DP16							X		X	-24				
DP17							X		X	-25				
DP15-15						X	X			-26				
Released By <i>[Signature]</i> S.S. Commercial					Date 4/28/00	Time 6:30 PM	Received By <i>[Signature]</i>		Company STS	*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle				

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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.

Appendix III

(Cal-EPA Certified Laboratory Chemical Analyses Results for Water)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

Client: S & S Commercial Environmental Services Lab Job No.: Z004105
Project: AP00012-II
Project Site: 2089 Harbor Blvd., Costa Mesa Date Sampled: 04-28-2000
Matrix: Water Date Received: 04-28-2000
Batch No.: AE01-GW1 Date Analyzed: 05-01-2000

EPA Method 8015m (Gasoline)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	DF	Gasoline Range TPH*
Method Detect. Limit (MDL)			50
Method Blank		1	ND
DP13	Z04105-21	200	1,140
DP14	Z04105-22	2	475
DP15	Z04105-23	1	ND
DP16	Z04105-24	10	3,450
DP17	Z04105-25	500	190,000

* Gasoline Range TPH are hydrocarbons in carbon range C4 - C12.
DF: Dilution Factor ($DF \times MDL = \text{Reporting Limit or RL for the sample}$).
ND: Not Detected (below RL).



Southland Technical Services, Inc.
Environmental Laboratories

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Client: S & S Commercial Environmental Services Lab Job No.: Z004105

Date Reported: 05-05-2000

Project: AP00012-II Matrix: Water

Date Sampled: 04-28-2000

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L (ppb)

DATE ANALYZED		05-01-00	05-01-00	05-01-00	05-01-00	05-01-00	05-01-00
DILUTION FACTOR		1	10	2	1	5	125
LAB SAMPLE I.D.			Z04105-21	Z04105-22	Z04105-23	Z04105-24	Z04105-25
CLIENT SAMPLE I.D.			DP13	DP14	DP15	DP16	DP17
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	5	ND	690	ND	ND	ND	12,500
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	592	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services Lab Job No.: Z004105

Date Reported: 05-05-2000

Project: AP00012-II Matrix: Water

Date Sampled: 04-28-2000

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	DP13	DP14	DP15	DP16	DP17
Toluene	5	ND	230	ND	ND	ND	30,900
Tetrachloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethan	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	5	ND	1,910	ND	ND	55.3	3,290
m+p-Xylene	5	ND	5,520	ND	ND	209	14,700
o-Xylene	5	ND	1,040	ND	ND	45.6	5,700
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethan	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	1,770	ND	ND	100	2,450
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	2,400	ND	ND	58.1	838
tert-Butylbenzene	5	ND	145	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	5,480	ND	ND	190	3,000
Sec-Butylbenzene	5	ND	376	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	1,130	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	2,720	ND	ND	66	917
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Additional Compounds							
Acetone	20	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	20	ND	ND	ND	ND	ND	ND
Carbon disulfide	20	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	20	ND	ND	ND	ND	ND	ND
2-Hexanone	20	ND	ND	ND	ND	ND	ND
Vinyl Acetate	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	618	ND	258	ND

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF x MDL). * Result from a higher dilution analysis.



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Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

EPA 8015M (TPH)
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Water
Batch No.: AE01-GW1

Lab Job No.: Z004105
Lab Sample ID: ST0501-1
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	1,100	1,140	110.0	114.0	3.6	30	70-130

ND:Not Detected (at the specified limit).



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7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

05-05-2000

EPA 8021
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Water
Batch No.: AE01-GW1

Lab Job No.: Z004105
Lab Sample ID: ST0501-1
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	20	20.5	20.0	102.5	100.0	2.5	30	70-130
Toluene	ND	20	21.0	20.5	105.0	102.5	2.4	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzen	20.9	20	104.5	80-120
Toluene	21.3	20	106.5	80-120

ND: Not Detected



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Phone (323) 888-0728
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05-05-2000

EPA 8260B
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Water
Batch No: 0501-VOCW

Lab Job No.: Z004105
Lab Sample ID: ST0501-1
Date Analyzed: 05-01-00

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.5	18.2	97.5	91.0	6.9	30	70-130
Benzene	ND	20	19.4	18.7	97.0	93.5	3.7	30	70-130
Trichloroethene	ND	20	19.2	18.8	96.0	94.0	2.1	30	70-130
Toluene	ND	20	19.2	20.4	96.0	102.0	6.1	30	70-130
Chlorobenzene	ND	20	20.3	20.1	101.5	100.5	1.0	30	70-130

ND: Not Detected (at the specified limit)



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Phone (323) 888-0728
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05-05-2000

EPA 8015M (TPH)
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Water
Batch No.: AE01-GW1

Lab Job No.: Z004105
Lab Sample ID: ST0501-1
Date Analyzed: 05-01-2000

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	1,100	1,140	110.0	114.0	3.6	30	70-130

ND:Not Detected (at the specified limit).



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Phone (323) 888-0728
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05-05-2000

EPA 8260B
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AP00012-II
Matrix: Water
Batch No: 0501-VOCW

Lab Job No.: Z004105
Lab Sample ID: ST0501-1
Date Analyzed: 05-01-00

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.5	18.2	97.5	91.0	6.9	30	70-130
Benzene	ND	20	19.4	18.7	97.0	93.5	3.7	30	70-130
Trichloroethene	ND	20	19.2	18.8	96.0	94.0	2.1	30	70-130
Toluene	ND	20	19.2	20.4	96.0	102.0	6.1	30	70-130
Chlorobenzene	ND	20	20.3	20.1	101.5	100.5	1.0	30	70-130

ND: Not Detected (at the specified limit)



September 18, 2000

Report of Findings

FOR:

Additional Phase II Subsurface Environmental
Investigation and Initial Groundwater Monitor
Well Installation & Sampling
O.C.H.C.A. Case # 001C08

AT:

Commercial Property

S.W. Corner of Hamilton St. and Harbor Blvd
(Lot 20, parcels 1, 2, 6, 7, 8 & 9)
Costa Mesa, CA 92627

CONDUCTED FOR:

H.S. Cho
c/o Richard Sam
1453 10th Street
Santa Monica, CA 90401

Project Conducted & Report Prepared By,



William C. Lee, P.E., P.G. # 6168

1.0 INTRODUCTION

The following report describes the methods and findings of a continued environmental Phase II Site Investigation and Initial Groundwater Monitor Well Installation and Sampling, conducted at the southwest corner of Hamilton Street and Harbor Boulevard, in Costa Mesa (Figure 1). This investigative study was conducted in compliance with the Orange County Health Care Agency(OCHCA) and Regional Water Quality Control Board's guidelines. A Workplan for the investigation was submitted by S&S Commercial Environmental Services (S&S) to the OCHCA, prior to initiation of the project. Approval to proceed as outlined in S&S's workplan (subject to a few minor changes) was made by the OCHCA, on June 30, 2000.

With respect to shallow soil beneath the site, even though noticeable gasoline odor was witnessed in many soil samples throughout all phases of this investigation, the definitive laboratory chemical analyses results found nothing of significance in soil until penetration of the soil capillary fringe. Based on field observations however, it appears that if any soil area is suspect of continual impact to local shallow groundwater, it would be the area just south of the former generator shop.

The water direction and specific locations where elevated petroleum fuel based constituent concentrations exist, indicates the impact to local shallow groundwater was most likely caused by former on-site environmental negligence. The main on-site source of the shallow groundwater contamination appears to have been beneath the general area of the former generator shop, where monitor well MW2 was installed and registered 1.77-feet of free product, when surveyed on September 5, 2000.

2.0 SCOPE OF WORK

The scope of work conducted for this investigation consisted of drilling seven borings to first groundwater and collecting selected soil and a single water sample from each boring. Soil samples were collected at 5-foot depth intervals to groundwater. Selected soil samples were analyzed for those specific petroleum based fuel constituents as outlined in the OCHCA approval response of S&S's workplan. In addition, three, 30-foot deep X 2" O.D. schedule 40 PVC groundwater monitor wells were installed, developed and sampled, with monitor well MW-3 incorporating a continuous sampler while drilling, so a detailed analyses of the soil types at its location could be determined.

3.0 SOIL TYPES / HYDROGEOLOGY

The site is approximately 82-feet above mean sea level with a gentle slope to the northeast. Soil types encountered during the field investigation consisted mainly of brown, fine-medium sand, followed by coarse sand to approximately 17-feet bgs, which then grades back to a very fine sand that terminates into clay or gravel (depending on the boring location) to 34-feet bgs. Groundwater depths were measured using a Solinst™ model 122 interface meter. Two measurements were taken in each well to confirm groundwater depth. The depth to groundwater and top of casing survey data were used to calculate a groundwater flow direction and gradient.

A groundwater gradient and direction was calculated by solving various 3-point problems, which defines a plane in 3-coordinate geometry. Various 3-point problems were able to be constructed because three groundwater monitor wells from the neighboring Red-E Rentals site were also surveyed in, on September 1, 2000 and incorporated in this report. **The interpreted direction of local shallow groundwater flow, is towards the northeast, at a gradient of 0.01 ft/ft.** A groundwater gradient map is presented as Figure 2. The survey well data and groundwater depth measurements are submitted in Table 1 below.

TABLE 1
Summary of Groundwater Well Elevation Data

MW1	9/1/00	80.58'	NONE	19.18'	0	61.40
MW2	""	81.41'	19.81'	21.58'	1.77'	61.21*
MW3	""	81.16'	NONE	19.62'	0	61.54
REMW1	""	82.02'	NONE	18.61'	0	63.41
REMW2	""	82.28'	NONE	19.88'	0	62.40
REMW3	""	82.06'	NONE	19.76'	0	62.30

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

4.0 SOIL INVESTIGATIVE METHODS

4.1 Drilling / Sampling Methods

Field activities for the soil investigation were performed by S&S on August 23, 2000. The field investigation consisted of drilling seven hydraulic punch borings (1-7) in areas stipulated by the OCHCA. Total penetrated depth for the borings varied between 24-38 feet below ground surface (bgs). Discrete, undisturbed soil samples were collected at five-foot depth intervals to the capillary fringe in borings 1-5. Samples were collected using a 1-1/2" O.D. spoon sampler containing four, 1-1/4" O.D. X 6" long, brass sample sleeves. The spoon sampler was driven in advance of the bore-hole using the hydraulic drill hammer. The lead sample tube from each collection interval was secured using Parafilm™ lined plastic end caps and placed in a cooler containing bagged ice for proper storage. The secured samples were logged on a chain-of-custody record, then transported to a Cal-EPA certified laboratory for chemical analyses.

In addition, a soil sample was collected from the 20-foot depth interval of groundwater monitor wells MW1 and MW2 installed August 25, 2000, and submitted for analyses of gasoline and BTEX/MTBE concentrations. The soil types identified while drilling were recorded on soil boring logs (Appendix I). All soil types were logged using the Unified Soil Classification System. All samples were logged under the direct supervision of William C. Lachmar, RG.

4.2 Chemical Analyses Methods

The soil samples collected were submitted to Southland Technical Services (STS), Inc., located in Montebello, California. STS is Cal-EPA certified (certificate # 1986) for the chemical analyses performed for this investigation. All soil samples collected in borings 1-4 were submitted for chemical analyses of gasoline and the volatile aromatic constituents, benzene, toluene, ethylbenzene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE). Samples collected from boring 4 were additionally analyzed for diesel fuel. The 20,25,30 and 35-foot soil samples from boring 5 were also submitted for analyses of gasoline, diesel and BTEX/MTBE.

Methods of analyses were EPA method 8015m for gasoline and diesel fuel and EPA method 8021 for BTEX/MTBE. A summary of the gasoline/BTEX/MTBE soil chemical analyses results is presented in Table 2, which immediately follows on page 4.

4.3 Chemical Analyses Results

The soil chemical analyses results found no significant concentrations of the constituents specified for analyses at any depth shallower than the soil capillary fringe. The highest concentrations found during this investigation was in soil at 20-foot bgs in boring MW1, which registered a gasoline concentration of 11,300 parts per million (ppm), with a 139 ppm benzene, 685 ppm toluene, 298 ppm ethylbenzene, 1,270 ppm total xylenes and non-detect MTBE concentration respectively. The certified soil laboratory chemical analyses report for the August 23 & 25, 2000 investigations, with QA/QC data, is provided in Appendix II.

TABLE 2
Summary of Chemical Analysis Results for Soil Collected August 23 & 25, 2000

1-10'	8-23-00	ND	NT	ND	ND	ND
1-15'	""	ND	NT	ND	ND	ND
1-20'	""	ND	NT	ND	ND	ND
2-5'	""	ND	NT	ND	ND	ND
2-10'	""	ND	NT	ND	ND	ND
2-15'	""	ND	NT	ND	ND	ND
2-20'	""	ND	NT	ND	ND	ND
3-5'	""	ND	NT	ND	ND	ND
3-10'	""	ND	NT	ND	ND	ND
3-15'	""	ND	NT	ND	ND	ND
3-20'	""	ND	NT	ND	ND	ND
4-10'	""	ND	ND	ND	ND	ND
4-15'	""	ND	ND	ND	ND	ND
4-20'	""	ND	ND	ND	ND	ND
5-20'	""	ND	68	ND	ND	ND
5-25'	""	ND	ND	ND	ND	0.038
5-30'	""	ND	ND	ND	ND	0.023
5-35'	""	ND	ND	ND	ND	ND
GMW1-20'	8-25-00	ND	NT	ND	0 / 0.006 / 0.022	0.062
GMW2-20'	8-25-00	11,300	NT	139	685 / 298 / 1,270	ND

* All analyses "ppm" in soil

ND = Not Detected

NT = Not Tested

T.E.X. = Toluene, Ethylbenzene, Total Xylenes

MTBE = Methyl Tertiary Butyl Ether

5.0 WATER INVESTIGATIVE METHODS - HYDRO-PUNCH

5.1 Sampling Methods

The water samples were collected by driving a sleeved, stainless steel, 4-foot long screen, beyond the saturated sand interval. Next the drive rod was backed-out to release the expendable drive tip. This allowed the screen to be exposed between the saturated soil interval. A disposable 3/4" O.D. single check valve polyethylene bailer was then dropped through the 1 1/2" drill rod to collect the sample. The water sample was placed in two, sterile, 40 ml glass OVA vials, sealed without allowing any air bubbles, and placed in an ice cooled container for proper storage.

5.2 Water Chemical Analyses Methods

All seven water samples collected (borings 1-7) were analyzed for gasoline by EPA method 8015m and BTEX/MTBE by EPA method 8021. In addition samples 4, 5, & 6 were analyzed for diesel fuel by EPA method 8015m. A complete summary of the gasoline, diesel and BTEX/MTBE water chemical analyses results for all hydro-punch investigations is presented in Table 3, which immediately follows on page 5.

5.3 Water Chemical Analyses Results

The water chemical analyses results found non-detect concentration for gasoline and BTEX in all seven samples. Water samples 1-3 & 5 registered low MTBE concentrations (ie. < 10 parts per billion) and therefore were not additionally analyzed using EPA method 8260B. The certified water laboratory chemical analyses report for the August 23, 2000 investigation, with QA/QC data, is provided in Appendix III. Water impact zone isocrons for gasoline, benzene and MTBE are submitted with this report as Figures 3-5.

Table 3
Summary of Chemical Analyses Results for all Water Collected by Hydro-Punch Methods

Sample	Date	Gasoline (ppm)				
DP1	1-22-00	133	NT	5.46	25.9 / 4.83 / 26.5	ND
DP7	2-02-00	0.52	NT	ND	ND / ND / ND	0.52
DP8	****	1.8	NT	ND	ND	1.75 ⁽¹⁾
DP9	****	9.1	NT	0.14	1.2 / 0.35 / 1.83	0.035
DP10	****	113	NT	5.26	15.6 / 3.0 / 16.1	< 0.5
DP11	****	358	NT	0.156	0.85 / 4.26 / 13.3	< 0.5
DP12	****	0.35	NT	0.0004	0.002 / 0.008 / 0.029	0.001
DP13	4-28-00	1.14	NT	0.69	0.23 / 1.91 / 6.56	ND
DP14	****	0.475	NT	ND	ND / ND / ND	0.62 ⁽¹⁾
DP15	****	ND	NT	ND	ND / ND / ND	ND
DP16	****	3.45	NT	ND	ND / 0.055 / 0.255	0.26 ⁽¹⁾
DP17	****	190	NT	12.5	30.9 / 3.29 / 20.4	ND
1	8-23-00	ND	NT	ND	ND / ND / ND	7.1
2	****	ND	NT	ND	ND / ND / ND	2.1
3	****	ND	NT	ND	ND / ND / ND	6.8
4	****	ND	ND	ND	ND / ND / ND	ND
5	****	ND	ND	ND	ND / ND / ND	6.2
6	****	ND	ND	ND	ND / ND / ND	ND
7	****	ND	NT	ND	ND / ND / ND	ND

* All analyses "ppm" in water

⁽¹⁾ Results Using 8260 method

ND = Not Detected

NT = Not Tested

T.E.X. = Toluene, Ethylbenzene, Total Xylenes

MTBE = Methyl Tertiary Butyl Ether

6.0 GROUNDWATER MONITOR WELL INVESTIGATION

6.1 Groundwater Monitor Well Construction

Three groundwater monitor wells were installed on August 25, 2000. The wells were installed so that an accurate groundwater direction and gradient could be established. All three wells were installed to a total depth of 30-feet bgs. The wells were constructed by first drilling a 8-3/4" O.D. pilot hole using a CME-75 drill rig, to 32-feet bgs. The pilot holes were "over-drilled" to allow for any caving of the boring. Next the auger was retrieved and a wood bottom plug was secured in the middle of the drill bit, to prevent any soil from entering the hollow-stem auger. The auger was then placed back in the pilot hole and once on bottom, the wood plug was knock out by the wire-line sampler. 15-feet of two-inch O.D. schedule 40 PVC casing with 0.020 slots, followed by 15-feet of two-inch O.D. blank PVC casing was then placed inside the 6-inch I.D. flight auger and hung at 30.6-feet bgs, using a steel bull plug attached to the drill rig wire-line cable.

Next the annular space of each well was packed with washed Monterey No. 2-12 sand from total depth, to 2-feet above the well screen, then a 2-foot "dry" bentonite seal was placed above the sand pack. The wells were then surged to better insure a good sand pack by using the wire-line cable attached to a rubber 1-7/8" O.D. bottom plug, attached to 10-feet of 1-1/2" O.D. steel sample rod. The plug-rod assembly was then let to "free spool" approximately 10-feet above the anticipated water level, to provide maximum out-going pressure to the screened interval and was then retrieved using the winch at full rotational velocity, to provide maximum incoming pressure to the screened interval. Well surging was conducted 10-times for each well and was incorporated to provide a more complete and homogeneous sand pack. After each well was surged, the top of the bentonite seal was measured to see how much sand compaction (if any) was induced by the surging. After the surging, the remaining well annulus was filled with 10% portland cement and 90% C-S granular grout. The well was secured at grade with an 8-inch diameter steel, street rated traffic box. Well construction details are provided on the monitor well logs (Appendix 1).

6.2 Groundwater Well Development

The groundwater monitor wells were surveyed as to exact location and top of casing elevations, and developed, on September 1, 2000. The wells were developed using an electric power winch attached to a 1-gallon capacity polyethylene, bottom draining, single check valve bailer. Approximately 40-gallons of water was bailed from monitor well MW1 and MW2, but only 10-gallons of water was bailed from monitor well MW3, as this well has an extremely slow recharge rate. The purged water was placed in DOT class 17-H steel drums for temporary on-site storage.

6.3 Groundwater Sample Collection

Groundwater samples were collected from wells MW1 and MW3 on September 5, 2000. Groundwater samples were collected from monitor wells MW1 and MW3 only, as monitor well MW2 was found to contain approximately 1 1/4-feet of free product. Duplicate sets of groundwater samples were collected from monitor well MW3 after removal of approximately three well casing volumes and stabilization of temperature, conductivity and pH had been verified. Duplicate sets of groundwater samples were collected from monitor well MW3 after 7.5 gallons of water had been purged, as this well has an extremely slow recharge rate. Water stabilization data is provided in Table 4, which immediately follows on page 9. The wells were purged using a 3/4-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 80% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in sterile, 40 ml. glass OVA vials, clearly labeled with a permanent felt tip marker, then immediately placed in an ice chest containing bagged ice for cold storage. The samples were later logged on a Chain-of-Custody document, then transported to a Cal-EPA certified laboratory.

6.4 Groundwater Monitor Well Chemical Analyses Results

A total of two water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline, by EPA Method 8015m and volatile organic compounds, including all oxygenates, by EPA method 8260B. Results of the water testing indicates monitor well MW3 to contain a 1,630 parts per billion (ppb) gasoline, 48 ppb ethylbenzene, 94.2 ppb total xylenes and non-detect benzene, toluene and MTBE concentrations. Monitor well MW1 registered a 1,880 ppb gasoline and 1,630 ppb MTBE concentration and non-detect BTEX levels. Monitor well MW2 (drilled in the suspected former "dumping area") contained free product. A summary of the laboratory chemical analyses results for water is provided in Table 5 which immediately follows Table 4 on page 9. The certified water chemical analyses report, with QA/QC data is provided in the Appendix IV.

TABLE 4
Well Stabilization Parameters Taken September 5, 2000

MW1	76.6	7.20	4.040
	75.2	7.45	3,580
	75.2	7.40	3,680
Sample	75.0	7.42	3,600
MW3	76.4	7.37	2,500
	74.8	7.70	2,500
	74.5	7.75	2,520
Sample	74.3	7.79	2,560

TABLE 5
Summary of Chemical Analyses Results for Water Sampling

MW1	9/05/00	1,630	ND	ND	ND	ND	1,630
MW3	""	1,880	ND	ND	48	94.2	ND

* All analyses "ppb" in water

7.0 CONCLUSIONS

Based on all environmental information collected to date, S&S Commercial Environmental Services concludes the following.

- The soil impact of petroleum based fuel constituents is extremely limited at best.
- Shallow groundwater beneath the site has been significantly impacted with gasoline and the associated gasoline additives and their degraded "by-products". No records of site use for MTBE is documented, however significant concentrations of MTBE are manifest beneath this site, but the areal extent appears extremely limited.

- General soil types indicates a high energy channel fill deposit, or a buried fault (bearing northwest-southeast), or both, exists beneath this site.
- The groundwater direction found to exist and petroleum fuel product concentrations indicates a high probability the source of the contamination came from on-site.
- The highest gasoline concentration found to exist in water during all investigations is in Monitor Well MW2 located just behind the former generator shop, which registered 1.77-feet of free product on September 5, 2000.
- Water in the coarse sand-cobble gravel zone which generally extends from approximately 22 to 30-feet bgs on the east side of the interpreted buried fault, appears definitely confined, as tremendous surge of the formation occurred during well installation.
- It also appears that the water zone which is found to exist at approximately 34-feet bgs to the west of the interpreted buried fault is extremely limited in areal extent, because the water level rises almost instantaneously, to approximately 20-feet bgs.
- The actual main water zone that is consistent throughout the property occurs at the bottom of the 10-20 foot bgs sand interval, just above an approximate 2-foot thick sandy silt layer. This sandy-silt layer restricts the downward percolation of groundwater and is followed by a dense, inorganic clay, to approximately 32-feet bgs west of the interpretative fault, or a coarse sand and cobble-gravel, to the east of the interpretative fault. The coarse sand grains and the gravel is well rounded.
- The actual first saturated sand zone is approximately 4-6" thick, before it grades into a sandy-silt that is moist, but not saturated.
- The water direction found to exist on-site to the west of the interpretative buried fault, is towards the northeast and to the east of the buried fault is towards the north. This change in direction may be due to the fault, or could be due to common irrigation, because there is no asphalt covering the Smilley Roofing location.
- The water direction may also be influenced by some type of septic tank located at the Smilley Roofing Location, Randys Automotive, or former Generator Shop, or may be caused by invasion of surface water from the vacant lot located to the northwest of the site.

8.0 RECOMMENDATIONS

S&S Commercial Environmental Services, Inc. recommends this report be simultaneously submitted to the Orange County Health Care Agency and Regional Water Quality Control Board for their review. Furthermore, S&S recommends the monitor wells be re-sampled 3-months from this initial sampling round, to verify the results found to exist during this investigation.

9.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated. All laboratory work cited in this report was prepared under the direction of Southland Technical Services, Inc, which is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

FIGURES

- 1.0 Thomas Guide Location Map**
- 2.0 Water Flow Map**
- 3.0 Gasoline Impact Map**
- 4.0 Benzene Impact Map**
- 5.0 MTBE Impact Map**

**Photographic Plate 1 -
Showing Sampling & Drilling Protocol & First Saturated Zone**

**Photographic Plate 2 -
Showing Continuous Core Interval of MW3 from 16-24' and
Cobble Gravel Interval from 24-28' in MW1**

©1998 Thomas Enrs. Maps

N

3

H

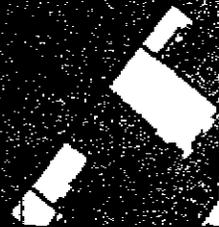
J

A

55

55

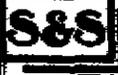
SITE



PAGE: 888
GRID: J-2



THOMAS GUIDE LOCATION MAP
SITE: RANDYS AUTOMOTIVE
2088 Harbor Blvd.
Costa Mesa, CA



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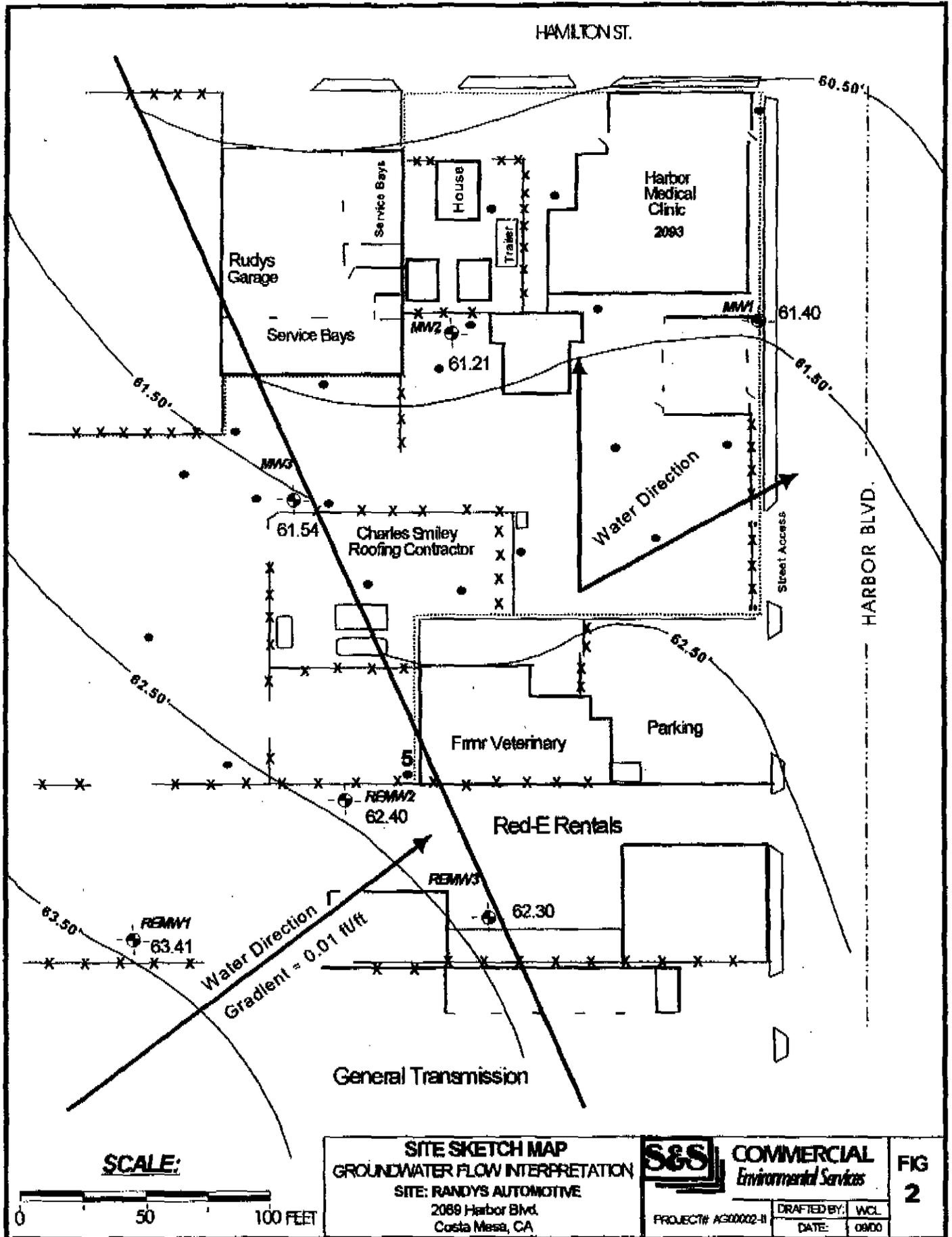
PROJECT# AG0002-4

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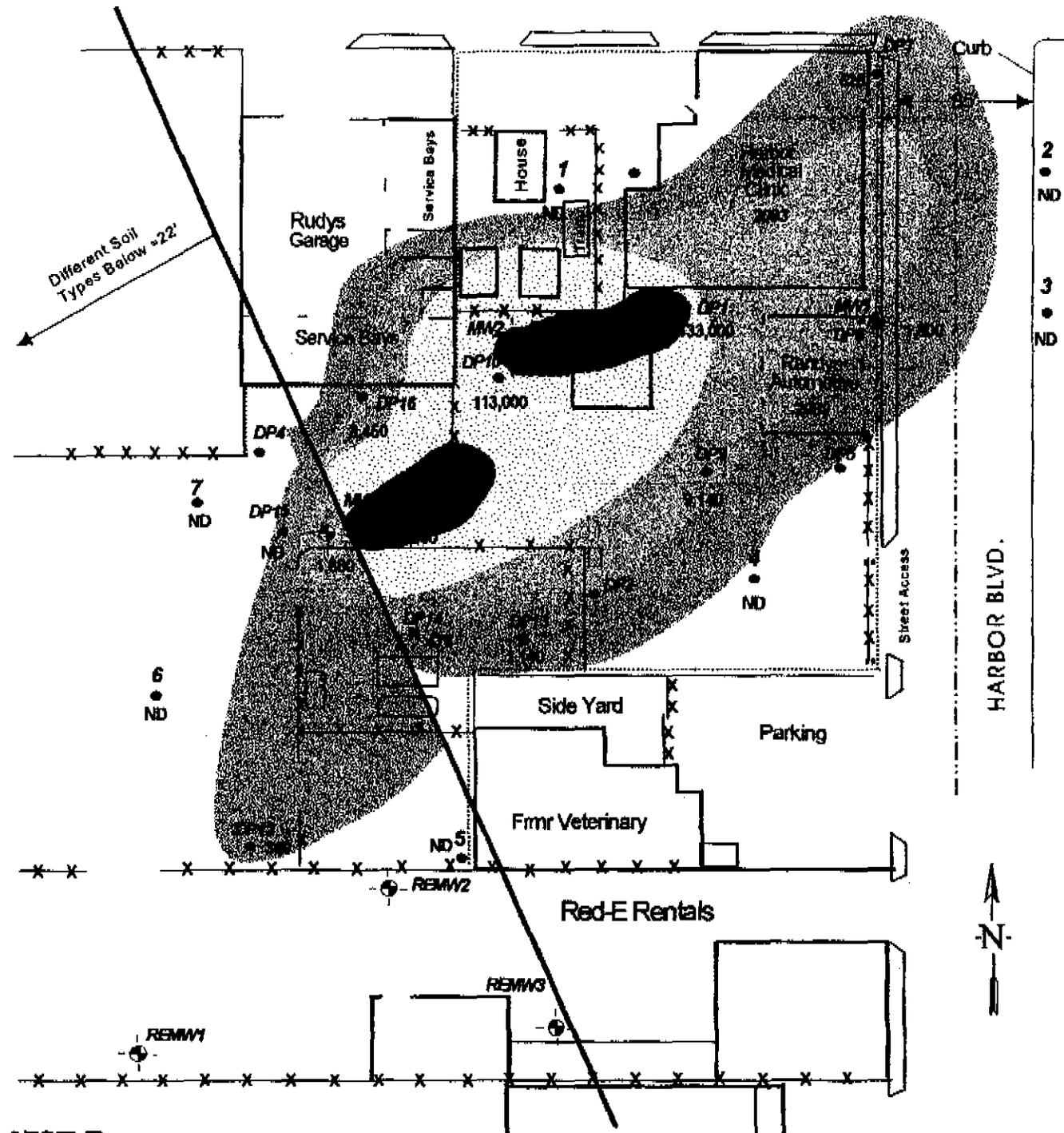
DATE:

DATE:

FIG
1



HAMILTON ST.



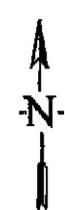
2
●
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3
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7
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6
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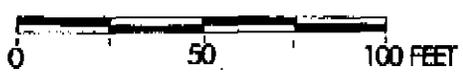
ND 5



LEGEND:

- DP1, 7, MM3 — Investigative Reference Point Designation
- — Investigative Location, Geo-Probe
- — Investigative Location, Water Monitor Well
- 9,140 — Gas Concentration (ppb)
- (darkest) — > 200,000 ppb
- (medium) — > 10,000 ppb
- (light) — > 1,000 ppb
- (lightest) — > 100 ppb

SCALE:



SITE SKETCH MAP
GASOLINE IMPACT INTERPRETATION
 SITE: RANDY'S AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



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FIG
3

PROJECT# AG00002-1	DRAFTED BY: WCL
	DATE: 08/00

HAMILTON ST.

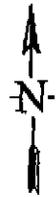
Curb

85'

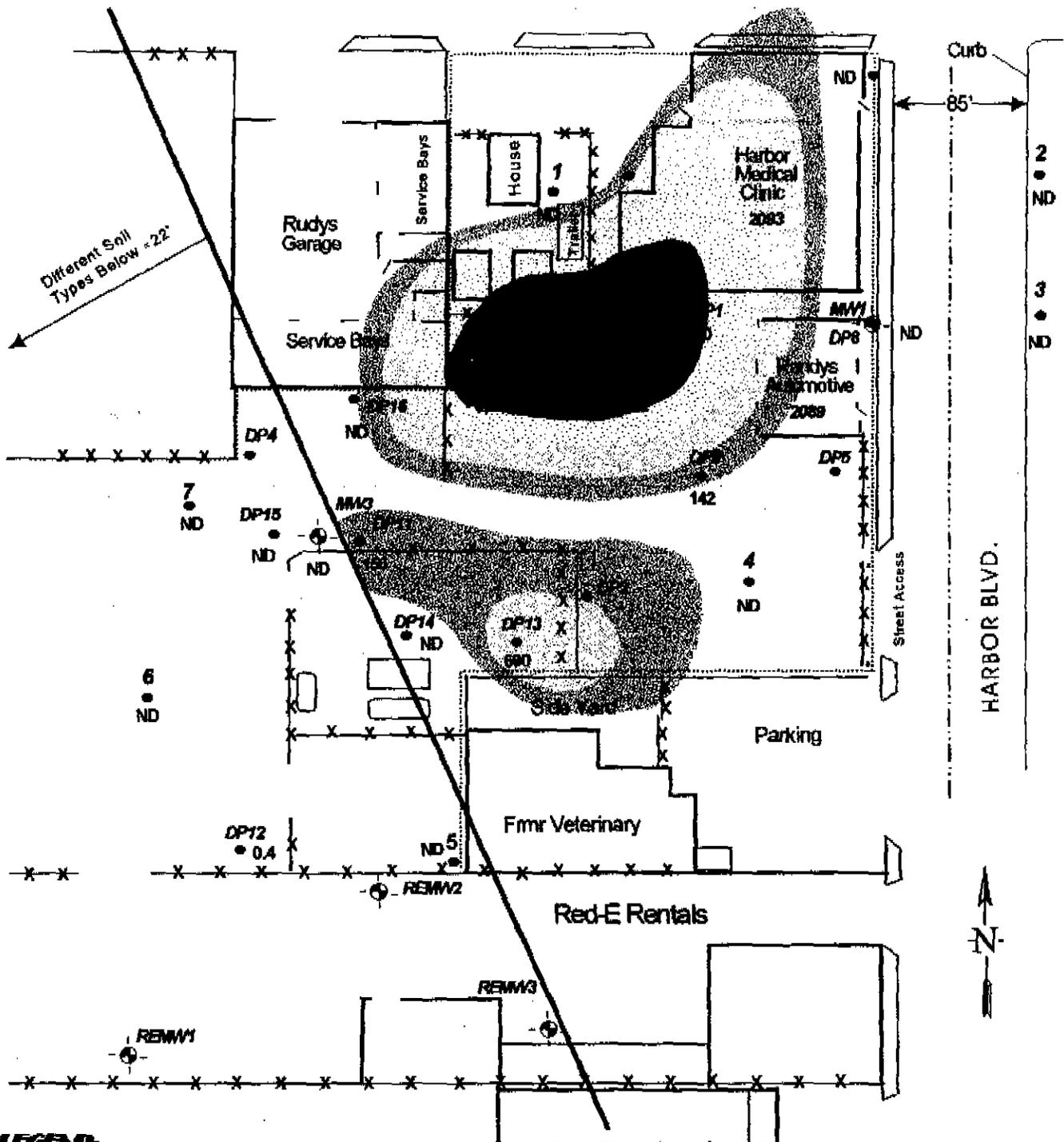
2
•
ND

3
•
ND

HARBOR BLVD.



Different Soil
Types Below ~22'



LEGEND:

- DP1, 7, MM3 — Investigative Reference Point Designation
- — Investigative Location, Geo-Probe
- ⊙ — Investigative Location, Water Monitor Well
- 3,680 — Benzene Concentration (ppb)
- — > 5,000 ppb
- ◐ — > 1,000 ppb
- ◑ — > 500 ppb
- ◒ — > 100 ppb

SCALE:



SITE SKETCH MAP
BENZENE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



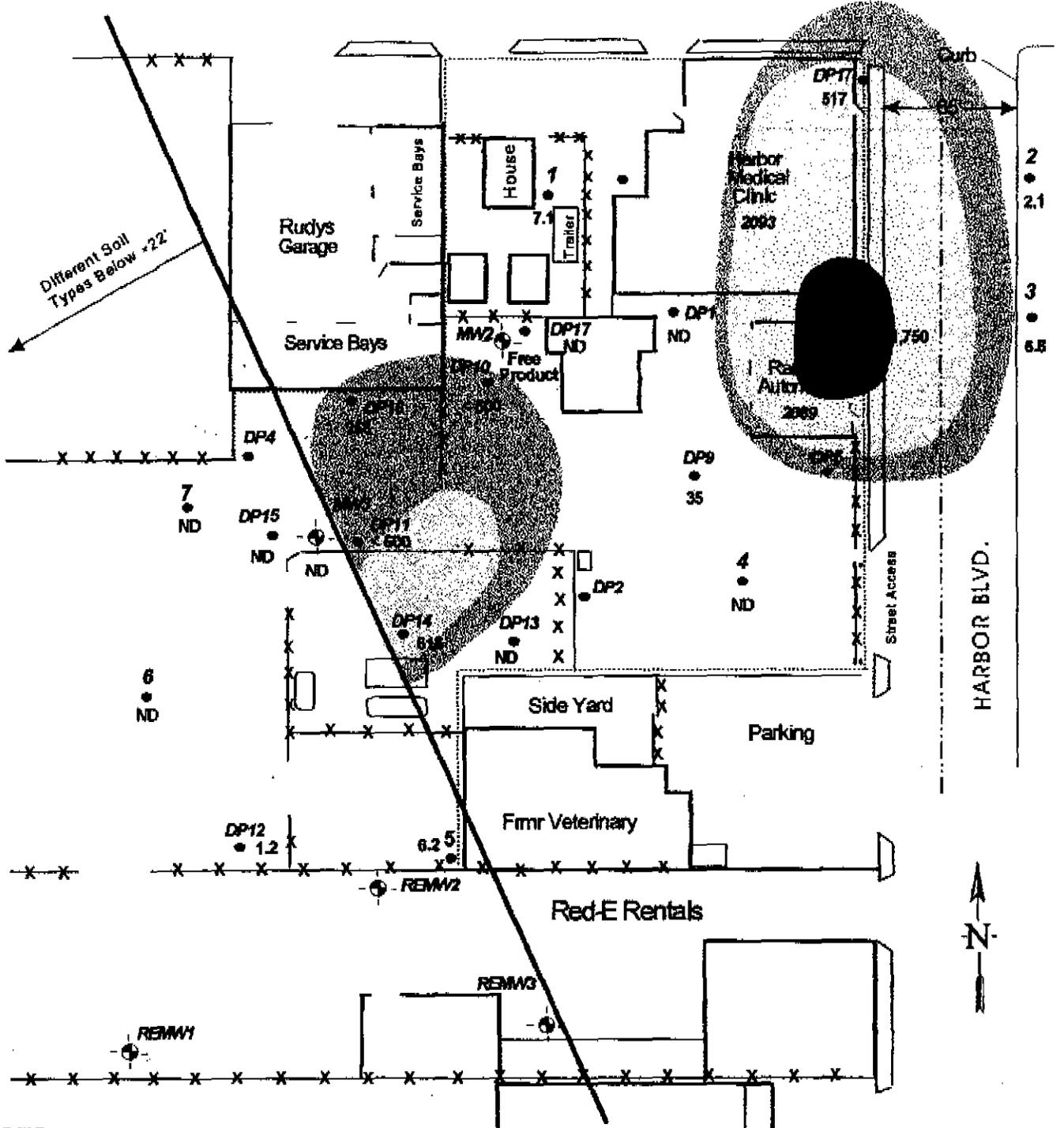
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FIG 4

PROJECT# AC00002-11

DRAFTED BY: WCL
 DATE: 09/00

HAMILTON ST.



LEGEND:

- DP1, 7, MM3 — Investigative Reference Point Designation
- — Investigative Location, Geo-Probe
- — Investigative Location, Water Monitor Well
- 1,280 — MTBE Concentration (ppb)
- — > 2,000 ppb
- ▨ — > 1,000 ppb
- ▩ — > 500 ppb
- — > 100 ppb

SCALE:



SITE SKETCH MAP
 MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



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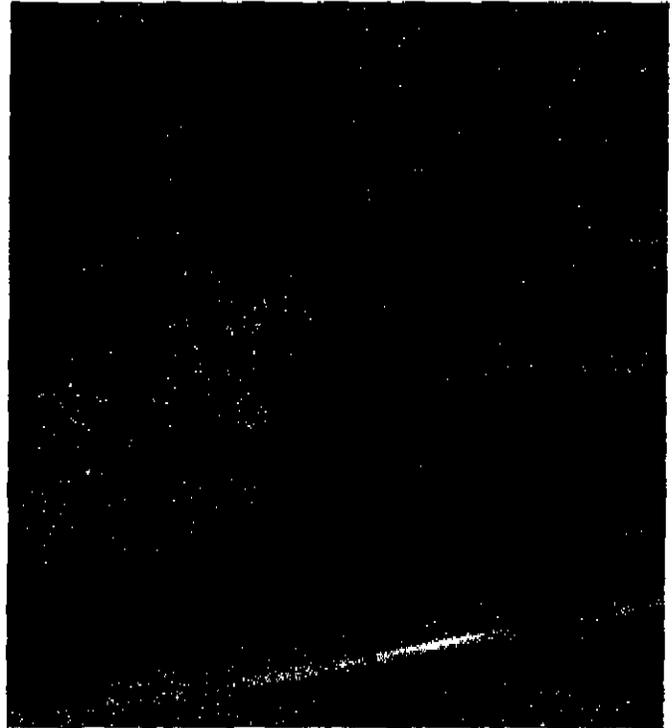
FIG 5

PROJECT# AG0000241

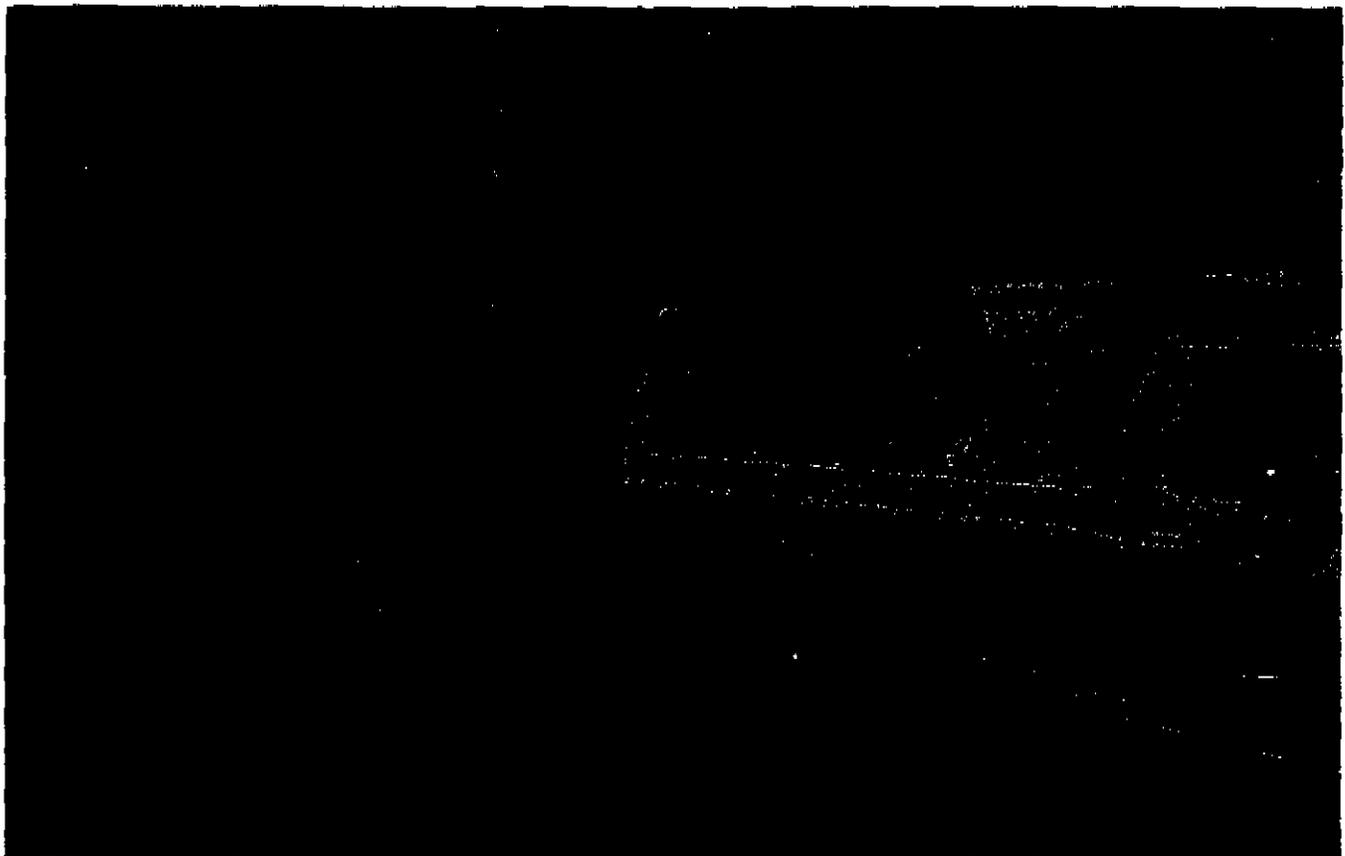
DRAFTED BY: WCL
 DATE: 0900



**GEO PROBE INVESTIGATION
SECURED SAMPLES**

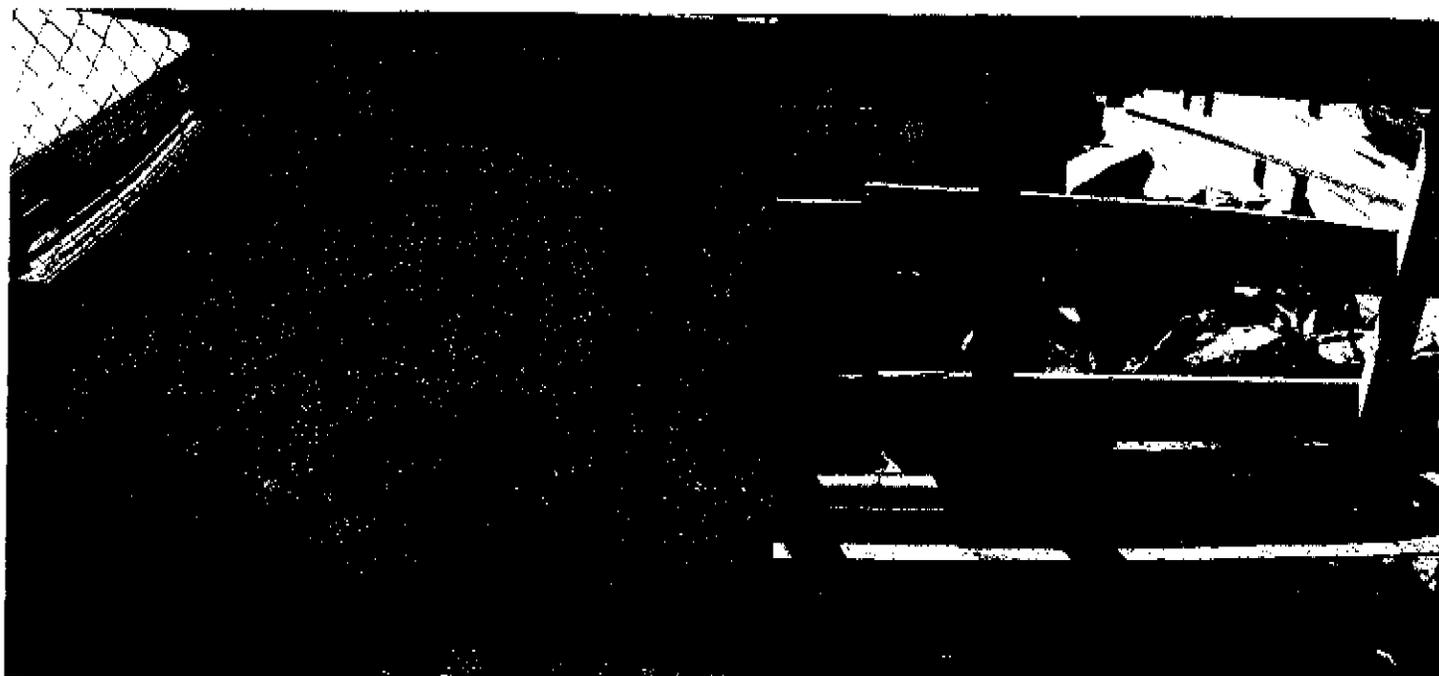


**18-20' SOIL TYPES: SHOWING GRAY-GREEN
DISCOLORED CAPILLARYFRINGE FINE SAND**



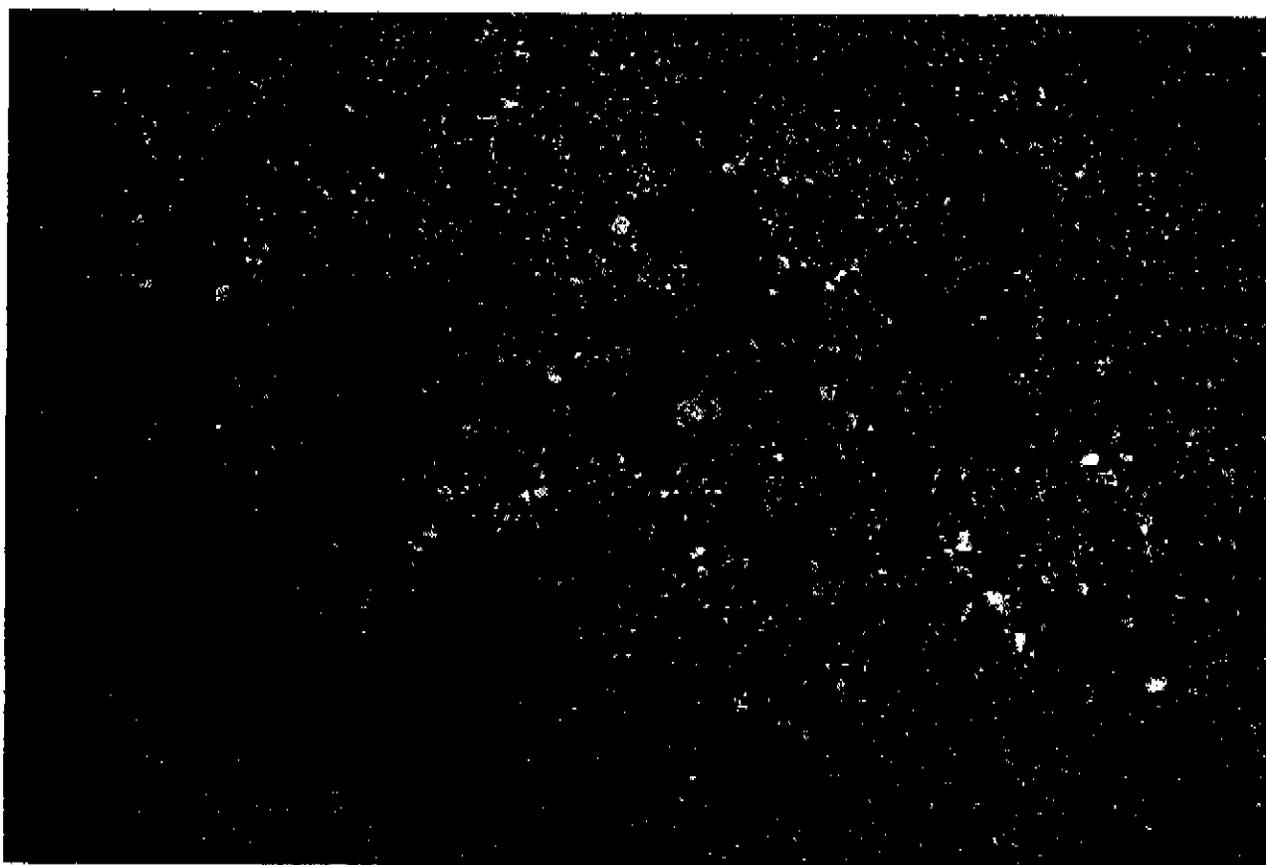
FIELD DRILLING OPERATIONS - BORING 5

PHOTOGRAPHIC PLATE



CONTINUOUS CORE SHOWING 16 - 20
SAND INTERVAL IN MONITOR WELL MW3

CONTINUOUS CORE SHOWING CLAY
INTERVAL FROM 22-26' IN MW3



COARSE SAND & COBBLE GRAVEL AT 26-30' IN MONITOR WELL MW1

PHOTOGRAPHIC PLATE

APPENDIX I
Soil Boring Logs

SOIL BORING LOG	BORING NO. 1
------------------------	---------------------

Project Name: Randys Automotive	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: Core Probe International	Type of Rig: Geo-Probe 5400	Type and Size of Auger: 1-1/2" Rod
-----------------------------------	-----------------------------	------------------------------------

Logged By: W.C.L.	Date Drilled: 08/23/00	Checked By: William C. Lachmar, R.G.
-------------------	------------------------	--------------------------------------

WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of Water First Encountered: ~ 20-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 26 Feet	Type and Size of Soil Sampler: 1-1/4" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
					And (40-50%)			With (40-25%)		Some (25-10%)	
0	Boring Backfilled With Bentonite					0	<p>Brown Fine-Medium Sand, (SP), well sorted, some silt (= 15%), loose, moist, no odor, no discoloration</p> <p>Gray Medium Sand, (SP), well sorted, loose, moist, no odor, no discoloration</p> <p>Gray C-M-F Sand, (SW), loose, moist, no odor, no discoloration</p> <p>Gray Fine Sand, (SP), loose, extremely moist-to saturated at 19.6'; at 20' = not saturated</p> <p>Brown, Sandy-Silt (SP-ML), moist, no odor, no discoloration</p>				
5			5								
10			10								
15			15								
20			20								
25					25						
30	TD 26'					30					

SOIL BORING LOG	BORING NO. 2
------------------------	---------------------

Project Name: Randys Automotive	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
---------------------------------	---	-------------

Driller: Core Probe International	Type of Rig: Geo-Probe 5400	Type and Size of Auger: 1-1/2" Rod
-----------------------------------	-----------------------------	------------------------------------

Logged By: W.C.L.	Date Drilled: 08/23/00	Checked By: William C. Lachmar, R.G.
-------------------	------------------------	--------------------------------------

WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of Water First Encountered: - 20-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 26-Feet	Type and Size of Soil Sampler: 1-1/4" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
					And (40-50%)			With (40-25%)		Some (25-10%)	
0	Boring Backfilled With Bentonite						0	Approximately 4' of Concrete			
5			5	Brown Fine-Medium Sand, (SP), well sorted, some silt (~ 15%), loose, moist, no odor, no discoloration							
10			10	Reddish-Brown Medium Sand, (SP), well sorted, loose, moist, no odor, no discoloration							
15			15	Reddish-Brown C-M-F Sand, (SW), loose, relatively moist, no odor, no discoloration							
20			20	Brown Fine Sand, (SP), loose, extremely moist, no odor, no discoloration							
25			25	Brown, Very Fine Sand, saturated, no odor, no discoloration							
30	30										
	TD 26'										

SOIL BORING LOG	BORING NO. 3
------------------------	---------------------

Project Name: Randys Automotive	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
---------------------------------	---	-------------

Driller: Core Probe International	Type of Rig: Geo-Probe 5400	Type and Size of Auger: 1-1/2" Rod
-----------------------------------	-----------------------------	------------------------------------

Logged By: W.C.L.	Date Drilled: 08/23/00	Checked By: William C. Lachmar, R.G.
-------------------	------------------------	--------------------------------------

WATER AND WELL DATA	Total Depth of Well Completed: NA
Depth of Water First Encountered: ~ 20-Feet	Well Screen Type and Diameter: NA
Static Depth of Water in Well: NA	Well Screen Slot Size: NA
Total Depth of Boring: 26 Feet	Type and Size of Soil Sampler: 1-1/4" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY						
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.						
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)				
0	Boring Backfilled With Bentonite					0	Approximately 4" of Concrete							
5						5	Brown Fine-Medium Sand, (SP), well sorted, some silt (~ 15%), loose, moist no odor, no discoloration							
10						10	Reddish-Brown Medium Sand, (SP), well sorted, loose, moist, no odor, no discoloration							
15						15	Reddish-Brown Fine-Medium Sand, (SP), some silt (~20%), loose, slight moisture, no odor, no discoloration							
20						20	Brown Fine Sand, (SP), loose, extremely moist, no odor, no discoloration							
25						25	Brown, Very Fine Sand, saturated, no odor, no discoloration							
30	TD 26'					30								

SOIL BORING LOG

BORING NO. 4

Project Name: Randys Automotive

Project Location: 2089 Harbor Blvd., Costa Mesa

Page 1 of 1

Driller: Core Probe International

Type of Rig: Geo-Probe 5400

Type and Size of Auger: 1-1/2" Rod

Logged By: W.C.L.

Date Drilled: 08/23/00

Checked By: William C. Lachmar, R.G.

WATER AND WELL DATA

Depth of Water First Encountered: ~ 20-Feet

Total Depth of Well Completed: NA

Well Screen Type and Diameter: NA

Static Depth of Water in Well: NA

Well Screen Slot Size: NA

Total Depth of Boring: 25-Feet

Type and Size of Soil Sampler: 1-1/4" O.D. Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY						
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.						
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)			
0	Boring Backfilled With Bentonite	Boring Backfilled With Bentonite					0	Approximately 4" of Asphalt						
5			5	Reddish-Brown Silty-Fine Sand, (ML-SP), relatively firm, slight moisture, no odor, no discoloration										
10			10	Gray Medium Sand, (SP), well sorted, loose, moist, old gasoline odor, no discoloration										
15			15	Gray C-M-F Sand, (SW), some pebble gravel (~20%), loose, slight moisture, old gasoline odor, no discoloration										
20			20	Brown, Fine Sand (SP), saturated, Brown, Medium Sand (SP), some silt (~30%), moist, no odor, no discoloration										
25			25	Brown, Medium Sand and Gravel (SP-GW), saturated, no odor, no discoloration										
30			30											

SOIL BORING LOG						BORING NO. 5								
Project Name: Randys Automotive			Project Location: 2089 Harbor Blvd., Costa Mesa			Page 1 of 1								
Driller: Core Probe International		Type of Rig: Geo-Probe 5400		Type and Size of Auger: 1-1/2" Push Rod										
Logged By: W.C.L.		Date Drilled: 08/23/00		Checked By: William C. Lachmar, R.G.										
WATER AND WELL DATA						Total Depth of Well Completed: NA								
Depth of First Saturated Soil: EST. = 34-Feet						Well Screen Type and Diameter: NA								
Static Depth of Water in Well: NA						Well Screen Slot Size: NA								
Total Depth of Boring: 38 Feet						Type and Size of Soil Sampler: 1-1/2" O.D. Spoon								
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY						
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.						
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)				
0	Boring Backfilled with Bentonite					0	<p>Brown; Medium Sand (SP), loose, dry, no odor, no discoloration</p> <p>Brown, C-M-F Sand (SW), loose, dry, no odor, no discoloration</p> <p>Brown, C-M-F Sand (SW), some Gravel (~15%), loose, moist, no odor, no discoloration</p> <p>Light Gray, Silty-Clay (ML-CL), firm, slight moisture, no odor, no discoloration: Ran soilnest water meter to bottom of hole and no alarm sounded</p> <p>Light Gray Clay (CL), firm, slightly moist, no odor</p> <p>Light Gray Clay (CL), firm, slightly moist, no odor</p> <p>Gray- Fine Sand (SP), loose, well sorted, saturated, no odor</p> <p>Took water sample from ~ 18-FEET in push rod!</p>							
5														
10														
15														
20														
25														
30														
35														
40														
TD 38'						40								

SOIL BORING LOG						BORING NO. 6					
Project Name: Peoples Disposal			Project Location: 2089 Harbor Blvd., Costa Mesa			Page 1 of 1					
Driller: Core Probe International		Type of Rig: Core-Probe 5400		Type and Size of Auger: 1-1/2" Push Rod							
Logged By: W.C.L.		Date Drilled: 08/23/00		Checked By: William C. Lachmar, R.G.							
WATER AND WELL DATA						Total Depth of Well Completed: NA					
Depth of First Saturated Soil: EST. = 34-Feet						Well Screen Type and Diameter: NA					
Static Depth of Water in Well: NA						Well Screen Slot Size: NA					
Total Depth of Boring: 38 Feet						Type and Size of Soil Sampler: 1-1/2" O.D. Spoon					
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Cl.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
							<table border="0" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">And (40-50%)</td> <td style="text-align: center;">With (40-25%)</td> <td style="text-align: center;">Some (25-10%)</td> <td style="text-align: center;">Trace (10-0%)</td> </tr> </table>	And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)								
0	Boring Backfilled with Bentonite					0	<p>Gray, Fine Sand (SP), loose, moist saturated at = 19.5' no odor, no discoloration: Ran solnest water meter to bottom of boring and would not alarm</p> <p>Light Gray, Clay (CL), firm, slight moisture, no odor, no discoloration</p> <p>Took water sample from = 18-FEET in push rod</p>				
5						5					
10						10					
15						15					
20						20					
25						25					
30						30					
35						35					
40						40					
TD 38'											

SOIL BORING LOG	Well NO. MW1
------------------------	---------------------

Project Name: Randys Automotive	Project Location: 2089 Harbor Blvd., Costa Mesa	Page 1 of 1
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Driller: J & H Drillers	Type of Rig: CME-75	Type and Size of Auger: 8-3/4" Hollow Stem
-------------------------	---------------------	--

Logged By: W.C.L.	Date Drilled: 08/25/00	Checked By: William C. Lachmar, R.G.
-------------------	------------------------	--------------------------------------

WATER AND WELL DATA	Total Depth of Well Completed: 30-Feet
Depth of Water First Encountered: ~ 20-Feet	Well Screen Type and Diameter: Schedule 40, 2" O.D. PVC
Static Depth of Water in Well: 19.18'	Well Screen Slot Size: 0.020"
Total Depth of Boring: 32 Feet	Type and Size of Soil Sampler: 2" O.D. Split Spoon

Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY			
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.			
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)
0	2" O.D. Sch. 40 Blank	Traffic Rated Well Box Locking Cap set in Redi-Mix Concrete					0	Approximately 4" of Asphalt			
5						5					
10						10					
15	10% Portland & Bentonite Grout					15					
20	Bentonite "Crumbles"		12/15			20	Gray, Fine Sand (SP), moist, no odor, no discoloration				
25	Sch. 40, 2" O.D. 0.020" Slotted Screen					25	Gravel Wash (GW), sand matrix, completely loose, saturated, no odor: Gravel was trapped in drill auger when tripped up to pound in wood plug in drill bit.				
30	No. 2-12 Monterey Washed Sand					30					

SOIL BORING LOG						Well NO. MW2							
Project Name: Randys Automotive				Project Location: 2089 Harbor Blvd., Costa Mesa		Page 1 of 1							
Driller: J & H Drillers			Type of Rig: CME-75		Type and Size of Auger: 8-3/4" Hollow Stem								
Logged By: W.C.L.			Date Drilled: 08/25/00		Checked By: William C. Lachmar, R.G.								
WATER AND WELL DATA						Total Depth of Well Completed: 30-feet							
Depth of First Water Encountered: ~ 20-Feet						Well Screen Type and Diameter: Schedule 40, 2" O.D. PVC							
Static Depth of Water in Well: 19.81						Well Screen Slot Size: 0.020"							
Total Depth of Boring: 32 Feet						Type and Size of Soil Sampler: 2" O.D. Split Spoon							
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA				Depth in Feet	DESCRIPTION OF LITHOLOGY					
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)	Graphic Log		standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.					
								And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)		
0		Locking Traffic Rated Well Box Cap set in Recl-Mix Concrete 10% Portland & Bentonite Grout Sch. 40, 2" O.D. 0.020" Slotted Screen					0	Approximately 4" of Asphalt					
5							5						
10								10					
15							15						
20		Bentonite "Crumbles"		9 10			20	Gray-Green Discolored, Fine Sand (SP), moist, strong gasoline odor					
25							25	Light Brown, Coarse Sand & Gravel (SW-GW), saturated, strong gasoline odor					
30							30	Light Brown, Coarse Sand & Gravel (SW-GW), saturated, strong gasoline odor					

SOIL BORING LOG				Well NO. MW3											
Project Name: Randys Automotive		Project Location: 2089 Harbor Blvd., Costa Mesa		Page 1 of 1											
Driller: J & H Drillers		Type of Rig: CME-75		Type and Size of Auger: 8-3/4" Hollow Stem											
Logged By: W.C.L.		Date Drilled: 08/25/00		Checked By: William C. Lachmar, R.G.											
WATER AND WELL DATA				Total Depth of Well Completed: 30-Feet											
Depth of First Water Encountered: = 20-Feet				Well Screen Type and Diameter: Schedule 40, 2" O.D. PVC											
Static Depth of Water in Well: 19.62				Well Screen Slot Size: 0.020"											
Total Depth of Boring: 30.5 Feet				Type and Size of Soil Sampler: 4" O.D. X 4' Split Barrel											
Depth in Feet	WELLBORING DETAIL	Description	SOIL/ROCK SAMPLE DATA			Depth in Feet	DESCRIPTION OF LITHOLOGY								
			Interval	Blow Ct.	Headspace OVA Reading (ppmv)		Graphic Log	standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.							
							And (40-50%)	With (40-25%)	Some (25-10%)	Trace (10-0%)					
0	0	0				0									
5	5	5				5									
10	10	10				10									
15	15	15				15									
20	20	20				20									
25	25	25				25									
30	30	30				30									
TD 30.5'															

APPENDIX II
Cal-EPA Certified Laboratory Chemical Analyses Results for Soil



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-29-2000

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: AG00002
Project Site: 2089 Harbor Blvd., Costa Mesa
Date Sampled: 08-23-2000
Lab Job No.: Z008103

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 08-23-2000 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)/8021(BTEX,MTBE)
EPA 8015M (Diesel)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.

Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-29-2000

Client: S & S Commercial Environmental Services
Project: AG00002
Project: 2089 Harbor Blvd., Costa Mesa
Matrix: Soil
Batch No.: CH24-GS1

Lab Job No.: Z008103
Date Sampled: 08-23-2000
Date Received: 08-23-2000
Date Analyzed: 08-24-2000

EPA 8015M (Gasoline)/8021(BTEX,MTBE) Reporting Units: mg/kg(ppm)

Sample ID2	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			0.01	0.005	0.005	0.005	0.015	1.0
Method Blank		1	ND	ND	ND	ND	ND	ND
1-10	Z08103-1	1	ND	ND	ND	ND	ND	ND
1-15	Z08103-2	1	ND	ND	ND	ND	ND	ND
1-20	Z08103-3	1	ND	ND	ND	ND	ND	ND
2-5	Z08103-4	1	ND	ND	ND	ND	ND	ND
2-10	Z08103-5	1	ND	ND	ND	ND	ND	ND
2-15	Z08103-6	1	ND	ND	ND	ND	ND	ND
2-20	Z08103-7	1	ND	ND	ND	ND	ND	ND
3-5	Z08103-8	1	ND	ND	ND	ND	ND	ND
3-10	Z08103-9	1	ND	ND	ND	ND	ND	ND
3-15	Z08103-10	1	ND	ND	ND	ND	ND	ND
3-20	Z08103-11	1	ND	ND	ND	ND	ND	ND
4-10	Z08103-12	1	ND	ND	ND	ND	ND	ND
4-15	Z08103-13	1	ND	ND	ND	ND	ND	ND
4-20	Z08103-14	1	ND	ND	ND	ND	ND	ND
5-20	Z08103-15	1	ND	ND	ND	ND	ND	ND
5-25	Z08103-16	1	0.038	ND	ND	ND	ND	ND
5-30	Z08103-17	1	0.023	ND	ND	ND	ND	ND
5-35	Z08103-18	1	ND	ND	ND	ND	ND	ND

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.
DF: Dilution Factor (DF × MDL = Reporting Limit for that sample).
ND: Not Detected (at the specified limit)



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Environmental Laboratories

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Fax (323) 888-1509

08-29-2000

Client: S & S Commercial Environmental Services
Project: AG00002
Project: 2089 Harbor Blvd., Costa Mesa
Matrix: Soil
Batch No.: EH24-DS1

Lab Job No.: Z008103
Date Sampled: 08-23-2000
Date Received: 08-23-2000
Date Analyzed: 08-24-2000

EPA Method 8015M (Diesel)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	Diesel (C12-C23)*	Reporting Limit
Method Blank		ND	10
4-10	Z08103-12	ND	10
4-15	Z08103-13	ND	10
4-20	Z08103-14	ND	10
5-20	Z08103-15	68	10
5-25	Z08103-16	ND	10
5-30	Z08103-17	ND	10
5-35	Z08103-18	ND	10

* The full hydrocarbon range for diesel fuel is approximately C10 - C23. The amounts reported on this page are in carbon range C12- C23. The lighter portion (C10 - C12), which are also part of gasoline fuel, have been included in "Gasoline Range TPH" for the corresponding samples on a separate page.

ND: Not Detected (at the specified limit).

CHAIN OF CUSTODY RECORD

Lab Job Number 7008135

Client Name <u>S: S Commercial Environmental Services</u>					Analyses Requested				Turn Around Time Requested	
Address <u>5204 Seaside Dr. Suite A, Newport Beach</u>					602/8020 (PPEX)	8015M (Gasoline)	8015M (Diesel)	418.1	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal	
Report Attention <u>R. J. Lachner</u>		Phone # <u>(714) 508-9794</u>		Sampled By <u>W. C. L.</u>					Fax # <u>(714) 508-9791</u>	
Project No./Name <u>AG-00004</u>		Project Site <u>2809 Harbor Blvd. Costa Mesa</u>			<input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample Seals		Lab Sample ID		Remarks	
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type & size of container					
	Date	Time								
<u>MW1-20'</u>	<u>8/25/00</u>	<u>-</u>	<u>Soil</u>		<u>1 1/2" x 6" Stubs</u>	<u>X</u>	<u>X</u>		<u>208135-1</u>	
<u>MW2-20'</u>	<u>8/25/00</u>	<u>-</u>	<u>Soil</u>		<u>1 1/2" x 6" Stubs</u>	<u>X</u>	<u>X</u>		<u>-2</u>	
Relinquished By <u>[Signature]</u> Company <u>S: S Commercial</u>					Date <u>8/25/00</u>	Time <u>3:15 pm</u>	Received By <u>[Signature]</u> Company <u>S: S</u>		*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle	
Relinquished By _____ Company _____					Date _____	Time _____	Received By _____ Company _____			

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 Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
 Distribution: WHITE with report, PINK to courier.



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09-09-2000

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Soil
Batch No.: CH30-GS1

Lab Job No.: Z008135
Date Sampled: 08-25-2000
Date Received: 08-30-2000
Date Analyzed: 08-30-2000

EPA Method 8015m (Gasoline)/8021 (BTEX, MTBE)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			0.01	0.005	0.005	0.005	0.01	1.0
Method Blank		1	ND	ND	ND	ND	ND	ND
GMW 1-20'	Z08135-1	1	0.101	ND	ND	0.006	0.022	ND
GMW 2-20'	Z08135-2	250	37.8	139	685	298	1,270	11,300

- * Gasoline Range TPH are hydrocarbons in the range of C4 - C12.
- DF: Dilution Factor (DF × MDL = Reporting Limit for the sample).
- ND: Not Detected (at the specified limit).



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09-09-2000

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Soil
Batch No.: 0908-VOC

Lab Job No.: Z008135
Date Sampled: 08-25-2000
Date Received: 08-30-2000
Date Analyzed: 09-08-2000

EPA Method 8260B (MTBE by GC/MS)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	MTBE	Reporting Limit
Method Blank		ND	0.01
GMW 1-20'	Z08135-1	0.062	0.01
GMW 2-20'	Z08135-2	ND	2.0

ND: Not Detected (at the specified limit)

APPENDIX III
Cal-EPA Certified Laboratory Chemical Analyses Results
for Hydro - Punch Water Samples



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08-29-2000

Client: S & S Commercial Environmental Services
Project: AG00002
Project: 2089 Harbor Blvd., Costa Mesa
Matrix: Water
Batch No.: AH24-GW1

Lab Job No.: Z008103
Date Sampled: 08-23-2000
Date Received: 08-23-2000
Date Analyzed: 08-24-2000

EPA 8015M (Gasoline)/8021(BTEX,MTBE)
Reporting Units: µg/L(ppb)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl- benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			1	0.3	0.3	0.3	1.0	50
Method Blank		1	ND	ND	ND	ND	ND	ND
1	Z08103-19	1	7.1	ND	ND	ND	ND	ND
2	Z08103-20	1	2.1	ND	ND	ND	ND	ND
3	Z08103-21	1	6.8	ND	ND	ND	ND	ND
4	Z08103-22	1	ND	ND	ND	ND	ND	ND
5	Z08103-23	1	6.2	ND	ND	ND	ND	ND
6	Z08103-24	1	ND	ND	ND	ND	ND	ND
7	Z08103-25	1	ND	ND	ND	ND	ND	ND

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.
DF: Dilution Factor (DF × MDL = Reporting Limit for that sample).
ND: Not Detected (at the specified limit)



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08-29-2000

Client: S & S Commercial Environmental Services
Project: AG00002
Project: 2089 Harbor Blvd., Costa Mesa
Matrix: Water
Batch No.: EH24-DW1

Lab Job No.: Z008103
Date Sampled: 08-23-2000
Date Received: 08-23-2000
Date Analyzed: 08-24-2000

EPA Method 8015M (Diesel)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	Diesel (C12-C23)*	Reporting Limit
Method Blank		ND	500
4	Z08103-22	ND	500
5	Z08103-23	ND	500
6	Z08103-24	ND	500

* The full hydrocarbon range for diesel fuel is approximately C10 - C23. The amounts reported on this page are in carbon range C12- C23. The lighter portion (C10 - C12), which are also part of gasoline fuel, have been included in "Gasoline Range TPH" for the corresponding samples on a separate page.

ND: Not Detected (at the specified limit).



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08-29-2000

EPA 8021
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AG00002
Matrix: Soil
Batch No.: CH24-GS1

Lab Job No.: Z008103
Lab Sample ID: Z08103-5
Date Analyzed: 08-24-2000

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	100	108	84.5	108.0	84.5	24.4	30	70-130
Toluene	ND	100	118	92.7	118.0	92.7	24.0	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzen	102	100	87.5	80-120
Toluene	119	100	95.6	80-120

ND: Not Detected



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08-29-2000

EPA 8021 Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AG00002
Matrix: Water
Batch No.: AH24-GW1

Lab Job No.: Z008103
Lab Sample ID: ST0824-2
Date Analyzed: 08-24-2000

I. MS/MSD Report Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	20	17.2	16.8	86.0	84.0	2.4	30	70-130
Toluene	ND	20	17.9	16.9	89.5	84.5	5.7	30	70-130

II. LCS Result Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzen	20.0	20	100.0	80-120
Toluene	20.0	20	100.0	80-120

ND: Not Detected



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08-29-2000

EPA 8015M (TPH)
Batch QA/QC Report

Client S & S Commercial Environmental Services
Project: AG00002
Matrix: Soil
Batch No: EH24-DS1

Lab Job No.: Z008103
Lab Sample ID: Z08103-15
Date Analyzed: 08-24-2000

I. MS/MSD Report
Unit: ppm

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	200	195	201	97.5	100.5	3.0	30	70-130

II. LCS Result
Unit: ppm

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	189	200	94.5	80-120

ND: Not Detected (at the specified limit)



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08-29-2000

EPA 8015M (TPH)
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: AG00002
Matrix: Water
Batch No: EH24-DW1

Lab Job No.: Z008103
Lab Sample ID: ST0824-1
Date Analyzed: 08-24-2000

I. MS/MSD Report
Unit: ppm

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20.0	18.9	20.8	94.5	104.0	9.6	30	70-130

II. LCS Result
Unit: ppm

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	20.7	20	103.5	80-120

ND: Not Detected (at the specified limit)

CHAIN OF CUSTODY RECORD

Lab Job Number 2008103

Client Name <u>S-T-S Commercial Environmental</u>					Analyses Requested				Turn Around Time Requested						
Address <u>5204 Seashore Drive Suite A Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1			<input type="checkbox"/> Rush 8 12 24 Hours				
Report Attention <u>Bill Lachnar</u>		Phone # <u>(949) 650-9999</u>		Sampled By <u>Bill Lachnar</u>							Fax # <u>(714) 508-8791</u>		<input type="checkbox"/> 2-3 days	<input checked="" type="checkbox"/> Normal	
Project No./Name <u>AG-00002</u>		Project Site <u>2089 Harbor Blvd., Costa Mesa</u>									<input checked="" type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample Seals				
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container				Lab Sample ID	Remarks					
	Date	Time													
1-10	8-23-00		Soil		1 1/4" x 3" Brass	X	X			208103-1					
1-15						X	X			-2					
1-20						X	X			-3					
2-5						X	X			-4					
2-10						X	X			-5					
2-15						X	X			-6					
2-20						X	X			-7					
3-5						X	X			-8					
3-10						X	X			-9					
3-15						X	X			-10					
3-20						X	X			-11					
4-10						X	X	X		-12					
4-15						X	X	X		-13					
4-20						X	X	X		-14					
5-20						X	X	X		-15					
Released By <u>[Signature]</u> Company <u>S-T-S Commercial</u>		Date <u>8-24-00</u>	Time <u>2:10</u>	Received By <u>[Signature]</u> Company <u>STS</u>		*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle									

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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.

CHAIN OF CUSTODY RECORD

Lab Job Number Z008103

Client Name <u>S: S Commercial Environmental Services</u>					Analyses Requested				Turn Around Time Requested		
Address <u>5204 Seashore Drive, Suite A, Newport Beach</u>					602/8020 (BTEX)	8015M (Gasoline)	8015M (Diesel)	418.1	<input type="checkbox"/> Rush 8 12 24 Hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal		
Report Attention <u>Bill Lochner</u>	Phone # <u>(949) 670-4994</u>	Sampled By							Sample Receipt Conditions		<input checked="" type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample Seals
Project No./Name <u>AG00004-II</u>		Project Site <u>2089 Harbor Blvd., Costa Mesa</u>							Lab Sample ID	Remarks	
Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container						
	Date	Time									
<u>5-25</u>	<u>8-23-00</u>		<u>Soil</u>		<u>1 1/4" x 3" Boss</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>Z08103-16</u>	
<u>5-30</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>-17</u>	
<u>5-35</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>-18</u>	
<u>1</u>	<u>8-23-00</u>		<u>Water</u>		<u>2 1/2 Gallon BGS</u>	<u>X</u>	<u>X</u>			<u>-19</u>	
<u>2</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>			<u>-20</u>	
<u>3</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>			<u>-21</u>	
<u>4</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>-22</u>	
<u>5</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>-23</u>	
<u>6</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>-24</u>	
<u>7</u>	<u>↓</u>		<u>↓</u>		<u>↓</u>	<u>X</u>	<u>X</u>			<u>-25</u>	
Relinquished By <u>[Signature]</u> Company <u>S: S Commercial</u>		Date <u>8-24-00</u>	Time <u>2:10</u>	Received By <u>[Signature]</u> Company <u>STS</u>		*Sample Container Types: A=Air Bag B=Brass Tube G=Glass Container P=Plastic Bottle ST=Steel Tube V=VOA Bottle					

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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
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APPENDIX IV
Cal-EPA Certified Laboratory Chemical Analyses Results
for Water Sampled from Monitor Wells MW1 & MW3



Southland Technical Services, Inc.
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09-07-2000

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 09-05-2000
Lab Job No.: Z00910

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 09-05-2000 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8260B (VOCs by GC/MS)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

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Phone (323) 888-0728
Fax (323) 888-1509

09-07-2000

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AI06-GW1

Lab Job No.: Z00910
Date Sampled: 09-05-2000
Date Received: 09-05-2000
Date Analyzed: 09-06-2000

EPA Method 8015M(Gasoline)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	Gasoline Range TPH*	Reporting Limit
Method Blank		ND	50
GMW 1	Z0910-1	1,630	50
GMW 3	Z0910-2	1,880	50

* Gasoline Range TPH are hydrocarbons in carbon range C4 - C12.

ND: Not Detected (at the specified limit).



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Phone (323) 888-0728
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Client: S & S Commercial Environmental Services
Project: Randy's Automotive

Lab Job No.: 200910
Matrix: Water

Date Reported: 09-07-2000
Date Sampled: 09-05-2000

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	GMW 1	GMW 3			
Toluene	1	ND	ND	ND			
Tetrachloroethene	5	ND	ND	ND			
1,2-Dibromoethane(EDB)	5	ND	ND	ND			
Chlorobenzene	5	ND	ND	ND			
1,1,1,2-Tetrachloroethan	5	ND	ND	ND			
Ethylbenzene	1	ND	ND	48			
m+p-Xylene	1	ND	ND	73.3			
o-Xylene	1	ND	ND	20.9			
Styrene	5	ND	ND	ND			
1,1,2,2-Tetrachloroethan	5	ND	ND	ND			
1,2,3-Trichloropropane	5	ND	ND	ND			
n-Propylbenzene	5	ND	ND	28.4			
2-Chlorotoluene	5	ND	ND	ND			
4-Chlorotoluene	5	ND	ND	ND			
1,3,5-Trimethylbenzene	5	ND	ND	98.9			
tert-Butylbenzene	5	ND	ND	19.5			
1,2,4-Trimethylbenzene	5	ND	ND	135			
Sec-Butylbenzene	5	ND	ND	ND			
1,3-Dichlorobenzene	5	ND	ND	ND			
p-Isopropyltoluene	5	ND	ND	5.6			
1,4-Dichlorobenzene	5	ND	ND	ND			
1,2-Dichlorobenzene	5	ND	ND	ND			
n-Butylbenzene	5	ND	ND	11.8			
1,2,4-Trichlorobenzene	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND			
Hexachlorobutadiene	5	ND	ND	ND			
Naphthalene	5	ND	ND	31.5			
1,2,3-Trichlorobenzene	5	ND	ND	ND			
Acetone	20	ND	ND	ND			
2-Butanone (MEK)	20	ND	ND	ND			
Carbon disulfide	20	ND	ND	ND			
MIBK	20	ND	ND	ND			
2-Hexanone	20	ND	ND	ND			
Vinyl Acetate	50	ND	ND	ND			
MTBE	2	ND	1,630	ND			
ETBE	2	ND	ND	ND			
DIPE	2	ND	ND	ND			
TAME	2	ND	ND	ND			
t-Butyl Alcohol	15	ND	ND	ND			

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF x MDL). * Result from a higher dilution analysis.



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Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

Client: S & S Commercial Environmental Services
Project: Randy's Automotive

Lab Job No.: Z0910
Matrix: Water

Date Reported: 09-07-2000
Date Sampled: 09-05-2000

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L (ppb)

DATE ANALYZED		09-06-00	09-06-00	09-06-00			
DILUTION FACTOR		1	5	1			
LAB SAMPLE I.D.			Z0910-1	Z0910-2			
CLIENT SAMPLE I.D.			GMW 1	GMW 3			
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND			
Chloromethane	5	ND	ND	ND			
Vinyl Chloride	5	ND	ND	ND			
Bromomethane	5	ND	ND	ND			
Chloroethane	5	ND	ND	ND			
Trichlorofluoromethane	5	ND	ND	ND			
1,1-Dichloroethene	5	ND	ND	ND			
Iodomethane	5	ND	ND	ND			
Methylene Chloride	5	ND	ND	ND			
trans-1,2-Dichloroethene	5	ND	ND	ND			
1,1-Dichloroethane	5	ND	ND	ND			
2,2-Dichloropropane	5	ND	ND	ND			
cis-1,2-Dichloroethene	5	ND	ND	ND			
Bromochloromethane	5	ND	ND	ND			
Chloroform	5	ND	ND	ND			
1,2-Dichloroethane	5	ND	ND	ND			
1,1,1-Trichloroethane	5	ND	ND	ND			
Carbon tetrachloride	5	ND	ND	ND			
1,1-Dichloropropene	5	ND	ND	ND			
Benzene	1	ND	ND	ND			
Trichloroethene	5	ND	ND	ND			
1,2-Dichloropropane	5	ND	ND	ND			
Bromodichloromethane	5	ND	ND	ND			
Dibromomethane	5	ND	ND	ND			
trans-1,3-Dichloropropene	5	ND	ND	ND			
cis-1,3-Dichloropropene	5	ND	ND	ND			
1,1,2-Trichloroethane	5	ND	ND	ND			
1,3-Dichloropropane	5	ND	ND	ND			
Dibromochloromethane	5	ND	ND	ND			
2-Chloroethylvinyl ether	5	ND	ND	ND			
Bromoform	5	ND	ND	ND			
Isopropylbenzene	5	ND	ND	9.4			
Bromobenzene	5	ND	ND	ND			



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

09-07-2000

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z00910
Project:	Randy's Automotive	Lab Sample ID:	ST0906-1
Matrix:	Water	Date Analyzed:	09-06-00
Batch No:	0906-VOC		

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.1	16.9	75.5	84.5	11.3	30	70-130
Benzene	ND	20	20.0	18.0	100.0	90.0	10.5	30	70-130
Trichloro-ethene	ND	20	16.9	15.6	84.5	78.0	8.0	30	70-130
Toluene	ND	20	18.6	16.7	93.0	83.5	10.8	30	70-130
Chlorobenzene	ND	20	17.6	17.5	88.0	87.5	0.6	30	70-130

II. LCS Result

Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	18.4	20.0	92.0	70-130
Benzene	20.6	20.0	103.0	70-130
Trichloro-ethene	16.6	20.0	83.0	70-130
Toluene	17.5	20.0	87.5	70-130
Chlorobenzene	19.1	20.0	95.5	70-130

ND: Not Detected.



Southland Technical Services, Inc.
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Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

09-07-2000

EPA 8015M(Gasoline)
Batch QA/QC Report

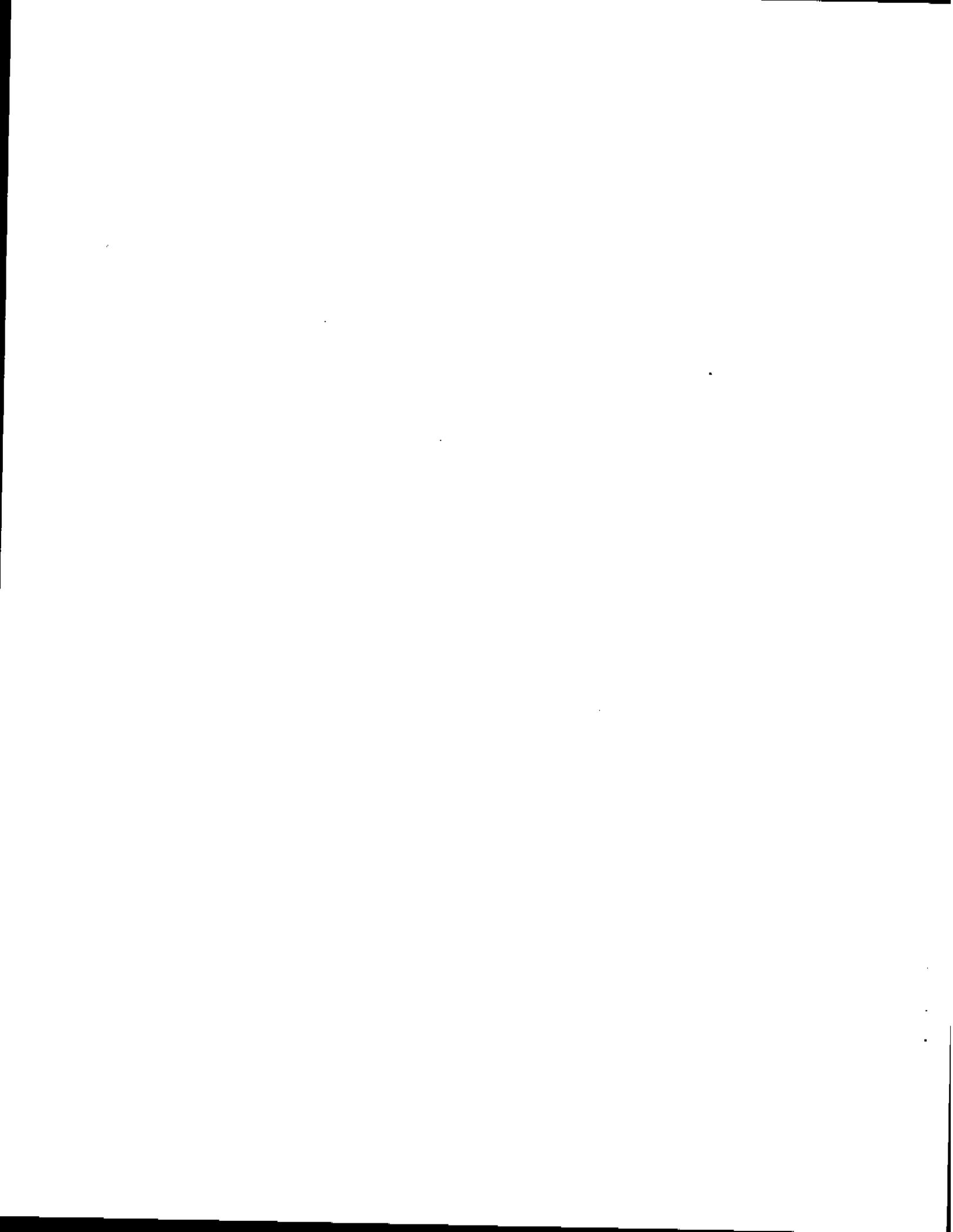
Client S & S Commercial Environmental Services
Project Randy's Automotive
Matrix Water
Batch No.: AI06-GW1

Lab Job No.: Z00910
Lab Sample ID: ST0906-2
Date Analyzed: 09-06-2000

I. LCS/LCSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Gasoline	ND	1000	1,180	1,130	118.0	113.0	4.3	30	70-130

ND:Not Detected



October 1, 2001

Project Report

3rd Round Sampling of Groundwater Conditions

AT:

Randy's Automotive

2089 Harbor Boulevard
Costa Mesa, CA 92627

R.W.Q.C.B. Case # 0830035217

CONDUCTED FOR:

Mr. H.S. Chow

P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By;



[Handwritten Signature]
William C. Lachmar, R.G. # 6168

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APPENDIX: Cal-EPA Certified Laboratory Chemical Analyses Results

3RD ROUND GROUNDWATER MONITORING REPORT

1.0 INTRODUCTION

The following report documents the methods and results of the third round groundwater monitoring at 2089 Harbor Boulevard. The third round sampling includes data from a total of 9 water monitor well locations (6 on-site & 3 off-site) and the chemical analyses results from 4 monitor wells (wells MW1, MW3, MW5 and MW7).

Results of this investigation indicate water depths to have dropped when compared to the second sampling round, the water direction to be generally the same, and the gradient to have increased slightly. The petroleum constituent levels being monitored were less than the previous sampling rounds in all wells sampled, except for monitor well MW3 (which is immediately across the fault from a free product well). The highest gasoline and benzene levels found during this sampling round were in monitor well MW5, at 9,730 parts per billion (ppb) and 259 ppb respectively. The highest MTBE concentration was found in monitor well MW1, at 2,000 ppb.

2.0 GROUNDWATER PURGING & SAMPLE COLLECTION

Duplicate sets of groundwater samples were collected from wells MW1, MW3, MW5 and MW7 on August 20, 2001, after removal of approximately three well casing volumes of water and stabilization of temperature, conductivity and pH had been verified. Groundwater samples were collected from these four wells only, as the other three on-site wells contain free product. The wells were purged using a 1-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 90% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in factory cleaned, sterile, 40 ml. glass OVA vials. The secured samples were labeled and immediately placed in an ice chest containing bagged ice for cold storage, then subsequently transported to a Cal-EPA laboratory for analyses. The water stabilization data is provided in Table 1.

3.0 WELL HYDROLOGY

3.1 Groundwater Depths

Depths to groundwater were measured in six on-site monitoring wells and three off-site monitoring wells using a Solinst brand interface meter. Two measurements were taken in each well to confirm groundwater depth. Depth to water measurements along with top of casing survey data were used to calculate the groundwater flow direction and gradient. A summary of the measured groundwater depths on August 20, 2001 and well casing elevation data, is provided in Table 2.

3.2 Groundwater Gradient and Flow Direction

Depth to water measurements and well distances were incorporated to identify the current groundwater direction and gradient. A groundwater flow contour map was constructed by solving several geometric three point problems (Figure 2). The general direction of groundwater flow found during this sampling is to the northwest, at a site average gradient of 0.008 ft/ft west of the fault and 0.004 ft/ft east of the fault.

4.0 CHEMICAL ANALYSES RESULTS

A total of four water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline by EPA Method 8015M and volatile aromatic hydrocarbons as benzene, ethylbenzene, toluene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8260B. Results of the water testing indicates more-or-less similar results with the previous sampling round. Monitor well MW5 contained the highest gasoline and benzene concentrations, registering a 9,730 ppb gasoline concentration (compared to a 12,400 ppb concentration during the previous sampling round) and 259 ppb benzene concentration (compared to 575 ppb during last sampling round). Monitor well MW1 continues to have the highest MTBE concentration, registering a 2,000 ppb level during this sampling round, compared to a 1,520 ppb concentration found during the last sampling round. A summary of the laboratory chemical analyses results for water is provided in Table 3. The certified water chemical analyses report, with QA/QC data is provided in the Appendix. Gasoline and MTBE water isopleth maps are provided as Figures 3 and 4 respectively.

5.0 CONCLUSIONS

Based on the field investigation and laboratory chemical analyses results, S&S Commercial Environmental Services concludes the following:

- Compared to the second sampling round, the chemical analyses results are lower for this round of sampling in three of the four wells sampled.
- Monitor well MW3, 15-feet west and immediately across a fault from a free product well (MW4), registered higher values then the previous sampling round.
- The groundwater direction was more-or-less the same as the second sampling round.
- The groundwater gradient had a slightly greater slope then what was calculated during the second sampling round.
- The water level was approximately 0.25-feet lower than the second sampling round.

6.0 RECOMMENDATIONS

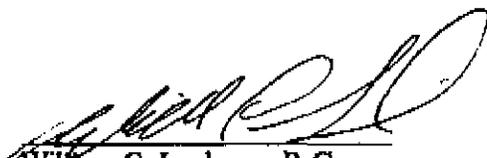
S&S Commercial Environmental Services, Inc., recommends the four groundwater monitor wells be re-sampled three months from the date of this sampling for continued monitoring as per the RWQCB's request. The groundwater samples should be analyzed for TPH-gasoline by EPA method 8015M and BTEX/MTBE and all fuel oxygenates and alcohols by EPA method 8260B. All chemical analyses must be performed by a Cal-EPA certified laboratory.

7.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil and water samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated through soil and/or water sample collection and analyses. All of the laboratory work cited in this report was prepared under the direction of Southland Technical Service (STS) Environmental Laboratories, Inc. STS is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

TABLE 1
Summary of Chemical Analysis Results for Soil Collected August 20, 2001

Well Number	Temperature (°F)	pH	Conductivity
MW1	76.7	7.65	3,700
	76.0	7.55	4,280
	76.1	7.75	4,460
	Sample 76.1	7.80	4,005
MW3	75.4	7.04	3,020
	74.8	7.21	3,470
	74.8	7.24	3,410
	Sample 74.8	7.22	3,030
MW5	76.8	7.40	2,770
	76.4	7.17	3,410
	76.2	7.22	3,480
	Sample 76.2	7.27	2,990
MW7	74.9	7.11	4,780
	74.3	7.09	5,200
	74.1	7.06	5,060
	Sample 74.1	7.09	4,820

TABLE 3
Full Historical Summary of Chemical Analyses Results for Water Sampling

Sample Designation	Date Sampled	Gas (8015M)	Benzene (8260)	toluene (8260)	E Benzene (8260)	T Xylenes (8260)	MTBE (8260)
MW1	9/05/00	1,630	ND	ND	ND	ND	1,630
MW3	""	1,880	ND	ND	48	94.2	ND
MW1	3/29/01	2,350	ND	ND	ND	ND	1,520
MW3	""	332	ND	0.6	10.3	8.9	3.1
MW5	""	12,400	575	1,420	799	4,330	38
MW7	""	795	ND	1.5	1.6	13.0	684
MW1	8/20/01	2,370	ND	ND	ND	ND	2,000
MW3	""	1,450	ND	ND	17.3	2.7	3.8
MW5	""	9,730	259	492	552	2,510	34.5
MW7	""	1,360	ND	ND	ND	2.5	825
Lab Detect Limit	NA	50	1	1	1	1	1

* All analyses "ppb" in water

FIGURES

- ▶ **Thomas Guide Site Location Map (Figure 1)**
- ▶ **Groundwater Gradient Map (Figure 2)**
- ▶ **Gasoline Concentration Map (Figure 3)**
- ▶ **MTBE Concentration Map (Figure 4)**

©1998 Thomas Bros. Maps

J

6

H

J

SITE

55

55

2

6

PAGE: 888
GRID: J-2



THOMAS GUIDE LOCATION MAP
SITE: RANDYS AUTOMOTIVE
2089 Harbor Blvd.
Costa Mesa, CA

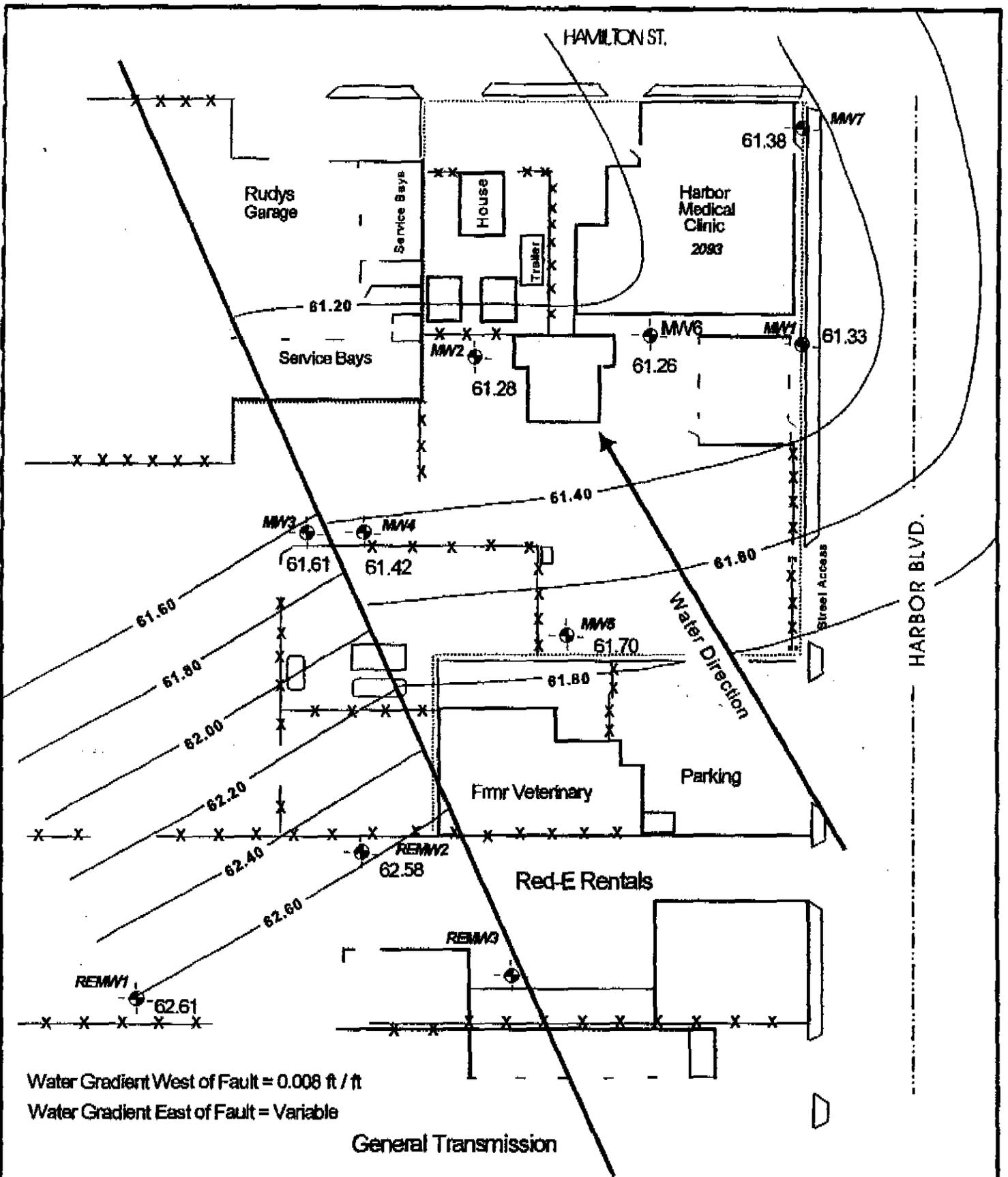


COMMERCIAL
Environmental Services

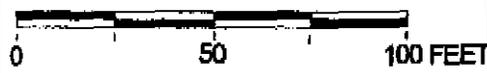
FIG
1

PROJECT# OCT01007

DRAFTED BY:	
DATE:	



SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

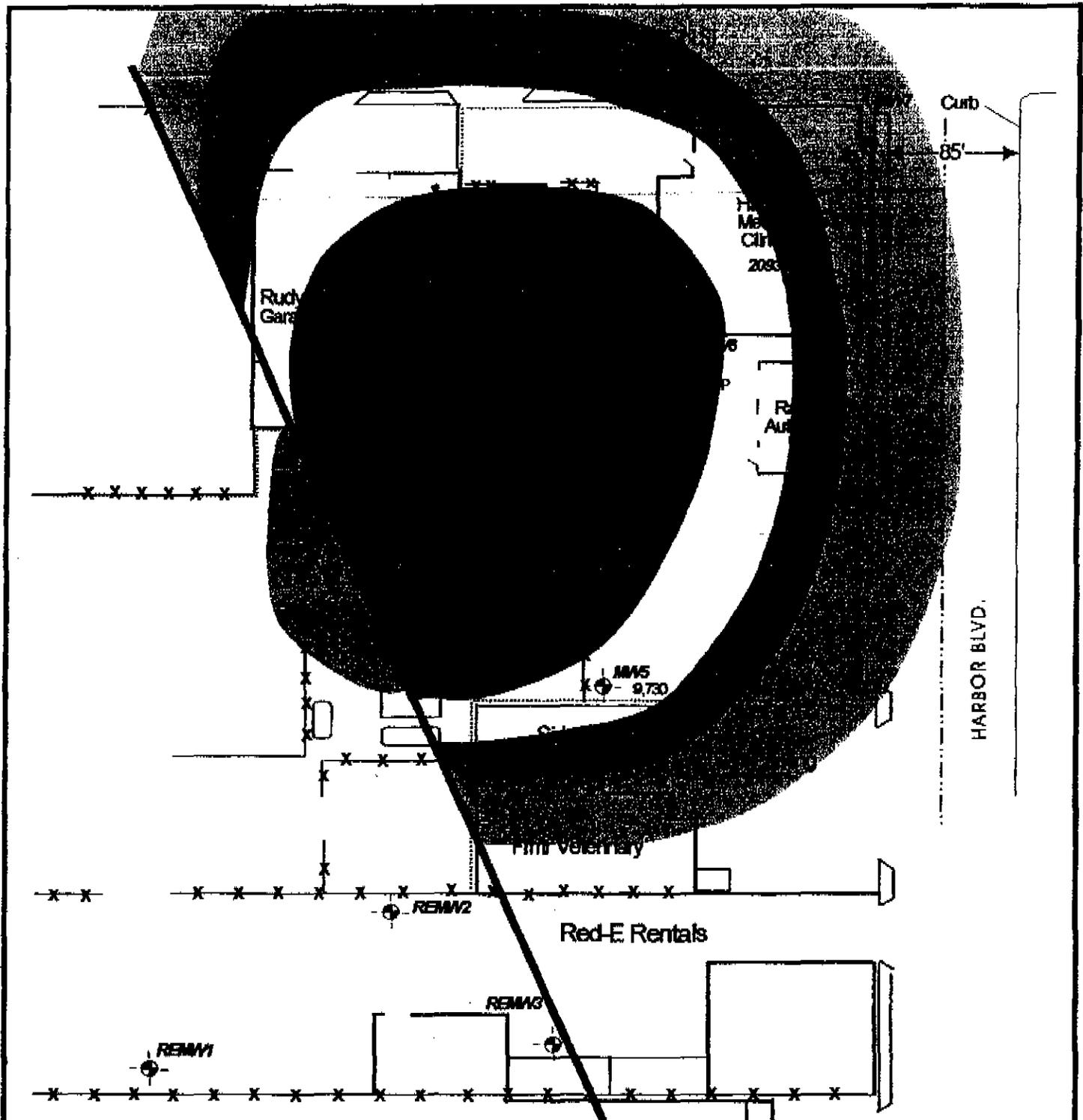


COMMERCIAL
 Environmental Services

FIG 2

PROJECT# OCT01007

DRAFTED BY: WVCL
 DATE: 10/01



LEGEND:

- MM3 — Monitor Well Designation
- — Monitor Well Location
- 7,350 — Gas Concentration (ppb)
- 1.63' FP — Free Product Thickness

- — Gas Concentration > 10,000 ppb
- — Gas Concentration > 5,000 ppb
- — Gas Concentration > 2,500 ppb
- — Gas Concentration > 1,000 ppb

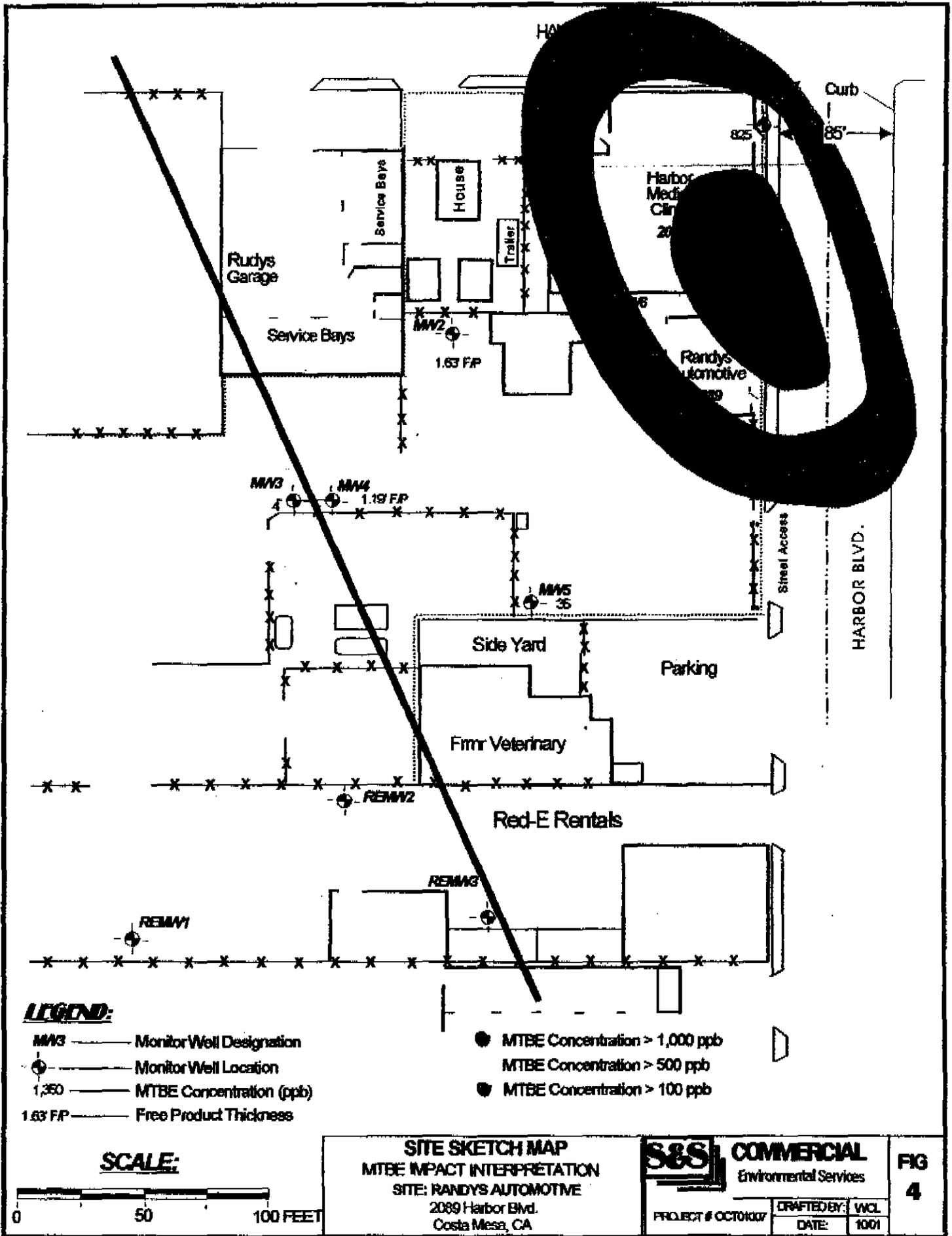
SCALE:



SITE SKETCH MAP
GASOLINE IMPACT INTERPRETATION
 SITE: RANDY'S AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

S&S	COMMERCIAL	
	Environmental Services	
PROJECT # OCT01007	DRAFTED BY: WCL	
	DATE:	1001

FIG 3



APPENDIX

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90840

Phone (323) 888-0728
Fax (323) 888-1508

08-30-2001

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 08-20-2001
Lab Job No.: Z10893

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 08-20-2001 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)/8021(BTEX,MTBE)
EPA 8260B (GC/MS Confirmation of MTBE)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-30-2001

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AH20-GW1
Lab Job No.: Z10893
Date Sampled: 08-20-2001
Date Received: 08-20-2001
Date Analyzed: 08-20-2001

EPA 8015M (Gasoline)/8021(BTEX,MTBE)
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	DF	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			1.0	0.3	0.3	0.3	0.6	50
Method Blank		1	ND	ND	ND	ND	ND	ND
MW 1	Z0893-1	10	1,990	ND	ND	ND	ND	2,370
MW 3	Z0893-2	1	6.1	ND	ND	17.3	2.7	1,450
MW 5	Z0893-3	10	43.3	259	492	552	2,510	9,730
MW 7	Z0893-4	10	890	ND	ND	ND	2.5	1,360

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.

DF: Dilution Factor (DF × MDL = Reporting Limit for that sample).

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-30-2001

Client S & S Commercial Environmental Services
Project: Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 0820-VOC

Lab Job No.: Z10893
Date Sampled: 08-20-2001
Date Received: 08-20-2001
Date Analyzed: 08-20-2001

EPA 8260B (MTBE by GC/MS)
Reporting Unit: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	MTBE	Reporting Limit
Method Blank		ND	1.0
MW 1	Z0893-1	2,000	1.0
MW 3	Z0893-2	3.8	1.0
MW 5	Z0893-3	34.5	20
MW 7	Z0893-4	825	2.5

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-30-2001

EPA 8021
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Matrix: Water
Batch No.: AH20-GW1

Lab Job No.: Z10893
Sampled ID: R0897-1
Date Analyzed: 08-20-2001

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Benzene	ND	20	18.7	15.8	93.5	79.0	16.8	30	70-130
Toluene	ND	20	19.2	16.4	96.0	82.0	15.7	30	70-130

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
Benzene	17.6	20	88.0	80-120
Toluene	19.1	20	95.5	80-120

ND: Not Detected (at the specified limit).



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Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

08-30-2001

**EPA 8260B
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: Randy's Automotive
Matrix: Water
Batch No: 0820-VOC

Lab Job No.: Z10893
Lab Sample ID: W0858-2
Date Analyzed: 08-20-2001

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	20.4	20.0	102.0	100.0	2.0	30	70-130
Benzene	ND	20	18.8	20.4	94.0	102.0	8.2	30	70-130
Trichloro-ethene	ND	20	19.4	20.5	97.0	102.5	5.5	30	70-130
Toluene	ND	20	19.2	18.7	96.0	93.5	2.6	30	70-130
Chlorobenzene	ND	20	19.1	20.5	95.5	102.5	7.1	30	70-130

**II. LCS Result
Unit: ppb**

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	19.9	20	99.5	80-120
Benzen	18.5	20	92.5	80-120
Trichloro-ethene	18.8	20	94.0	80-120
Toluene	20.0	20	100.0	80-120
Chlorobenzene	21.4	20	107.0	80-120

ND: Not Detected (at the specified limit)

08-30-2001

Client S & S Commercial Environmental Services
 Project: Randy's Automotive
 Project: 2089 Harbor Blvd., Costa Mesa, CA
 Matrix: Water
 Batch No.: AH20-GW1

Lab Job No.: Z10893
 Date Sampled: 08-20-2001
 Date Received: 08-20-2001
 Date Analyzed: 08-20-2001

EPA 8015M (Gasoline)/8021(BTEX,MTBE)
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	DF	MTBE	Benzen e	Toluene	Ethyl- benzene	Total Xylenes	Gasoline Range TPH*
Method Detect. Limit (MDL)			1.0	0.3	0.3	0.3	0.6	50
Method Blank		1	ND	ND	ND	ND	ND	ND
MW 1	Z0893-1	10	1,990	ND	ND	ND	ND	2,370
MW 3	Z0893-2	1	6.1	ND	ND	17.3	2.7	1,450
MW 5	Z0893-3	10	43.3	259	492	552	2,510	9,730
MW 7	Z0893-4	10	890	ND	ND	ND	2.5	1,360

MW 1	Z03140-1	10	1,800	ND	ND	ND	ND	2,350
MW 3	Z03140-2	1	5.7	ND	0.6	10.3	8.9	332
MW 5	Z03140-3	25	44.3	575	1,420	799	4,330	12,400
MW 7	Z03140-4	5	690	ND	1.5	1.6	13.0	795

* Gasoline Range TPH are hydrocarbons in the range C4 - C12.

DF: Dilution Factor (DF × MDL = Reporting Limit for that sample).

ND: Not Detected (at the specified limit)

CHAIN OF CUSTODY RECORD

Lab Job Number 7612

Client: <u>SIS Commercial Environmental</u>						Analyses Requested						T.A.T. Requested <input type="checkbox"/> Rush 8 12 24 hours <input type="checkbox"/> 2-3 days <input type="checkbox"/> Normal			
Address: <u>5204 Seashore Drive, Suite A, Newport Beach</u>												Sample Condition <input checked="" type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample seals			
Report Attention: <u>Bill Lechner</u>		Phone: <u>(714) 500-5771</u>		Fax: <u>(714) 888-9771</u>		Sampled by: <u>Bill Lechner</u>								Remarks	
Project Name/No.		Project Site: <u>Recycle Auto - 2089 S. Harbor Blvd., Costa Mesa</u>													
Client Sample ID	Lab Sample ID	Sample Collect		Matrix Type	Sample Preseve	No., type* & size of container	602/8021 (BTEX, MTBE)	8015M (Gasoline)	8015M (Diesel)	8260B (VOCs)	8260B (Oxygenates)	8260B (MTBE Confirm.)			
		Date	Time												
<u>W11-1</u>	<u>Z0893-1</u>	<u>8/25/01</u>		<u>Water</u>	<u>Chill</u>	<u>3 VOA's</u>	<u>X</u>	<u>X</u>				<u>X</u>			
<u>W11-3</u>	<u>-2</u>						<u>X</u>	<u>X</u>				<u>X</u>			
<u>W11-5</u>	<u>-3</u>						<u>X</u>	<u>X</u>				<u>X</u>		<u>Chilled</u>	
<u>W11-7</u>	<u>-4</u>						<u>X</u>	<u>X</u>				<u>X</u>		<u>MTBE 6/1</u> <u>8/25/01</u>	
Relinquished by: <u>[Signature]</u>		Company: <u>SIS Commercial</u>		Date: <u>8/20/01</u>	Time: <u>12:00</u>	Received by: <u>[Signature]</u>		Company: <u>STS</u>		Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial					
Relinquished by:		Company:		Date:	Time:	Received by:		Company:							

Southland Tech. Services, Inc.
7801 Telegraph Road, Suite L & K
Montebello, CA 90640
Tel: (323) 888-0728
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Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
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March 4, 2002

Project Report

4th Round Sampling of Groundwater Conditions

AT:

Randy's Automotive

2089 Harbor Boulevard
Costa Mesa, CA 92627

R.W.Q.C.B. Case # 083003521T

CONDUCTED FOR:

Mr. H.S. Chow

P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By,



William C. Lachmar, R.G. # 6168

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Figure 2	Groundwater Gradient & Direction Map
Figure 3	Gasoline Impact Zone in Water
Figure 4	MTBE Impact Zone in Water

APPENDIX: Cal-EPA Certified Laboratory Chemical Analyses Results

4TH ROUND GROUNDWATER MONITORING REPORT

1.0 INTRODUCTION

The following report documents the methods and results of the fourth round groundwater monitoring at 2089 Harbor Boulevard. The fourth round sampling includes data from a total of 8 water monitor well locations (6 on-site & 2 off-site) and the chemical analyses results from 3 monitor wells (wells MW1, MW3, and MW7).

Results of this investigation indicate water depths to have dropped approximately 2/3rd's of a foot when compared to the third sampling round, conducted August 20, 2001. The water direction and gradient remains generally the same as all previous sampling rounds. The petroleum constituent levels were less in monitor well MW3 and MW7 when compared to the previous sampling round, but higher in MW1 and substantially higher in MW5, where free product was found to exist. The highest gasoline and MTBE levels found from the three wells sampled during this investigation was a 4,020 parts per billion (ppb) gasoline and 3,210 ppb MTBE concentration (well MW1).

2.0 WELL HYDROLOGY

2.1 Groundwater Depths

Depths to groundwater were measured in six on-site monitoring wells and two off-site monitoring wells using a Solinst brand interface meter. Two measurements were taken in each well to confirm groundwater depth. Depth to water measurements along with top of casing survey data were used to calculate the groundwater flow direction and gradient. A historical summary of groundwater depths and well casing elevation data is provided in Table 1.

2.2 Groundwater Gradient and Flow Direction

Depth to water measurements and well distances were incorporated to identify the current groundwater direction and gradient. A groundwater flow contour map was constructed by solving several geometric three point problems (Figure 2). The general direction of groundwater flow found during this sampling varies, with more-or-less a northerly direction interpreted. The site average gradient west of the fault is 0.009 ft/ft, with a direction generally towards the northeast. East of the fault the gradient is 0.005 ft/ft, with a groundwater direction generally running to the northwest.

It should be noted that in and around the area of Randy's Automotive there appears to be a general shallow groundwater "sink", where groundwater from the west, east and south runs toward.

3.0 GROUNDWATER PURGING & SAMPLE COLLECTION

Duplicate sets of groundwater samples were collected from wells MW1, MW3, and MW7 on February 15, 2002, after removal of approximately three well casing volumes of water and stabilization of temperature, conductivity and pH had been verified. Groundwater samples were collected from these three wells only, as the other four on-site wells contain free product. The wells were purged using a 1-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 90% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in factory cleaned, sterile, 40 ml. glass OVA vials. The secured samples were labeled and immediately placed in an ice chest containing bagged ice for cold storage, then subsequently transported to a Cal-EPA laboratory for analyses. The water stabilization data is provided in Table 2.

4.0 CHEMICAL ANALYSES RESULTS

A total of three water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline by EPA Method 8015M and volatile aromatic hydrocarbons as benzene, ethylbenzene, toluene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8260. Results of the water testing indicates petroleum constituent levels have remained more-or-less consistent with all previous samples rounds for monitor wells MW1 and MW7. However petroleum constituent concentrations in monitor well MW3 appear to vary by a factor of 5-10 Times between sampling rounds and monitor well MW5 was found to contain free-product during this sampling round. Monitor well MW5 has never recorded free-product during any of the previous sampling rounds. Monitor well MW1 contained the highest gasoline and MTBE concentrations of the three wells sampled during this investigation, registering a 4,020 ppb gasoline concentration (compared to a 2,370 ppb concentration during the previous sampling round) and 3,210 ppb MTBE concentration (compared to 1,990 ppb during the last sampling round). A summary of the laboratory chemical analyses results for water is provided in Table 3. The certified water chemical analyses report, with QA/QC data is provided in the Appendix. Gasoline and MTBE water isopleth maps are provided as Figures 3 and 4 respectively.

5.0 CONCLUSIONS

Based on the field investigation, and laboratory chemical analyses results, S&S Commercial Environmental Services concludes the following:

- Another on-site monitor well (MW5) was recorded as containing free-product during this sampling round, that before the date of this sampling, had no known free-product.
- The new free product well (MW5) registered low MTBE results during the last sampling round and is the only well to ever registered any benzene concentrations.
- Groundwater remediation is currently being conducted on-site for the free-product wells and because free product and water is being removed from these wells, monitor well MW5 may have had free product enter the well from a southerly off-site source.
- There definitely seems to be two sources for the contamination found to exist beneath this site. Monitor well MW5 has never had very high MTBE levels, whereas the two wells at the eastern property boundary (MW1 and MW7) have had significant MTBE concentrations. Furthermore, monitor well MW5 is the only well that has ever registered any benzene concentrations. This would indicate possibly that the source of the contamination found to exist in monitor well MW5 is coming from an older source of gasoline then the contamination found to exist in monitor wells MW1 and MW7, where benzene has never been found, but high MTBE levels have been recorded.
- The water level is approximately 2/3rd's of a foot lower than the previous sampling round.
- The drop in the groundwater level makes the suggestion that the free-product found in monitor well MW5 actually originated from contamination held in the soil, more implausible, since there has been very little rain fall and no actual rise in the groundwater level which could leach the gasoline out of the soil vadose zone.
- The Groundwater direction and gradient has been more-or-less the same during the course of all sampling rounds.

6.0 RECOMMENDATIONS

S&S Commercial Environmental Services, Inc., recommends the three groundwater monitor wells be re-sampled three months from the date of this sampling round (February 15, 2002) to verify the results of this investigation. The groundwater samples should be analyzed for TPH-gasoline by EPA method 8015M and BTEX by EPA method 602. All chemical analyses must be performed by a Cal-EPA certified laboratory.

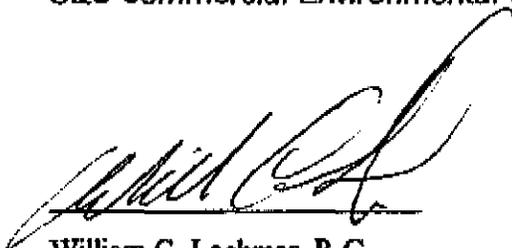
Furthermore S&S recommends a "through auger" sample be taken at the southeast corner of the former Veterinary Clinic in the parking lot area, to determine whether there is any off-site source for the free product found to exist in monitor well MW5.

7.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil and water samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated through soil and/or water sample collection and analyses. All of the laboratory work cited in this report was prepared under the direction of Southland Technical Service (STS) Environmental Laboratories, Inc. STS is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

TABLES

- Table 1: Summary of Groundwater Depth Measurements**
- Table 2: Well Purging Parameters**
- Table 3: Tabulated Cal-EPA Certified Concentration Levels
for all sampling rounds**

TABLE 1
Summary of Groundwater Well Elevation Data Collected February 15, 2002

Well Number	Survey Date	Top of Gasline Elevation (AMSL)	Free Product Elevation	Water Depth	Amount of Free Product	Groundwater Elevation
MW1	2/15/02	80.58'	NONE	19.49'	0	61.09
MW2	"	81.41'	20.09'	22.00'	1.91'	60.86*
MW3	"	81.16'	NONE	19.83'	0	61.33
MW4	"	81.19'	19.92'	21.15'	1.23'	61.00*
MW5	"	81.69'	20.32	21.31	0.99	61.15*
MW6	"	81.10'	19.80'	21.45'	1.11'	60.52*
MW7	"	80.93'	NONE	19.79'	0	61.38
REMW1	"	82.02'	NONE	18.91'	0	63.61
REMW2	"	82.28'	NONE	20.03'	0	63.58
REMW3	"	82.06'	NA	Not Taken	---	NA

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

TABLE 2
Summary of Chemical Analysis Results for Water Collected February 15, 2002

Well Number	Temperature (°F)	pH	Conductivity
MW1 Sample	74.0	7.44	5,860
	72.3	7.48	6,590
	72.4	7.30	6,460
	72.7	7.32	4,811
MW3 Sample	72.4	7.02	3,970
	71.5	7.41	4,650
	71.6	7.24	4,820
	71.6	7.15	4,020
MW7 Sample	72.7	7.10	3,110
	73.0	7.14	3,840
	73.0	7.12	4,660
	73.2	7.12	3,620

TABLE 3
Full Historical Summary of Chemical Analyses Results for Water Sampling

Sample Designation	Date Sampled	Gas (8015M)	Benzene (8260)	toluene (8260)	E Benzene (8260)	T Xylenes (8260)	MTBE (8260)
MW1	9/05/00	1,630	ND	ND	ND	ND	1,630
MW3	"	1,880	ND	ND	48	94.2	ND
MW1	3/29/01	2,350	ND	ND	ND	ND	1,520
MW3	"	332	ND	0.6	10.3	8.9	3.1
MW5	"	12,400	575	1,420	799	4,330	38
MW7	"	795	ND	1.5	1.6	13.0	684
MW1	8/20/01	2,370	ND	ND	ND	ND	1,990
MW3	"	1,450	ND	ND	17.3	2.7	6.1
MW5	"	9,730	259	492	552	2,510	43.3
MW7	"	1,360	ND	ND	ND	2.5	890
MW1	2/15/02	4,020	ND	ND	ND	ND	3,210
MW3	"	87	ND	ND	ND	ND	3.2
MW7	"	1,070	ND	ND	ND	ND	890
Lab Detect Limit	NA	50	1	1	1	1	2

* All analyses "ppb" in water

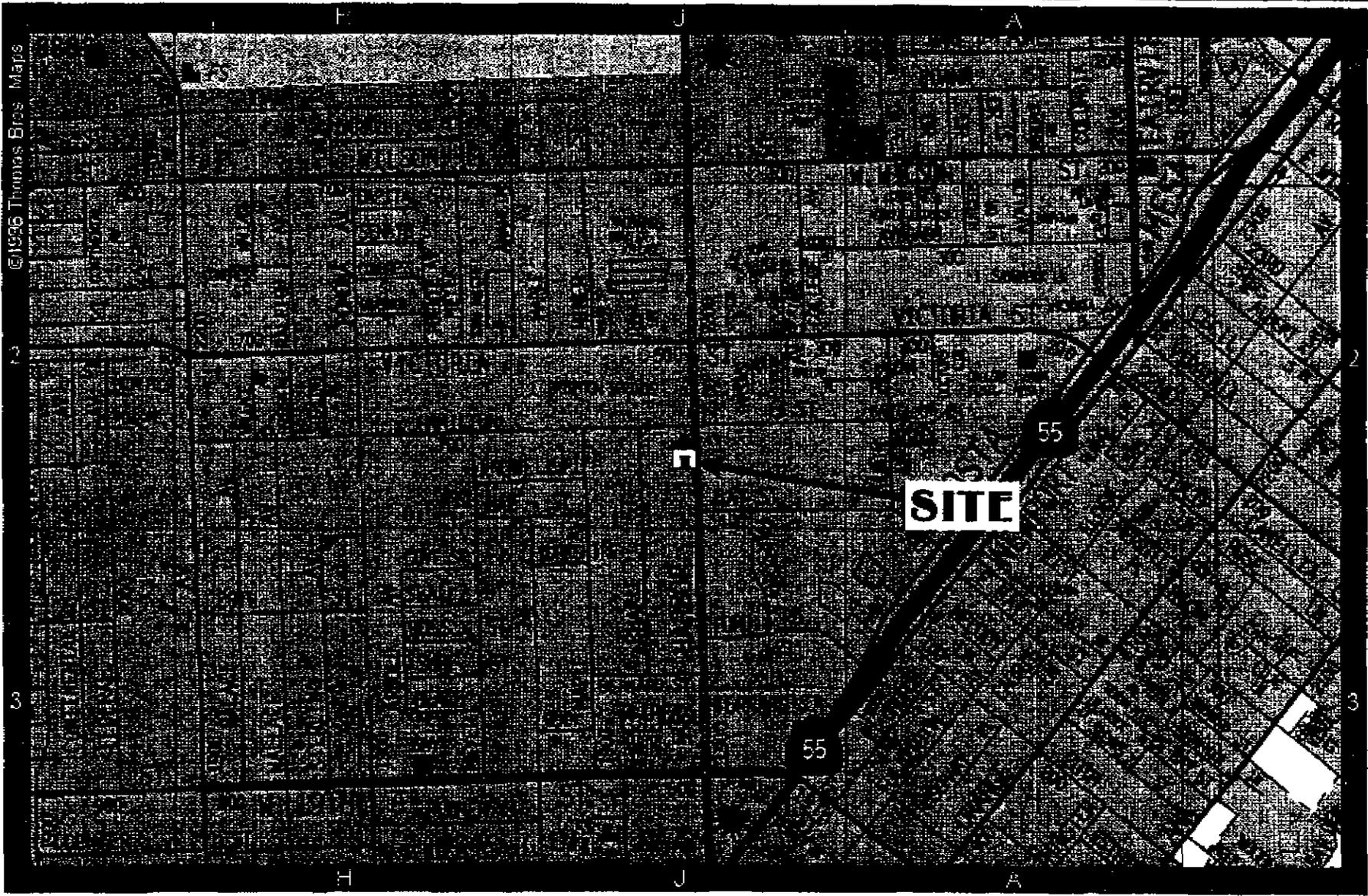
FIGURES

- ▶ **Thomas Guide Site Location Map (Figure 1)**
- ▶ **Groundwater Gradient Map (Figure 2)**
- ▶ **Gasoline Concentration Map (Figure 3)**
- ▶ **MTBE Concentration Map (Figure 4)**

©1976 Thomas Bros. Maps

13

60



PAGE: 888
GRID: J-2



THOMAS GUIDE LOCATION MAP
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

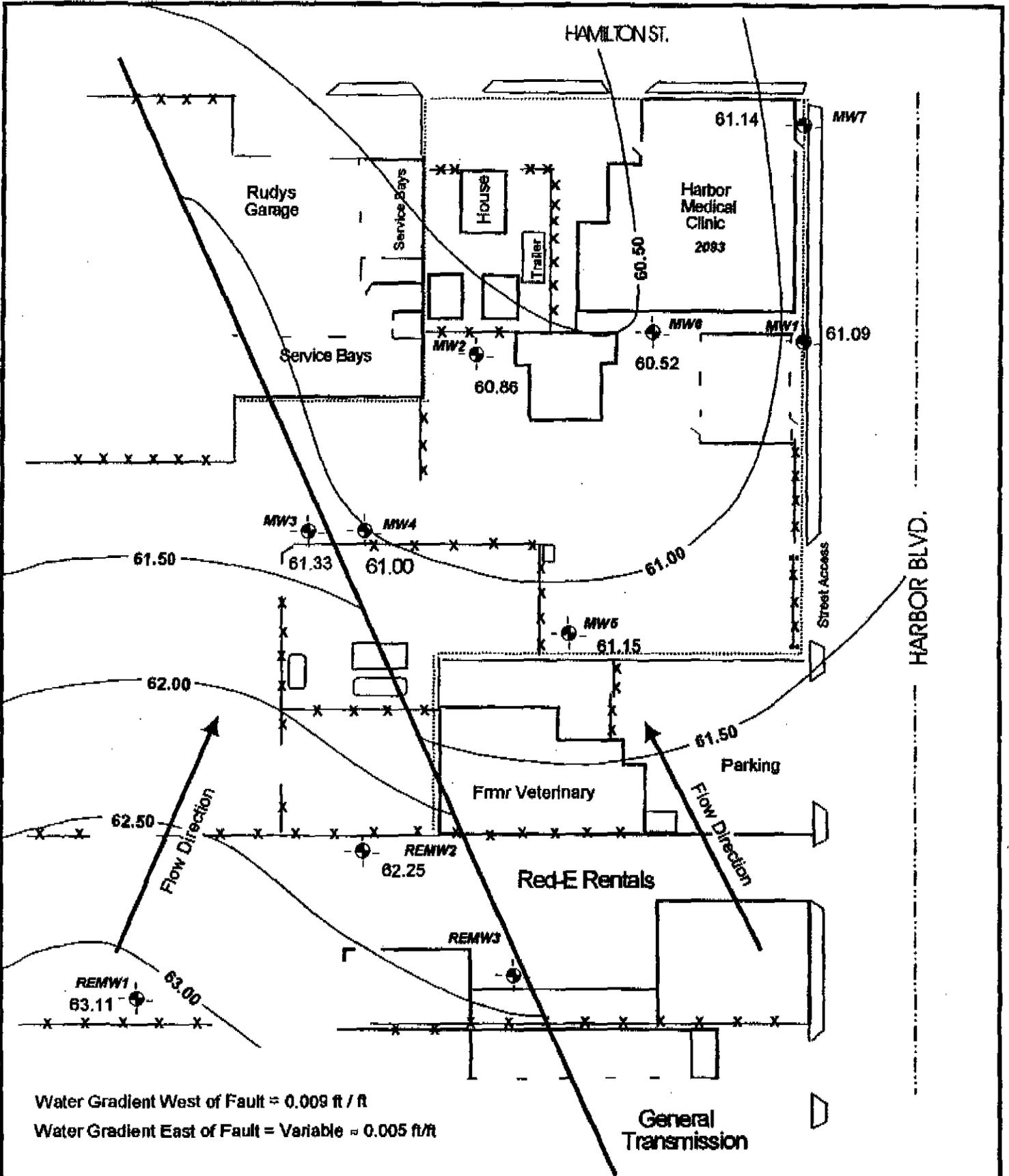


COMMERCIAL
 Environmental Services

FIG
1

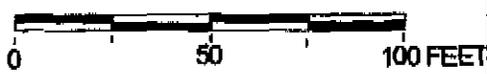
PROJECT# FE02007

DRAFTED BY:	
DATE:	



Water Gradient West of Fault = 0.009 ft / ft
 Water Gradient East of Fault = Variable = 0.005 ft/ft

SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



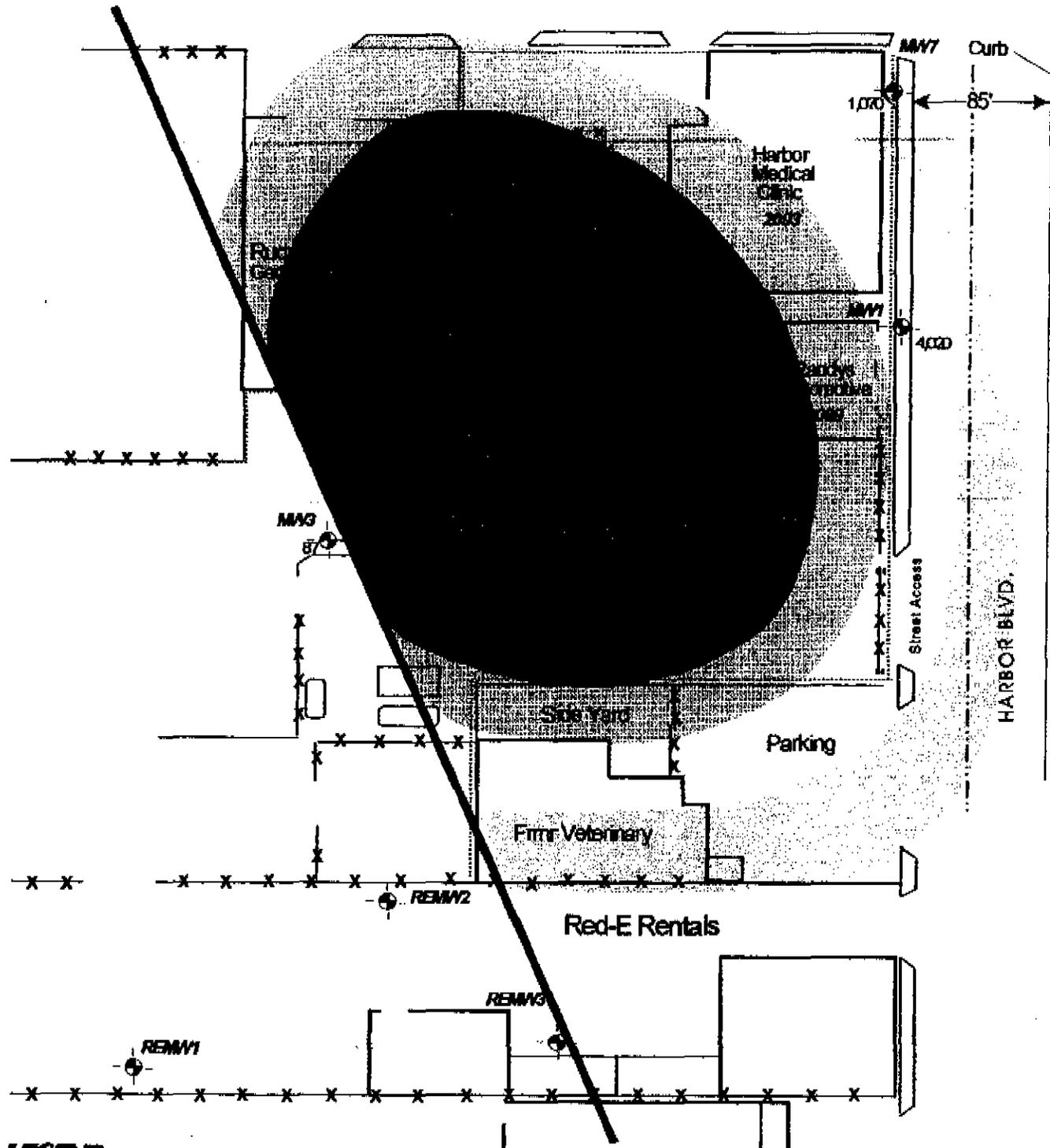
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PROJECT# FE02007

DRAFTED BY: WCL
 DATE: 02/02

FIG
2

HAMILTON ST.

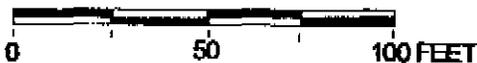


LEGEND:

- MM3 ——— Monitor Well Designation
- ——— Monitor Well Location
- 3,020 ——— Gas Concentration (ppb)
- 1.63 FP ——— Free Product Thickness

- Gas Concentration > 10,000 ppb
- Gas Concentration > 5,000 ppb
- Gas Concentration > 2,500 ppb
- Gas Concentration > 1,000 ppb

SCALE:



SITE SKETCH MAP
 MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



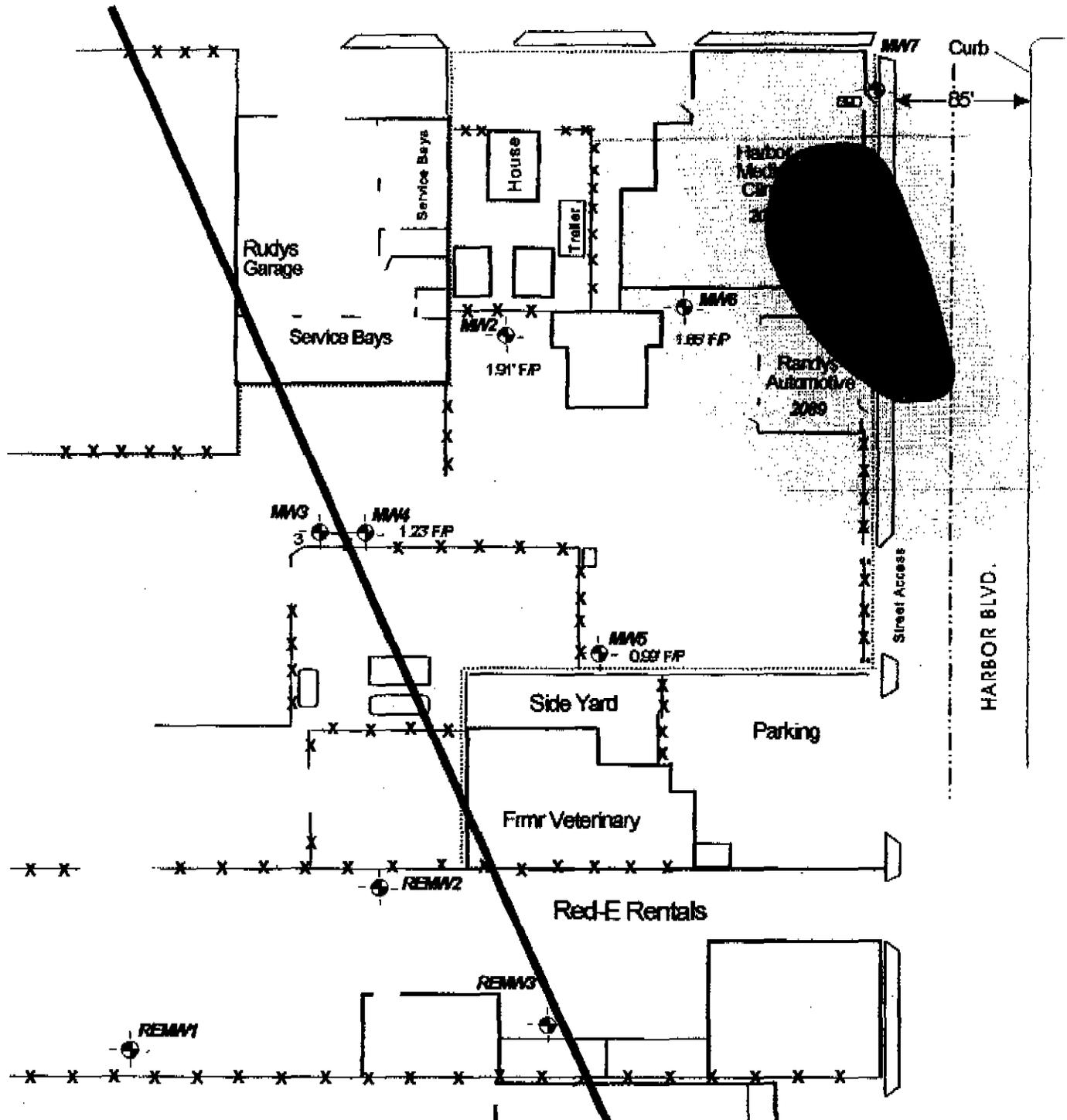
COMMERCIAL
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PROJECT # FE2007

DRAFTED BY: WCL
 DATE: 0202

FIG
3

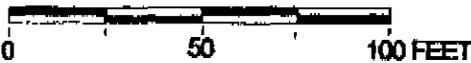
HAMILTON ST.



LEGEND:

- MM3 ——— Monitor Well Designation
- ⊕ ——— Monitor Well Location
- 1,350 ——— MTBE Concentration (ppb)
- 1.63 FP ——— Free Product Thickness
- ——— MTBE Concentration > 1,000 ppb
- ——— MTBE Concentration > 500 ppb
- ——— MTBE Concentration > 100 ppb

SCALE:



SITE SKETCH MAP
MTBE IMPACT INTERPRETATION
SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

S&S COMMERCIAL
 Environmental Services

PROJECT # FE2007	DRAFTED BY: WCL
DATE: 0202	

FIG 4

APPENDIX

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: FE021011/Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 02-15-2002
Lab Job No.: Z20288

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 02-15-2002 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Wang", is written over a horizontal line.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

Client	S & S Commercial Environmental Services	Lab Job No.:	Z20288
Project:	FE021011/Randy's Automotive	Date Sampled:	02-15-2002
Project:	2089 Harbor Blvd., Costa Mesa, CA	Date Received:	02-15-2002
Matrix:	Water	Date Analyzed:	02-15-2002
Batch No.:	AB15-GW1		

EPA Method 8015m (Gasoline)
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	Gasoline(C4-C12)	Reporting Limit
Method Blank		ND	50
MW 1	Z0288-1	4,020	50
MW 3	Z0288-2	87	50
MW 7	Z0288-3	1,070	50

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

Client: S & S Commercial Environmental Services
Project: FE021011/Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 0215-VOA

Lab Job No.: Z20288
Date Sampled: 02-15-2002
Date Received: 02-15-2002
Date Analyzed: 02-15-2002

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: µg/L (ppb)

Lab ID	Method	Z0288-1	Z0288-2	Z0288-3				MDL
Sample ID	Blank	MW-1	MW-3	MW-7				
DF	1	10	1	1				
Benzene	ND	ND	ND	ND				1
Toluene	ND	ND	ND	ND				1
Ethylbenzene	ND	ND	ND	ND				1
Total Xylenes	ND	ND	ND	ND				2
MTBE	ND	3,210	3.2	890				2
ETBE	ND	ND	ND	ND				2
DIPE	ND	ND	ND	ND				2
TAME	ND	ND	ND	ND				2
T-Butyl Alcohol	ND	ND	ND	ND				10

MDL: Method Detection Limit.

DF: Dilution Factor (DF × MDL = Reporting Limit for the sample).

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
 Environmental Laboratories

7801 Telegraph Road, Suite L
 Montebello, CA 90640

Phone (323) 888-0728
 Fax (323) 888-1509

02-28-2002

EPA 8015M
Batch QA/QC Report

Client: S & S Commercial Environmental Services
 Project: FE021011/Randy's Automotive
 Matrix: Water
 Batch No: AB15-GW1

Lab Job No.: Z20288
 Lab Sample ID: ST0215-1
 Date Analyzed: 02-15-2002

I. MS/MSD Report
 Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	957	895	95.7	89.5	6.7	30	70-130

II. LCS Result
 Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	934	1000	93.4	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

EPA 8260B
Batch QA/QC Report

Client:	S & S Commercial Environmental Services	Lab Job No.:	Z20288
Project:	FE021011/Randy's Automotive	Lab Sample ID:	ST0215 -1
Matrix:	Water	Date Analyzed:	02-15-2002
Batch No:	0215-VOA		

I. MS/MSD Report
Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	%RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.7	17.4	98.5	87.0	12.4	30	70-130
Benzene	ND	20	19.5	18.0	97.5	90.0	8.0	30	70-130
Trichloro-ethene	ND	20	24.4	21.3	122.0	106.5	13.6	30	70-130
Toluene	ND	20	22.0	20.4	110.0	102.0	7.5	30	70-130
Chlorobenzene	ND	20	25.7	23.6	128.5	118.0	8.5	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	16.1	20.0	80.5	80-120
Benzene	16.9	20.0	84.5	80-120
Trichloro-ethene	19.5	20.0	97.5	80-120
Toluene	19.7	20.0	98.5	80-120
Chlorobenzene	22.5	20.0	112.5	80-120

ND: Not Detected.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90840

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Fax (323) 888-1509

02-28-2002

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: FE021011/Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 02-15-2002
Lab Job No.: Z20288

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 02-15-2002 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Wang", is written over a horizontal line.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

Client: S & S Commercial Environmental Services
Project: FE021011/Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AB15-GW1

Lab Job No.: Z20288
Date Sampled: 02-15-2002
Date Received: 02-15-2002
Date Analyzed: 02-15-2002

EPA Method 8015m (Gasoline)
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	Gasoline(C4-C12)	Reporting Limit
Method Blank		ND	50
MW 1	Z0288-1	4,020	50
MW 3	Z0288-2	87	50
MW 7	Z0288-3	1,070	50

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

7601 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

Client	S & S Commercial Environmental Services	Lab Job No.:	Z20288
Project:	FE021011/Randy's Automotive	Date Sampled:	02-15-2002
Project:	2089 Harbor Blvd., Costa Mesa, CA	Date Received:	02-15-2002
Matrix:	Water	Date Analyzed:	02-15-2002
Batch No.:	0215-VOA		

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: µg/L (ppb)

Lab ID	Method	Z0288-1	Z0288-2	Z0288-3				MDL
Sample ID	Blank	MW-1	MW-3	MW-7				
DF	1	10	1	1				
Benzene	ND	ND	ND	ND				1
Toluene	ND	ND	ND	ND				1
Ethylbenzene	ND	ND	ND	ND				1
Total Xylenes	ND	ND	ND	ND				2
MTBE	ND	3,210	3.2	890				2
ETBE	ND	ND	ND	ND				2
DIPE	ND	ND	ND	ND				2
TAME	ND	ND	ND	ND				2
T-Butyl Alcohol	ND	ND	ND	ND				10

MDL: Method Detection Limit.

DF: Dilution Factor (DF × MDL = Reporting Limit for the sample).

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

02-28-2002

**EPA 8015M
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: FE021011/Randy's Automotive
Matrix: Water
Batch No.: AB15-GW1

Lab Job No.: Z20288
Lab Sample ID: ST0215-1
Date Analyzed: 02-15-2002

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	957	895	95.7	89.5	6.7	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	934	1000	93.4	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
 Montebello, CA 90640

Phone (323) 888-0728
 Fax (323) 888-1508

02-28-2002

EPA 8260B
Batch QA/QC Report

Client: S & S Commercial Environmental Services
 Project: FE021011/Randy's Automotive
 Matrix: Water
 Batch No: 0215-VOA

Lab Job No.: Z20288
 Lab Sample ID: ST0215 -1
 Date Analyzed: 02-15-2002

I. MS/MSD Report
 Unit: ppb

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.7	17.4	98.5	87.0	12.4	30	70-130
Benzene	ND	20	19.5	18.0	97.5	90.0	8.0	30	70-130
Trichloro-ethene	ND	20	24.4	21.3	122.0	106.5	13.6	30	70-130
Toluene	ND	20	22.0	20.4	110.0	102.0	7.5	30	70-130
Chlorobenzene	ND	20	25.7	23.6	128.5	118.0	8.5	30	70-130

II. LCS Result
 Unit: ppb

Analyte	LCS Value	True Value	Rec. %	Accept. Limit
1,1-Dichloroethene	16.1	20.0	80.5	80-120
Benzene	16.9	20.0	84.5	80-120
Trichloro-ethene	19.5	20.0	97.5	80-120
Toluene	19.7	20.0	98.5	80-120
Chlorobenzene	22.5	20.0	112.5	80-120

ND: Not Detected.



June 27, 2002

Project Report

5th Round Sampling of Groundwater Conditions

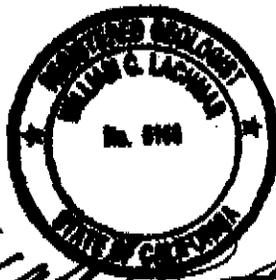
AT:

Randy's Automotive
2089 Harbor Boulevard
Costa Mesa, CA 92627
R.W.Q.C.B. Case # 0830035217

CONDUCTED FOR:

Mr. H.S. Chow
P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By;



[Signature]

William C. Lachmar, R.G. # 6168

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2.0	WELL HYDROLOGY	1
2.1	Groundwater Depths	1
2.2	Groundwater Gradient & Flow Direction	1
3.0	GROUNDWATER PURGING & SAMPLE COLLECTION	2
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Figure 1	Thomas Guide Site Location Map
Figure 2	Groundwater Gradient & Direction Map
Figure 3	Gasoline Impact Zone in Water
Figure 4	MTBE Impact Zone in Water

APPENDIX: Cal-EPA Certified Laboratory Chemical Analyses Results

5TH ROUND GROUNDWATER MONITORING REPORT

1.0 INTRODUCTION

The following report documents the methods and results of the fifth round groundwater monitoring at 2089 Harbor Boulevard. The fifth round sampling includes data from a total of 8 water monitor well locations (6 on-site & 2 off-site) and the chemical analyses results from 4 monitor wells (wells MW1, MW3, MW5 and MW7).

Results of this investigation indicate water depths to have dropped in some wells by as much as 1-foot (MW2), but remain relatively unchanged in other wells (MW3 & MW1), when compared to the fourth sampling round, conducted February 15, 2002. The water direction and gradient remains generally the same as all previous sampling rounds. The petroleum constituent levels were higher in all the wells sampled when compared to the previous sampling round. The highest gasoline and MTBE levels found from the three wells sampled which do not contain free product, was a 8,770 parts per billion (ppb) gasoline and 6,770 ppb MTBE concentration (well MW1). Results from the February 2002 sampling round for well MW1, registered a 4,020 ppb gasoline and 3,210 ppb MTBE concentration.

2.0 WELL HYDROLOGY

2.1 Groundwater Depths

Depths to groundwater were measured in six on-site monitoring wells and two off-site monitoring wells using a Solinst brand interface meter. Two measurements were taken in each well to confirm groundwater depth. Depth to water measurements along with top of casing survey data were used to calculate the groundwater flow direction and gradient. A historical summary of groundwater depths and well casing elevation data is provided in Table 1.

2.2 Groundwater Gradient and Flow Direction

Depth to water measurements and well distances were incorporated to identify the current groundwater direction and gradient. A groundwater flow contour map was constructed by solving several geometric three point problems (Figure 2). The general direction of groundwater flow found during this sampling varies, with more-or-less a northerly direction interpreted. The site average gradient west of the fault is 0.009 ft/ft, with a direction generally towards the northeast. East of the fault the gradient varies between 0.009 ft/ft to 0.0167 ft/ft, with a groundwater direction generally running to the northwest.

It should be noted that in and around the area of Randy's Automotive there appears to be a general shallow groundwater "sink", where groundwater from the west, east and south runs toward.

3.0 GROUNDWATER PURGING & SAMPLE COLLECTION

Duplicate sets of groundwater samples were collected from wells MW1, MW3, MW5, and MW7 on June 3, 2002, after removal of approximately three well casing volumes of water and stabilization of temperature, conductivity and pH had been verified. The wells were purged using a 1-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 90% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in factory cleaned, sterile, 40 ml. glass OVA vials. The secured samples were labeled and immediately placed in an ice chest containing bagged ice for cold storage, then subsequently transported to a Cal-EPA certified laboratory for analyses. The water stabilization data is provided in Table 2.

4.0 CHEMICAL ANALYSES RESULTS

A total of four water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline by EPA Method 8015M and volatile aromatic hydrocarbons as benzene, ethylbenzene, toluene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8260. In addition monitor well MW5 was also analyzed for diesel fuel. Results of the water testing indicates petroleum constituent levels have more-or-less doubled in concentration when compared to the February 15, 2002 sampling round. Monitor well MW1 contained the highest gasoline and MTBE concentrations of the three non free product wells sampled during this investigation, registering a 8,770 ppb gasoline concentration (compared to a 4,020 ppb concentration during the previous sampling round) and 6,770 ppb MTBE concentration (compared to 3,210 ppb during the last sampling round). A summary of the laboratory chemical analyses results for water is provided in Table 3. The certified water chemical analyses report, with QA/QC data is provided in the Appendix. Gasoline and MTBE water isopleth maps are attached to this report as Figures 3 and 4 respectively.

5.0 CONCLUSIONS

Based on the field investigation, and laboratory chemical analyses results, S&S Commercial Environmental Services concludes the following:

- On-site monitor well (MW5) continues to contain free-product.
- The analytical results from monitor well MW5 strongly suggests that the free product which is now manifest in the well, is originating from an off-site source, as there was never any diesel fuel found in shallow soil at the site, nor any past site history of diesel fuel being routinely used.
- There definitely seems to be several sources of the contamination found to exist beneath this site. Monitor well MW5 has never had very high MTBE levels, whereas the two wells at the eastern property boundary (MW1 and MW7) have had significant MTBE concentrations. Furthermore, monitor well MW5 is the only well that has ever registered any benzene concentrations. This would indicate possibly that the source of the contamination found to exist in monitor well MW5 is coming from an older source of gasoline than the contamination found to exist in monitor wells MW1 and MW7, where benzene has never been found, but high MTBE levels have been recorded.
- The water level in the wells varies from 1-foot deeper, to more-or-less the same, when compared to the February 15, 2002 sampling round.
- The Groundwater direction and gradient has been more-or-less the same during the course of all sampling rounds.
- Groundwater remediation is currently being conducted on-site for the free-product wells. But because free product and water is being constantly removed from these wells, a "cone of depression" might be forming which is expediting the transmission of other fuel related products onto the site, from off-site sources.

6.0 GENERAL SITE DISCUSSION

The general area along Harbor Boulevard where Randy's Automotive is located has had significant unauthorized releases of petroleum fuel products. Just up-gradient there was a tank farm at Theodore Robbins Ford which was removed during the early 1990's. During the tank removal, contamination was identified, and a major soil remediation ensued. Just south of Theodore Robbins Ford is an active Thrifty Gas Station, which could be a source of the MTBE. Furthermore, across Harbor Boulevard from the Theodore Robbins showroom, is Beacon Bay Car Wash, which only recently pulled their underground storage tanks, and the word is that significantly impacted soil was witnessed, but site closure was granted. North of the Beacon Bay Car Wash is Red-E-Rentals, which also had confirmed leakage from a gasoline and diesel underground storage tank. Red-E-Rentals was ultimately granted site closure in the late 1980's, after the tanks were removed and some remedial activities were conducted.

At Randy's Automotive the greatest gasoline contamination comes from monitor well MW2, which is placed nearest the former alternator re-manufacturing building. This building initially was the main reason that a Phase II Investigation was even conducted at Randy's Automotive, and the location has ultimately proven to be the most impacted with gasoline. It is suspected that the generator's fuel tanks were emptied onto the ground prior to re-manufacturing, and this action caused most the gasoline impacted groundwater which has been identified to exist beneath Randy's Automotive.

However, based on the history of Harbor Boulevard near Randy's Automotive, and all the water results collected to date, S&S strongly believes that possibly some of the gasoline contamination, but most likely all of the MTBE and diesel contamination, are originating from an off-site source.

7.0 RECOMMENDATIONS

A minimal free product remediation project is being conducted whereby every two weeks the free product is bailed from the impacted wells. However S&S believes that this remedial effort could be causing off-site impacted groundwater to be migrating on-site. This assumption is based in part on the fact that monitor well MW5 had no free product initially, and the major constituent of the free product is diesel fuel, not gasoline.

By bailing the free product wells, a "cone of depression" could be forming where the water direction from the surrounding area could be influenced to run, or "drain", towards Randy's Automotive. Therefore, S&S recommends bailing of the free product be discontinued until further assessment of the ultimate sources of all the contamination which is manifest at the Randy's Automotive site be better identified.

In addition, S&S recommends the three groundwater monitor wells be re-sampled three months from the date of this sampling round (June 3, 2002) to verify the results of this investigation. The groundwater samples should be analyzed for TPH-gasoline and diesel by EPA method 8015M and BTEX/MTBE and all fuel oxygenates by EPA method 8260B. All chemical analyses must be performed by a Cal-EPA certified laboratory.

8.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where water samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated through water sample collection and analyses. All of the laboratory work cited in this report was prepared under the direction of Southland Technical Service (STS) Environmental Laboratories, Inc. STS is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

TABLES

- Table 1: Summary of Groundwater Depth Measurements**
- Table 2: Well Purging Parameters**
- Table 3: Tabulated Cal-EPA Certified Concentration Levels
for all sampling rounds**

TABLE 1
Summary of Groundwater Well Elevation Data Collected June 3, 2002

Well Number	Survey Date	Top of Casing Elevation (AMSL)	Free Product Elevation	Water Depth	Amount of Free Product	Groundwater Elevation
MW1	6/3/02	80.58'	NONE	19.53'	0	61.05
MW2	"	81.41'	20.13'	21.90'	1.77'	59.90*
MW3	"	81.16'	NONE	19.93'	0	61.23
MW4	"	81.19'	19.96'	21.22'	1.26'	60.25*
MW5	"	81.69'	20.38'	21.43	1.05'	60.49*
MW6	"	81.10'	19.85'	21.38'	1.53'	60.06*
MW7	"	80.93'	NONE	19.85'	0	61.08
REMW1	"	82.02'	NONE	19.01'	0	63.01
REMW2	"	82.28'	NONE	20.28'	0	62.00
REMW3	"	82.06'	NA	Not Taken	---	NA

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

TABLE 2
Summary of Chemical Analysis Results for Water Collected June 3, 2002

Well Number	Temperature (°F)	pH	Conductivity
MW1	80.2	7.22	6,760
	77.1	7.43	6,240
	76.7	7.40	6,010
	Sample 76.7	7.41	5,800
MW3	79.1	7.12	6,640
	78.1	7.20	5,990
	77.7	6.94	5,410
	Sample 77.6	7.01	5,020
MW7	80.7	7.01	3,430
	79.2	7.02	3,610
	79.0	7.02	3,150
	Sample 79.4	6.98	3,020

TABLE 3
Full Historical Summary of Chemical Analyses Results for Water Sampling

Sample Designation	Date Sampled	Gas (8015M)	Benzene (8260)	Toluene (8260)	E Benzene (8260)	T Xylenes (8260)	MTBE (8260)
MW1	9/05/00	1,630	ND	ND	ND	ND	1,630
MW3	"	1,880	ND	ND	48	94.2	ND
MW1	3/29/01	2,350	ND	ND	ND	ND	1,520
MW3	"	332	ND	0.6	10.3	8.9	3.1
MW5	"	12,400	575	1,420	799	4,330	38
MW7	"	795	ND	1.5	1.6	13.0	684
MW1	8/20/01	2,370	ND	ND	ND	ND	1,990
MW3	"	1,450	ND	ND	17.3	2.7	6.1
MW5	"	9,730	259	492	552	2,510	43.3
MW7	"	1,360	ND	ND	ND	2.5	890
MW1	2/15/02	4,020	ND	ND	ND	ND	3,210
MW3	"	87	ND	ND	ND	ND	3.2
MW7	"	1,070	ND	ND	ND	ND	890
MW1	6/3/02	8,770	ND	ND	ND	ND	6,770
MW3	"	223	ND	ND	2.4	ND	6.5
MW5	"	26,200 ¹	---	---	---	---	---
MW7	"	1,630	ND	ND	ND	ND	959
Lab Detect Limit	NA	50	1	1	1	1	2

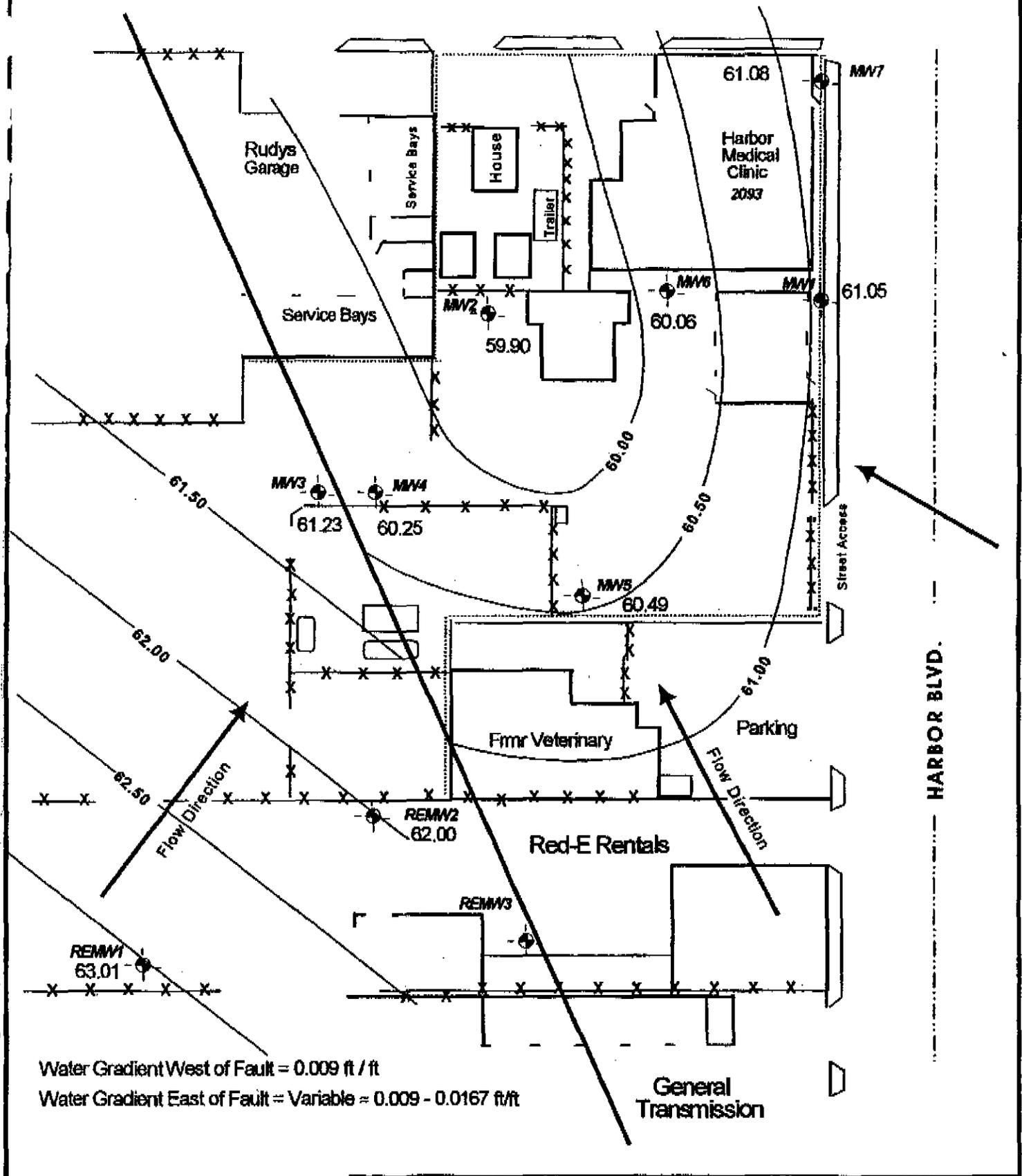
* All analyses "ppb" in water

¹ Also registered a 139,000 ppb diesel concentration

FIGURES

- ▶ **Thomas Guide Site Location Map (Figure 1)**
- ▶ **Groundwater Gradient Map (Figure 2)**
- ▶ **Gasoline Concentration Map (Figure 3)**
- ▶ **MTBE Concentration Map (Figure 4)**

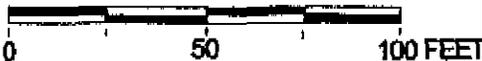
HAMILTON ST.



Water Gradient West of Fault = 0.009 ft / ft

Water Gradient East of Fault = Variable = 0.009 - 0.0167 ft/ft

SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



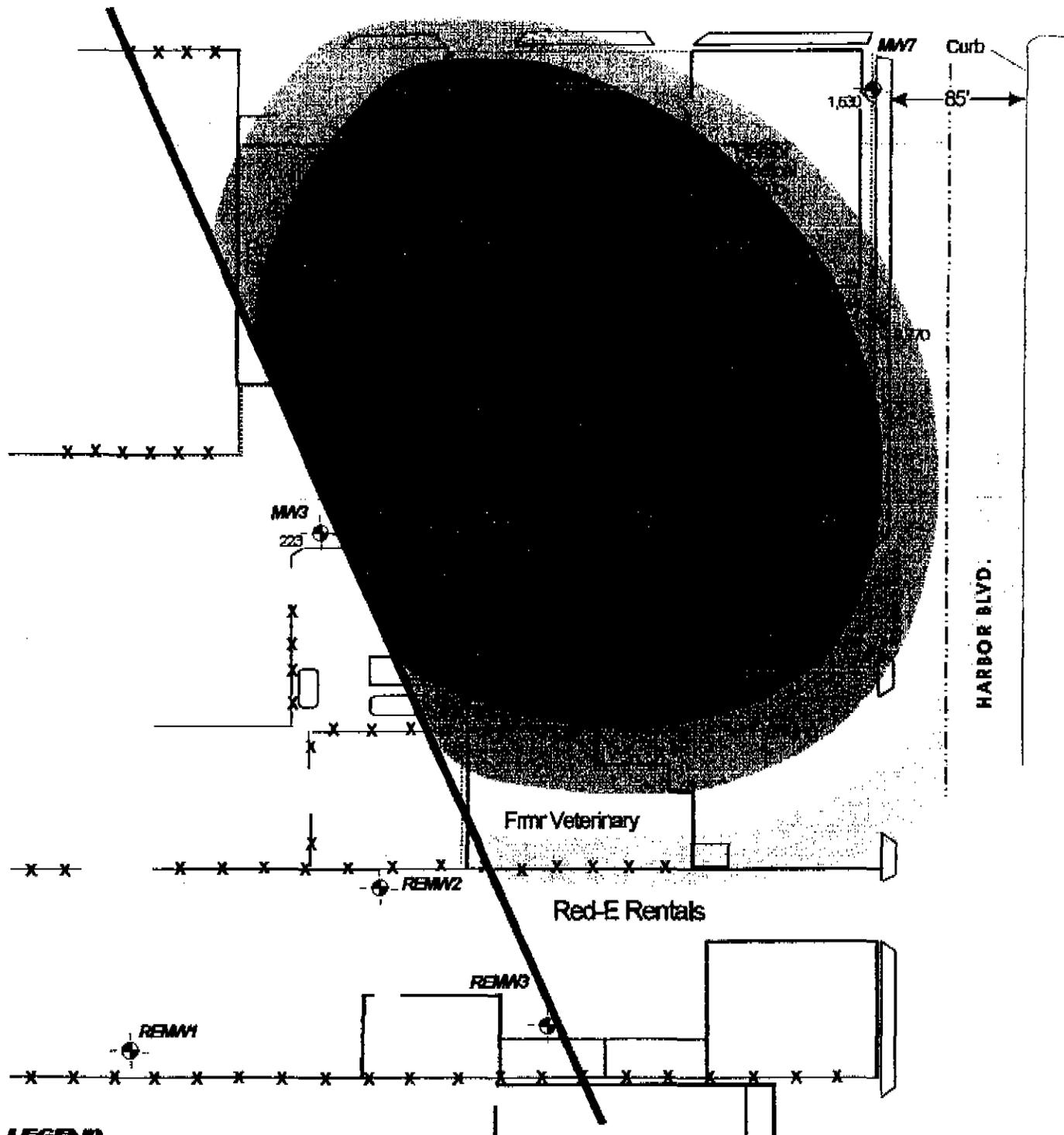
COMMERCIAL
 Environmental Services

FIG
2

PROJECT# JN2007

DRAFTED BY: WCL
 DATE: 06/02

HAMILTON ST.

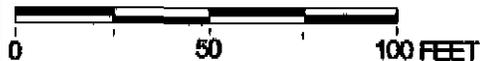


LEGEND:

- MM3 — Monitor Well Designation
- — Monitor Well Location
- 3,020 — Gas Concentration (ppb)
- 1.63' FP — Free Product Thickness

- Gas Concentration > 10,000 ppb
- ⊙ Gas Concentration > 5,000 ppb
- ⊘ Gas Concentration > 2,500 ppb
- ⊚ Gas Concentration > 1,000 ppb

SCALE:



SITE SKETCH MAP
 MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



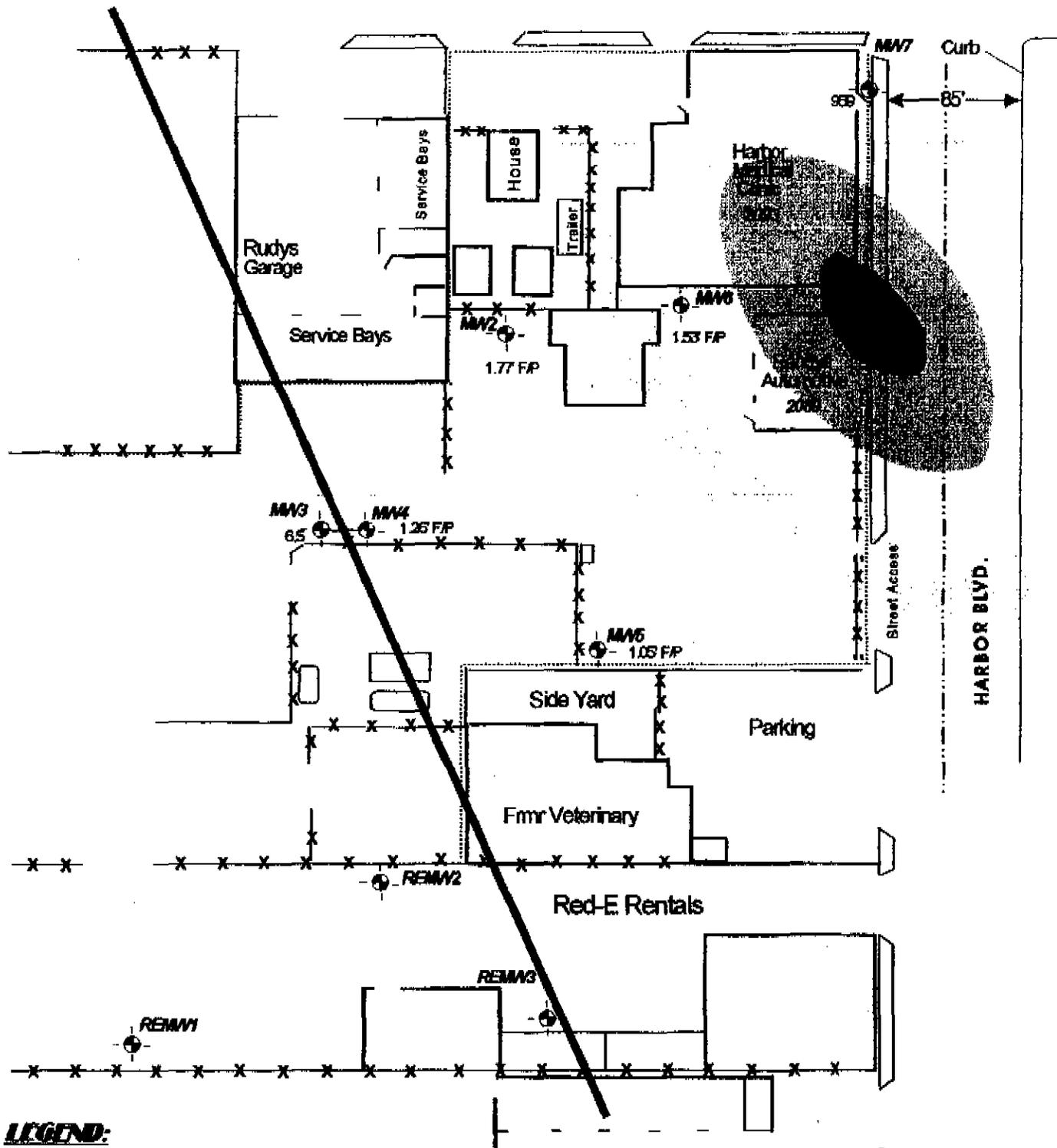
COMMERCIAL
 Environmental Services

FIG 3

PROJECT # JN02007

DRAFTED BY:	WCL
DATE:	0802

HAMILTON ST.



85'

939

Rudys Garage

Service Bays

House

Trailer

Harbor Automotive
2009

Service Bays

1.77 FP

MM6
1.53 FP

Harbor Automotive
2009

MM3
6.5

MM4
1.25 FP

MM5
1.03 FP

Side Yard

Parking

Fmr Veterinary

Red-E Rentals

REMV2

REMV3

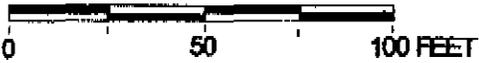
REMV1

LEGEND:

- MM3 ——— Monitor Well Designation
- ——— Monitor Well Location
- 1,350 ——— MTBE Concentration (ppb)
- 1.63 FP ——— Free Product Thickness

- MTBE Concentration > 5,000 ppb
- ⊗ MTBE Concentration > 2,500 ppb
- MTBE Concentration > 1,000 ppb
- MTBE Concentration > 100 ppb

SCALE:



SITE SKETCH MAP
MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



COMMERCIAL
 Environmental Services

FIG 4

PROJECT # JND007

DRAFTED BY: WCL
 DATE: 0802

APPENDIX

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90840

Phone (323) 888-0728
Fax (323) 888-1509

06-14-2002

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: 020601/Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 06-03-2002
Lab Job No.: Z206001

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 06-03-2002 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "RW-6", is written over a horizontal line.

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

06-14-2002

Client: S & S Commercial Environmental Services
Project: 020601/Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AF03-GW1

Lab Job No.: Z206001
Date Sampled: 06-03-2002
Date Received: 06-03-2002
Date Analyzed: 06-03-2002

EPA Method 8015m (Gasoline)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	Gasoline(C4-C12)	Reporting Limit
Method Blank		ND	50
MW 1	Z206001-1	8,770	50
MW 3	Z206001-2	223	50
MW 5	Z206001-3	26,200	50
MW 7	Z206001-4	1,630	50

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

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Fax (323) 888-1509

06-14-2002

Client	S & S Commercial Environmental Services	Lab Job No.:	Z206001
Project:	020601/Randy's Automotive	Date Sampled:	06-03-2002
Project:	2089 Harbor Blvd., Costa Mesa, CA	Date Received:	06-03-2002
Matrix:	Water	Date Analyzed:	06-04-2002
Batch No.:	0604-VOA		

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: $\mu\text{g/L}$ (ppb)

Lab ID	Method	Z206001-1	Z206001-2	Z206001-4				MDL
Sample ID	Blank	MW-1	MW-3	MW-7				
DF	1	20	1	5				
Benzene	ND	ND	ND	ND				1
Toluene	ND	ND	ND	ND				1
Ethylbenzene	ND	ND	2.4	ND				1
Total Xylenes	ND	ND	ND	ND				2
MTBE	ND	6,770	6.5	959				2
ETBE	ND	ND	ND	ND				2
DIPE	ND	ND	ND	ND				2
TAME	ND	ND	ND	ND				2
T-Butyl Alcohol	ND	ND	ND	ND				10

MDL: Method Detection Limit.

DF: Dilution Factor ($\text{DF} \times \text{MDL} = \text{Reporting Limit}$ for the sample).

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

06-14-2002

Client: Geo Point Technology
Project: 020601
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: EF04-DW1

Lab Job No.: Z206001
Date Sampled: 06-03-2002
Date Received: 06-03-2002
Date Analyzed: 06-04-2002

EPA 8015M (TPH)
Reporting Units: $\mu\text{g/L}$ (ppb)

Sample ID	Lab ID	Diesel (C13-C23)*	Reporting Limit
Method Blank		ND	500
MW 5	Z206001-3	139,000	500

* The full hydrocarbon range for diesel fuel is approximately C10 - C23. The amounts reported on this page are in the carbon range C12 - C23. The lighter portion (C10 - C12), which are also part of gasoline fuel, have been included in "Gasoline Range TPH" for the corresponding samples on a separate page.

ND: Not Detected (at the specified limit)



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Fax (323) 888-1509

06-14-2002

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: S & S Commercial Environmental Services
Project: 020601/Randy's Automotive
Matrix: Water
Batch No.: EF04-DW1

Lab Job No.: Z206001
Lab Sample ID: ST20604-2
Date Analyzed: 06-04-2002

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20	21.9	21.8	109.5	109.0	0.5	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	21.5	20	107.5	80-120

ND: Not Detected



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Fax (323) 888-1509

06-14-2002

EPA 8015M
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: 020601/Randy's Automotive
Matrix: Water
Batch No: AF03-GW1

Lab Job No.: Z206001
Lab Sample ID: ST0603-1
Date Analyzed: 06-03-2002

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	1,030	926	103.0	92.6	10.6	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	1,080	1000	108.0	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

7801 Telegraph Road, Suite L
Montebello, CA 90640

Phone (323) 888-0728
Fax (323) 888-1509

06-14-2002

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z206001
Project:	020601/Randy's Automotive	Lab Sample ID:	R206006-2
Matrix:	Water	Date Analyzed:	06-04-2002
Batch No:	0604-VOA		

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	23.8	21.1	119.0	105.5	12.0	30	70-130
Benzene	ND	20	20.1	18.3	100.5	91.5	9.4	30	70-130
Trichloro-ethene	ND	20	22.4	20.8	112.0	104.0	7.4	30	70-130
Toluene	ND	20	20.9	19.5	104.5	97.5	6.9	30	70-130
Chlorobenzene	ND	20	20.9	19.6	104.5	98.0	6.4	30	70-130

**II. LCS Result
Unit: ppb**

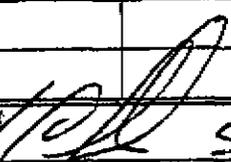
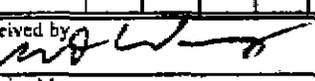
Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	21.6	20.0	108.0	80-120
Benzene	18.2	20.0	91.0	80-120
Trichloro-ethene	20.8	20.0	104.0	80-120
Toluene	19.5	20.0	97.5	80-120
Chlorobenzene	18.9	20.0	94.5	80-120

ND: Not Detected.

SOUTHLAND TECHNICAL SERVICES, INC.

CHAIN OF CUSTODY RECORD

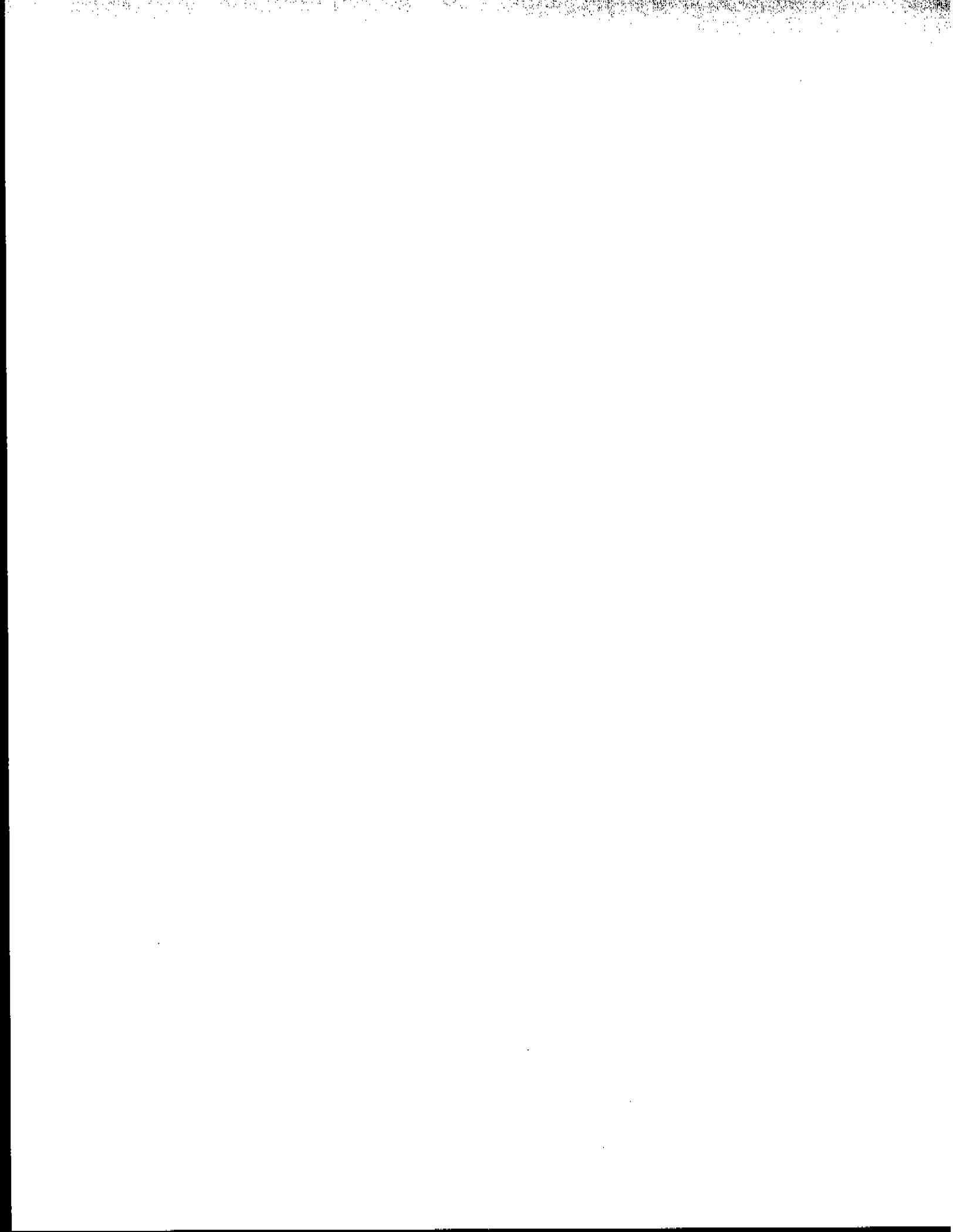
Lab Job Number **Z206001**

Client: SIS Commercial Environmental Services, Inc.					Analyses Requested							T.A.T. Requested <input type="checkbox"/> Rush 8 12 24 hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal	
Address: 5204 Seashore Drive Suite A, Newport Beach												Sample Condition <input checked="" type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample seals	
Report Attention Bill Lochner	Phone 714 588-9794	Fax 714 588-9791	Sampled by W. Co. L.		602/8021 (BTEX, MTBE)	8015M (Gasoline)	8015M (Diesel)	8260B (VOCs)	8260B (Oxygenates, BTEX)	8260B (MTBE Confirm.)	TPH-Ges Diesel	Remarks	
Project Name/No. 020601		Project Site 2089 Harbor Blvd./Costa Mesa		Client Sample ID								Lab Sample ID	
MW 1		Z206001-1		6-3-02		Water		Chill		2-40ml			
MW 3		-2		6-3-02		Water		↓		↓			
MW 5		-3		6-3-02		Water		↓		↓			
MW 7		-4		6-3-02		Water		↓		↓			
Relinquished by 		Company SIS Commercial		Date 6-3-02	Time 1:15	Received by 		Company SIS		Container types: M=Metal Tube A=Air Bag P=Plastic bottle <u>G=Glass bottle</u> V=VOA vial			

Southland Tech. Services, Inc.
7801 Telegraph Road, Suite L & K
Montebello, CA 90640

Tel: (323) 888-0728
Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.



October 21, 2002

Project Report

6th Round Sampling of Groundwater Conditions

AT:

Randy's Automotive

2089 Harbor Boulevard
Costa Mesa, CA 92627

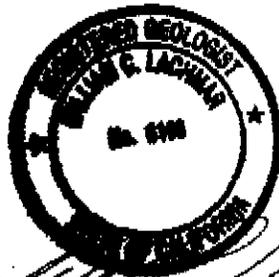
R.W.Q.C.B. Case # 083003521T

CONDUCTED FOR:

Mr. H.S. Chow

P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By:



William C. Lachmar, R.G. # 6168

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2.1	Groundwater Depths	1
2.2	Groundwater Gradient & Flow Direction	1
3.0	GROUNDWATER PURGING & SAMPLE COLLECTION	2
4.0	CHEMICAL ANALYSES RESULTS	2
5.0	CONCLUSIONS	3
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Figure 2	Groundwater Gradient & Direction Map
Figure 3	Gasoline Impact Zone in Water
Figure 4	MTBE Impact Zone in Water

APPENDIX: Cal-EPA Certified Laboratory Chemical Analyses Results

6TH ROUND GROUNDWATER MONITORING REPORT

1.0 INTRODUCTION

The following report documents the methods and results of the sixth round groundwater monitoring at 2089 Harbor Boulevard. This sampling event includes data from a total of 8 water monitor well locations (6 on-site & 2 off-site) and the chemical analyses results from 3 monitor wells (wells MW1, MW3 and MW7).

Results of this investigation indicate water depths to have dropped by approximately 0.25-feet when compared to the fifth sampling round, conducted June 3, 2002. The water direction and gradient remains generally the same as all previous sampling rounds. The contaminant levels were basically identical in monitor wells MW3 and MW7 when compared to the previous sampling round, but much lower for monitor well MW1. The highest gasoline and MTBE levels found from the three wells sampled which do not contain free product, was a 1,110 parts per billion (ppb) gasoline and 965 ppb MTBE concentration (well MW7). Results from the June 2002 sampling round for well MW1, registered a 8,770 ppb gasoline and 6,770 ppb MTBE concentration. During this sampling round, MW1 registered gasoline and MTBE concentrations of 308 ppb and 285 ppb respectively.

2.0 WELL HYDROLOGY

2.1 Groundwater Depths

Depths to groundwater were measured in six on-site monitoring wells and two off-site monitoring wells using a Solinst brand interface meter. Two measurements were taken in each well to confirm groundwater depth. Depth to water measurements along with top of casing survey data were used to calculate the groundwater flow direction and gradient. A historical summary of groundwater depths and well casing elevation data is provided in Table 1.

2.2 Groundwater Gradient and Flow Direction

Depth to water measurements and well distances were incorporated to identify the current groundwater direction and gradient. A groundwater flow contour map was constructed by solving several geometric three point problems (Figure 2). **The general direction of groundwater flow found during this sampling varies, with more-or-less a northerly direction interpreted. The site average gradient west of the fault is 0.0087 ft/ft, with a direction generally towards the northeast. East of the fault the gradient varies but the average interpreted gradient during this sampling event is estimated at 0.0067 ft/ft, with a groundwater direction generally running to the northwest.**

3.0 GROUNDWATER PURGING & SAMPLE COLLECTION

Duplicate sets of groundwater samples were collected from wells MW1, MW3 and MW7 on October 2, 2002 after removal of approximately three well casing volumes of water and stabilization of temperature, conductivity and pH had been verified. The wells were purged using a 1-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 90% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in factory cleaned, sterile, 40 ml. glass OVA vials. The secured samples were labeled and immediately placed in an ice chest containing bagged ice for cold storage, then subsequently transported to a Cal-EPA certified laboratory for analyses. The water stabilization data is provided in Table 2.

4.0 CHEMICAL ANALYSES RESULTS

A total of three water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline by EPA Method 8015M and volatile aromatic hydrocarbons as benzene, ethylbenzene, toluene, total xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8260B. Results of the water testing indicates petroleum constituent levels have more-or-less remained the same for monitor wells MW3 and MW7 when compared to the June 3, 2002 sampling round. Monitor well MW1 however had a very significant, unexplainable drop in petroleum constituent concentration levels, registering a 308 ppb gasoline and 285 ppb MTBE concentration. Monitor well MW1 registered a 8,770 ppb gasoline concentration and 6,770 ppb MTBE concentration during the June 3, 2002 sampling round. A summary of the laboratory chemical analyses results for water is provided in Table 3. The certified water chemical analyses report, with QA/QC data is provided in the Appendix. Gasoline and MTBE water isopleth maps are attached to this report as Figures 3 and 4 respectively.

5.0 CONCLUSIONS

Based on the field investigation, and laboratory chemical analyses results, S&S Commercial Environmental Services concludes the following:

- On-site monitor well (MW5) continues to contain free-product.
- There definitely seems to be several sources of the contamination found to exist beneath this site. Monitor well MW5 has never had very high MTBE levels, whereas the two wells at the eastern property boundary (MW1 and MW7) have had significant MTBE concentrations. Furthermore, monitor well MW5 is the only well that has ever registered any benzene concentrations. This would indicate possibly that the source of contamination found to exist in monitor well MW5 is coming from an older source of gasoline than the contamination found to exist in monitor wells MW1 and MW7, where benzene has never been found, but high MTBE levels have been recorded.
- The site average water level decreased approximately 0.25-feet, when compared to the June 3, 2002 sampling round.
- The Groundwater direction and gradient has been more-or-less the same during the course of all sampling rounds.
- As of the June 27, 2002 report date for the fifth sampling round, free product removal from monitor wells MW2, MW4, MW5 and MW6 has not been conducted. This is because a "cone of depression" might be created through this action, which would only increase the movement of contamination onto the site, from other off-site sources. It is absolutely the opinion of S&S Commercial Environmental Services, Inc. that much of the contamination found to exist on this site, has come, or is still coming from off-site sources.
- S&S strongly believes that possibly some of the gasoline contamination, but most likely all of the MTBE and diesel contamination, are originating from an off-site source.

7.0 RECOMMENDATIONS

There are currently four free product wells on the property with two other wells having significant MTBE concentrations. S&S believes that a "passive" remedial action should begin such as pumping in oxygen releasing compounds etc., to at least begin a viable concerted effort towards breaking down the diesel and gasoline which are in the middle of the property. S&S is fully aware that the MTBE is much less susceptible to bio-remediation and/or oxidation/reduction type chemical methods of treatment. But a significant reduction in the overall contamination beneath the property is anticipated for all the free product wells, which never indicated very high concentrations, if any, of MTBE. By not taking any water out, there would be no "cone of depression" formed.

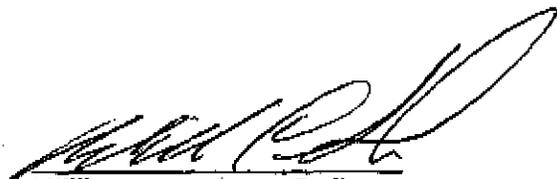
Furthermore, continued investigations off-site should be conducted to better identify all sources of contamination which have been manifested at this site.

8.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where water samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or for other areas not investigated through water sample collection and analyses. All of the laboratory work cited in this report was prepared under the direction of Southland Technical Service (STS) Environmental Laboratories, Inc. STS is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

TABLES

- Table 1: Summary of Groundwater Depth Measurements**
- Table 2: Well Purging Parameters**
- Table 3: Tabulated Cal-EPA Certified Concentration Levels for all sampling rounds**

TABLE 1

Summary of Groundwater Well Elevation Data Collected October 02, 2002

Well Number	Survey Date	Top of Casing Elevation (AMSL)	Free Product Elevation	Water Depth	Amount of Free Product	Groundwater Elevation
MW1	10/2/02	80.58'	NONE	19.73'	0	60.85
MW2	"	81.41'	20.71'	22.43'	1.72'	60.32*
MW3	"	81.16'	NONE	20.13'	0	61.03
MW4	"	81.19'	20.28'	21.44'	1.16'	60.65*
MW5	"	81.69'	20.38'	21.64	1.01'	60.84*
MW6	"	81.10'	20.40'	21.72'	1.32'	60.41*
MW7	"	80.93'	NONE	20.03'	0	60.90
REMW1	"	82.02'	NONE	19.26'	0	62.76
REMW2	"	82.28'	NONE	20.45'	0	61.83
REMW3	"	82.06'	NA	Not Taken	---	NA

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

TABLE 2

Summary of Chemical Analysis Results for Water Collected October 02, 2002

Well Number	Temperature (°F)	pH	Conductivity
MW1	78.0	7.02	6,910
	76.8	7.21	6,130
	76.7	7.21	6,050
	Sample 76.7	7.18	4,980
MW3	78.3	7.00	6,210
	78.2	7.00	5,910
	77.9	6.96	5,810
	Sample 77.9	7.01	5,480
MW7	79.3	7.21	3,930
	79.0	7.09	3,920
	78.9	7.07	3,680
	Sample 78.9	7.00	3,250

TABLE 3

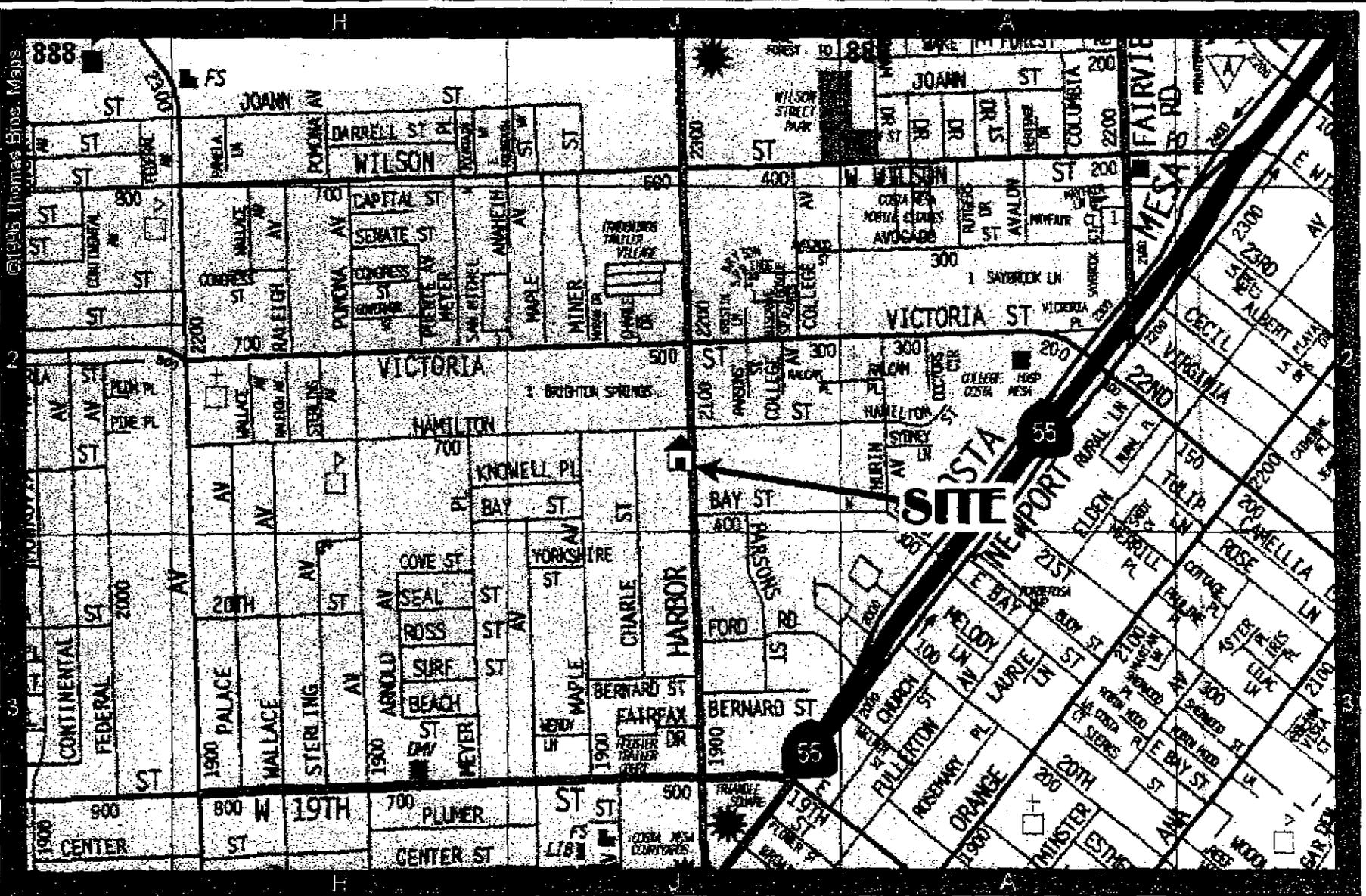
Full Historical Summary of Chemical Analyses Results for Water Sampling

Sample Designation	Date Sampled	Gas (8015M)	Benzene (8260)	toluene (8260)	E. Benzene (8260)	T Xylenes (8260)	MTBE (8260)
MW1	9/05/00	1,630	ND	ND	ND	ND	1,630
MW3	"	1,880	ND	ND	48	94.2	ND
MW1	3/29/01	2,350	ND	ND	ND	ND	1,520
MW3	"	332	ND	0.6	10.3	8.9	3.1
MW5	"	12,400	575	1,420	799	4,330	38
MW7	"	795	ND	1.5	1.6	13.0	684
MW1	8/20/01	2,370	ND	ND	ND	ND	1,990
MW3	"	1,450	ND	ND	17.3	2.7	6.1
MW5	"	9,730	259	492	552	2,510	43.3
MW7	"	1,360	ND	ND	ND	2.5	890
MW1	2/15/02	4,020	ND	ND	ND	ND	3,210
MW3	"	87	ND	ND	ND	ND	3.2
MW7	"	1,070	ND	ND	ND	ND	890
MW1	6/3/02	8,770	ND	ND	ND	ND	6,770
MW3	"	223	ND	ND	2.4	ND	6.5
MW5	"	26,200 ¹	---	---	---	---	---
MW7	"	1,630	ND	ND	ND	ND	959
MW1	10/2/02	308	ND	ND	ND	ND	285
MW3	"	ND	ND	ND	ND	ND	6.4
MW7	"	1,110	ND	ND	ND	ND	965
Lab Detect Limit	NA	50	1	1	1	1	2

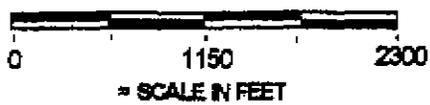
* All analyses "ppb" in water

FIGURES

- ▶ **Thomas Guide Site Location Map (Figure 1)**
- ▶ **Groundwater Gradient Map (Figure 2)**
- ▶ **Gasoline Concentration Map (Figure 3)**
- ▶ **MTBE Concentration Map (Figure 4)**



PAGE: 888
 GRID: J-2

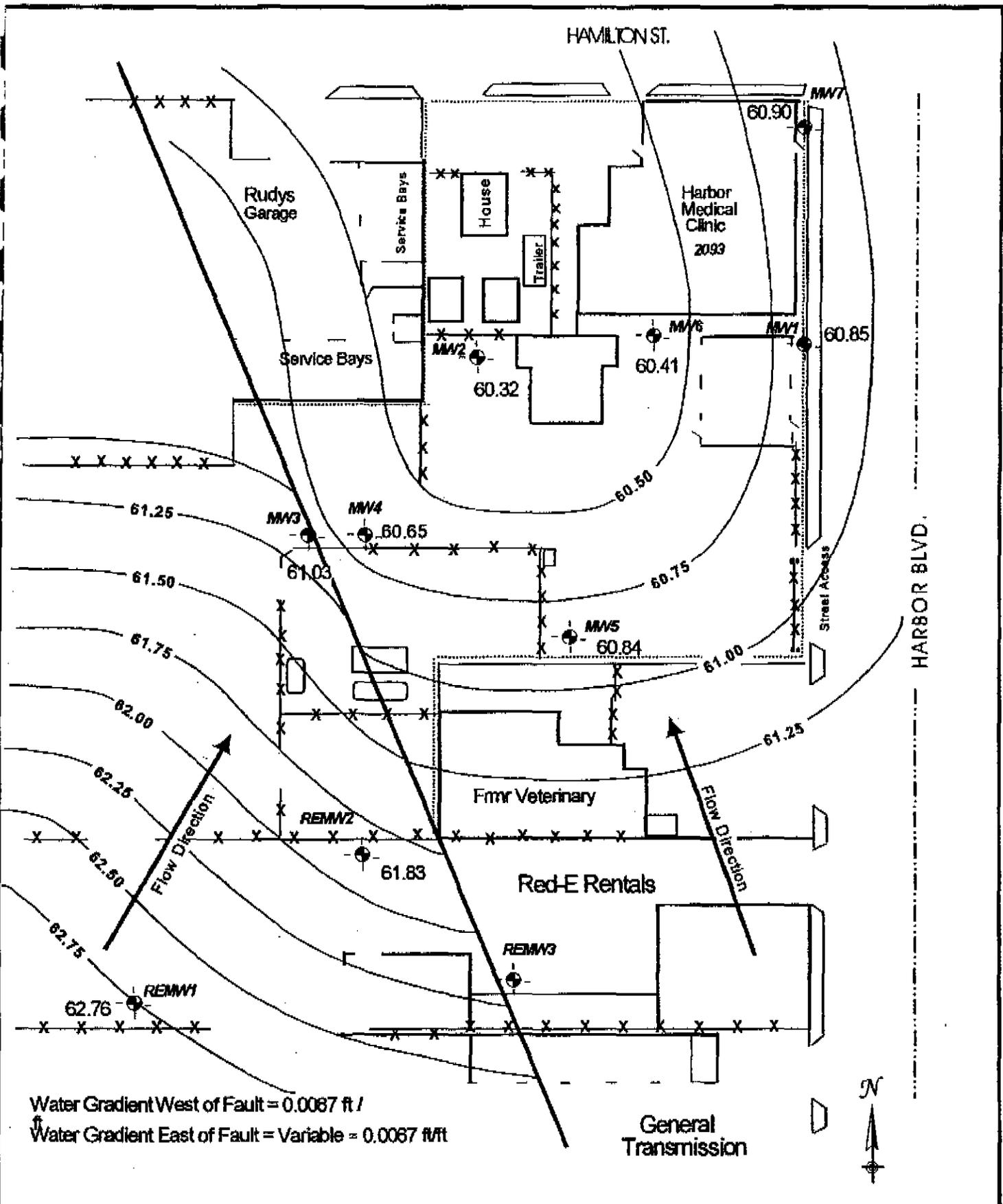


THOMAS GUIDE LOCATION MAP
 SITE: RANDYS AUTOMTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

S&S COMMERCIAL
 Environmental Services

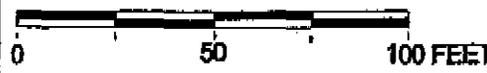
PROJECT# JNC2007	DRAFTED BY:
	DATE:

FIG
 1



Water Gradient West of Fault = 0.0087 ft /
 Water Gradient East of Fault = Variable = 0.0067 ft/ft

SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd,
 Costa Mesa, CA



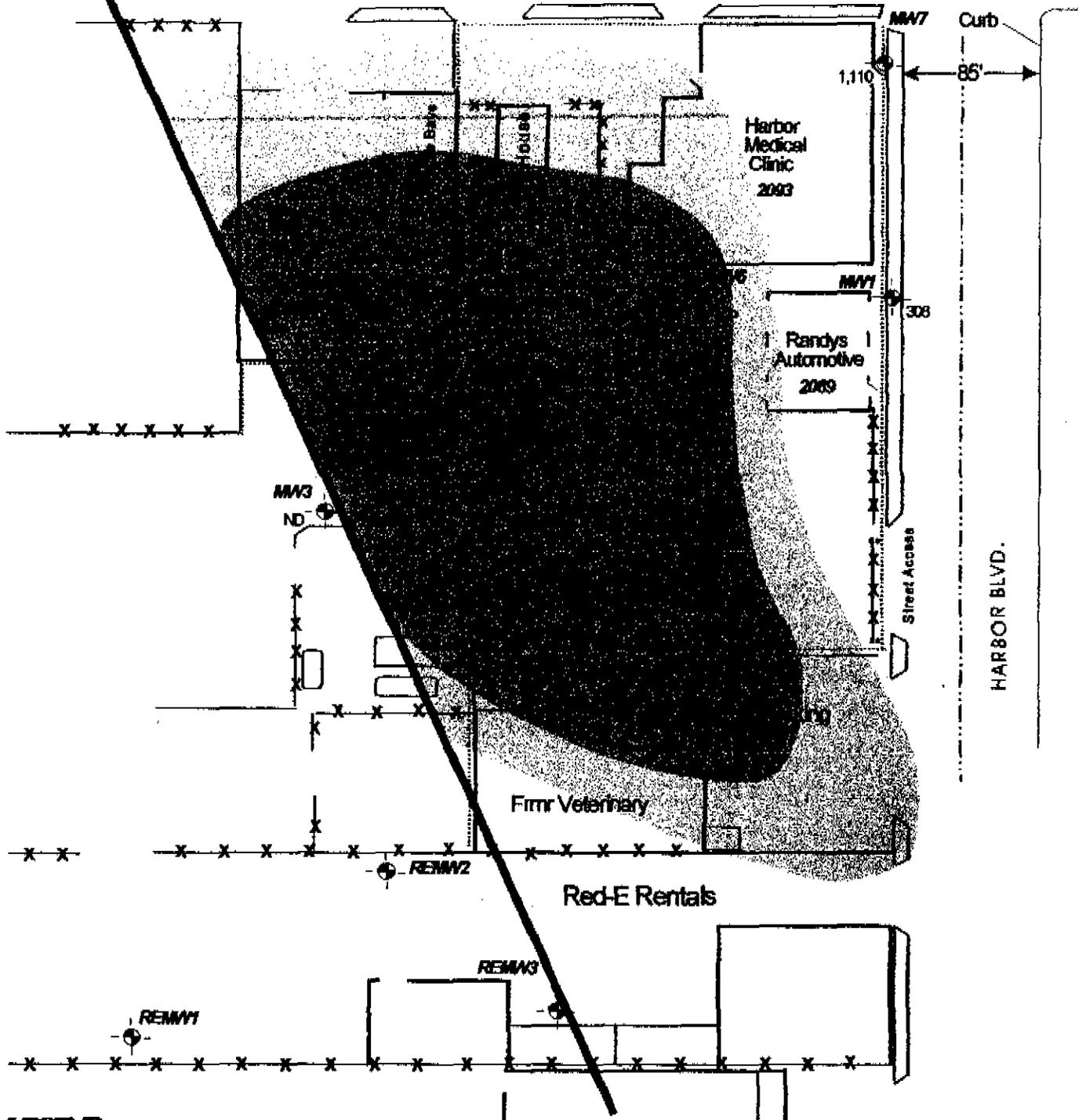
COMMERCIAL
 Environmental Services

FIG
2

PROJECT# OCT02007

DRAFTED BY: WCL
 DATE: 10/02

HAMILTON ST.

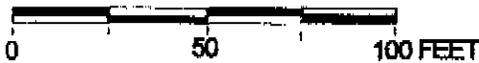


LEGEND:

- MW3 ——— Monitor Well Designation
- ⊙ ——— Monitor Well Location
- 3,020 ——— Gas Concentration (ppb)
- 1.63' FP ——— Free Product Thickness

- Gas Concentration > 10,000 ppb
- Gas Concentration > 5,000 ppb
- Gas Concentration > 2,500 ppb
- Gas Concentration > 1,000 ppb

SCALE:



SITE SKETCH MAP
 MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



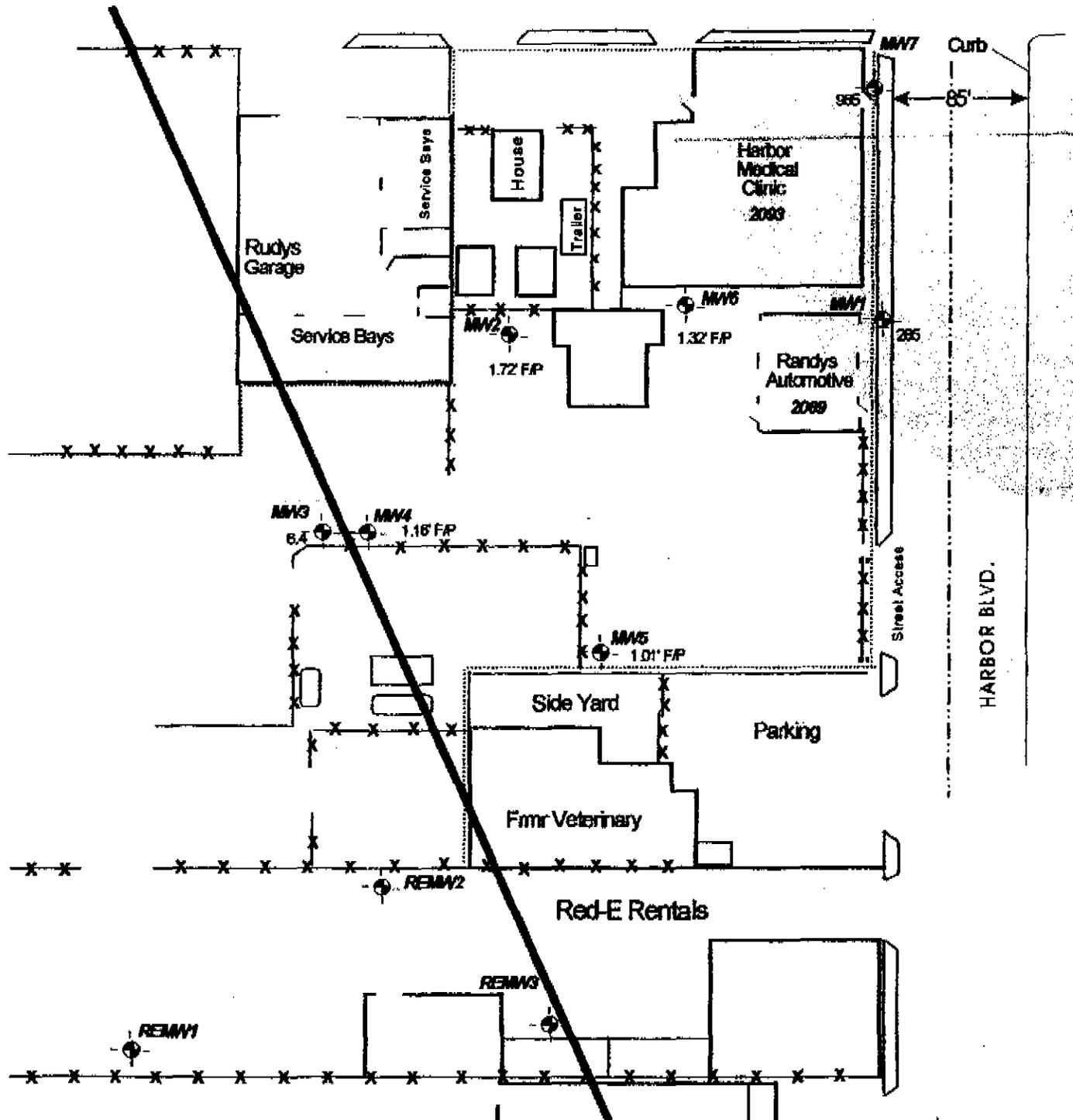
COMMERCIAL
 Environmental Services

PROJECT # JMC2007

DRAFTED BY: WCL
 DATE: 10/02

FIG 3

HAMILTON ST.



LEGEND:

- MW3 ——— Monitor Well Designation
- ——— Monitor Well Location
- 1.350 ——— MTBE Concentration (ppb)
- 1.35 FP ——— Free Product Thickness

- MTBE Concentration > 5,000 ppb
- MTBE Concentration > 2,500 ppb
- MTBE Concentration > 1,000 ppb
- MTBE Concentration > 100 ppb

SCALE:



SITE SKETCH MAP
MTBE IMPACT INTERPRETATION
 SITE: RANDYS AUTOMOTIVE
 2099 Harbor Blvd.
 Costa Mesa, CA

S&S COMMERCIAL Environmental Services	DRAFTED BY: WCL
	DATE: 1002
PROJECT # OCT02007	

FIG 4

APPENDIX

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement



Southland Technical Services, Inc.
Environmental Laboratories

10-04-2002

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: 021001/Randy's Automotive
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 10-02-2002
Lab Job No.: Z210006

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 10-02-2002 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8015M (Diesel)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

09-13-2002

Client: S & S Commercial Environmental Services
Project: 021001
Project Site: Rady's Auto-2089 Harbor Blvd., Costa Mesa
Matrix: Water
Batch No.: AJ03-GW1
Batch No.: EJ04-DW1

Lab Job No.: Z210006
Date Sampled: 10-02-2002
Date Received: 10-02-2002
Date Analyzed: 10-03-2002
Date Analyzed: 10-04-2002

EPA Method 8015M
Total Petroleum Hydrocarbons
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	C4-C12 (gasoline)*	C13-C23 (Diesel)	C23-C40 (Oil)
Method Detection Limit			50	500	1,000
Method Blank		1	ND	ND	ND
MW 1	Z210006-1	1	308	ND	ND
MW 3	Z210006-2	1	ND	ND	ND
MW 7	Z210006-3	1	1,110	ND	ND

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

10-04-2002

Client: S & S Commercial Environmental Services
Project: 021001/Randy's Automotive
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 1003-VOAW

Lab Job No.: Z210006
Date Sampled: 10-02-2002
Date Received: 10-02-2002
Date Analyzed: 10-03-2002

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: µg/L (ppb)

Lab ID	Method	Z210006-1	Z210006-2	Z210006-3				MDL
Sample ID	Blank	MW-1	MW-3	MW-7				
DF	1	10	1	10				
Benzene	ND	ND	ND	ND				1
Toluene	ND	ND	ND	ND				1
Ethylbenzene	ND	ND	ND	ND				1
Total Xylenes	ND	ND	ND	ND				2
MTBE	ND	285	6.4	965				2
ETBE	ND	ND	ND	ND				2
DIPE	ND	ND	ND	ND				2
TAME	ND	ND	ND	ND				2
T-Butyl Alcohol	ND	ND	ND	ND				10

MDL: Method Detection Limit.

DF: Dilution Factor (DF × MDL = Reporting Limit for the sample).

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

10-04-2002

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: S & S Commercial Environmental Services Lab Job No.: Z210006
Project: 021001/Randy's Automotive
Matrix: Water Lab Sample ID: ST21004-1
Batch No.: EJ04-DW1 Date Analyzed: 10-04-2002

**I MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20	20.6	20.8	103.0	104.0	1.0	30	70-130

**II LCS Result
Unit: ppb**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	21.4	20	107.0	80-120

ND: Not Detected



Southland Technical Services, Inc.
Environmental Laboratories

10-04-2002

EPA 8015M
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: 021001/Randy's Automotive
Matrix: Water
Batch No: AJ03-GW1

Lab Job No.: Z210006
Lab Sample ID: Z210006-2
Date Analyzed: 10-03-2002

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	1,250	1,140	125.0	114.0	9.2	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	980	1000	98.0	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

10-04-2002

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z210006
Project:	021001/Randy's Automotive	Lab Sample ID:	AP209171-10
Matrix:	Water	Date Analyzed:	10-03-2002
Batch No:	1003-VOAW		

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.3	20.6	96.5	103.0	6.5	30	70-130
Benzene	ND	20	19.1	20.8	95.5	104.0	8.5	30	70-130
Trichloro-ethene	ND	20	19.7	19.8	98.5	99.0	0.5	30	70-130
Toluene	ND	20	18.1	19.8	90.5	99.0	9.0	30	70-130
Chlorobenzene	ND	20	20.4	21.0	102.0	105.0	2.9	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	19.5	20	97.5	80-120
Benzene	17.4	20	87.0	80-120
Trichloro-ethene	20.7	20	103.5	80-120
Toluene	19.2	20	96.0	80-120
Chlorobenzene	18.7	20	93.5	80-120

ND: Not Detected.



May 15, 2003

Project Report

**Additional Groundwater Monitor Well Installation - Groundwater
Sampling of Nine Wells - Off-Site Source Investigation**

AT:

Randy's Automotive

2089 Harbor Boulevard
Costa Mesa, CA 92627

R.W.Q.C.B. Case # 083003521T

CONDUCTED FOR:

Mr. H.S. Chow

P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By,



William C. Lachmar, R.G. # 6168

EXECUTIVE SUMMARY

S&S Commercial Environmental Services (S&S), Inc. was contracted to review records from the Orange County Health Care Agency (OCHCA) and Regional Water Quality Control Board, Santa Ana Region (RWQCB), install an additional two groundwater monitoring wells and purge and sample a total of nine groundwater monitoring wells at 2089 Harbor Boulevard, Costa Mesa, CA (Site). The Site is better described in the County records, as Assessor's parcel #'s 1, 2, 6, 7, 8 and 9.

The initiation of the project consisted of reviewing the RWQCB and OCHCA records. From this record review, S&S believes that several off-site sources have contributed to the contamination found at this property, with others probably contributing as well, but there are no records on file from those sites.

The Red-E-Rentals site was granted a "no further action" letter by the OCHCA on April 3, 1995. Some contamination in water was found to exist, but nothing significant, with the highest benzene concentration found during all groundwater sampling rounds at 16.6 ppb. However some contribution of gasoline and diesel fuel may have originated from this property. General Transmission, the property immediately south of Red-E-Rentals, had a waste oil tank removed in October 11, 1988 and registered a TRPH concentration of 15,700 ppm immediately beneath the tank with a 9,000 ppm TRPH and 350 ppm fuel concentration at 15-feet below grade. An additional investigation has been requested by the OCHCA, but the owner refuses to conduct any further environmental investigations and the site has been submitted to the District Attorney, "Major Fraud Consumer Protection" office in Santa Ana.

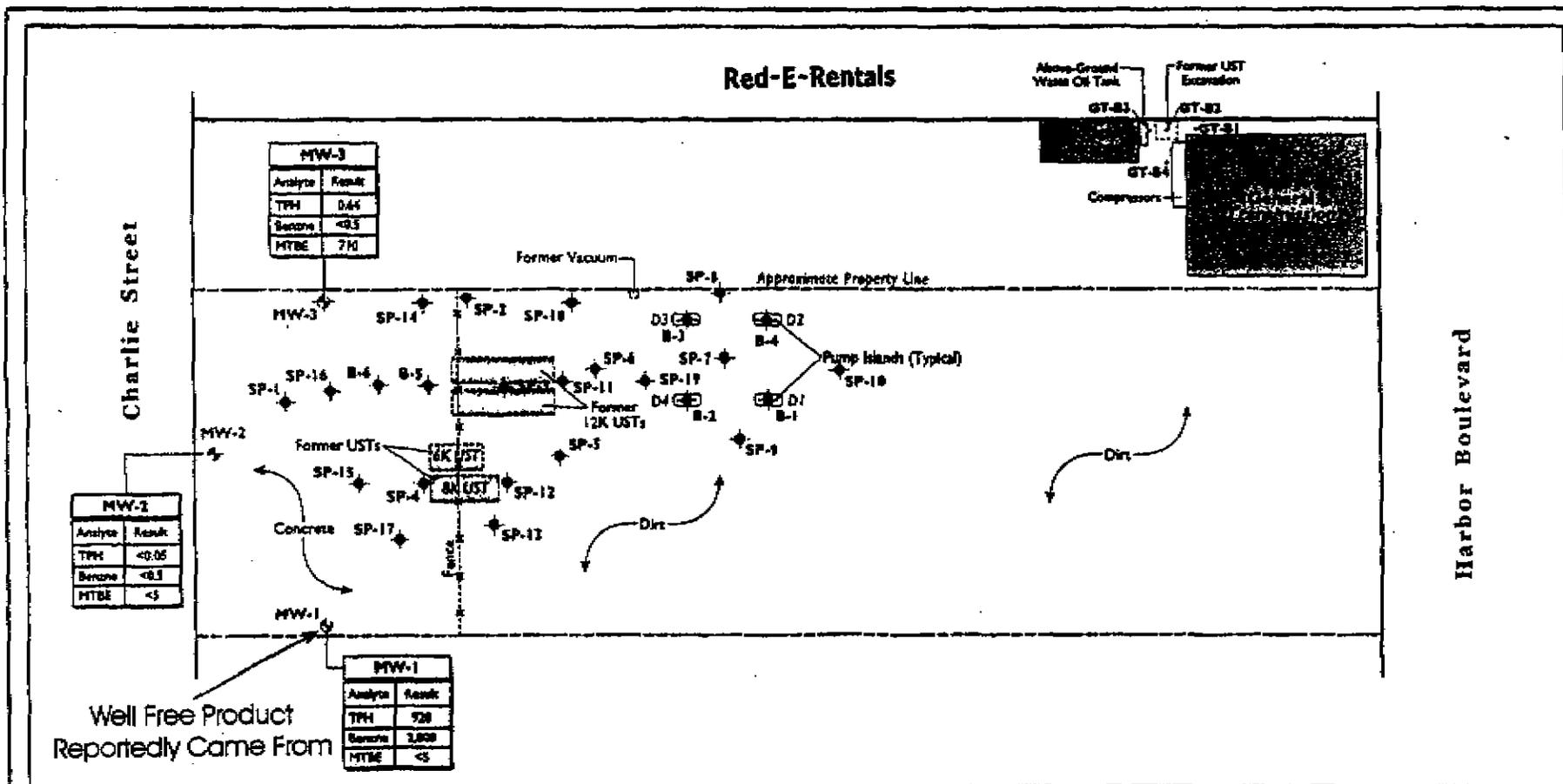
The property immediately south of General Transmission has significant contamination. The contamination is a direct result of its former operations as a Car Wash and fueling depot. The property throughout its history has maintained numerous underground fuel storage tanks, with the last series of tanks being two nested 12,000 gallon gasoline tanks and a nested 8,000 and 6,000 gallon gasoline tank. Never has the site been permitted to store diesel fuel! However a sample of free product was given the S&S project manager during the installation of the two additional groundwater monitoring wells, that purportedly came from monitor well MW1 of the Beacon Bay site. Monitor well MW1 is located in the southwest portion of the property, right next to the southern property boundary. For further information regarding the environmental "condition" of the former Beacon Bay Car Wash, please reference Appendix 1.

The free product from reportedly Beacon Bay well MW1 contained a mixture of diesel fuel and gasoline. This mixture is very similar to the mixture found at the Site, especially when you discount the fact by the time the free product reaches the Site, much of the lighter ends of the fuel mixture would be degraded, as represented by the gas chromatogram for well MW6. Whether or not the gasoline and diesel fuel mixture ultimately originated from the Beacon Bay property, there is little doubt that this is a major source of the contamination found at the Site (if indeed the product delivered to the S&S project manager and which was subsequently analyzed, originated from the former Beacon Bay Car Wash).

Finally, based on the interpreted fault direction and attitude, the location of the wells with the highest MTBE concentration at the Site and the direction of groundwater flow, it is S&S's opinion that there is a high probability the nearby Ultramar gas station (on the southeast corner of Bay Street and Harbor Boulevard), as well as the former Beacon Bay property, is contributing to the MTBE found at the Site.

Furthermore, S&S suspects that if a groundwater monitor well was placed on the Red-E-Rentals property along the northeastern property boundary and a groundwater monitor well was placed on the southwestern property boundary of Theodore Robbins Ford (which is the northeast corner of Harbor Blvd. and Bay Street) that significant concentrations of MTBE would be discovered.

The following two pages shows the gas chromatogram for well MW6 of the Site and well MW1 (reportedly located at the former Beacon Bay Car Wash property) and a site map of the Beacon Bay Car Wash as drafted by C. James & Associates, which spots MW1's location.



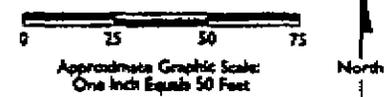
EXPLANATION

MW-3 Location and Designation of Groundwater Monitoring Wells By C. James & Associates, Inc.

SP-19 Location and Designation of Borings By C. James & Associates, Inc.

MW-1 Location and Designation of Soil Sample With Soil Analytical Results for Total Petroleum Hydrocarbons as Gasoline (TPH), Benzene, and Methyl Tertiary Butyl Ether (MTBE). TPH Reported in Milligrams Per Liter (mg/L), Benzene and MTBE Reported in Micrograms Per Liter (µg/L).

Note:
1. All locations are approximate.



C. JAMES & ASSOCIATES, INC.
 Environmental Consultants

Client:
BEACON BAY AUTO WASH NO. 18
 OCHCA Case #99UT30

SITE PLAN WITH SOIL ANALYTICAL RESULTS ON APRIL 26, 2002
 2059 North Harbor Boulevard
 Costa Mesa, California

Plate 3

Drawn By: H.L. | Approved By: M.H. | Project Number: 00995 | Date: April 2002

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2.0	SCOPE OF WORK	2
3.0	GROUNDWATER DIRECTION / GRADIENT	2
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Figure 1	Thomas Guide - Site Location Map
Figure 2	Site Sketch Map Showing Monitor Well Locations
Figure 3	Gasoline Impact Map for first Groundwater
Figure 4	Diesel Fuel Impact Map for first Groundwater
Figure 5	MTBE Impact Map for first Groundwater
Figure 6	Orange County Assessor's Parcel Map

APPENDICES:

1. Selected pages from OCHCA & RWQCB files of Neighboring Properties
2. CAL-EPA Certified Laboratory Chemical Analyses Results for Soil & Water with QA/QC Statement, & Chromatograms of well MW6 and off-site well MW1

1.0 INTRODUCTION

The following report describes the methods and findings of an additional Groundwater Monitor Well Installation and nine well sampling conducted at the southwest corner of Hamilton Street and Harbor Boulevard, in Costa Mesa (Figure 1). This investigative study was conducted in compliance with the Regional Water Quality Control Board's guidelines. A Workplan for the investigation was submitted by S&S Commercial Environmental Services to the RWQCB, and prior to initiation of the project, approval to proceed as outlined in S&S's workplan was granted.

After failing to get the off-site owners permission to install the proposed groundwater monitoring wells, S&S personnel contacted Ms. Rose Scott of the RWQCB and asked if the project could proceed by installing the two wells in the extreme most southerly and northerly areas of the property. Ms. Scott agreed, so S&S continued as planned, with the only difference being the ultimate well placement locations.

A significant event that transpired during the groundwater well installation was a bottle containing free product was handed to the S&S project manager for identification. The individual who handed the bottle over said he bailed the free product from a groundwater monitor well identified as MW1, from the former Beacon Bay Car Wash property. The well is located approximately 250-feet south of the southern most property boundary of the Site.

S&S had the sample analyzed and the results show a general match to the free product found in the on-Site wells (disregarding some slight degradation which is to be expected). Therefore, based on the free product sample characterization which was purportedly taken from groundwater monitor well MW1, located at the former Beacon Bay Car Wash property, S&S is confident that a large portion of the gasoline and diesel fuel found to exist in shallow groundwater beneath the Site, is coming from off-site sources.

2.0 SCOPE OF WORK

The scope of work conducted for this investigation consisted of installing two, 30-foot deep X 2" O.D. schedule 40 PVC groundwater monitor wells and collecting undisturbed soil samples in well MW9, at 20 and 25-feet below ground surface (bgs). Once installed, the additional two groundwater monitoring wells were developed by pumping approximately 30 gallons of water from each well. One week after the new installation wells were developed, all nine wells were purged and sampled.

3.0 GROUNDWATER DIRECTION / GRADIENT

Groundwater depths were measured using a Solinst™ model 122 interface meter. Two measurements were taken in each well to confirm groundwater depth. The depth to groundwater and top of casing survey data were used to calculate a groundwater flow direction and gradient.

A groundwater gradient and direction was calculated by solving various 3-point problems. The interpreted direction of local shallow groundwater flow during this sampling round, ranges between northeast and northwest. The Site average gradient west of the fault is 0.01 ft/ft and 0.003 ft/ft east of the fault. A groundwater gradient map is presented as Figure 2.

4.0 SOIL INVESTIGATIVE METHODS

4.1 Drilling / Sampling Methods

Field activities for the soil investigation were performed by S&S on April 8, 2003. The field investigation consisted of drilling two 30-foot depth pilot holes using a truck mounted CME-75, hollow-stem drill rig. Discrete, undisturbed soil samples were collected only in pilot hole MW9, at 20 and 25-feet bgs. Samples were collected using a two-inch O.D. split-spoon sampler, containing six, 1-1/2" O.D. X 3" long, brass sample sleeves. The spoon sampler was driven in advance of the bore-hole using a 140#, down-hole, wire-line hammer. The lead sample tube from each collection interval was secured using Parafilm™ lined plastic end caps and placed in a chilled cooler for proper storage. The secured samples were logged on a chain-of-custody record, then transported to a Cal-EPA certified laboratory for analyses.

4.2 Chemical Analyses Methods

The soil samples collected were submitted to Southland Technical Services (STS), Inc., located in Montebello, California. STS is Cal-EPA certified (certificate # 1986) for the chemical analyses performed for this investigation. Both soil samples collected were submitted for chemical analyses of gasoline, diesel fuel and the volatile aromatic constituents, benzene, toluene, ethylbenzene, total xylenes (BTEX), methyl tertiary butyl ether (MTBE) and all fuel oxygenates.

Methods of analyses were EPA method 8015m for gasoline and diesel fuel and EPA method 8260B, for BTEX/MTBE and all fuel oxygenates. A summary of the soil chemical analyses results is presented in Table 1 below.

TABLE 1
Summary of Chemical Analysis Results for Soil Collected April 8, 2003

Sample Designation	Depth (Feet)	Gasoline (8015)	Diesel (8015)	B.T.E.X. (8260B)	MTBE (8260B)
MW9-20	20	ND	73	ND	ND
MW9-25	25	ND	ND	ND	ND
Lab Detect Limits	NA	1.0	10	0.002 ^{ppm} / ^{ppm} 0.004	ND

* All analyses "ppm" in soil

ND = Not Detected

B.T.E.X. = Benzene, Toluene, Ethylbenzene, Total Xylenes

MTBE = Methyl Tertiary Butyl Ether

4.3 Chemical Analyses Results

The soil chemical analyses results found no significant concentrations of the constituents specified for analyses in either of the two samples. Sample MW9-20 registered only a 78 ppm diesel concentration. The 25-foot sample did not register any fuel based constituent concentrations, but it should be noted that sample MW9-25 was taken within the saturated soil interval.

5.0 GROUNDWATER MONITOR WELL INVESTIGATION

5.1 Groundwater Monitor Well Construction

Two groundwater monitor wells were installed on April 8, 2003. The wells were installed to better characterize the site for fuel product impact. Both wells were installed to a total depth of 30-feet bgs. The wells were constructed by first drilling a 8-3/4" O.D. pilot hole to 32-feet bgs, using a CME-75 drill rig. The pilot holes were "over-drilled" to allow for any caving of the boring. Next the auger was retrieved and a wood bottom plug was secured in the middle of the drill bit, to prevent any soil from entering the hollow-stem auger. The auger was then placed back in the pilot hole and once on bottom, the wood plug was knocked out by the wire-line sampler. 15-feet of two-inch O.D. schedule 40 PVC casing with 0.020 slots, followed by 15-feet of two-inch O.D. blank PVC casing for well MW8 and 20-feet of two-inch O.D. blank PVC casing for well MW9, was then placed inside the 6-inch I.D. flight auger and hung at 30.6-feet bgs, using a steel bull plug attached to the wire-line cable.

Next the annular space of each well was packed with washed Monterey No. 2-12 sand from total depth, to 2-feet above the well screen, then a 2-foot "dry" bentonite seal was placed above the sand pack. The wells were then surged to better insure a good sand pack by using the wire-line cable attached to a rubber 1-7/8" O.D. bottom plug, which was attached to 10-feet of 1-1/2" O.D. steel sample rod. The plug-rod assembly was then let to "free spool" approximately 10-feet above the anticipated water level, to provide maximum out-going pressure to the screened interval and was then retrieved using the winch at full rotational velocity, to provide maximum incoming pressure to the screened interval. Well surging was conducted 10-times for each well and was incorporated to provide a more complete and homogeneous sand pack. After each well was surged, the top of the bentonite seal was measured to see how much sand compaction (if any) was induced by the surging. After the surging, the remaining well annulus was filled with 10% portland cement and 90% C-S granular grout. Finally, well MW8 was secured at grade with an 8-inch diameter, steel, street rated traffic box and well MW9 was secured with a 6-inch I.D. heavy gauged steel, four foot tall, monument box.

5.2 Groundwater Well Development

The groundwater monitor wells were surveyed as to exact location and top of casing elevations and developed, on April 11, 2003. The wells were developed using a 1-3/4" O.D. submersible pump, and disposable polyethylene discharge tubing. Approximately 30-gallons of water was pumped from each monitor well. The purged water was placed in DOT class 17-H steel drums for temporary on-site storage.

5.3 Groundwater Sample Collection

Groundwater samples were collected from wells MW1-9, on April 18, 2003. Duplicate sets of groundwater samples were collected from monitor wells MW1, MW3, MW7, MW8 and MW9 after removal of approximately three well casing volumes and stabilization of temperature, conductivity and pH had been verified. The wells were purged using a 3/4-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 80% well recharge had occurred, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in sterile, 40 ml. glass OVA vials, clearly labeled with a permanent felt tip marker, then immediately placed in an ice chest containing bagged ice for cold storage. The samples were later logged on a Chain-of-Custody document, then transported to a Cal-EPA certified laboratory.

Groundwater samples were collected without purging from the dissolved phase fraction of wells MW2, MW4, MW5 and MW6. The product was retrieved with dedicated sample bailers.

The groundwater depth measurements and well purging data are provided in Table 2 and Table 3 below.

TABLE 2
Groundwater Well Elevation Data

Well Number	Top of Casing Elevation	Free Product Elevation	Water Depth	Amount of Free Product	G.W. Elevation
MW1	80.58'	NONE	19.76'	0	60.82
MW2	81.41'	20.40'	22.03'	1.63'	59.74*
MW3	81.16'	NONE	20.18'	0	60.98
MW4	81.19'	20.25'	21.45'	1.20'	60.00*
MW5	81.69'	20.67'	21.44'	0.77'	60.42*
MW6	81.10'	20.10	21.57	1.47'	59.85*
MW7	80.93'	NONE	19.97'	0	60.96
MW8	80.63'	NONE	20.02	0'	60.61
MW9	83.60'	NONE	22.41'	0	61.19
9/1/00	82.02'	NONE	19.20'	0	62.82
""	82.28'	NONE	20.59'	0	61.69
""	82.06'	NA	N	---	N

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78

TABLE 3
Well Stabilization Parameters Taken April 18, 2003

Well Number	Temperature (°F)	pH	Conductivity
MW1	72.1	7.24	3,640
	72.8	7.25	4,800
	72.6	7.22	4,780
MW3	71.8	7.04	2,860
	71.7	7.16	3,110
	71.6	7.10	3,610
MW7	72.2	7.22	2,410
	72.3	7.24	2,860
	72.1	7.12	2,650
MW8	71.9	7.10	9,230
	72.1	7.09	8,940
	72.2	7.08	8,280
MW9	72.1	6.89	4,090
	71.8	6.88	6,860
	72.0	7.01	6,370

5.4 Groundwater Monitor Well Chemical Analyses Results

A total of nine water samples were submitted for testing of total petroleum hydrocarbons (TPH) as gasoline and diesel fuel by EPA Method 8015m and the volatile aromatic hydrocarbons, benzene, toluene, ethylbenzene, total xylenes and MTBE and all fuel oxygenates, by EPA method 8260B. The sequential well order from highest to lowest concentrations for gasoline, diesel fuel, benzene and MTBE, are summarized as follows:

Gasoline MW2, MW6, MW5, MW1, MW4, MW7, MW3, MW9
Diesel MW4, MW5, MW2, MW6, MW9, MW1
Benzene MW2, MW6, MW4, MW5
MTBE MW1, MW2, MW7, MW9, MW5, MW4, MW8, MW3

The highest non free-product well for gasoline content was well MW1, which registered a 5,070 ppb level. The highest non free-product well for diesel fuel was well MW9, with a 937 ppb level. No benzene was found in any of the four non free-product wells. The highest MTBE concentration from any well was found in well MW1, at 4,690 ppb. A summary of the laboratory chemical analyses results for water is provided in Table 4 which immediately follows on page 8. The certified soil and water chemical analyses report, with QA/QC data is provided in Appendix 2, along with the gas chromatograph display curves for Site well MW6 and purportedly off-site well MW1 of the former Beacon Bay Car Wash.

TABLE 4
Chemical Analyses Results for Water Sampling Conducted April 18, 2003

Sample ID	Gas (8015m)	Diesel (8015M)	Benzene (8260)	Toluene (8260)	H. Benzene (8260)	T. Xylenes (8260)	MTBE (8260)
MW1	5,070	784	ND	ND	ND	ND	4,690
MW2	84,600	189,000	15,900	29,000	3,270	20,200	2,550
MW3	101	ND	ND	ND	ND	ND	13.3
MW4	3,140	778,000	509	ND	ND	45.8	45.9
MW5	12,400	230,000	323	464	443	3,820	65.0
MW6	19,300	124,000	890	3,710	1,510	5,500	ND
MW7	1,550	ND	ND	ND	ND	ND	1,540
MW8	ND	ND	ND	ND	ND	ND	17.9
MW9	287	937	ND	2.3	7.7	6.9	135
Detect Limit	50	500	1	1	1	1	2

* All analyses "ppb" in water

6.0 CONCLUSIONS

Based on all information collected to date, S&S concludes the following.

- Looking at the concentrations of the different constituents in each well and the location of those wells in relation to past activities on the property, it appears some of the gasoline contamination found in shallow groundwater beneath this Site, did originate from the former generator shop, as the two most highly impacted wells by far, are MW2 and MW6, which are the wells nearest the former generator building. However, S&S does believe most the diesel fuel and MTBE contamination originated from off-site sources.
- When reviewing the gas chromatograph signatures for the free product from purportedly monitor well MW1 at the former Beacon Bay site and from well MW6, they show extremely similar characteristics. Furthermore, when taking into consideration that more degradation would be expected in well MW6 (because it is further from the source) even more correlation exists. Considering all these factors, there is remarkable similarities between the two mixed product curves for these wells. Based on this match and the fact the Beacon Bay property is in an up gradient direction from the Site, it is S&S's opinion that a major portion of the contamination shown to exist on this property, has originated from off-site sources.

- Shallow groundwater beneath the site has been significantly impacted with gasoline and diesel fuel and their associated additives and degraded "by-products". No records of site use for MTBE is documented, however significant concentrations of MTBE are manifest at the Site.

7.0 RECOMMENDATIONS

S&S Commercial Environmental Services, Inc. recommends the owner of the former Beacon Bay Car Wash, be put on notice that down gradient properties have been impacted from unauthorized releases of petroleum fuel products from their site. The owners of the Site should begin the process of contacting their neighbors and at minimum, "start a dialogue" and try to impress upon the neighboring owners that any off-site liability which originated from their property, can be covered through the Underground Storage Tank Fund.

In addition, for further culpability identification, S&S recommends an additional two groundwater monitoring wells be installed on the northeast corner of the Red-E-Rentals property and the southwest corner of the Theodore Robbins Ford Dealership.

8.0 REPORT LIMITATIONS

Results of this investigation represent conditions at the time and specific locations where soil and water samples were collected and for the specific constituents categorized for analyses. It does not fully characterize the site for products not specified for analyses, or other areas not investigated. All laboratory work cited in this report was prepared under the direction of Southland Technical Services, Inc, which is solely responsible for the contents and conclusions of the chemical analyses data.

Sincerely,

S&S Commercial Environmental Services, Inc.



William C. Lachmar, R.G.
Project Geologist

FIGURES

1. **Thomas Guide Site Location Map**
2. **Groundwater Gradient & Direction Map**
3. **Gasoline Impact Concentration Map**
4. **Diesel Fuel Impact Concentration Map**
5. **MTBE Impact Concentration Map**
6. **Orange County Assessor's Office Parcel Map**

©1986 Thomas Bros. Maps

1st

1st

55

PAGE: 888
GRID: J-2



THOMAS GUIDE LOCATION MAP
SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



COMMERCIAL
 Environmental Services

PROJECT# 030418

DRAFTED BY:

DATE:

FIG
1

SITE

55

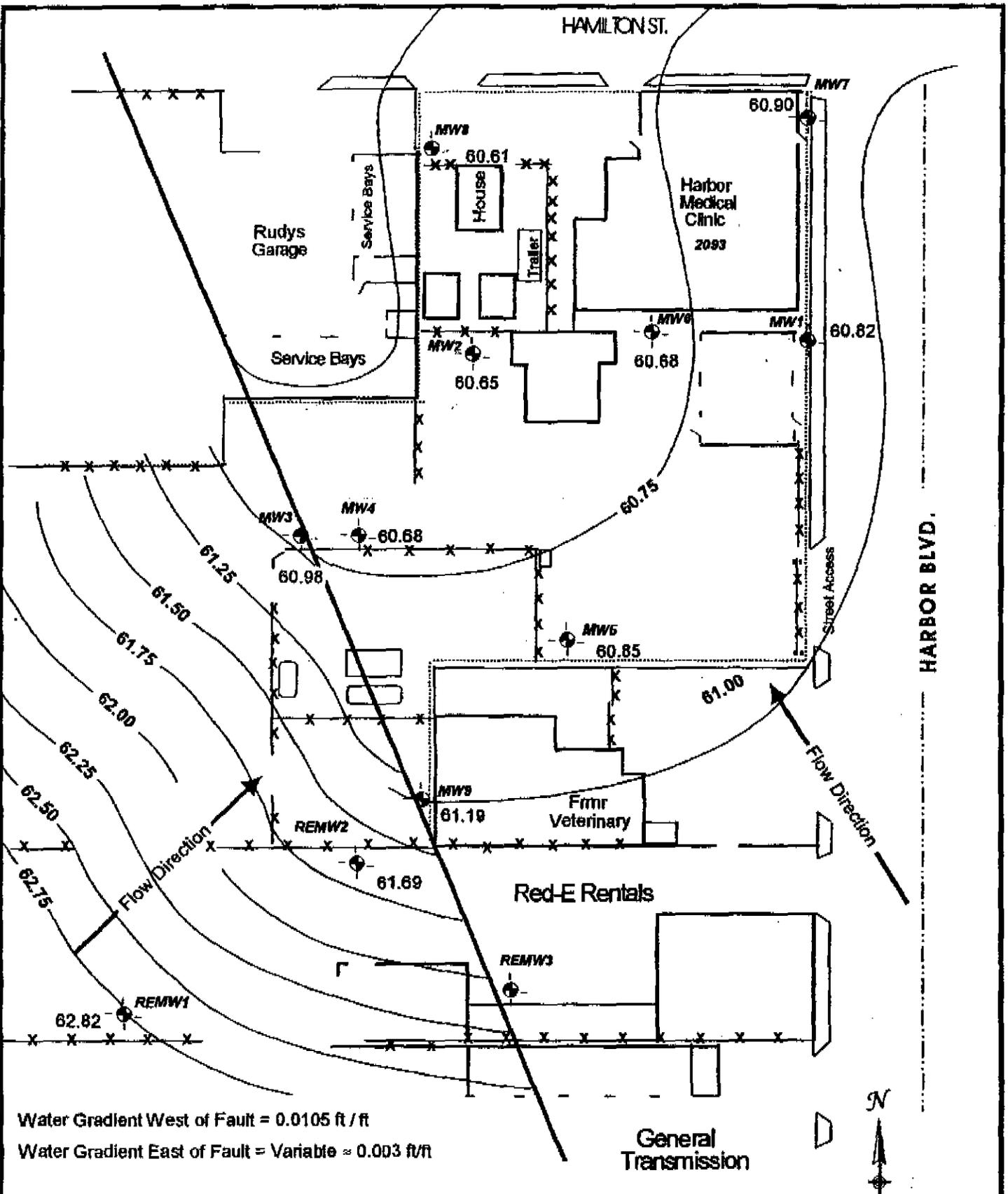
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H

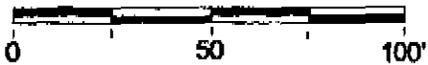
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A

2



SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDY'S AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

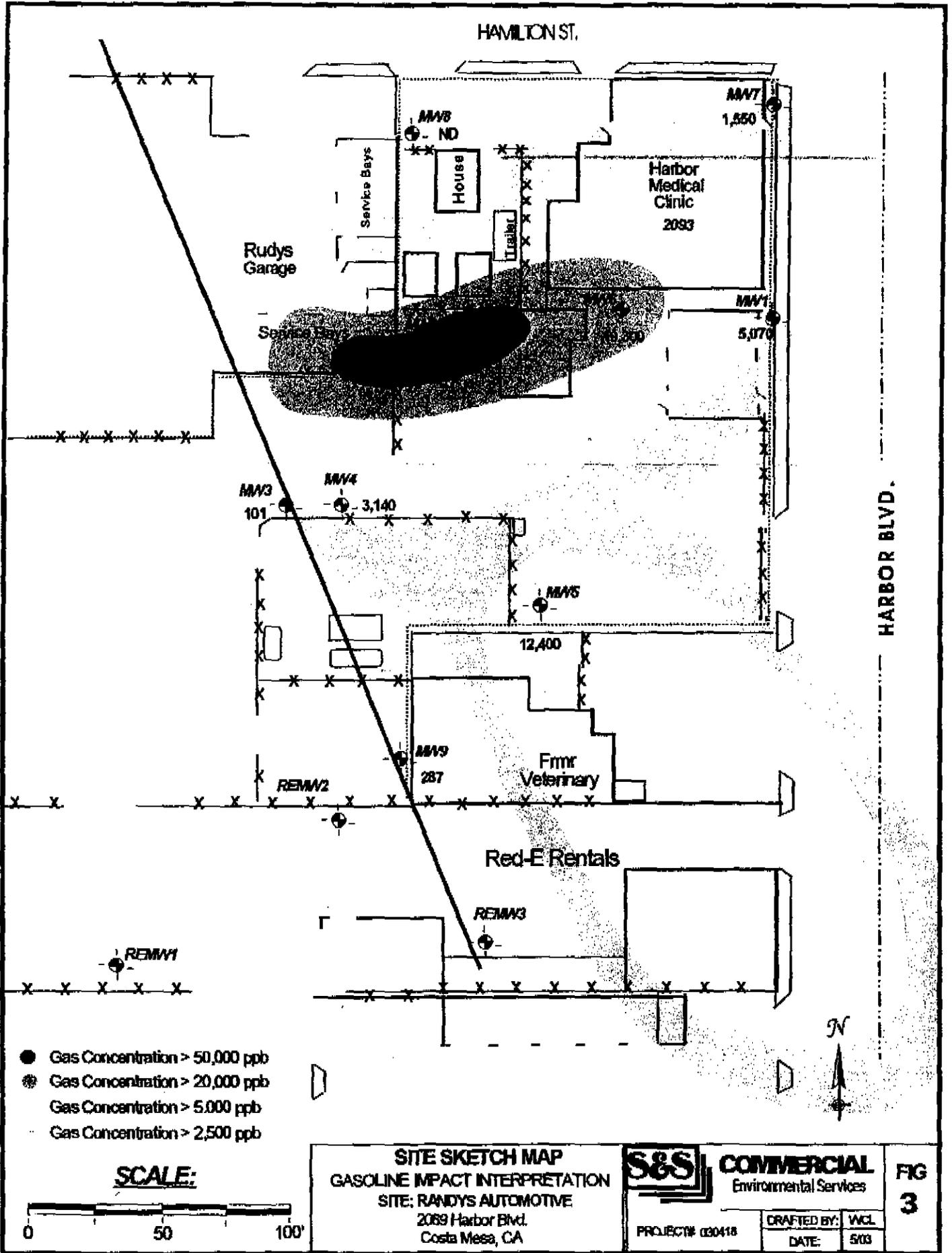


COMMERCIAL
 Environmental Services

FIG
2

PROJECT# 030418

DRAFTED BY: WCL
 DATE: 5/09



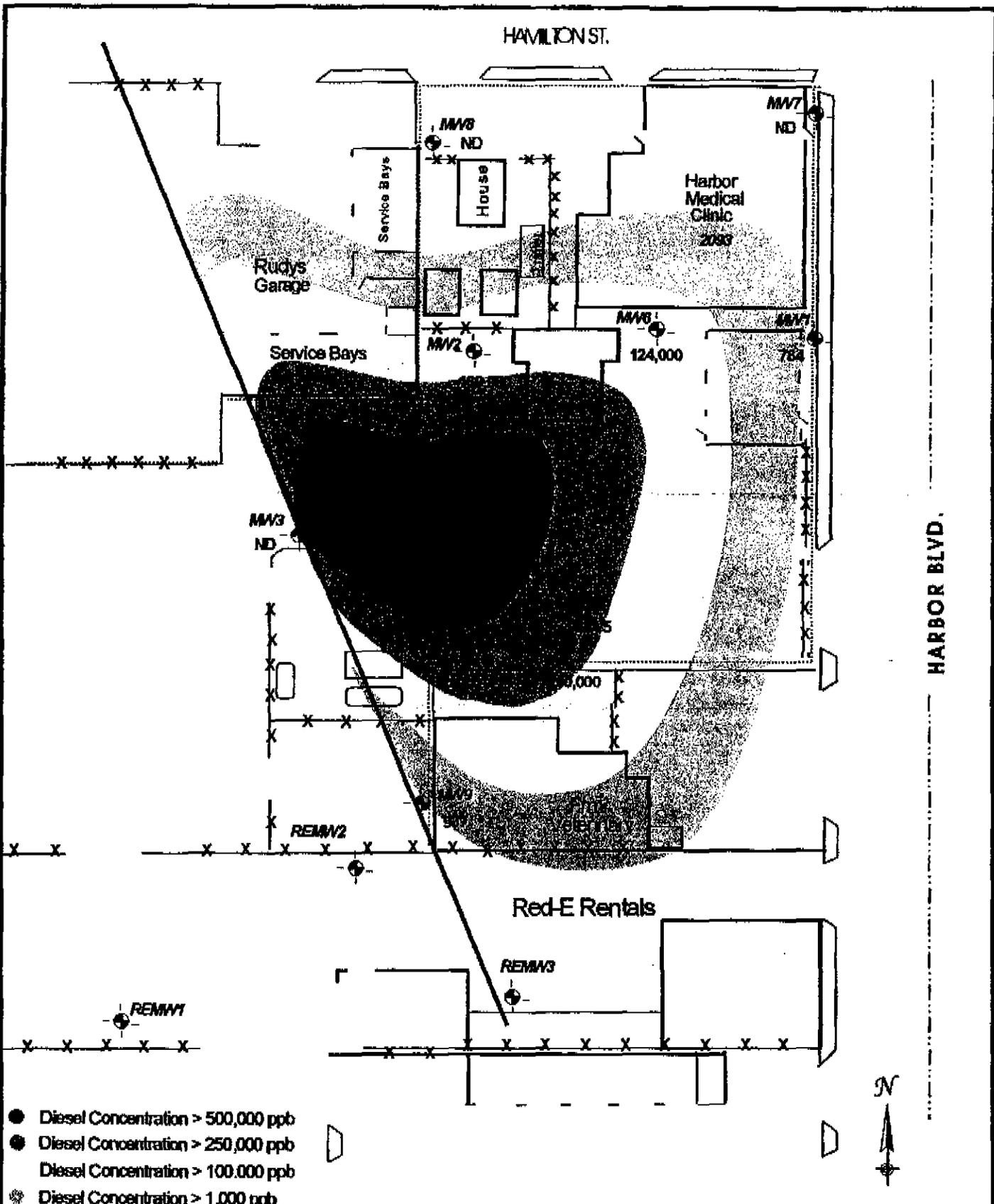
SITE SKETCH MAP
GASOLINE IMPACT INTERPRETATION
 SITE: RANDY'S AUTOMOTIVE
 2069 Harbor Blvd.
 Costa Mesa, CA

S&S COMMERCIAL
 Environmental Services

PROJECT#: 030418

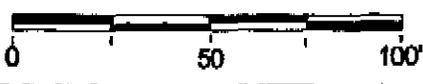
DRAFTED BY:	WCL
DATE:	5/03

FIG 3



- Diesel Concentration > 500,000 ppb
- Diesel Concentration > 250,000 ppb
- Diesel Concentration > 100,000 ppb
- ⊙ Diesel Concentration > 1,000 ppb

SCALE:

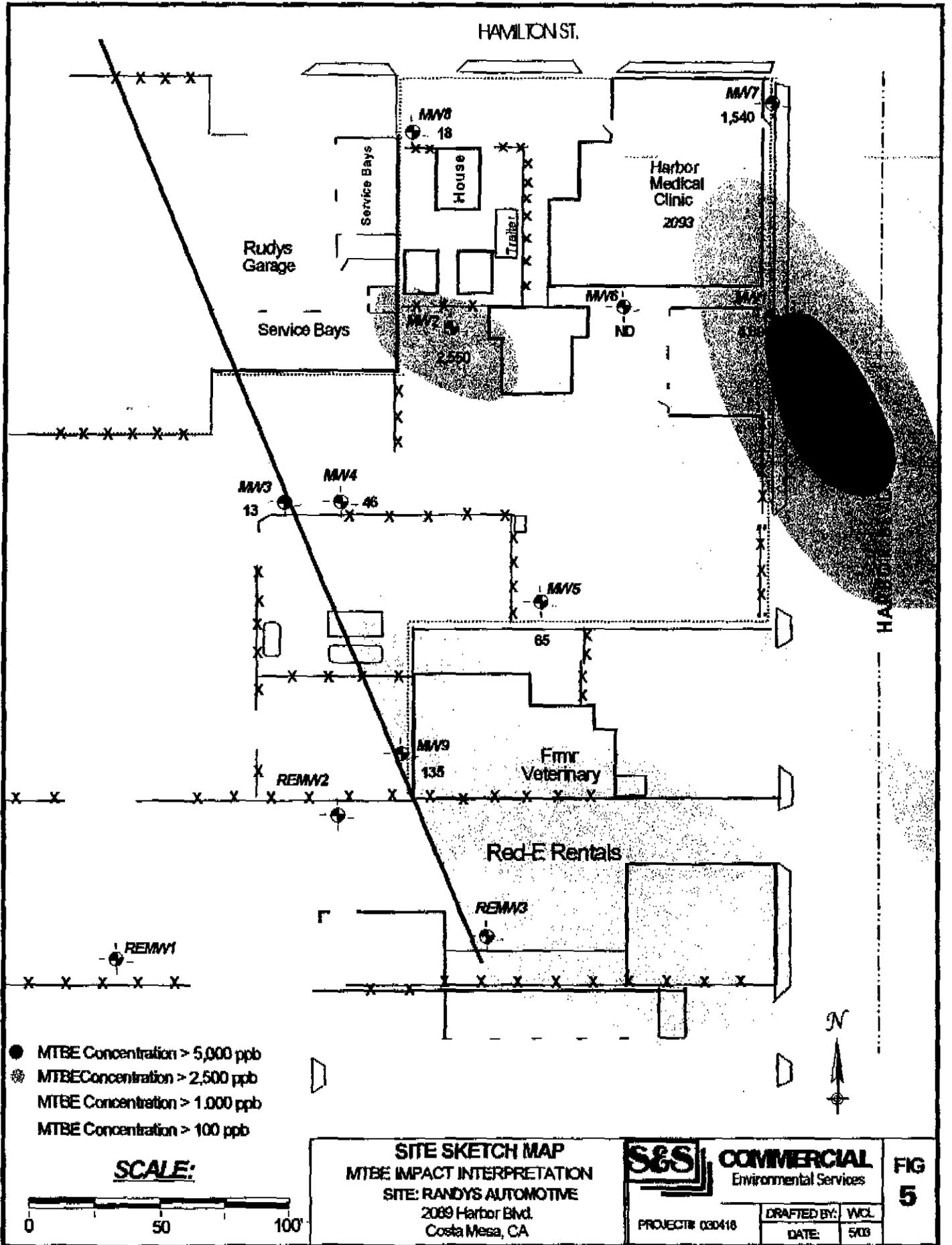


SITE SKETCH MAP
DIESEL IMPACT INTERPRETATION
SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA

S&S COMMERCIAL
 Environmental Services

PROJECT# 030418	DRAFTED BY: WCL
	DATE: 5/08

FIG 4



HAMILTON ST.

MM7
1,540

MM8
18

Harbor
Medical
Clinic
2093

Rudys
Garage

Service Bays

House

STAIRS

Service Bays

MM2
2,550

MM6
ND

MM3
13

MM4
46

MM5

65

Fmr
Veterinary

MM9
135

REMM2

Red-E Rentals

REMM3

REMM1



APPENDIX I

Selected Pages from OCHCA & RWQCB Files of Neighboring Properties



**COUNTY OF ORANGE
HEALTH CARE AGENCY**
REGULATORY HEALTH SERVICES
ENVIRONMENTAL HEALTH

JULIETTE A. POULSON, RN, MN
DIRECTOR

MIKE SPURGEON
DEPUTY AGENCY DIRECTOR
REGULATORY HEALTH SERVICES

STEVEN K. WONG, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 867-3800
FAX: (714) 872-0746

E-MAIL: environhealth@hca.co.orange.ca.us

*Excellence
Integrity
Service*

ALM 9/27

September 11, 2002

Patrick C. Shea
Beacon Bay Enterprises, Inc.
3152 Red Hill Avenue, Suite 230
Costa Mesa, CA 92626

Subject: Work Plan: Proposed Groundwater Monitoring/Extraction and Air Sparge Well Installation dated August 30, 2002

**RE: Beacon Bay Auto Wash
2059 Harbor Blvd.
Costa Mesa, CA 92627
OCHCA Case #99UT20**

Dear Mr. Shea:

This Agency has reviewed the subject Workplan prepared by C. James & Associates, Inc. The workplan proposes installation of ten 3-inch I.D. PVC groundwater/extraction monitoring wells and one sparge well to conduct a vapor pilot and air sparge (pressure) test "to ascertain the feasibility of conducting dual phase remediation" at the site. Seven of the proposed wells are within the proposed excavation limits and will have to be destroyed and replaced if excavation is the chosen soil remediation method. Please provide an explanation on why it is necessary to install all ten wells to conduct the pilot test without knowing the zones influence of each well. Also, please be advised that the wells must be 4 inches in diameter.

If you have any questions, please call me at (714) 667-3713.

Sincerely,

Arghavan Rashidi-Fard

Arghavan Rashidi-Fard
Hazardous Waste Specialist
Hazardous Materials Mitigation Section
Environmental Health

cc: Ken Williams, Santa Ana Regional Water Quality Control Board
Michael Anselmo, C. James & Associates, Inc.

August 30, 2002
2059 Harbor Boulevard
Costa Mesa, California

GROUNDWATER/EXTRACTION MONITORING WELL INSTALLATION

The groundwater/extraction monitoring wells will be constructed of flush-jointed, threaded, 3-inch I.D. PVC. Slot openings and density are 0.020 inch and 4 slots per inch, respectively.

The groundwater/extraction monitoring wells will be installed to a depth of approximately 35 feet below grade. The well screens will extend from the bottom of the well to 5 feet below grade (5-35'). Blank casing (5 feet) will be placed from the top of the screen to just below the ground surface.

The well casings will be installed inside the hollow stem of 12-inch outside diameter augers.

The annulus around the screened interval of the wells will be backfilled with a screened washed sand to a depth of approximately 1 foot above the screen interval (4-35')

Immediately above the sandpack, the annulus of the wells will be sealed with wetted bentonite (2-4'). A flush mounted well box will be installed at grade with concrete.

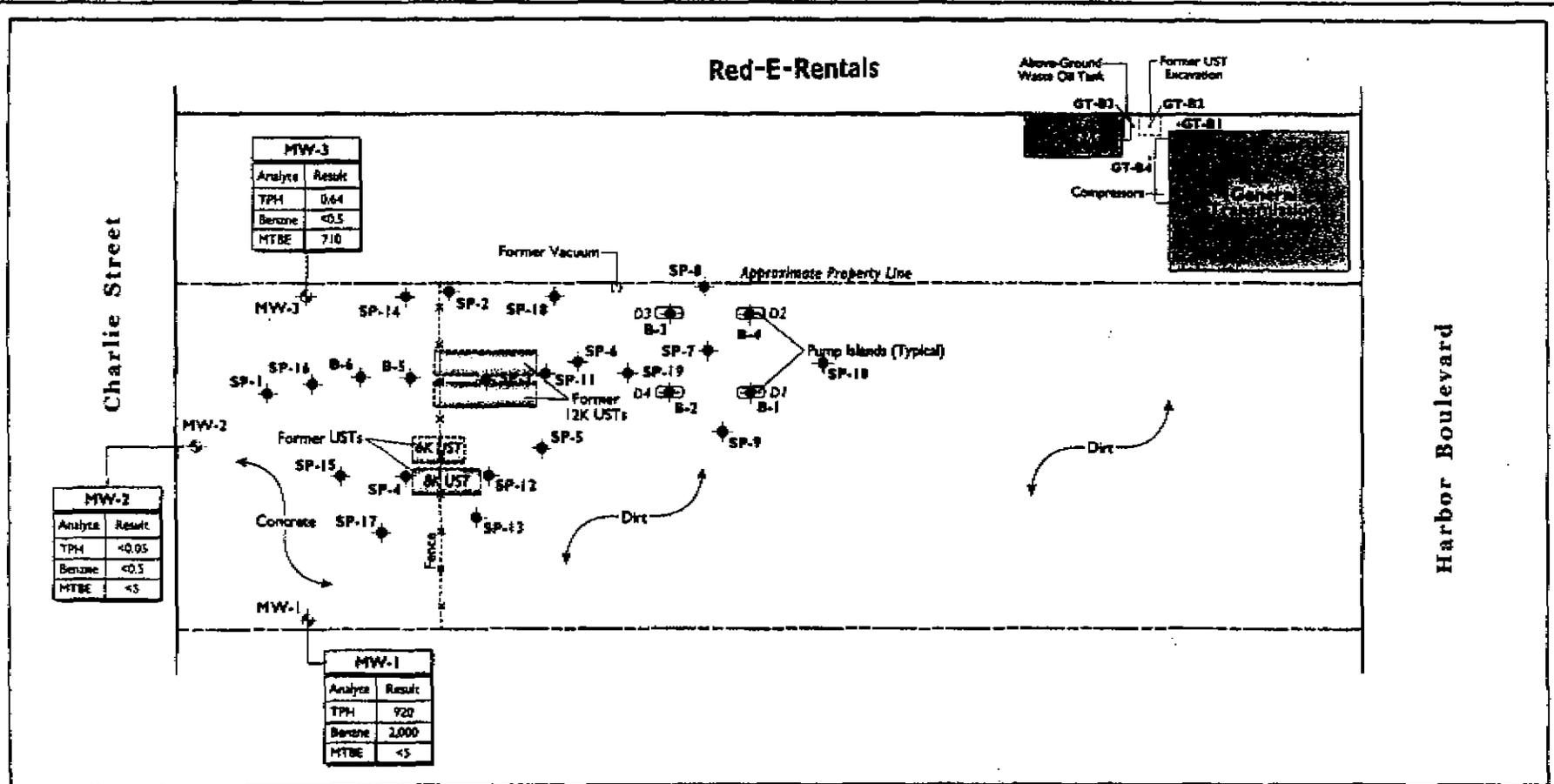
The groundwater/extraction monitoring wells once installed will be developed and purged. When groundwater returns to static conditions (approximately 24 hours) a groundwater sample will be collected from each well. The groundwater samples will be analyzed by a California state certified analytical laboratory via EPA Method 8015 TPH as gasoline and 8260B full scan to include oxygenates.

SOIL VAPOR EXTRACTION PILOT TEST

A soil vapor extraction pilot test will be conducted at the subject property using four existing soil vapor extraction wells as independent extraction points. Vapors will be extracted from the wells using a Soil Therm, Model 2005, 350 scfm, Mobile Vapor and Groundwater Extraction Unit provided by GSA Engineering, Inc. The vapor extraction unit is permitted for multiple site use by GSA Engineering, Inc. through the South Coast Air Quality Management District (SCAQMD).

During each 4 hour test, the air flow rate and inlet hydrocarbon concentration will be measured in the extraction well and the vacuum response will be measured in the surrounding wells. Hydrocarbon concentrations will be monitored with an OVA-detector. The horizontal air permeability of soils surrounding the extraction wells will be calculated using the measured pressure distribution in the observation points and the air flow rate from the extraction well. In addition, the radius of influence (ROI) corresponding to 0.1-inches of water will be empirically determined by analyzing the distribution of vacuum vs. radial distance. This involves plotting the log of the

Red-E-Rentals



MW-3	
Analyte	Result
TPH	0.64
Benzene	<0.5
MTBE	7.10

MW-2	
Analyte	Result
TPH	<0.05
Benzene	<0.5
MTBE	<5

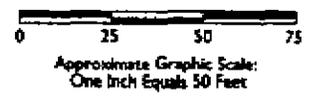
MW-1	
Analyte	Result
TPH	920
Benzene	2,000
MTBE	<5

EXPLANATION

- MW-3** Location and Designation of Groundwater Monitoring Wells By C. James & Associates, Inc.
- SP-19** Location and Designation of Borings By C. James & Associates, Inc.

MW-1		Location and Designation of Soil Sample With Soil Analytical Results for Total Petroleum Hydrocarbons as Gasoline (TPH), Benzene, and Methyl Tertiary Butyl Ether (MTBE). TPH Reported in Milligrams Per Liter (mg/l), Benzene and MTBE Reported in Micrograms Per Liter (µg/l).
Analyte	Result	
TPH	920	
Benzene	2,000	
MTBE	<5	

Notes:
1. All locations are approximate.

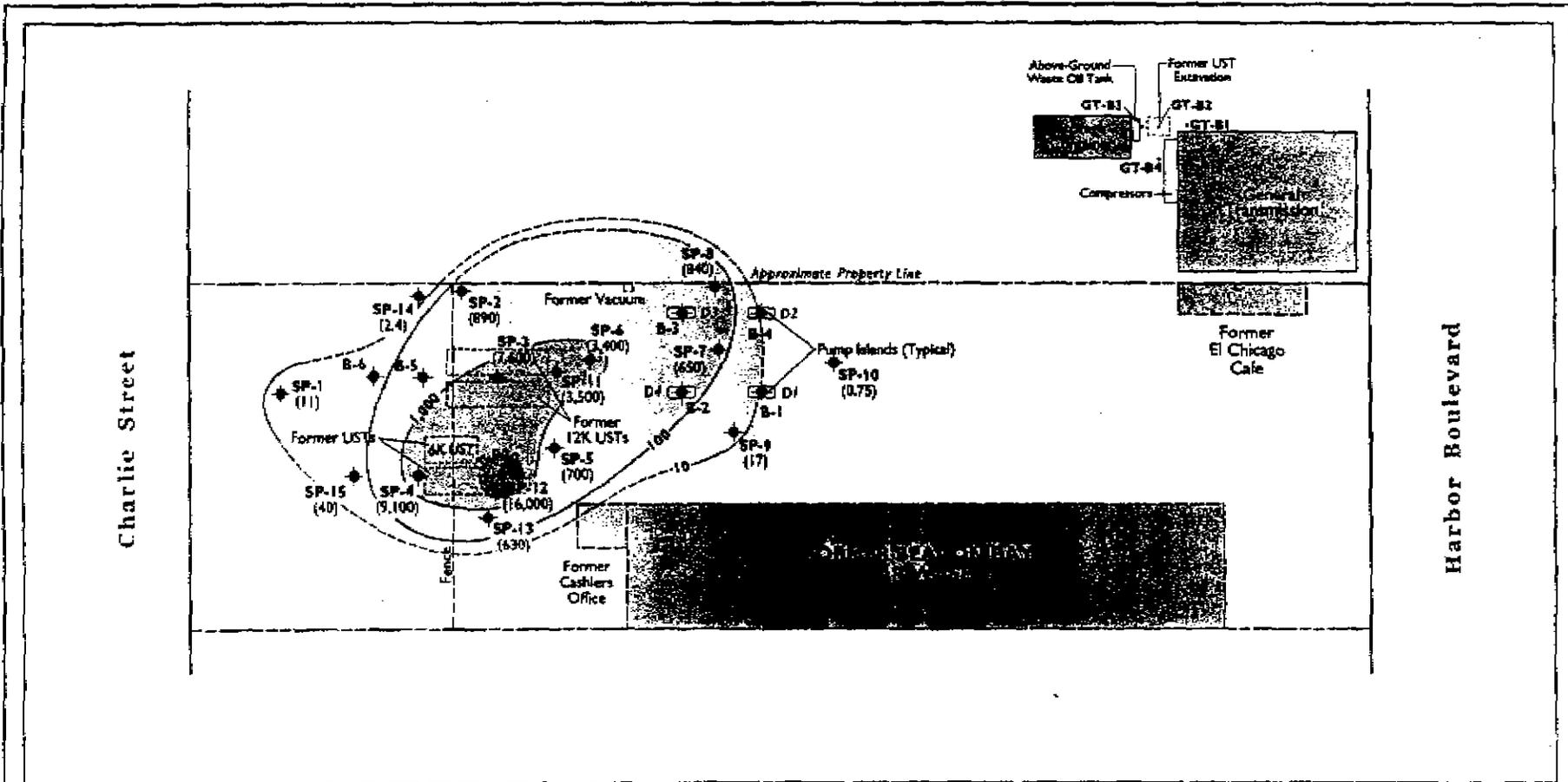


C. JAMES & ASSOCIATES, INC.
Environmental Consultants

Client:
BEACON BAY AUTO WASH NO. 10
OCHCA Case #99UT20

SITE PLAN WITH SOIL ANALYTICAL RESULTS ON APRIL 26, 2002
2059 North Harbor Boulevard
Costa Mesa, California

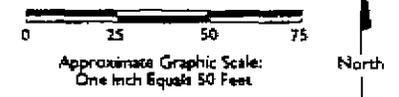
Drawn By: H.L. Approved By: H.H. Project Number: 00995 Date: April 2002



EXPLANATION

- 
SP-15 Location and Designation of Borings By C. James & Associates, Inc.
- 
B-6 Location and Designation of Previous Soil Borings.
- 
10,000 Contour of Benzene Concentration in Groundwater in Micrograms Per Liter (µg/l). Dashed Where Inferred.
- 
16,000 Benzene Concentrations in Groundwater in Micrograms Per Liter (µg/l).

Notes:
 1. All locations are approximate.
 2. Benzene analysed in accordance with EPA Method 8021.



 C. JAMES & ASSOCIATES, INC. Environmental Consultants	Client BEACON BAY ENTERPRISES, INC. CAR WASH NO. 10 OCHCA Case #99UT20
---	--

**SITE MAP WITH
 BENZENE CONCENTRATIONS IN
 GROUNDWATER ON JULY 20, 2001**

Plate 10

Drawn By: H.L.	Approved By: H.H.	Project Number: 00995	Date: December 2001
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C. JAMES & ASSOCIATES, INC.

"Protecting America's Resources"

441 CALLE CORAZON

OCEANSIDE, CALIFORNIA 92057

(760) 722-0050

FAX (760) 722-0150

March 28, 2002

Ms. Arghavan Rashidi-Fard
Orange County Health Care Agency
Environmental Health Division
2009 East Edinger Avenue
Santa Ana, CA 92705-4720

SANTA ANA REGION	
LOG	DATE
	APR 04 2002
KRW	
Ng	4/9

SUBJECT: Report: Soil Borings and Groundwater Monitoring Well Installation at Beacon Bay Car Wash, 2059 Harbor Boulevard, Costa Mesa, California 92627 (OCECA #99UT20)

Ms. Rashidi-Fard:

Pursuant to our Work Plan dated February 5, 2002 and subsequent approval from the County of Orange Health Care Agency dated February 25, 2002 C. James & Associates has prepared the following report detailing the results of soil borings, soil/groundwater analyses and the installation of three groundwater monitoring wells at the above-referenced location.

1.0 BACKGROUND

An unauthorized release of petroleum hydrocarbons was encountered in February 1999, when four underground storage tanks (USTs) were removed from the subject property. Two 12,000-gallon, one 8,000-gallon, and one 6,000-gallon USTs were formerly located in the western portion of the site (Plate P-2). The tanks were used historically to store gasoline. Soil samples recovered from beneath the removed USTs, fuel dispensers, and product piping indicated the presence of petroleum-impacted soil. The maximum concentrations of TPHg (9,740 mg/kg) and MTBE (26,100 ug/kg) were detected in soil sample D4-2'. Due to the required dilution factor, the benzene concentration in this sample could not be quantified other than it was below 2,500 ug/kg.

In November 2000, CJA recovered 32 subsurface soil samples from six soil borings drilled in the vicinity of the former USTs. Soil samples were recovered at depths ranging from approximately 5 feet to 35 feet below ground surface (bgs). Groundwater was encountered at depths ranging from approximately 20 to 35 feet bgs. The depth to groundwater at this location is estimated to be approximately 20 feet bgs. The maximum concentration of TPHg (390 mg/kg) was detected in the soil sample recovered from boring B-6 at 15 feet bgs. The maximum concentrations of MTBE (2,300 ug/kg) were detected in soil sample B-5-15' and B-6-15'.

In July 2001, CJA drilled 15 soil borings in the vicinity of the former UST's and dispenser islands. Soil samples were recovered at depths ranging from 5 feet to 30 feet below ground surface (bgs).

Page 2
December 7, 2001
2059 Harbor Boulevard
Costa Mesa, California

2.2 Soil and Groundwater Assessment Operations

In November 2000, CJA recovered 32 subsurface soil samples from six soil borings drilled in the vicinity of the former USTs. Soil samples were recovered at depths ranging from approximately 5 feet to 35 feet below ground surface (bgs). Groundwater was encountered at depths ranging from approximately 20 to 35 feet bgs. The maximum concentration of TPHg (390 mg/kg) was detected in the soil sample recovered from boring B-6 at 15 feet bgs. The maximum concentrations of MTBE (2,300 ug/kg) were detected in soil sample B-5-15' and B-6-15'.

In August 2001, CJA drilled 15 soil borings (SP-1 to SP-15) to approximately 20 feet below ground surface (bgs) using hollow stem auger equipment (Plate P-2). Soil samples were recovered at 5, 10, 15, and 20 feet bgs, and grab groundwater samples were recovered from the groundwater interface (approximately 20 feet bgs). The maximum concentrations of TPHg (1,100 mg/kg) and benzene (2,500 ug/kg) in soil were detected in the sample recovered from boring SP-4 at 15 feet bgs. The maximum MTBE concentration in soil (7,100 ug/kg) was detected in the soil sample recovered from soil boring SP-3 at 20 feet bgs. The maximum concentrations of TPHg, benzene, and MTBE in groundwater were 290,000 ug/L, 16,000 ug/L, and 140,000 ug/L, respectively.

3.0 CONTAMINANT DISTRIBUTION

Based on site assessment operations conducted at the subject property, the plume of petroleum hydrocarbon impacted soil appears to extend beneath the former USTs and fuel dispenser islands at the subject property. Soil significantly impacted with benzene appears to be primarily confined to the area beneath the removed USTs from approximately 15 feet bgs to the groundwater interface (approximately 20 feet bgs). The inferred distribution of benzene impacted soil is illustrated on Plates P-7 to P-9. Soil significantly impacted with MTBE appears to be more widespread, and has been encountered in the area of the former USTs and fuel dispensers at depths ranging from 5 feet to 20 feet bgs (Plates P-11 to P-13).

The plume of petroleum hydrocarbon impacted groundwater appears to be located primarily in the northwest portion of the subject property in the vicinity of the removed USTs and dispenser islands (Plates P-6, P-10, and P-14). The maximum concentrations of TPHg, benzene, and MTBE in groundwater were encountered in grab groundwater samples recovered from beneath the removed USTs.

4.0 GEOLOGY AND HYDROGEOLOGY

The surface geology at the subject property is illustrated on published geologic maps as Quaternary nonmarine terrace deposits, characterized as thin red-brown deposits of coastal marine terraces (California Division of Mines and Geology, *Geologic Map of California, Santa Ana Sheet*, 1966). Soils encountered during previous site assessment operations at the subject property consisted primarily of brown to dark-brown silty clay to approximately 5 to 10 feet bgs. This silty clay was underlain by silty sand to the maximum depth of most of the soil borings (20 feet bgs). One soil boring (SP-10) was extended to approximately 30 feet bgs. The layer of silty sand in this boring extended from approximately 8 feet to 28 feet bgs, and was underlain by silty clay.

Groundwater has been encountered beneath the subject property at approximately 20 feet bgs during previous site assessment operations. The groundwater gradient could not be determined on the basis of previous site assessment operations; however, groundwater likely flows generally to the south, based on local and regional topography. The subject property is located within the Santa Ana Pressure Groundwater Subbasin, within the Lower Santa Ana River Basin. Present or potential beneficial uses of groundwater in this subbasin include municipal, agricultural, industrial supply, and industrial process (California Regional Water Quality Control Board, *Water Quality Control Plan, Santa Ana River Basin*, 1994).

5.0 FEASIBILITY STUDY

CJA conducted a feasibility study which analyzed three alternative technologies capable of remediating the existing petroleum hydrocarbon impacted soil at the subject site. Alternative technologies were analyzed based on their effectiveness in remediating soil contamination and their cost efficiency. This section provides a description, cost estimate, and discussion of limitations for each alternative technology.

5.1 Soil Excavation

This technology relies on the physical removal of the existing petroleum hydrocarbon impacted soil at the subject site and recovering groundwater from the excavation cavity during excavation operations. The source of petroleum-impacted groundwater, the petroleum-impacted soil beneath the removed USTs and fuel dispensers, will be excavated and transported to an off-site treatment/recycling facility. The depth of the excavation will be extended to approximately 30 feet bgs (approximately 10 feet below the groundwater interface). Approximately 3000 cubic yards of petroleum hydrocarbon impacted soil will be excavated and

Page 4
December 7, 2001
2059 Harbor Boulevard
Costa Mesa, California

transported to a licensed disposal facility. Soil samples will be collected and analyzed from the floor and sidewalls of the excavation during excavation operations.

A vacuum truck will be utilized to recover free product and/or gasoline-impacted groundwater that accumulates in the excavation during soil excavation operations. Free product and/or impacted groundwater will be transported to a liquid waste recycling facility.

The estimated cost to conduct soil excavation, confirmation sampling, and backfill operations is approximately \$480,000.

5.2 Soil Vapor Extraction/Air Sparging (SVE/AS)

Soil vapor extraction (SVE) combined with air sparging (AS) is an in situ remedial technology capable of reducing concentrations of volatile organics adhered to soil and dissolved in groundwater. SVE applies a vacuum to the unsaturated zone creating a negative pressure gradient that causes soil vapors to move towards extraction wells. Extracted soil vapors are treated at the surface and discharged to the atmosphere. Air sparging injects atmospheric air into the saturated zone beneath the plume of contaminated groundwater and soil. Petroleum hydrocarbons adhered to soil particles within the saturated zone and dissolved in groundwater are volatilized by the injected air. Volatilized compounds are captured by SVE extraction wells and treated along with soil gasses. In addition to volatilizing petroleum hydrocarbons within the saturated and unsaturated zones, air sparging also stimulates the intrinsic aerobic bioremediation of petroleum hydrocarbons dissolved in groundwater and adsorbed to soil particles.

Prior to installing and operating a soil vapor extraction/air sparging system at the subject property, pilot test operations would need to be conducted in order to evaluate the effectiveness of this technology and to determine the required number of extraction and injection points. The estimated cost to install and operate a soil vapor extraction system for approximately three years is \$400,000. This cost estimate provided is based on the operation of the SVE system for approximately three years, however site conditions may require additional system operation. The time required to effectively reduce soil contaminant concentrations will be determined by subsurface conditions and target concentrations.

5.3 Natural Attenuation

Natural attenuation, also known as passive bioremediation, is a passive, in situ remediation approach which relies upon the natural degradation of petroleum hydrocarbons in soil and groundwater. Contaminant concentrations are primarily reduced via aerobic and anaerobic bioremediation. The implementation of natural attenuation is limited primarily to the monitoring of contaminant concentrations over time. The rate of contaminant reduction is based on the availability of oxygen and other nutrients as well as the extent of source contamination. The Environmental Protection Agency (EPA) document *How to Evaluate Alternative Cleanup Technologies for Underground Storage Tank Site* (EPA 510-B-94-003) discourages the use of natural attenuation if total petroleum hydrocarbon (TPH) concentrations in soil exceed 25,000 parts per million. TPH concentrations in soil at the subject site do not exceed 25,000 ppm. Data collection and fate and transport modeling will be conducted to ensure the suitability of natural attenuation as a remedial alternative and to ensure nearby receptors will not be impacted. In addition, long term monitoring of subsurface soil conditions will be conducted to evaluate the effectiveness of RNA in reducing contaminant concentrations.

The anticipated cost to conduct RNA operations at the subject property is \$100,000. This estimate includes the costs associated with initial fate and transport modeling and monitoring groundwater conditions for a period of 10 years.

6.0 DISCUSSION

Based on the above referenced feasibility study, the most effective remedial alternative appears to be excavating petroleum-impacted soil in the source zone and extracting petroleum-impacted groundwater during excavation operations. The costs associated with this remedial alternative may exceed the costs associated with in-situ and passive remedial alternatives; however, in CJA's opinion, in-situ and passive remedial approaches will not reduce soil and groundwater contaminant concentrations to acceptable levels in a timely fashion. The time frame required to mitigate soil and groundwater contaminants using soil vapor extraction combined with air sparging would likely exceed the estimates presented above, resulting in increased operation and monitoring costs as well as allowing the further migration of dissolved phase contaminants.

Based on the widespread distribution of petroleum impacted soil within the capillary fringe, soil excavation operations will not be capable of removing all contaminated soil beneath the subject property. Soil excavation operations will focus on the source zone beneath the removed USTs and dispensers. Residual petroleum impacted groundwater will likely be present beneath the subject property subsequent to soil excavation and groundwater removal operations. Based on the extent of residual petroleum impacted groundwater, a recommendation to allow contaminants to naturally attenuate may be made. If residually impacted groundwater contamination poses a threat to drinking



**Tank Protect
Engineering**

"ENVIRONMENTAL
CONSULTING &
ENGINEERING SERVICES"

July 15, 1992

File No. 91116
Project No. 371

Mr. John T. Lewis
Red-E-Rentals
2075 Harbor Blvd.
Costa Mesa, CA 92627

**Subject: Workplan for Groundwater Assessment
2075 Harbor Boulevard
Costa Mesa, California 92627**

Dear Mr. Lewis:

Per your authorization, TPE Environmental Group (TPE) has prepared the following groundwater assessment workplan. This workplan is prepared based on information obtained from the soil gas survey results in October 1991 and a recently received site assessment report from Orange County Health Care Agency (OCHCA) for Mesa Tire Auto Service, located at 2060 Harbor Boulevard, Costa Mesa, CA. Upon your review and approval of this workplan, one copy of the plan will be submitted to OCHCA for their review and approval.

SITE LOCATION AND BACKGROUND

The subject site is occupied by one office-cum-warehouse and one equipment maintenance shop. The site is used for maintaining and storing rental equipment. The site is paved with asphalt and concrete.

The neighborhood surrounding the site includes residential and commercial properties. The site is bounded on the north by an animal hospital, and on the south by a car transmission and repair shop. East of the site is Harbor Boulevard and west is Charle Drive. Nearest cross-streets to the site are Hamilton Street and Harbor Boulevard.

On August 22, 1988, Red-E-Rentals (RER) removed one 2,000-gallon gasoline underground storage tank (UST), one 550-gallon diesel UST and one 550-gallon motor oil UST. One of the five soil samples collected from three feet below the removed USTs and analyzed indicated total petroleum hydrocarbons (TPH) of 1,320 mg/kg (parts per million) and significant levels of benzene, toluene, xylenes, and ethylbenzene (BTXE). In addition, the soil sample from underneath the waste oil tank indicated 12 mg/kg of total recoverable petroleum hydrocarbons (TRPH). Due to the unauthorized release of petroleum hydrocarbons which was detected during tank removal, OCHCA required further site assessment and remediation.

In November 1988, General Transmission, located at 2073 Harbor Boulevard, Costa Mesa, California, a property immediately south of the subject site, removed one waste oil UST. One soil sample collected from the UST removal indicated 15,700 mg/kg of TRPH and significant levels of ethylbenzene and total xylenes. OCHCA required further site assessment at this site.

• 1071 N. Batavia
Orange, CA 92667
714/282-5635
800/464-TANK
FAX: 714/282-5644

• 1963 N. Main St.
Orange, CA 92665

• 3050 File Circle
Suite 108
Sacramento, CA 95827

Engr. Contr. Lic. #
10000

At the request of RER, TPE planned a soil gas survey for a preliminary assessment of the site. Optimal Technology, Inc. (OTI) of Carpinteria, California performed the soil gas survey on October 22 and 23, 1991. A soil gas survey report was submitted to OCHCA by RER.

Based on the soil gas survey findings, it was assessed that two separate hydrocarbon contamination plumes exist at the subject property. One of the plumes may have originated from the former USTs at the site and the other may have originated from a car wash located south of the property. TPE recommended drilling four borings to collect soil samples and to convert them into monitoring wells. However, due to possible migration of contamination from the properties south of the subject property, RER requested a meeting between OCHCA, RER, General Transmission, and the car wash located immediately south of General Transmission.

On January 24, 1992, a meeting was conducted in which representatives of OCHCA, RER and General Transmission were present. Representatives of the car wash did not attend. In the meeting, it was decided that a preliminary investigation, based on two soil borings which will be converted to monitoring wells, will be performed for the subject property. One boring will be located immediately south of the former UST pit and another immediately south of the car wash, on General Transmission property. Analysis of soil samples collected from these borings will also include "fingerprinting" for determining independent sources of contamination.

OCHCA suggested reviewing a report on groundwater assessment conducted for Mesa Tire Auto Service, 2060 Harbor Boulevard, Costa Mesa, California, prior to conducting the proposed site assessment at RER. It was also agreed that General Transmission will conduct one soil boring at their former waste oil UST location.

Review of the groundwater assessment report revealed that in the vicinity of the site:

Near surface, the subsurface contains primarily sandy and silty soil. There is a noticeable increase in clay content of the subsurface silts starting around 18 feet below ground surface (BGS).

Groundwater appears to be stabilized at approximately 19 feet BGS. The groundwater flow direction is estimated to be northeasterly. The gradient appears to be about 0.25 percent.

No significant soil or groundwater contamination was detected at Mesa Tire Auto Service.

Following is the workplan for the required site assessment to be conducted by RER.

SCOPE OF WORK

Task 1: Well Permitting, Marking Well Locations and USA Alert

TPE will prepare and submit an application to OCHCA to permit installation of two thirty (30)-foot monitoring wells at the site. Upon obtaining the permits, TPE will mark the location of the borings/wells. Clearance of underground utilities by the Underground Service Alert (USA) at the marked locations will be requested.

APPENDIX II

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement & Gas Chromatogram of Site Well MW6 and Off-Site Well MW1



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: 030418
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 04-18-2003
Lab Job No.: Z304106

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 04-18-2003 and analyzed by the following EPA methods:

EPA 8015M (Gasoline)
EPA 8015M (Diesel)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

Client: S & S Commercial Environmental Services
Project: 030418
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AD23-GW1
Batch No.: ED18-DW1

Lab Job No.: Z304106
Date Sampled: 04-18-2003
Date Received: 04-18-2003
Date Analyzed: 04-23-2003
Date Analyzed: 04-18-2003

EPA Method 8015M
Total Petroleum Hydrocarbons
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	C4-C12 (gasoline)*	C13-C23 (Diesel)	C23-C40 (Oil)
Method Detection Limit		50	500	1,000
Method Blank		ND	ND	ND
MW 1	Z304106-1	5,070	784	ND
MW 2	Z304106-2	84,600	189,000	2,380
MW 3	Z304106-3	101	ND	ND
MW 4	Z304106-4	3,140	778,000	8,230
MW 5	Z304106-5	12,400	230,000	1,580
MW 6	Z304106-6	19,300	124,000	7,780
MW 7	Z304106-7	1,550	ND	ND
MW 8	Z304106-8	ND	ND	ND
MW 9	Z304106-9	287	937	ND

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

Client S & S Commercial Environmental Services
Project: 030418
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 0422-VOAW

Lab Job No.: Z304106
Date Sampled: 04-18-2003
Date Received: 04-18-2003
Date Analyzed: 04-22-2003

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: µg/L (ppb)

Lab ID	Method	Z304106-1	Z304106-2	Z304106-3	Z304106-4	Z304106-5	MDL
Sample ID	Blank	MW-1	MW-2	MW-3	MW-4	MW-5	
DF	1	10	500	1	5	25	
Benzene	ND	ND	15,900	ND	509	323	1
Toluene	ND	ND	29,000	ND	ND	464	1
Ethylbenzene	ND	ND	3,270	ND	ND	443	1
TotalXylenes	ND	ND	20,200	ND	45.8	3,820	2
MTBE	ND	4,690	2,550	13.3	45.9	65	2
ETBE	ND	ND	ND	ND	ND	ND	2
DIPE	ND	ND	ND	ND	ND	ND	2
TAME	ND	ND	ND	ND	ND	ND	2
TButylAlcool	ND	ND	7,460	ND	ND	ND	10

Lab ID	Method	Z304106-6	Z304106-7	Z304106-8	Z304106-9	MDL
Sample ID	Blank	MW-6	MW-7	MW-8	MW-9	
DF	1	50	5	1	1	
Benzene	ND	890	ND	ND	ND	1
Toluene	ND	3,710	ND	ND	2.3	1
Ethylbenzene	ND	1,510	ND	ND	7.7	1
TotalXylenes	ND	5,500	ND	ND	6.9	2
MTBE	ND	ND	1,540	17.9	135	2
ETBE	ND	ND	ND	ND	ND	2
DIPE	ND	ND	ND	ND	ND	2
TAME	ND	ND	ND	ND	ND	2
TButylAlcool	ND	ND	ND	ND	ND	10

MDL=Method Detection Limit. ND=Not Detected (at the specified limit).
DF=Dilution Factor (DF × MDL = Reporting Limit for the sample).



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

Client: S & S Commercial Environmental Services
Project: 030418
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Soil
Batch No. for TPH-g: AD19-GS1
Batch No. for TPH-d: ED18-DS2

Lab Job No.: Z304106
Date Sampled: 04-18-2003
Date Received: 04-18-2003
Date Analyzed: 04-19-2003
Date Analyzed: 04-18-2003

EPA Method 8015M
Total Petroleum Hydrocarbons
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	DF	C4-C12 (gasoline)*	C13-C23 (Diesel)	C23-C40 (Oil)
Method Detection Limit			1.0	10	50
Method Blank		1	ND	ND	ND
MW9-20	Z304106-10	1	ND	73	ND
MW9-25	Z304106-11	1	ND	ND	ND

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

Client: S & S Commercial Environmental Services
Project: 030418
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Soil
Batch No.: 0424-VOAS

Lab Job No.: Z304106
Date Sampled: 04-18-2003
Date Received: 04-18-2003
Date Analyzed: 04-24-2003

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method	Z304106-10	Z304106-11					MDL
Sample ID	Blank	MW9-20	MW9-25					
DF	1	1	1					
Benzene	ND	ND	ND					0.002
Toluene	ND	ND	ND					0.002
Ethylbenzene	ND	ND	ND					0.002
Total Xylenes	ND	ND	ND					0.004
MTBE	ND	ND	ND					0.005
ETBE	ND	ND	ND					0.005
DIPE	ND	ND	ND					0.005
TAME	ND	ND	ND					0.005
T-Butyl Alcohol	ND	ND	ND					0.010

MDL: Method Detection Limit.

DF: Dilution Factor ($DF \times MDL = \text{Reporting Limit for the sample}$).

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z304106
Project:	030418	Lab Sample ID:	D304125-1
Matrix:	Soil	Date Analyzed:	04-24-2003
Batch No:	0424-VOAS		

**I. MS/MSD Report
Unit: ppb**

Compound	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	16.0	16.8	80.0	84.0	4.9	30	70-130
Benzene	ND	20	17.1	17.6	85.5	88.0	2.9	30	70-130
Trichloro-ethene	ND	20	17.7	18.0	88.5	90.0	1.7	30	70-130
Toluene	ND	20	17.4	17.1	87.0	85.5	1.7	30	70-130
Chlorobenzene	ND	20	17.7	18.2	88.5	91.0	2.8	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	19.3	20.0	96.5	80-120
Benzene	19.2	20.0	96.0	80-120
Trichloro-ethene	21.7	20.0	108.5	80-120
Toluene	17.8	20.0	89.0	80-120
Chlorobenzene	19.0	20.0	95.0	80-120

ND: Not Detected.



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z304106
Project:	030418	Lab Sample ID:	R304118-1
Matrix:	Water	Date Analyzed:	04-22-2003
Batch No:	0422-VOAW		

**I MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	20.8	21.7	104.0	108.5	4.2	30	70-130
Benzene	ND	20	20.4	21.8	102.0	109.0	6.6	30	70-130
Trichloro-ethene	ND	20	21.1	22.1	105.5	110.5	4.6	30	70-130
Toluene	ND	20	20.2	20.8	101.0	104.0	2.9	30	70-130
Chlorobenzene	ND	20	20.5	21.9	102.5	109.5	6.6	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	21.0	20	105.0	80-120
Benzene	20.1	20	100.5	80-120
Trichloro-ethene	20.3	20	101.5	80-120
Toluene	19.5	20	97.5	80-120
Chlorobenzene	20.1	20	100.5	80-120

ND: Not Detected.



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

EPA 8015M
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: 030418
Matrix: Water
Batch No: AD23-GW1

Lab Job No.: Z304106
Lab Sample ID: ST0423-1
Date Analyzed: 04-23-2003

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	1,040	1,010	103.7	101.1	2.5	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	878	1000	87.8	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

**EPA 8015M (TPH)
Batch QA/QC Report**

Client S & S Commercial Environmental Services
Project: 030418
Matrix: Water
Batch No.: ED18-DW1

Lab Job No.: Z304106
Lab Sample ID: ST30418-2
Date Analyzed: 04-18-2003

**I MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20	22.2	23.7	111.0	118.5	6.5	30	70-130

**II LCS Result
Unit: ppb**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	21.1	20	105.5	80-120

ND: Not Detected



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

**EPA 8015M
Batch QA/QC Report**

Client S & S Commercial Environmental Services
Project: 030418
Matrix: Soil
Batch No.: AD19-GS1

Lab Job No.: Z304106
Lab Sample ID: ST0419-1
Date Analyzed: 04-19-2003

**I MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Gasoline	ND	1000	923	995	92.3	99.5	7.5	30	70-130

**II LCS Result
Unit: ppb**

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
Gasoline	818	1000	81.8	80-120

ND: Not Detected



Southland Technical Services, Inc.
Environmental Laboratories

04-30-2003

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: S & S Commercial Environmental Services Lab Job No.: Z304106
Project: 030418
Matrix: Soil Lab Sample ID: ST30418-2
Batch No.: ED18-DS2 Date Analyzed: 04-18-2003

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	200	237	220	118.5	110.0	7.4	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	211	200	105.5	80-120

ND: Not Detected

CHAIN OF CUSTODY RECORD

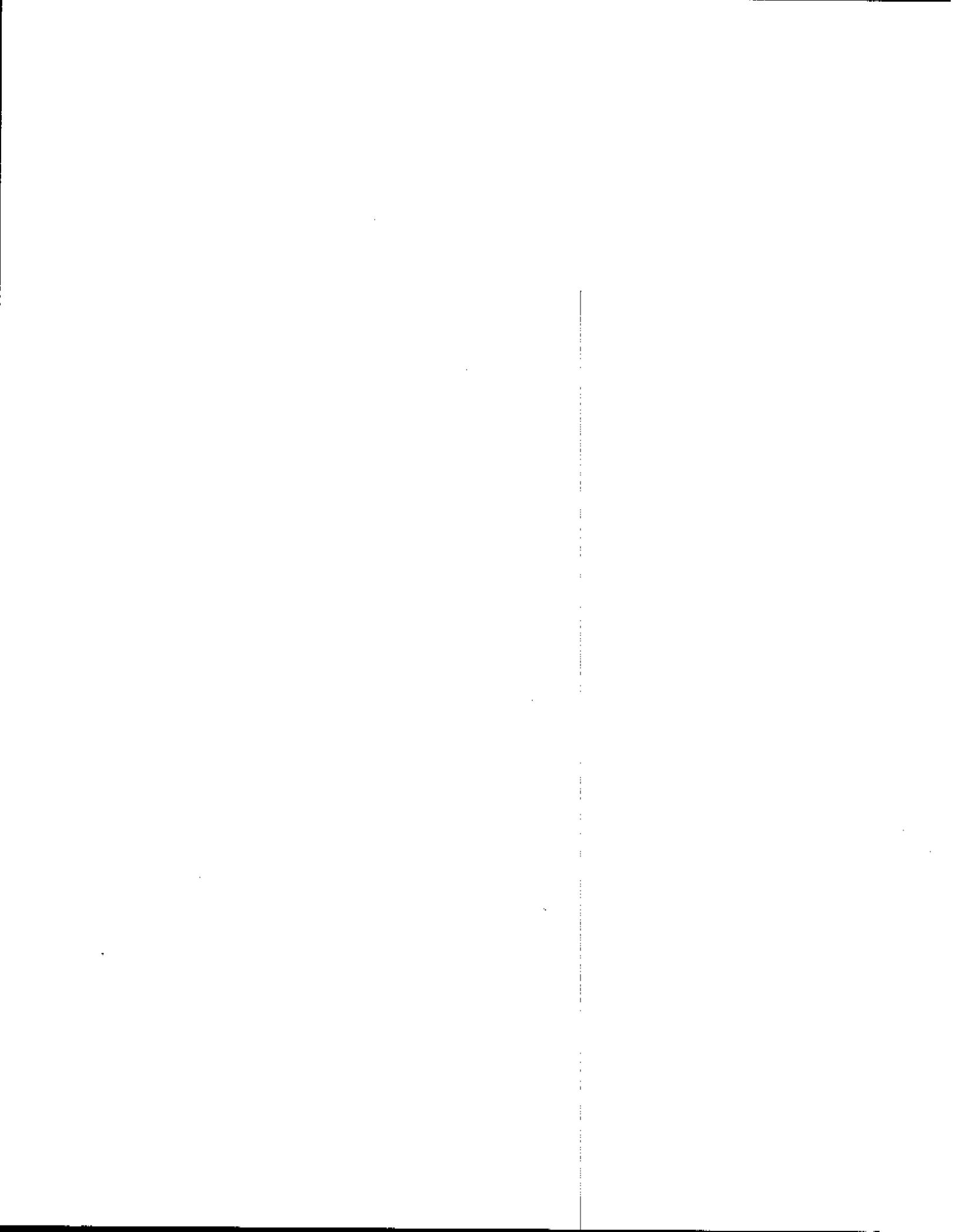
Lab Job Number 7304106

Client: <u>SIS Commercial Environmental Services</u>							Analyses Requested							T.A.T. Requested <input type="checkbox"/> Rush 8 12 24 hours <input type="checkbox"/> 2-3 days <input type="checkbox"/> Normal	
Address: <u>13520 Amber Road Chino, CA</u>							602/8021 (BTEX, MTBE)	8015M (Gasoline)	8015M (Diesel)	8260B (VOCs)	8260B (Oxygens, BTEX)	8260B (MTBE Confirm.)	Sample Condition <input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample seals		
Report Attention: <u>Bill Lachar</u>	Phone: <u>714 508-9771</u>	Fax: <u>714 508-9771</u>	Sampled by: <u>C.C. L.</u>										Remarks		
Project Name/No.: <u>030418</u>		Project Site: <u>Ready's Auto 2089 Harbor Blvd. Costa Mesa</u>													
Client Sample ID	Lab Sample ID	Sample Collect		Matrix Type	Sample Preserve	No., type & size of container	602/8021 (BTEX, MTBE)	8015M (Gasoline)	8015M (Diesel)	8260B (VOCs)	8260B (Oxygens, BTEX)	8260B (MTBE Confirm.)	Remarks		
		Date	Time												
<u>MW9-20</u>	<u>7304106-1048-03</u>			<u>Soil</u>	<u>Chill</u>	<u>1 1/2 x 3 Bagg</u>		<u>X</u>	<u>X</u>		<u>X</u>			<u>Note samples</u>	
<u>MW9-25</u>	<u>-114803</u>			<u>Soil</u>	<u>Chill</u>	<u>1 1/2 x 3 Bagg</u>		<u>X</u>	<u>X</u>		<u>X</u>				
<u>MW1</u>	<u>7304106-1</u>	<u>4-17-03</u>		<u>Water</u>	<u>Chill</u>	<u>3-VOA's</u>		<u>X</u>	<u>X</u>		<u>X</u>			<u>MW2, MW4</u>	
<u>MW2</u>	<u>-2</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>MW5, MW6</u>	
<u>MW3</u>	<u>-3</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>are very hot,</u>	
<u>MW4</u>	<u>-4</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>they were</u>	
<u>MW5</u>	<u>-5</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>collected</u>	
<u>MW6</u>	<u>-6</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>from the</u>	
<u>MW7</u>	<u>-7</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>dissolved</u>	
<u>MW8</u>	<u>-8</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>phase</u>	
<u>MW9</u>	<u>-9</u>	<u>4-17-03</u>		<u>Water</u>				<u>X</u>	<u>X</u>		<u>X</u>			<u>below</u>	
														<u>Free Product</u>	
Relinquished by: <u>[Signature]</u>		Company: <u>SIS Commercial</u>		Date: <u>9:30</u>	Time: <u>4:00</u>	Received by: <u>Shiviana Presnell</u>		Company:		Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial					
Relinquished by:		Company:		Date:	Time:	Received by:		Company:							

Southland Tech. Services, Inc.
7801 Telegraph Road, Suite L & K
Montebello, CA 90640

Tel: (323) 888-0728
Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.



November 17, 2004

Project Report

8th Round Sampling of Groundwater Conditions

AT:

Randy's Automotive

2089 Harbor Boulevard
Costa Mesa, CA 92627

R.W.Q.C.B. Case # 083003521T

CONDUCTED FOR:

Mr. H.S. Chow

P.O. Box 3102
La Habra, CA 90632

Project Conducted & Report Prepared By,



William C. Lachmar, R.G. # 6168

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FIGURES:

Figure 1	Groundwater Gradient & Direction Map
Figure 2	Gasoline Isopleth Map
Figure 3	Diesel Fuel Isopleth Map
Figure 4	MTBE Isopleth Map

APPENDIX: Cal-EPA Certified Laboratory Chemical Analyses Results

1.0 INTRODUCTION

The following report documents the methods and results of the eighth round groundwater monitoring at 2089 Harbor Boulevard. This sampling event includes data from a total of 11 water monitor well locations (9 on-site & 2 off-site) and the chemical analyses results from 9 on-site monitor wells (wells MW1-MW9).

Results of this investigation indicate water depths to have dropped by approximately 0.4-feet when compared to the seventh sampling round conducted April 2003. The water direction and gradient remains generally the same as all previous sampling rounds. In the non free-product wells (MW1, 3, 7, 8 & 9) the contaminant levels were basically identical to the previous sampling round, except for a much lower MTBE concentration in the east site periphery well, MW3. The highest gasoline, diesel and MTBE levels found from the five non free-product wells, was a 2,570 parts per billion (ppb) gasoline concentration in Monitor well MW3, non detectable diesel concentrations and a 1,590 ppb MTBE concentration in well MW7. With respect to the free-product wells, the results from the dissolved phase chemical analyses found monitor well MW6 to contain the highest gasoline concentration, monitor well MW4 to contain the highest diesel fuel concentration and none of the free product wells registered any MTBE levels (however MDL levels are raised due to the high gasoline and diesel levels).

2.0 WELL HYDROLOGY

2.1 Groundwater Depths

Depths to groundwater were measured in nine on-site monitoring wells and two off-site monitoring wells using a Solinst brand interface meter. Two measurements were taken in each well to confirm groundwater depth. Depth to water measurements along with top of casing survey data were used to calculate the groundwater flow direction and gradient. A summary of the measured groundwater depths and well casing elevation data collected during this sampling round is provided in Table 1.

2.2 Groundwater Gradient and Flow Direction

Depth to water measurements and well distances were incorporated to identify the current groundwater direction and gradient. A groundwater flow contour map was constructed by solving several geometric three point problems (Figure 1). The general groundwater direction found during this sampling varies, with more-or-less a northerly direction interpreted. The site average gradient west of the fault is 0.01 ft/ft, with a direction towards the northeast. East of the fault the gradient varies, but the average interpreted gradient during this sampling event is estimated at 0.0043 ft/ft, with a groundwater direction running to the northwest.

3.0 GROUNDWATER PURGING & SAMPLE COLLECTION

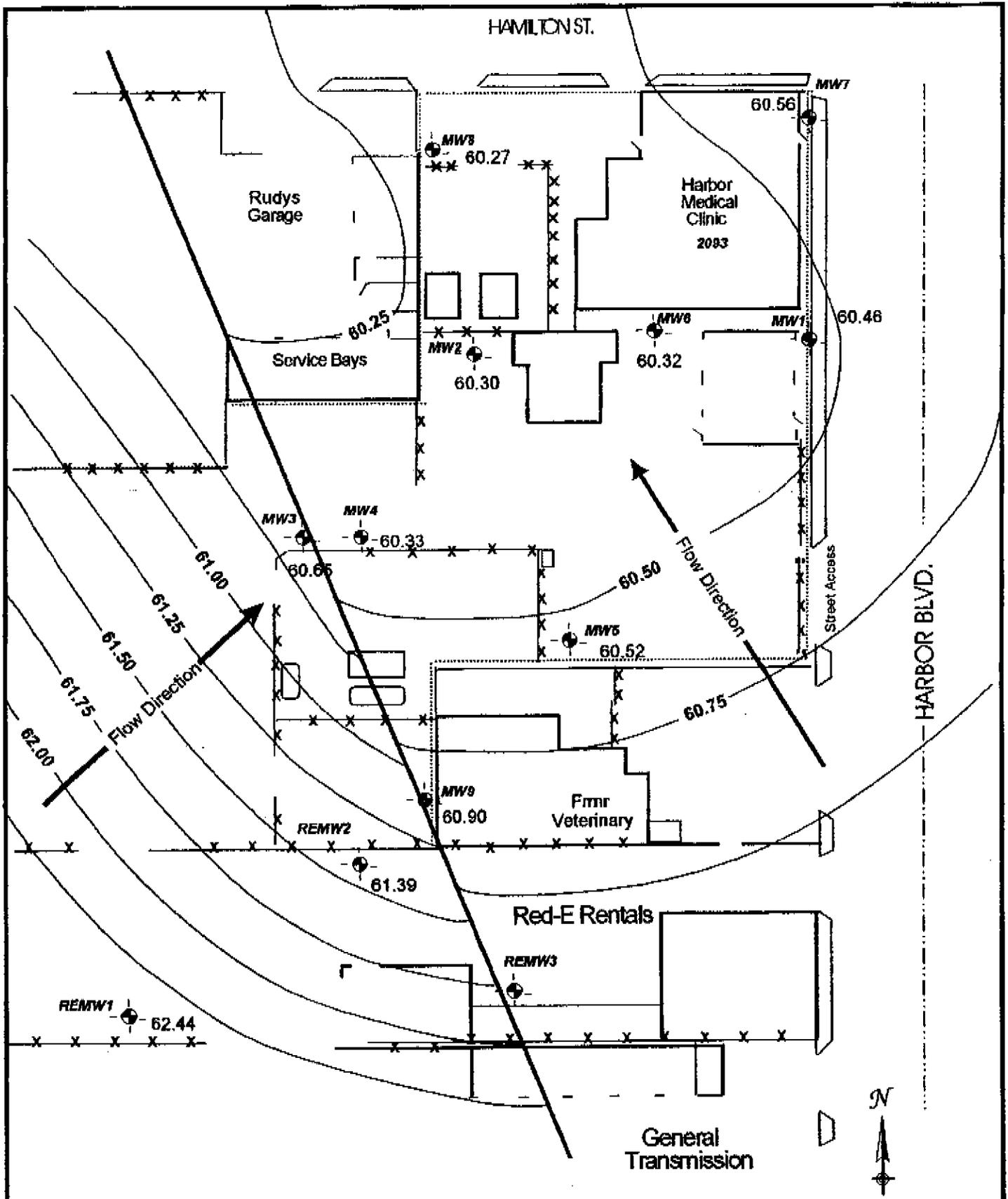
Duplicate sets of groundwater samples were collected from all nine on-site wells on October 26, 2004. Groundwater samples were collected from monitor wells MW1, 3, 7, 8 and MW9 after removal of approximately three well casing volumes and stabilization of temperature, conductivity and pH had been verified. The wells were purged using a 3/4-gallon capacity polyethylene, single check-valve bailer. Each sample was collected after a minimum 80% well recharge, using a disposable polyethylene, bottom draining, single check valve bailer. The samples were placed in sterile, 40 ml. glass OVA vials, clearly labeled with a permanent felt tip marker, then immediately placed in an ice chest containing bagged ice for cold storage. The samples were later logged on a Chain-of-Custody document, then transported to a Cal-EPA certified laboratory.

Groundwater samples were collected without purging from the dissolved phase fraction of wells MW2, MW4, MW5 and MW6. The product was retrieved with dedicated sample bailers. The groundwater depth measurements and well purging data are provided in Table 1 and Table 2 below.

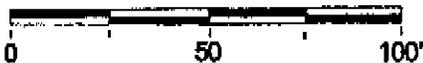
TABLE 1
Summary of Groundwater Well Elevation Data Collected October 26, 2004

Well Number	Survey Date	Top of Casing Elevation (AMSL)	Free Product Elevation	Water Depth	Amount of Free Product	Groundwater Elevation
MW1	10/26/04	80.58'	NONE	20.12'	0	60.46
MW2	"	81.41'	20.70'	22.57'	1.87'	60.30*
MW3	"	81.16'	NONE	20.51'	0	60.65
MW4	"	81.19'	20.51'	22.12'	1.61'	60.33*
MW5	"	81.69'	20.99'	21.82'	0.83'	60.52*
MW6	"	81.10'	20.38'	22.20'	1.82'	60.32*
MW7	"	80.93'	NONE	20.37'	0	60.56
MW8	"	80.63'	NONE	20.36'	0	60.27
MW9	"	83.60'	NONE	22.70'	0	60.90
REMW1	"	82.02'	NONE	19.58'	0	62.44
REMW2	"	82.28'	NONE	20.89'	0	61.39
REMW3	"	82.06'	NA	Not Taken	—	NA

* Groundwater Depth Estimate Calculated by Taking Amount of Free Product and multiplying by 0.78



SCALE:



SITE SKETCH MAP
 SHOWING WATER GRADIENT & DIRECTION
 SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



COMMERCIAL
 Environmental Services

PROJECT# 41023

DRAFTED BY:	WCL
DATE:	11/04

FIG 1

HAMILTON ST.

MM7

1,600
1,550

Harbor
Medical
Clinic
2089

Rudys
Garage

Service Bays

Service Bays

MM6

2,570
5,070

MM3
117
107

MM4
4,690
3,140

2,700
2,400

MM9
140
287

Fmr
Veterinary

REMM2

Red-E Rentals

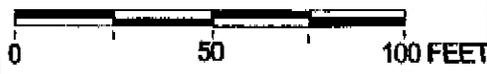
REMM3

REMM1

4,690 Gas Concentration 10-26-04
2,400 Gas Concentration 4-13-03

- Gas Concentration > 50,000 ppb
- ⊗ Gas Concentration > 20,000 ppb
- Gas Concentration > 5,000 ppb
- ⊙ Gas Concentration > 2,500 ppb

SCALE:



HARBOR BLVD.



SITE SKETCH MAP GASOLINE IMPACT INTERPRETATION SITE: RANDYS AUTOMOTIVE 2089 Harbor Blvd. Costa Mesa, CA		 S&S COMMERCIAL Environmental Services	FIG 2
PROJECT# 41023	DRAFTED BY: WCL DATE: 11/04		

HAMILTON ST.

MW7

ND
ND

MW8

ND
ND

Harbor
Medical
Clinic
2093

Rudys
Garage

Service Bays

Service Bays

MW1

ND
784

MW3

ND
ND

MW9

ND
937

Fmr
Veterinary

REMW2

Red-E Rentals

REMW3

REMW1

4,690 Diesel Concentration 10-28-04
2,400 Diesel Concentration 4-13-03

- Diesel Concentration > 50,000 ppb
- ⊙ Diesel Concentration > 20,000 ppb
- Diesel Concentration > 5,000 ppb
- Diesel Concentration > 2,500 ppb

SCALE:



HARBOR BLVD.



SITE SKETCH MAP
DIESEL IMPACT INTERPRETATION
SITE: RANDYS AUTOMOTIVE
 2089 Harbor Blvd.
 Costa Mesa, CA



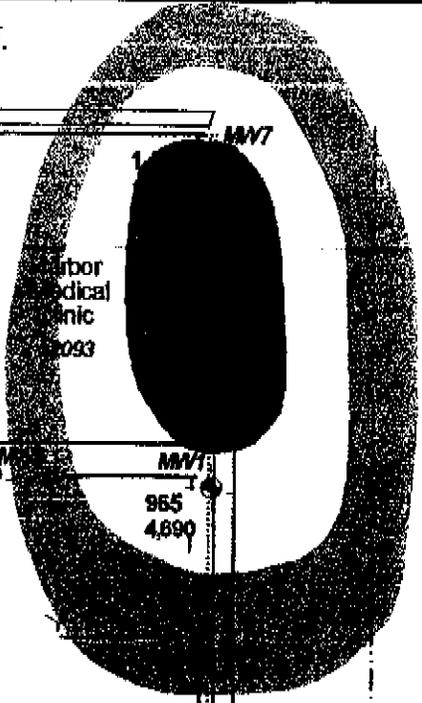
COMMERCIAL
 Environmental Services

FIG
3

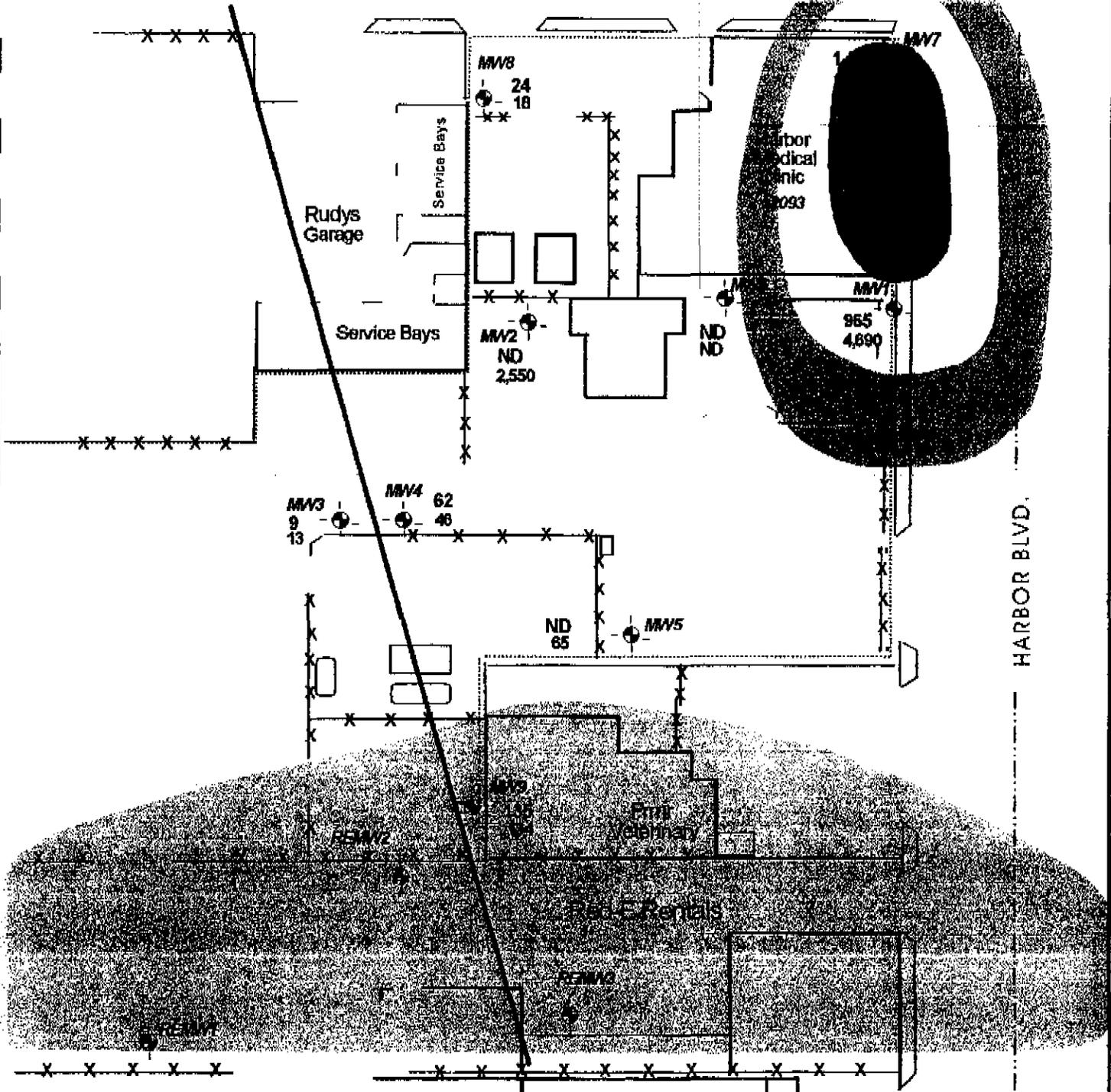
PROJECT# 41023

DRAFTED BY: WCL
 DATE: 11/04

HAMILTON ST.



HARBOR BLVD.



- 1,590 MTBE Concentration 10-26-04
- 1,400 MTBE Concentration 4-13-03
- MTBE Concentration > 1,000 ppb
- MTBE Concentration > 500 ppb
- ⊙ MTBE Concentration > 100 ppb

SCALE:



SITE SKETCH MAP MTBE IMPACT INTERPRETATION SITE: RANDYS AUTOMOTIVE 2089 Harbor Blvd. Costa Mesa, CA		 S&S COMMERCIAL Environmental Services	FIG 4
PROJECT# 41023	DRAFTED BY: WCL DATE: 11/04		

APPENDIX

Cal-EPA Certified Laboratory Chemical Analyses Results with QA/QC Statement



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

Mr. Bill Lachmar
S & S Commercial Environmental Services
5204 Seashore Drive #A
Newport Beach, CA 92663

Project: Randy's Auto
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Date Sampled: 10-26-2004
Lab Job No.: Z410162

Dear Mr. Lachmar:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 10-26-2004 and analyzed by the following EPA methods:

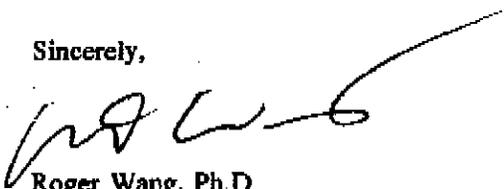
EPA 8015M (Gasoline)
EPA 8015M (Diesel)
EPA 8260B (BTEX & Oxygenates)

All the analyses have met the QA/QC criteria of this laboratory.

The sample arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,



Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

Client: S & S Commercial Environmental Services
Project: Randy's Auto
Project Site: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: AMJ28-GW1
Batch No.: EJ28-DW1

Lab Job No.: Z410162
Date Sampled: 10-26-2004
Date Received: 10-26-2004
Date Analyzed: 10-28-2004
Date Analyzed: 10-28-2004

EPA Method 8015M
Total Petroleum Hydrocarbons
Reporting Units: µg/L (ppb)

Sample ID	Lab ID	C4-C12 (gasoline)*	C13-C23 (Diesel)	C23-C40 (Oil)
Method Detection Limit		50	500	1,000
Method Blank		ND	ND	ND
MW 1	Z410162-1	2,570	ND	ND
MW 2	Z410162-2	36,600	21,800	ND
MW 3	Z410162-3	112	ND	ND
MW 4	Z410162-4	4,690	257,000	2,000
MW 5	Z410162-5	50,700	98,400	3,680
MW 6	Z410162-6	108,000	25,500	1,740
MW 7	Z410162-7	1,600	ND	ND
MW 8	Z410162-8	ND	ND	ND
MW 9	Z410162-9	140	ND	ND

ND: Not Detected (at the specified limit)



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

Client: S & S Commercial Environmental Services
Project: Randy's Auto
Project: 2089 Harbor Blvd., Costa Mesa, CA
Matrix: Water
Batch No.: 1028-VOAW

Lab Job No.: Z410162
Date Sampled: 10-26-2004
Date Received: 10-26-2004
Date Analyzed: 10-28-2004

EPA 8260B (BTEX & Oxygenates by GC/MS)
Reporting Units: µg/L (ppb)

Lab ID	Method	Z410162-1	Z410162-2	Z410162-3	Z410162-4	Z410162-5	MDL
Sample ID	Blank	MW-1	MW-2	MW-3	MW-4	MW-5	
DF	1	5	50	1	5	10	
Benzene	ND	ND	7,180	ND	375	56.2	1
Toluene	ND	ND	9,950	ND	ND	ND	1
Ethylbenzene	ND	ND	2,220	ND	237	1,820	1
TotalXylenes	ND	ND	8,220	ND	366	6,910	2
MTBE	ND	965	ND	9.2	61.7	ND	2
ETBE	ND	ND	ND	ND	ND	ND	2
DIPE	ND	ND	ND	ND	ND	ND	2
TAME	ND	ND	ND	ND	ND	ND	2
TBA	ND	ND	ND	ND	ND	ND	10

Lab ID	Method	Z410162-6	Z410162-7	Z410162-8	Z410162-9	MDL
Sample ID	Blank	MW-6	MW-7	MW-8	MW-9	
DF	1	50	5	1	1	
Benzene	ND	272	ND	ND	ND	1
Toluene	ND	3,100	ND	ND	ND	1
Ethylbenzene	ND	2,460	ND	ND	ND	1
TotalXylenes	ND	13,900	ND	ND	ND	2
MTBE	ND	ND	1,590	24.1	134	2
ETBE	ND	ND	ND	ND	ND	2
DIPE	ND	ND	ND	ND	ND	2
TAME	ND	ND	ND	ND	ND	2
TBA	ND	ND	ND	ND	ND	10

MDL=Method Detection Limit. ND=Not Detected (at the specified limit).
DF=Dilution Factor (DF × MDL = Reporting Limit for the sample).



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: S & S Commercial Environmental Services Lab Job No.: Z410162
Project: Randy's Auto
Matrix: Water Lab Sample ID: ST1028-1
Batch No: EJ28-DW1 Date Analyzed: 10-28-2004

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20.0	25.2	24.6	126.0	123.0	2.4	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-d	24.0	20.0	120.0	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

EPA 8015M
Batch QA/QC Report

Client: S & S Commercial Environmental Services
Project: Randy's Auto
Matrix: Water
Batch No: AMJ28-GW1

Lab Job No.: Z410162
Lab Sample ID: ST1028-1
Date Analyzed: 10-28-2004

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	853	986	85.3	98.6	14.5	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	1,070	1000	107.0	80-120

ND: Not Detected (at the specified limit).



Southland Technical Services, Inc.
Environmental Laboratories

11-03-2004

**EPA 8260B
Batch QA/QC Report**

Client	S & S Commercial Environmental Services	Lab Job No.:	Z410162
Project:	Randy's Auto	Lab Sample ID:	ST1028-1
Matrix:	Water	Date Analyzed:	10-28-2004
Batch No:	1028-VOAW		

**I MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.8	19.4	99.0	97.0	2.0	30	70-130
Benzene	ND	20	21.1	19.5	105.5	97.5	7.9	30	70-130
Trichloro-ethene	ND	20	18.9	18.2	94.5	91.0	3.8	30	70-130
Toluene	ND	20	20.8	20.9	104.0	104.5	0.5	30	70-130
Chlorobenzene	ND	20	21.0	22.1	105.0	110.5	5.1	30	70-130

**II LCS Result
Unit: ppb**

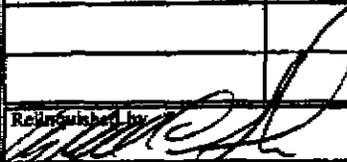
Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	20.0	20	100.0	80-120
Benzene	20.6	20	103.0	80-120
Trichloro-ethene	17.3	20	86.5	80-120
Toluene	22.8	20	114.0	80-120
Chlorobenzene	22.9	20	114.5	80-120

ND: Not Detected.

SOUTHLAND TECHNICAL SERVICES, INC.

CHAIN OF CUSTODY RECORD

Lab Job Number Z410162

Client: <u>S: S Commercial Environmental Services, Inc.</u>							Analyses Requested						T.A.T. Requested <input type="checkbox"/> Rush 8 12 24 hours <input type="checkbox"/> 2-3 days <input checked="" type="checkbox"/> Normal	
Address: <u>13520 Amber Road, Chino, CA</u>													Sample Condition <input type="checkbox"/> Chilled <input type="checkbox"/> Intact <input type="checkbox"/> Sample seals	
Report Attention: <u>Bill Lochner</u>		Phone: <u>714 508-9794</u>		Fax: <u>714 508-9791</u>		Sampled by: <u>W.C.L.</u>							Remarks	
Project Name/No: <u>Randy's Auto</u>		Project Site: <u>S. Harbor Blvd., Costa Mesa</u>												
Client Sample ID	Lab Sample ID	Sample Collect		Matrix Type	Sample Preserve	No., type* & size of container	602/8021 (BTEX, MTBE)	8015M (Gasoline)	8015M (Diesel)	8260B (VOCs)	8260B (Oxygenates, BTEX)	8260B (MTBE Confirm.)		
		Date	Time											
<u>MW1</u>	<u>Z410162-1</u>	<u>10-26-09</u>		<u>Water</u>	<u>HCY</u>	<u>4-VOAS</u>		<u>X</u>	<u>X</u>		<u>X</u>			
<u>MW2</u>	<u>-2</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>Wells</u>
<u>MW3</u>	<u>-3</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>MW2, MW4,</u>
<u>MW4</u>	<u>-4</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>MW5, MW6</u>
<u>MW5</u>	<u>-5</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>Are really hot</u>
<u>MW6</u>	<u>-6</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>take water</u>
<u>MW7</u>	<u>-7</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>directly below</u>
<u>MW8</u>	<u>-8</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>the fog</u>
<u>MW9</u>	<u>-9</u>							<u>X</u>	<u>X</u>		<u>X</u>			<u>product.</u>
Relinquished by: 		Company: <u>S: S Commercial</u>		Date: <u>10-26-09</u>	Time: <u>7:00pm</u>	Received by: 	Company: <u>S: S</u>		Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial					
Relinquished by:		Company:		Date:	Time:	Received by:	Company:							

Southland Tech. Services, Inc.
7801 Telegraph Road, Suite L & K
Montebello, CA 90640

Tel: (323) 888-0728
Fax: (323) 888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.



APPENDIX J
REGULATORY DATABASE REPORT



EDR* Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck[®]

**Proposed Walgreen Store Location
SWC Hamilton St./Harbor Blvd.
Costa Mesa, CA 92627**

Inquiry Number: 1559850.2s

November 22, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the minimum government records search requirements of EPA's Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312 (AAI) and the ASTM Standard Practice for Environmental Site Assessments, E 1527-05. Search distances are per AAI and ASTM standards or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

SWC HAMILTON ST./HARBOR BLVD.
COSTA MESA, CA 92627

COORDINATES

Latitude (North): 33.650500 - 33° 39' 1.8"
Longitude (West): 117.919500 - 117° 55' 10.2"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 414736.7
UTM Y (Meters): 3723591.0
Elevation: 82 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 33117-F8 NEWPORT BEACH (DIGITAL), CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

FEDERAL RECORDS

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
Delisted NPL National Priority List Deletions
NPL Liens Federal Superfund Liens
CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS Corrective Action Report
RCRA-TSDF Resource Conservation and Recovery Act Information
RCRA-LQG Resource Conservation and Recovery Act Information
ERNS Emergency Response Notification System

EXECUTIVE SUMMARY

HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE OR LOCAL RECORDS

AWP	Annual Workplan Sites
Cal-Sites	Cal-sites Database
Toxic Pits	Toxic Pits Cleanup Act Sites
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
SCH	School Property Evaluation Program
SWF/LF	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
SLIC	Statewide SLIC Cases
SWRCY	Recycler Database
AST	Aboveground Petroleum Storage Tank Facilities
CHMIRS	California Hazardous Material Incident Report System
Notify 65	Proposition 65 Records
Orange Co. Industrial Site	List of Industrial Site Cleanups
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
WIP	Well Investigation Program Case List
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data

TRIBAL RECORDS

INDIAN RESERV.	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR Proprietary Records

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

EXECUTIVE SUMMARY

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

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

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

FEDERAL RECORDS

CERCLIS-NFRAP:As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 08/22/2005 has revealed that there is 1 CERCLIS-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>NARMCO MATERIALS INC</i>	<i>600 W VICTORIA ST</i>	<i>1/4 - 1/2 WNW</i>	<i>34</i>	<i>62</i>

RCRAInfo:RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility.

A review of the RCRA-SQG list, as provided by EDR, and dated 08/11/2005 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>IMPORT AUTO TECH INC</i>	<i>2100 HARBOR BLVD</i>	<i>0 - 1/8 NE</i>	<i>3</i>	<i>8</i>
<i>GENERAL TRANSMISSION</i>	<i>2073 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>A9</i>	<i>15</i>
<i>PERSONALIZED CLEANERS</i>	<i>2117 HARBOR</i>	<i>0 - 1/8 NNE</i>	<i>B10</i>	<i>16</i>
<i>GERMAN MOTORS</i>	<i>2119 HARBOR BOULEVARD</i>	<i>0 - 1/8 NNE</i>	<i>B11</i>	<i>18</i>
<i>HARBOR TIRE</i>	<i>2050 CHARLE</i>	<i>0 - 1/8 SW</i>	<i>12</i>	<i>19</i>
<i>THEODORE ROBINS FORD</i>	<i>2060 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C14</i>	<i>21</i>
<i>COSTA MESA AUTO WASH</i>	<i>2059 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C15</i>	<i>26</i>
<i>PERFORMANCE JAGUAR</i>	<i>2037 HARBOR BLVD</i>	<i>1/8 - 1/4 S</i>	<i>24</i>	<i>45</i>
<i>COAST AUTOMATIC TRANSMISSION</i>	<i>447 W BAY ST</i>	<i>1/8 - 1/4 SE</i>	<i>D25</i>	<i>45</i>
<i>1-DAY PAINT AND BODY CENTERS I</i>	<i>2014 HARBOR BLVD</i>	<i>1/8 - 1/4 S</i>	<i>29</i>	<i>54</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON STATION 98037</i>	<i>2160 HARBOR BLVD</i>	<i>1/8 - 1/4 N</i>	<i>E28</i>	<i>53</i>

EXECUTIVE SUMMARY

STATE OR LOCAL RECORDS

REF: This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

A review of the REF list, as provided by EDR, and dated 08/08/2005 has revealed that there are 2 REF sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FORMER BAYSHORE ANIMAL HOSPITAL	2077 HARBOR BOULEVARD	0 - 1/8 SSE	A4	8
TUNE UP SHOP	449 W. BAY STREET	1/8 - 1/4 SE	D23	44

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 19 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RED-E-RENTALS	2075 HARBOR BLVD	0 - 1/8 SSE	A5	10
GENERAL TRANSMISSIONS	2073 HARBOR BLVD	0 - 1/8 SSE	A7	13
THEODORE ROBINS FORD	2060 HARBOR BLVD	0 - 1/8 SSE	C14	21
COSTA MESA AUTO WASH	2059 HARBOR BLVD	0 - 1/8 SSE	C15	26
P AND M STATION #975	2050 HARBOR BLVD	0 - 1/8 SSE	C18	32
ROBINS PROPERTIES/HARBOR	2049 HARBOR	0 - 1/8 SSE	C21	39
HOWIE'S DIAGNOSTIC CENTER	449 BAY ST	1/8 - 1/4 SE	D22	41
COLLEGE HOSPITAL	301 VICTORIA ST	1/4 - 1/2 ENE	H41	76
THRIFTY OIL #386	2021 NEWPORT BLVD	1/4 - 1/2 ESE	I46	86
HUNTINGTON BEACH, CITY OF	301	1/4 - 1/2 ENE	H49	90
TUNE-UP SHOP, THE	2020 NEWPORT BLVD	1/4 - 1/2 SE	J50	90
SINCLAIR PAINT	1901 HARBOR BLVD	1/4 - 1/2 S	52	93
TICE EQUIPMENT RENTAL	1930 NEWPORT BLVD	1/4 - 1/2 SSE	53	95
UNOCAL #6176	560 19TH ST	1/4 - 1/2 SSW	54	98
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #9-8037	2160 HARBOR BLVD	1/8 - 1/4 N	E26	47
K-MART STORE #4047	2200 HARBOR BLVD	1/4 - 1/2 N	F33	61
SHELL SERVICE STATION	2249	1/4 - 1/2 N	G36	65
UNOCAL #4050	2248 HARBOR BLVD	1/4 - 1/2 N	G40	73
AMERICAN SAVINGS BANK	2252 HARBOR BLVD	1/4 - 1/2 N	G43	79

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/10/2005 has revealed that there are 32

EXECUTIVE SUMMARY

LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>RANDY'S AUTOMOTIVE PROPERTY</i>	<i>2089 HARBOR BLVD.</i>	<i>0 - 1/8 ESE</i>	<i>2</i>	<i>6</i>
<i>RED-E-RENTALS</i>	<i>2075 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>A5</i>	<i>10</i>
<i>GENERAL TRANSMISSIONS</i>	<i>2073 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>A7</i>	<i>13</i>
<i>THEODORE ROBBINS FORD</i>	<i>2060 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C13</i>	<i>20</i>
<i>THEODORE ROBINS FORD</i>	<i>2060 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C14</i>	<i>21</i>
<i>COSTA MESA AUTO WASH</i>	<i>2059 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C15</i>	<i>26</i>
<i>BEACON BAY AUTO WASH COSTA MES</i>	<i>2059 HARBOR</i>	<i>0 - 1/8 SSE</i>	<i>C16</i>	<i>31</i>
<i>P AND M STATION #975</i>	<i>2050 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C18</i>	<i>32</i>
<i>ROBINS PROPERTIES/HARBOR</i>	<i>2049 HARBOR</i>	<i>0 - 1/8 SSE</i>	<i>C21</i>	<i>39</i>
<i>HOWIE'S DIAGNOSTIC CENTER</i>	<i>449 BAY ST</i>	<i>1/8 - 1/4 SE</i>	<i>D22</i>	<i>41</i>
<i>DAILY PILOT</i>	<i>330 BAY</i>	<i>1/4 - 1/2 ESE</i>	<i>35</i>	<i>63</i>
<i>COLLEGE HOSPITAL</i>	<i>301 VICTORIA ST</i>	<i>1/4 - 1/2 ENE</i>	<i>H41</i>	<i>76</i>
<i>ARCO PRODUCTS COMPANY #9746</i>	<i>2021 NEWPORT</i>	<i>1/4 - 1/2 ESE</i>	<i>I45</i>	<i>83</i>
<i>THRIFTY OIL #386</i>	<i>2021 NEWPORT BLVD</i>	<i>1/4 - 1/2 ESE</i>	<i>I46</i>	<i>86</i>
<i>FORMER TROWBRIDGE PROPERTY</i>	<i>2025 NEWPORT BLVD</i>	<i>1/4 - 1/2 ESE</i>	<i>I47</i>	<i>87</i>
<i>FORMER TROWBRIDGE PROPERTY</i>	<i>2025 NEWPORT</i>	<i>1/4 - 1/2 ESE</i>	<i>I48</i>	<i>88</i>
<i>TUNE-UP SHOP, THE</i>	<i>2020 NEWPORT BLVD</i>	<i>1/4 - 1/2 SE</i>	<i>J50</i>	<i>90</i>
<i>THE TUNE-UP SHOP</i>	<i>2020 NEWPORT BLVD</i>	<i>1/4 - 1/2 SE</i>	<i>J51</i>	<i>92</i>
<i>SINCLAIR PAINT</i>	<i>1901 HARBOR BLVD</i>	<i>1/4 - 1/2 S</i>	<i>52</i>	<i>93</i>
<i>TICE EQUIPMENT RENTAL</i>	<i>1930 NEWPORT BLVD</i>	<i>1/4 - 1/2 SSE</i>	<i>53</i>	<i>95</i>
<i>UNOCAL #6176</i>	<i>560 19TH ST</i>	<i>1/4 - 1/2 SSW</i>	<i>54</i>	<i>98</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON #9-8037</i>	<i>2160 HARBOR BLVD</i>	<i>1/8 - 1/4 N</i>	<i>E26</i>	<i>47</i>
<i>CHEVRON STATION 98037</i>	<i>2160 HARBOR BLVD</i>	<i>1/8 - 1/4 N</i>	<i>E28</i>	<i>53</i>
<i>KMART STORE #4047</i>	<i>2200 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>F31</i>	<i>58</i>
<i>MR TERRYS ONE HOUR CLEANERS</i>	<i>2200 HARBOR</i>	<i>1/4 - 1/2 N</i>	<i>F32</i>	<i>59</i>
<i>SHELL SERVICE STATION</i>	<i>2249</i>	<i>1/4 - 1/2 N</i>	<i>G36</i>	<i>65</i>
<i>SHELL SERVICE STATION</i>	<i>2249 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>G37</i>	<i>69</i>
<i>SHELL OIL</i>	<i>2249 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>G38</i>	<i>72</i>
<i>FORMER UNOCAL #4050</i>	<i>2248 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>G39</i>	<i>73</i>
<i>UNOCAL #4050</i>	<i>2248 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>G40</i>	<i>73</i>
<i>AMERICAN SAVINGS BANK/CHEVRON</i>	<i>2252 HARBOR BLVD</i>	<i>1/4 - 1/2 N</i>	<i>G42</i>	<i>79</i>
<i>AMERICAN SAVINGS BANK/CHEVRON</i>	<i>2252 HARBOR</i>	<i>1/4 - 1/2 N</i>	<i>G44</i>	<i>81</i>

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

A review of the UST list, as provided by EDR, and dated 10/10/2005 has revealed that there are 9 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>RUDYS GARAGE</i>	<i>515 HAMILTON ST</i>	<i>0 - 1/8 NW</i>	<i>1</i>	<i>6</i>
<i>RED E RENTALS</i>	<i>2075 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>A6</i>	<i>13</i>
<i>GENERAL TRANSMISSION EXCHANGE</i>	<i>2073 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>A8</i>	<i>15</i>
<i>GERMAN MOTORS</i>	<i>2119 HARBOR BOULEVARD</i>	<i>0 - 1/8 NNE</i>	<i>B11</i>	<i>18</i>
<i>THEODORE ROBBINS FORD</i>	<i>2060 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C13</i>	<i>20</i>
<i>COSTA MESA AUTO WASH</i>	<i>2059 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C15</i>	<i>26</i>
<i>BEACON BAY AUTO WASH COSTA MES</i>	<i>2059 HARBOR</i>	<i>0 - 1/8 SSE</i>	<i>C16</i>	<i>31</i>
<i>SUPERIOR STATION INC</i>	<i>2050 HARBOR BLVD</i>	<i>0 - 1/8 SSE</i>	<i>C20</i>	<i>38</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON #9-8037</i>	<i>2160 HARBOR BLVD</i>	<i>1/8 - 1/4 N</i>	<i>E26</i>	<i>47</i>

EXECUTIVE SUMMARY

CA FID:The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 5 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GERMAN MOTORS	2119 HARBOR BOULEVARD	0 - 1/8 NNE	B11	18
THEODORE ROBINS FORD	2060 HARBOR BLVD	0 - 1/8 SSE	C14	21
COSTA MESA AUTO WASH	2059 HARBOR BLVD	0 - 1/8 SSE	C15	26
P AND M STATION #975	2050 HARBOR BLVD	0 - 1/8 SSE	C18	32
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON STATION 98037	2160 HARBOR BLVD	1/8 - 1/4 N	E28	53

HIST UST:Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 6 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RED-E-RENTALS	2075 HARBOR BLVD	0 - 1/8 SSE	A5	10
GENERAL TRANSMISSION EXCHANGE	2073 HARBOR BLVD	0 - 1/8 SSE	A8	15
COSTA MESA AUTO WASH	2059 HARBOR BLVD	0 - 1/8 SSE	C15	26
FAMILY GARAGE	2139 HARBOR BLVD	0 - 1/8 NNE	17	32
STATION 058	2050 HARBOR BLVD	0 - 1/8 SSE	C19	36
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
98037	2160 HARBOR BLVD	1/8 - 1/4 N	E27	52

SWEEPS:Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GERMAN MOTORS	2119 HARBOR BOULEVARD	0 - 1/8 NNE	B11	18
THEODORE ROBBINS FORD	2060 HARBOR BLVD	0 - 1/8 SSE	C13	20
COSTA MESA AUTO WASH	2059 HARBOR BLVD	0 - 1/8 SSE	C15	26
P AND M STATION #975	2050 HARBOR BLVD	0 - 1/8 SSE	C18	32
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #9-8037	2160 HARBOR BLVD	1/8 - 1/4 N	E26	47

EXECUTIVE SUMMARY

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the CLEANERS list, as provided by EDR, has revealed that there are 2 CLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PERSONALIZED CLEANERS	2117 HARBOR	0 - 1/8 NNE	B10	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BEST CLEANERS	2180 HARBOR BLVD, #H	1/8 - 1/4 N	30	55

EDR Proprietary Records

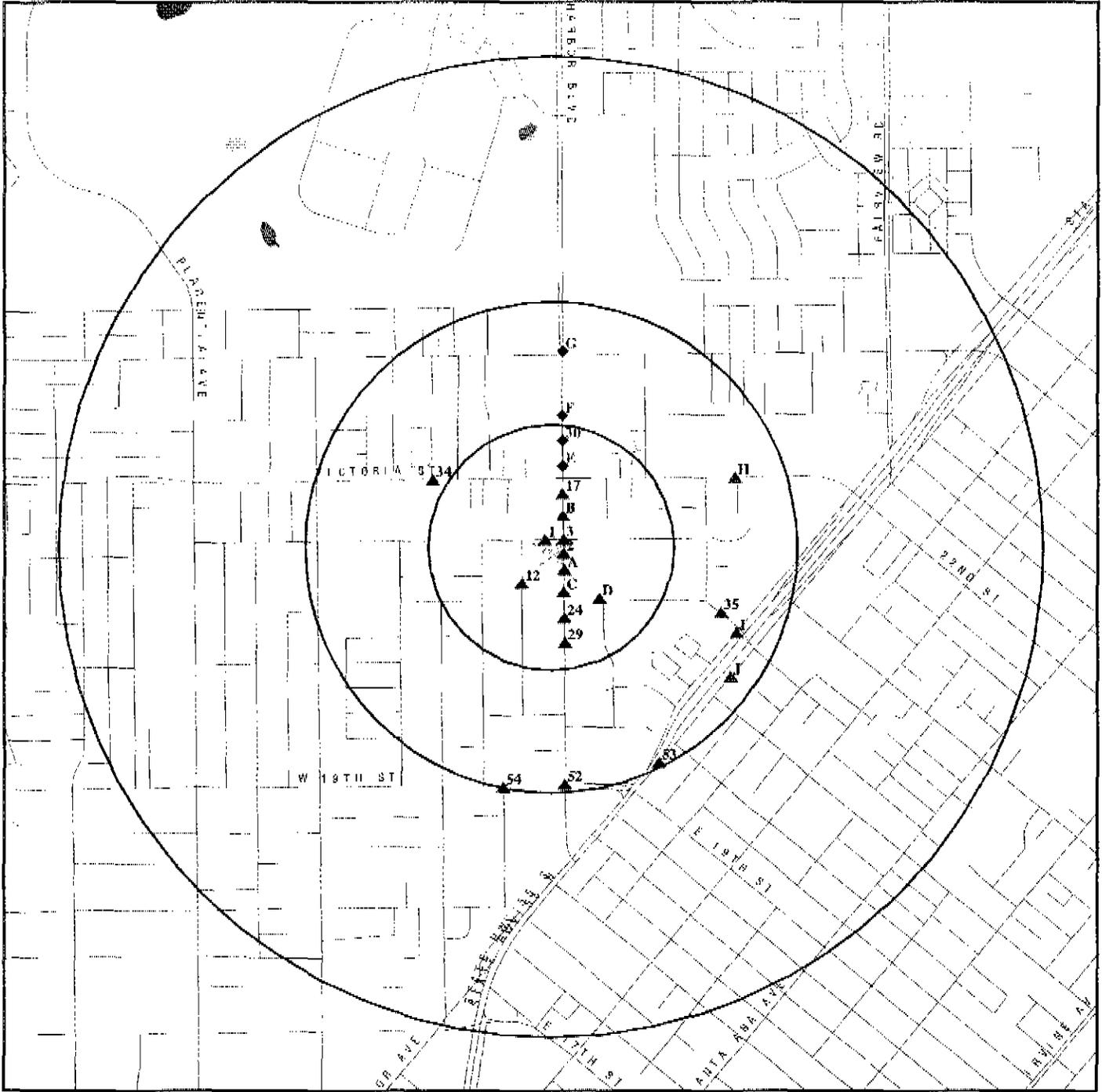
See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
PERSONALIZED CLEANING	HAZNET, CLEANERS
VICTORIA CLEANERS & ALTERATIONS	CLEANERS
PLAINS HOME CENTER	LUST, Cortese, UST
UNOCAL #4992	LUST, Cortese
COSTA MESA, CITY OF	LUST, Cortese
FRANK C. PALMER, INC.	LUST, Cortese, HIST UST
COSTA MESA AIR NATIONAL GUARD STATION	HAZNET, LUST
STATION 098	LUST, HIST UST
MESA TIRE CO	UST
THE MONEY STORE	HAZNET
LONGS DRUG STORE #201	HAZNET
ITT - JABSCO / COLLEGE AVENUE INDUSTRIAL PARK	SLIC
SAKIOKA FARMS	SLIC
SW CORNER HAMILTON/HARBOR PROPERTY	REF

OVERVIEW MAP - 1559850.2s - Clayton Group Services, Inc.



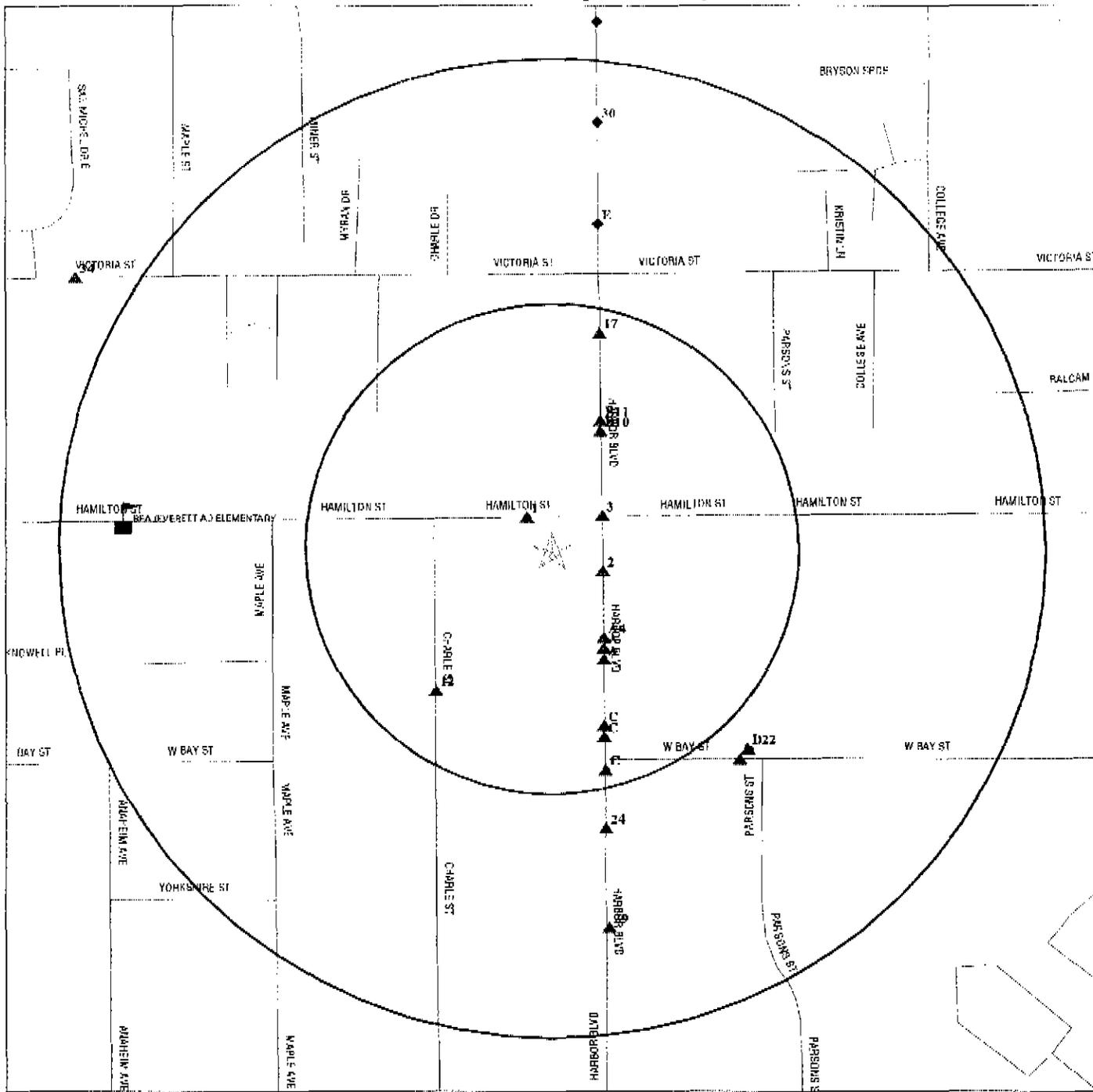
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- Areas of Concern



TARGET PROPERTY:	Proposed Walgreen Store Location	CUSTOMER:	Clayton Group Services, Inc.
ADDRESS:	SWC Hamilton St./Harbor Blvd.	CONTACT:	Marianne Holleman
CITY/STATE/ZIP:	Costa Mesa CA 92627	INQUIRY #:	1559850.2s
LAT/LONG:	33.6505 / 117.9195	DATE:	November 22, 2005 10:38 am

DETAIL MAP - 1559850.2s - Clayton Group Services, Inc.



- ▲ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ◻ Historical Gas Stations / Historical Dry Cleaners
See the EDR Proprietary Historical Map Findings
- ◆ Sensitive Receptors
- ◻ National Priority List Sites
- ◻ Landfill Sites
- ◻ Dept. Defense Sites

- ◻ Indian Reservations BIA
- ◻ Oil & Gas pipelines
- ◻ 100-year flood zone
- ◻ 500-year flood zone

◻ Areas of Concern

TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:	Proposed Walgreen Store Location SWC Hamilton St./Harbor Blvd. Costa Mesa CA 92627 33.6505 / 117.9195	CUSTOMER: CONTACT: INQUIRY #: DATE:	Clayton Group Services, Inc. Marianne Holleman 1559850.2s November 22, 2005 10:38 am
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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	1	NR	NR	1
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	7	4	NR	NR	NR	11
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL RECORDS</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
NFA		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
REF		0.250	1	1	NR	NR	NR	2
SCH		0.250	0	0	NR	NR	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
Cortese		0.500	6	2	11	NR	NR	19
LUST		0.500	9	3	20	NR	NR	32
SLIC		0.500	0	0	0	NR	NR	0
UST		0.250	8	1	NR	NR	NR	9

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST		0.250	4	1	NR	NR	NR	5
HIST UST		0.250	5	1	NR	NR	NR	6
SWRCY		0.500	0	0	0	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	4	1	NR	NR	NR	5
CHMIRS	TP		NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Orange Co. Industrial Site	TP		NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
CLEANERS		0.250	1	1	NR	NR	NR	2
WIP		0.250	0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
COAL GAS		1.000	0	0	0	0	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s) FDR ID Number
 EPA ID Number

1
NW
 < 1/8
 111 ft.

RUDYS GARAGE
515 HAMILTON ST
COSTA MESA, CA 92627

UST **U003782300**
N/A

Relative: State UST:
Equal Facility ID: 3079
 Total Tanks: 1
Actual: Region: STATE
82 ft. Local Agency: 30000

2
ESE
 < 1/8
 145 ft.

RANDY'S AUTOMOTIVE PROPERTY
2089 HARBOR BLVD.
COSTA MESA, CA 92627

LUST **S105624586**
Orange Co. Industrial Site **N/A**

Relative: State LUST:
Higher Cross Street: HAMILTON ST.
 Qty Leaked: Not reported
Actual: Case Number: 083003929T
83 ft. Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 30000
 Case Type: Drinking Water Aquifer affected
 Status: Preliminary site assessment underway
 Review Date: Not reported Confirm Leak: Not reported
 Workplan: 9/3/2002 Prelim Assess: 9/3/2002
 Pollution Char: Not reported Remed Plan: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 2/22/2000
 Cleanup Fund Id: Not reported
 Discover Date: 2/22/2000
 Enforcement Dt: Not reported
 Enf Type: SEL
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: LAL
 How Discovered: PST
 How Stopped: Change Procedures
 Interim: Not reported
 Leak Cause: Other Cause
 Leak Source: Other Source
 MTBE Date: 6/3/2002
 Max MTBE GW: 6/70 Parts per Billion
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case #: 00IC008
 Beneficial: Not reported
 Staff: RS
 GW Qualifier: =
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 2/22/2000
 Work Suspended: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

RANDY'S AUTOMOTIVE PROPERTY (Continued)

S105624586

Responsible Party: H.S. CHOW
RP Address: P.O. BOX 3102
Global Id: T0605988113
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: Not reported

LUST Region 8:

Region: 8 Cross Street: HAMILTON ST.
Regional Board: 08
Local Case Num: 00IC008
Facility Status: Preliminary site assessment underway
Staff: RS
Facility Contact: Not reported
Lead Agency: Regional Board
Local Agency: Orange County Health Care Agency
Qty Leaked: Not reported
County: Orange
Cleanup Fund Id: Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: 9/3/2002 Prelim Assess: 9/3/2002
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: Not reported
Discover Date: 2/22/2000
Enforcement Dt: Not reported
Enf Type: SEI
Enter Date: Not reported
Funding: Not reported
Staff Initials: LAL
How Discovered: PST
How Stopped: Change Procedures
Interim: Not reported
Lat/Lon: 0 / 0
Leak Cause: Other Cause
Leak Source: Other Source
Beneficial: Not reported
MTBE Date: 6/3/2002
MTBE Tested: YES
Max MTBE GW: 6770
GW Qualifies: =
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: LUST
Global ID: T0605988113
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: -
Case Type: A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

RANDY'S AUTOMOTIVE PROPERTY (Continued)

S105624586

How Stopped Date: 2/22/2000
MTBE Concentration: 1
MTBE Fuel: 1
Case Number: 083003929T
Substance: 8006619
Staff: RS
Summary: Not reported

Industrial Site:

Case ID: 00IC008
Record ID: RO0000027
Region: ORANGE
Released Chemical: GASOLINE, BENZENE, ETHYLBENZENE, TOLUENE, METHYL BUTYL ETHER
Current Status: OPEN
Closure Type: Not reported

3
NE
< 1/8
162 ft.

**IMPORT AUTO TECH INC
2100 HARBOR BLVD
COSTA MESA, CA 92627**

**RCRA-SQG 1000593406
FINDS CAD982442485**

**Relative:
Equal**

RCRAInfo:
Owner: MEHDI NAGHIBI
(415) 555-1212

**Actual:
82 ft.**

EPA ID: CAD982442485
Contact: ENVIRONMENTAL MANAGER
(714) 645-1440

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

A4
SSE
< 1/8
274 ft.

**FORMER BAYSHORE ANIMAL HOSPITAL
2077 HARBOR BOULEVARD
COSTA MESA, CA 92626**

**REF S106893792
N/A**

**Relative:
Higher**

Site 1 of 6 in cluster A

**Actual:
83 ft.**

REF:
Facility ID: 30070002
Dtsc Region Code: 4
Region Code Definition: CYPRESS
County Code: 30
Site Name Under: Not reported
Current Status Date: 02282000
Current Status Code: REFOA
Current Status: PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Lead Agency Code: CNTY
Lead Agency: COUNTY
Site Type Code: 1248
Site Type: 1248 - LOCAL CLEANUP AGREEMENTS
National Priorities List: N
Tier: Not reported
Source Of Funding Code: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EPA ID Number
EDR ID Number

FORMER BAYSHORE ANIMAL HOSPITAL (Continued)

S106893792

Staff Member : Not reported
Supervisor : Not reported
Sic Code : 07
Sic Code Definition : AGRICULTURAL SERVICES
Site Mitigatin & Brnfrlds Reuse Prog (SMBR) Code : SB
SMBR Branch : SO CAL - CYPRESS
Regional Water Quality Control Board : SA
RWQCB Definition : SANTA ANA
Site Access Controlled : Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE) : Not reported
Date Hazard Ranked : Not reported
GW Contamination Suspected : Not reported
Of Sources Contributing To Contamination : 0
Lat/Long : 0° 0' 0" / 0° 0' 0"
Direction Lat : Not reported
Direction Long : Not reported
Lat/long Method : Not reported
Entity Lat/long Coordinates Refer To : Not reported
State Assembly Distt Code : 68
State Senate Distt Code : 35
Identifying Code: Not reported
ID Value: Not reported
Other ID Desc: Not reported
Alternate Name(s): FORMER BAYSHORE ANIMAL HOSPITAL
Address(es) : 2077 HARBOR BOULEVARD
COSTA MESA, CA 92626
Background Info : Not reported
Facility Id : Not reported
AWP Activities Code : Not reported
DTSC Site Activity Code : Not reported
Activity Code Def: Not reported
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : Not reported
Est # Of Person-years To Complete : Not reported
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : Not reported
Status Code Definition : Not reported
Cubic Yards Of Solids Removed At Completion : Not reported
Gallons Of Liquid Removed Upon Completion : Not reported
Cubic Yards Of Solids Treated Upon Completion : Not reported
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Special Program Code: Not reported
Special Program : Not reported
Comments Date : 02282000
Comments : DTSC received an SB 1248 Notification from the County of Orange
Hazardous Materials Management Section for the County's
assistance with a site assessment report review; possible case
closure.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A5 **RED-E-RENTALS**
SSE **2075 HARBOR BLVD**
 < 1/8 **COSTA MESA, CA 92627**
 299 ft.

LUST **U001576893**
Cortese **N/A**
HIST UST

Site 2 of 6 in cluster A

Relative:
Higher

Actual:
83 ft.

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083001002T
 Reg Board: 8
 Chemical: 12034800661
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 4/3/1995
 Release Date: 8/22/1989
 Cleanup Fund Id: Not reported
 Discover Date: 8/22/1989
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case #: 89UT204
 Beneficial: MUN
 Staff: VJJ
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999
 Work Suspended: Not reported
 Responsible Party: JOHN T LEWIS
 RP Address: 2075 HARBOR BLVD
 Global Id: T0805900793
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

RED-E-RENTALS (Continued)

U001576893

Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 89UT204
Facility Status: Case Closed
Staff: VJJ
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id: Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prolim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: 4/3/1995
Discover Date: 8/22/1989
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Lat/Lon: 33.6497093 / -117.9191601
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NRQ
Max MTBE GW: Not reported
GW Qualifies: Not reported
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: LUST
Global ID: T0605900793
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: ^
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 0830010021
Substance: 12034,800651
Staff: VJJ
Summary: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
FPA ID Number

RED-E-RENTALS (Continued)

U001576893

LUST Region OR:

Facility Id: 89UT204
Record ID: RO0001544
Region: ORANGE
Case Type: Other Ground Water
Date Closed: 04/03/1995
Current Status: 9
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4

Facility Id: 89UT204
Record ID: RO0001544
Region: ORANGE
Case Type: Other Ground Water
Date Closed: 04/03/1995
Current Status: 9
Released Substance: Gasoline-Automotive (motor gasoline and additives), loaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 2075 HARBOR BLVD

UST HIST:

Facility ID: 11433
Total Tanks: 3
Owner Address: 2075 HARBOR
COSTA MESA, CA 92627
Tank Used for: PRODUCT
Tank Num: 1
Tank Capacity: 00002000
Type of Fuel: REGULAR
Leak Detection: Stock Inventor
Contact Name: TIM LEWIS
Facility Type: Other
Owner Name: JOHN T. LEWIS ENT., INC.
Region: STATE
Container Num: G-1-2000
Year Installed: 1972
Tank Construction: Not Reported
Telephone: (714) 646-7401
Other Type: RENTAL

Facility ID: 11433
Total Tanks: 3
Owner Address: 2075 HARBOR
COSTA MESA, CA 92627
Tank Used for: PRODUCT
Tank Num: 2
Tank Capacity: 00000500
Type of Fuel: DIESEL
Leak Detection: Stock Inventor
Contact Name: TIM LEWIS
Facility Type: Other
Owner Name: JOHN T. LEWIS ENT., INC.
Region: STATE
Container Num: D-2-500
Year Installed: 1972
Tank Construction: Not Reported
Telephone: (714) 646-7401
Other Type: RENTAL

Facility ID: 11433
Total Tanks: 3
Owner Address: 2075 HARBOR
COSTA MESA, CA 92627
Tank Used for: WASTE
Tank Num: 3
Tank Capacity: 00000500
Type of Fuel: WASTE OIL
Leak Detection: None
Contact Name: TIM LEWIS
Facility Type: Other
Owner Name: JOHN T. LEWIS ENT., INC.
Region: STATE
Container Num: W-3-500
Year Installed: 1972
Tank Construction: Not Reported
Telephone: (714) 646-7401
Other Type: RENTAL

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 FPA ID Number

A6
SSE
 < 1/8
 299 ft.

RED E RENTALS
2075 HARBOR BLVD
COSTA MESA, CA 92627

UST **U003783818**
 N/A

Relative:
Higher

Site 3 of 6 in cluster A

State UST:
 Facility ID: 6439
 Total Tanks: 1
 Region: STATE
 Local Agency: 30000

Actual:
83 ft.

A7
SSE
 < 1/8
 326 ft.

GENERAL TRANSMISSIONS
2073 HARBOR BLVD
COSTA MESA, CA 92627

LUST **S104753107**
Cortese N/A

Relative:
Higher

Site 4 of 6 in cluster A

State LUST:
 Cross Street: HAMILTON
 Qty Leaked: Not reported
 Case Number: 083001090T
 Reg Board: 8
 Chemical: Waste Oil
 Lead Agency: Regional Board
 Local Agency: 30000L
 Case Type: Soil only
 Status: Preliminary site assessment underway
 Review Date: Not reported
 Workplan: 11/28/1988
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 12/14/1988
 Cleanup Fund Id: Not reported
 Discover Date: 11/11/1988
 Enforcement Dt: Not reported
 Enf Type: SEL
 Enter Date: 12/14/1988
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Not reported
 How Stopped: Not reported
 Interim: Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: 2A
 Local Case #: 88UT194
 Beneficial: Not reported
 Staff: RS
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: COASTAL PLAIN OF ORA
 Operator: TANNER, DALE
 Oversight Prgm: LUST
 Review Date: 1/4/1993

Confirm Leak: Not reported
 Prelim Assess: 11/28/1988
 Remed Plan: Not reported

Map ID
Diraction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

GENERAL TRANSMISSIONS (Continued)

S104753107

Stop Date : 11/11/1988
Work Suspended :Not reported
Responsible Party:DALE TANNER
RP Address: 2073 HARBOR BLVD
Global Id: T0605900860
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbc Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: HAMILTON
Regional Board: 08
Local Case Num: 88UT194
Facility Status: Preliminary site assessment underway
Staff: RS
Facility Contact: Not reported
Lead Agency: Regional Board
Local Agency: 30000L
Qty Leaked: Not reported
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: 11/28/1988 Prelim Assess: 11/28/1988
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: Not reported
Discover Date : 11/11/1988
Enforcement Dt: Not reported
Enf Type: SEL
Enter Date : 12/14/1988
Funding: Not reported
Staff Initials: AR
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Lat/Lon : 33.6496333 / -117.9191591
Leak Cause: Not reported
Leak Source: Not reported
Beneficial: Not reported
MTBE Date : Not reported
MTBE Tested : NRQ
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: COASTAL PLAIN OF ORA
Oversight Prgm : LUST
Global ID: T0605900860
Organization Name: Not reported
Priority: 2A
Work Suspended :Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

GENERAL TRANSMISSIONS (Continued)

S104753107

MTBE Class: *
Case Type: S
How Stopped Date: 11/11/1988
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083001090T
Substance: 12035
Staff: RS
Summary: Not reported

CORTESE:
Region: CORTESE
Fac Address 2: 2073 HARBOR BLVD

A8
SSE
< 1/8
326 ft.

GENERAL TRANSMISSION EXCHANGE
2073 HARBOR BLVD
COSTA MESA, CA 92627

UST U001576881
HIST UST N/A

Site 5 of 6 in cluster A

Relative:
Higher

Actual:
83 ft.

UST HIST:
Facility ID: 65167
Total Tanks: 1
Owner Address: 2073 HARBOR
COSTA MESA, CA 92627
Tank Used for: WASTE
Tank Num: 1
Tank Capacity: 00000300
Type of Fuel: WASTE OIL
Leak Detection: Visual
Contact Name: DALE TANNER
Facility Type: Other

Owner Name: ECONOMY TIRE INC.
Region: STATE

Container Num: 1
Year Installed: Not reported
Tank Construction: Not Reported

Telephone: (714) 642-7981
Other Type: TRANSMISSIONS

State UST:
Facility ID: 3439
Total Tanks: 1
Region: STATE
Local Agency: 30000

A9
SSE
< 1/8
326 ft.

GENERAL TRANSMISSION
2073 HARBOR BLVD
COSTA MESA, CA 92627

RCRA-SQG 1000213969
FINDS CAD981674096
HAZNET

Site 6 of 6 in cluster A

Relative:
Higher

Actual:
83 ft.

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD981674096
Contact: Not reported
Classification: Small Quantity Generator
TSD Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

GENERAL TRANSMISSION (Continued)

1000213969

Violation Status: Violations exist

Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 06/23/1988
Actual Date Achieved Compliance: 05/18/1994

There are 1 violation record(s) reported at this site.

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-ALL REQUIRMENTS (OVERSIGHT)

Date of
Compliance
19940518

FINDS:

Other Pertinent Environmental Activity Identified at Site:
HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAD981674096
TSD EPA ID: CAT080013352
Gen County: Orange
Tsd County: Los Angeles
Tons: .5421
Facility Address 2: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Recycler
Contact: ECO TIRE OUTLET INC GEN TRANS
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2073 HARBOR BLVD
COSTA MESA, CA 92627 - 2630
County: Orange

B10 PERSONALIZED CLEANERS
NNE 2117 HARBOR
< 1/8 COSTA MESA, CA 92626
344 ft.

RCRA-SQG 1000385272
FINDS CAD981670615
HAZNET
CLEANERS

Site 1 of 2 in cluster B

Relative:
Equal

Actual:
82 ft.

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD981670615
Contact: Not reported
Classification: Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

CA Cleaners:

Inactive Date: 6/30/1998
EPA Id: CAD981670615
Facility Address 2 : Not reported
NAICS Code : Not reported
Facility Active : No

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

PERSONALIZED CLEANERS (Continued)

1000385272

Mail Name : Not reported
Mailing Address: 2117 HARBOR BLVD
COSTA MESA, CA 92627
Owner Name : --
Mailing Address: --
--, 99 --
Owner Telephone : 0000000000
Contact Name : JOHN A MEDLIN
Mailing Address: INACTIVE PER VQ98 - BMI
--, 99 --
Contact Telephone : --
Region Code : 4
Create Date : 04/10/1987
SIC Description : Not reported
NAICS Description : Not reported

HAZNET:

Gepaid: CAD981670615
TSD EPA ID: CAD981397417
Gen County: Orange
Tsd County: Los Angeles
Tons: .4108
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2117 HARBOR BLVD
COSTA MESA, CA 92627 - 2528

County Orange

Gepaid: CAD981670615
TSD EPA ID: CAD981397417
Gen County: Orange
Tsd County: Los Angeles
Tons: .0000
Facility Address 2: Not reported
Waste Category:
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2117 HARBOR BLVD
COSTA MESA, CA 92627 - 2528

County Orange

Gepaid: CAD981670615
TSD EPA ID: CAD981397417
Gen County: Orange
Tsd County: Los Angeles
Tons: .1876
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2117 HARBOR BLVD

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site _____ Database(s) _____ EDR ID Number
EPA ID Number

PERSONALIZED CLEANERS (Continued)

1000385272

County COSTA MESA, CA 92627 - 2528
Orange

**B11
NNE
< 1/8
370 ft.**

**GERMAN MOTORS
2119 HARBOR BOULEVARD
COSTA MESA, CA 92627**

**RCRA-SQG 1000595695
FINDS CAD983596479
HAZNET
UST
CA FID UST
SWEEPS UST**

**Relative:
Equal**

Site 2 of 2 in cluster B

**Actual:
82 ft.**

RCRAInfo:
Owner: SAFARIK ZDENEK
(415) 555-1212
EPA ID: CAD983596479
Contact: ZDENEK SAFARIK
(714) 646-7282
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAD983596479
TSD EPA ID: CAT080013352
Gen County: Orange
Tsd County: Los Angeles
Tons: .2502
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: SAFARIK ZDENEK
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2119 HARBOR BLVD
COSTA MESA, CA 92627
County Orange
Gepaid: CAL000088325
TSD EPA ID: CAT000613893
Gen County: Orange
Tsd County: Los Angeles
Tons: .0560
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Contact: ZDENEK SAFARIK
Telephone: (714) 646-7282
Mailing Name: Not reported
Mailing Address: 2119 HARBOR BLVD
COSTA MESA, CA 92627 - 2528
County Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

GERMAN MOTORS (Continued)

1000595695

FID:

Facility ID:	30010218	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	Not reported
Mail To:	Not reported 2119 HARBOR BLVD COSTA MESA, CA 92627		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status :	A
Comp Number :	3063
Number :	9
Board Of Equalization :	44-016001
Ref Date :	09-30-92
Act Date :	09-15-92
Created Date :	02-29-88
Tank Status :	A
Owner Tank Id :	Not reported
Swrcb Tank Id :	30-000-003063-000001
Actv Date :	Not reported
Capacity :	500
Tank Use :	PETROLEUM
Stg :	P
Content :	Not reported
Number Of Tanks :	1

State UST:

Facility ID:	3063
Total Tanks:	1
Region:	STATE
Local Agency:	30000

12
SW
< 1/8
491 ft.

HARBOR TIRE
2050 CHARLE
COSTA MESA, CA 92627

RCRA-SQG 1000595128
FINDS CAD983590217
HAZNET

Relative:
Higher

RCRAInfo:
Owner: HARBOR TIRE INC
(415) 555-1212

Actual:
84 ft.

EPA ID: CAD983590217
Contact: BRIDGES AL
(714) 646-4814

Classification: Small Quantity Generator
TSDF Activities: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HARBOR TIRE (Continued)

1000595128

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNE1:

Gepaid: CAD983590217
 TSD EPA ID: CAT000613976
 Gen County: Orange
 Tsd County: Orange
 Tons: .1245
 Facility Address 2: Not reported
 Waste Category: Organic liquids (nonsolvents) with halogens
 Disposal Method: Not reported
 Contact: HARBOR TIRE INC
 Telephone: (415) 555-1212
 Mailing Name: Not reported
 Mailing Address: 2050 CHARLE
 COSTA MESA, CA 92627
 County Orange

C13 THEODORE ROBBINS FORD
SSE 2060 HARBOR BLVD
< 1/8 COSTA MESA, CA 92627
494 ft.

LUST U003433515
UST N/A
SWEEPS UST

Relative:
Higher

Actual:
84 ft.

Site 1 of 8 in cluster C

LUST Region OR;
 Facility Id: 86UT205
 Record ID: RO0000928
 Region: ORANGE
 Case Type: Soil Only
 Date Closed: 03/27/1991
 Current Status: 9
 Released Substance : Waste oil/Used oil

SWEEPS:

Status : A
 Comp Number : 1842
 Number : 9
 Board Of Equalization : 44-015831
 Ref Date : 09-30-92
 Act Date : 09-15-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 30-000-001842-000003
 Actv Date : Not reported
 Capacity : 1000
 Tank Use : PETROLEUM
 Stg : P
 Content : Not reported
 Number Of Tanks : 2

Status : A
 Comp Number : 1842
 Number : 9
 Board Of Equalization : 44-015831

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

THEODORE ROBBINS FORD (Continued)

U003433515

Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-001842-000007
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

State UST:
Facility ID: 1842
Total Tanks: 1
Region: STATE
Local Agency: 30000

C14 **THEODORE ROBINS FORD**
SSE **2060 HARBOR BLVD**
< 1/8 **COSTA MESA, CA 92627**
494 ft.

Relative:
Higher

Actual:
84 ft.

Site 2 of 8 in cluster C

RCRAInfo:
Owner: THEODORE ROBINS INC
(415) 555-1212
EPA ID: CAD028059954
Contact: ENVIRONMENTAL MANAGER
(714) 642-0010
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

RCRA-SQG **1000332212**
FINDS **CAD028059954**
HAZNET
LUST
Cortese
CA FID UST
EMI

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number: 083000408T
Reg Board: 8
Chemical: Waste Oil
Lead Agency: Local Agency
Local Agency: 30000L
Case Type: Soil only
Status: Case Closed
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 3/27/1991
Release Date: 10/1/1988
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

THEODORE ROBINS FORD (Continued)

1000332212

Cleanup Fund Id : Not reported
Discover Date : 10/1/1986
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : 86UT205
Beneficial: MUN
Staff : PAH
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended :Not reported
Responsible Party:BILL PRESI EY
RP Address: 2060 HARBOR BLVD
Global Id: T0605900326
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 86UT205
Facility Status: Case Closed
Staff: PAH
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 300001
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Cross Street: Not reported
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

THEODORE ROBINS FORD (Continued)

1000332212

Close Date: 3/27/1991
Discover Date: 10/1/1986
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Lat/Lon: 33.6491803 / -117.9188921
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NRQ
Max MTBE GW: Not reported
GW Qualifies: Not reported
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: IUST
Global ID: T0605900326
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083000408T
Substance: 12035
Staff: PAH
Summary: Not reported

HAZNET:

Gepaid: CAD028059954
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.41
Facility Address 2: Not reported
Waste Category: Tank bottom waste
Disposal Method: Treatment, Tank
Contact: STEVE HOLL
Telephone: (714) 642-0010
Mailing Name: Not reported
Mailing Address: PO BOX 5055
COSTA MESA, CA 92628 - 5055
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

THEODORE ROBINS FORD (Continued)

1000332212

Gepaid: CAD028059954
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.10
Facility Address 2: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Contact: STEVE HOIL
Telephone: (714) 642-0010
Mailing Name: Not reported
Mailing Address: PO BOX 5055
COSTA MESA, CA 92628 - 5055

County Not reported

Gepaid: CAD028059954
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: 2160
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THEODORE ROBINS JR
Telephone: (714) 642-1710
Mailing Name: Not reported
Mailing Address: PO BOX 5055
COSTA MESA, CA 92628 - 5055

County Orange

Gepaid: CAD028059954
TSD EPA ID: CAT000813976
Gen County: Orange
Tsd County: Orange
Tons: .0000
Facility Address 2: Not reported
Waste Category:
Disposal Method: Transfer Station
Contact: THEODORE ROBINS JR
Telephone: (714) 642-1710
Mailing Name: Not reported
Mailing Address: PO BOX 5055
COSTA MESA, CA 92628 - 5055

County Orange

Gepaid: CAD028059954
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0540
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THEODORE ROBINS JR
Telephone: (714) 642-1710
Mailing Name: Not reported
Mailing Address: PO BOX 5055
COSTA MESA, CA 92628 - 5055

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

THEODORE ROBINS FORD (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000332212

County Orange

[Click this hyperlink](#) while viewing on your computer to access
 21 additional CA HAZNET record(s) in the EDR Site Report.

CORTESE:

Region: CORTESE
 Fac Address 2: 2060 HARBOR BLVD

FID:

Facility ID:	30008411	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(714) 642-0010
Mail To:	Not reported		
	2060 HARBOR BLVD		
	COSTA MESA, CA 92627		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/27/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

EMISSIONS :

Year :	1987
Facility ID :	5334
Air District Code :	SC
SIC Code :	5511
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	30
County ID :	30
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr :	0
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0

Year :	1990
Facility ID :	5334
Air District Code :	SC
SIC Code :	5511
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD
Community Health Air Pollution Info System :	Not reported
Consolidated Emission Reporting Rule :	Not reported
County Code :	30
County ID :	30
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr :	0
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

THEODORE ROBINS FORD (Continued)

1000332212

Year : 1995
 Facility ID : 5334
 Air District Code : SC
 SIC Code : 5511
 Air Basin : SC
 Air District Name : SOUTH COAST AQMD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 30
 County ID : 30
 Total Organic Hydrocarbon Gases Tons/Yr: 9
 Reactive Organic Gases Tons/Yr: 5
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1996
 Facility ID : 5334
 Air District Code : SC
 SIC Code : 5511
 Air Basin : SC
 Air District Name : SOUTH COAST AQMD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 30
 County ID : 30
 Total Organic Hydrocarbon Gases Tons/Yr: 4
 Reactive Organic Gases Tons/Yr: 4
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

C15 COSTA MESA AUTO WASH
SSE 2059 HARBOR BLVD
< 1/8 COSTA MESA, CA 92627
523 ft.
Relative: Site 3 of 8 in cluster C
Higher
Actual: 84 ft.

RCRA-SQG 1000395239
FINDS CAD981453699
LUST
Cortese
UST
CA FID UST
HIST UST
SWEEPS UST

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COSTA MESA AUTO WASH (Continued)

1000395239

RCRAInfo:
Owner: JAY W GOULD
(415) 555-1212
EPA ID: CAD981453699
Contact: ENVIRONMENTAL MANAGER
(714) 645-1039
Classification: Small Quantity Generator
TSD Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number: 083003416T
Reg Board: 8
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency: 30000L
Case Type: Other ground water affected
Status: Remedial action (cleanup) Underway
Review Date: Not reported
Workplan: Not reported
Pollution Char: 11/15/2002
Remed Action: 1/7/2004
Monitoring: Not reported
Close Date: Not reported
Release Date: 2/23/1999
Cleanup Fund Id: Not reported
Discover Date: 2/23/1999
Enforcement Dt: Not reported
Enf Type: SEL
Enter Date: Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Leak Cause: Unknown
Leak Source: D
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case #: 99UT020
Beneficial: MUN
Staff: NOM
GW Qualifier: Not reported
Max MTBE Soil: Not reported
Soil Qualifier: Not reported
Hydr Basin #: Not reported
Operator: Not reported
Oversight Prgm: LUST

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: 11/15/2002

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
FPA ID Number

COSTA MESA AUTO WASH (Continued)

1000395239

Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended : Not reported
Responsible Party: PATRICK SHEA
RP Address: 1600 SUNFLOWER AVE #110
Global Id: T0605902262
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 99UT020
Facility Status: Remedial action (cleanup) Underway
Staff: NOM
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 11/15/2002 Remed Plan: 11/15/2002
Remed Action: Not reported Monitoring: Not reported
Close Date: Not reported
Discover Date : 2/23/1999
Enforcement Dt : Not reported
Enf Type: SEL
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6491023 / -117.9191561
Leak Cause: Unknown
Leak Source: Tank
Beneficial: MUN
MTBE Date : 7/16/2004
MTBE Tested : YES
Max MTBE GW : 49000
GW Qualifies : =
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605902262
Organization Name: Not reported
Priority : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COSTA MESA AUTO WASH (Continued)

1000395239

Tank Num:	3	Container Num:	#3
Tank Capacity:	00008000	Year Installed:	Not reported
Type of Fuel:	PREMIUM	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor	Telephone:	(714) 645-1039
Contact Name:	JAY W. GOULD	Other Type:	CAR WASH W/GAS
Facility Type:	Other	Owner Name:	JAY W. GOULD
Facility ID:	66565	Region:	STATE
Total Tanks:	4		
Owner Address:	1221 W. PACIFIC COAST HWY #317 NFWPORT BEACH, CA 92663		
Tank Used for:	PRODUCT		
Tank Num:	4	Container Num:	#2
Tank Capacity:	00012000	Year Installed:	Not reported
Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor	Telephone:	(714) 645-1039
Contact Name:	JAY W. GOULD	Other Type:	CAR WASH W/GAS
Facility Type:	Other		

SWEEPS:

Status : A
Comp Number : 4979
Number : 9
Board Of Equalization : 44-016303
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004979-000002
Actv Date : Not reported
Capacity : 12000
Tank Use : M.V. FUEL
Stg : P
Content : REG UNLEADED
Number Of Tanks : 4

Status : A
Comp Number : 4979
Number : 9
Board Of Equalization : 44-016303
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004979-000003
Actv Date : Not reported
Capacity : 12000
Tank Use : M.V. FUEL
Stg : P
Content : REG UNLEADED
Number Of Tanks : Not reported

Status : A
Comp Number : 4979
Number : 9
Board Of Equalization : 44-016303

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

COSTA MESA AUTO WASH (Continued)

1000395239

Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004979-000004
Actv Date : Not reported
Capacity : 8000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

Status : A
Comp Number : 4979
Number : 9
Board Of Equalization : 44-016303
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004979-000005
Actv Date : Not reported
Capacity : 5000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

State UST:
Facility ID: 14678
Total Tanks: 1
Region: STATE
Local Agency: 30000

C16
SSE
< 1/8
523 ft.

**BEACON BAY AUTO WASH COSTA MESA
2059 HARBOR
COSTA MESA, CA 92627**

**HAZNET U003783140
LUST N/A
UST**

Relative:
Higher

Actual:
84 ft.

Site 4 of 8 in cluster C

LUST Region OR:
Facility Id: 99UT020
Record ID: R00001554
Region: ORANGE
Case Type: Other Ground Water
Date Closed: Not reported
Current Status: 7
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 FDR ID Number
 EPA ID Number

BEACON BAY AUTO WASH COSTA MESA (Continued)

U003783140

HAZNET:
 Cepaid: CAD981453699
 TSD EPA ID: Not reported
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 3.57
 Facility Address 2: Not reported
 Waste Category: Tank bottom waste
 Disposal Method: Treatment, Tank
 Contact: PATRICK C SHEA PRESIDENT
 Telephone: (714) 427-1100
 Mailing Name: Not reported
 Mailing Address: 3152 REDHILL AVE SUITE 230
 COSTA MESA, CA 92626 - 7520
 County: Not reported
 State UST:
 Facility ID: 4979
 Total Tanks: 1
 Region: STATE
 Local Agency: 30000

17
 NNE
 < 1/8
 596 ft.

FAMILY GARAGE
2139 HARBOR BLVD
COSTA MESA, CA 92627

HIST UST U001576878
 N/A

Relative:
 Equal

UST HIST:
 Facility ID: 11436
 Total Tanks: 1
 Owner Address: 2139 HARBOR BLVD
 COSTA MESA, CA 92627
 Tank Used for: WASTE
 Tank Num: 1
 Tank Capacity: 00000200
 Type of Fuel: WASTE OIL
 Leak Detection: None
 Contact Name: Not reported
 Facility Type: Other

Owner Name: TUONG VAN PHAM
 Region: STATE
 Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported
 Telephone: (714) 645-0912
 Other Type: AUTO REPAIR

C18
 SSE
 < 1/8
 611 ft.

P AND M STATION #975
2050 HARBOR BLVD
COSTA MESA, CA 92627

LUST S101609588
 Cortese N/A
 CA FID UST
 SWEEPS UST

Relative:
 Higher

Site 5 of 8 in cluster C
 State LUST:
 Cross Street: BAY
 Qty Leaked: Not reported
 Case Number: 083002071T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Preliminary site assessment underway
 Review Date: Not reported
 Workplan: 4/17/1992

Confirm Leak: Not reported
 Prelim Assess: 4/17/1992

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

P AND M STATION #975 (Continued)

S101609588

Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: 4/17/1992
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Discover Date : 4/10/1992
Enforcement Dt : Not reported
Enf Type: None Taken
Enter Date : 6/30/1992
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Test
How Stopped: Not reported
Interim : Not reported
Lat/Lon : 33.6487383 / -117.9188881
Leak Cause: UNK
Leak Source: Piping
Beneficial: Not reported
MTBE Date : 12/24/1997
MTBE Tested : YES
Max MTBE GW : 5000
GW Qualifies : =
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: COASTAL PLAIN OF ORA
Oversight Prgm : LUST
Global ID: T0605901539
Organization Name: Not reported
Priority : Not reported
Work Suspended: Not reported
MTBE Class: C
Case Type: O
How Stopped Date: 4/17/1992
MTBE Concentration: 1
MTBE Fuel: 1
Case Number: 083002071T
Substance: 8006619
Staff: TME
Summary : BENZENE MAX. 666 PPB, MTBE MAX 5000 PPB.6/17/97

CORTESE:

Region: CORTESE
Fac Address 2: 2050 HARBOR BLVD

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EPA ID Number
EDR ID Number

P AND M STATION #975 (Continued)

S101609588

FID:

Facility ID:	30001292	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(714) 494-6857
Mail To:	Not reported		
	12739 LAKEWOOD BLVD		
	COSTA MESA, CA 92627		
Contact:	Not reported	Contact Tel:	Not reported
DUNS No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status : A
Comp Number : 4774
Number : 9
Board Of Equalization : 44-016270
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004774-000001
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : LEADED
Number Of Tanks : 5

Status : A
Comp Number : 4774
Number : 9
Board Of Equalization : 44-016270
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-004774-000002
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : REG UNLEADED
Number Of Tanks : Not reported

Status : A
Comp Number : 4774
Number : 9
Board Of Equalization : 44-016270
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

P AND M STATION #975 (Continued)

S101609588

Owner Tank Id : Not reported
 Swrcb Tank Id : 30-000-004774-000003
 Actv Date : Not reported
 Capacity : 10000
 Tank Use : M.V. FUEL
 Stg : P
 Content : DIESEL
 Number Of Tanks : Not reported

Status : A
 Comp Number : 4774
 Number : 9
 Board Of Equalization : 44-016270
 Ref Date : 09-30-92
 Act Date : 09-15-92
 Created Date : 02-29-88
 Tank Status : A

Owner Tank Id : Not reported
 Swrcb Tank Id : 30-000-004774-000004
 Actv Date : Not reported
 Capacity : 10000
 Tank Use : M.V. FUEL
 Stg : P
 Content : DIESEL
 Number Of Tanks : Not reported

Status : A
 Comp Number : 4774
 Number : 9
 Board Of Equalization : 44-016270
 Ref Date : 09-30-92
 Act Date : 09-15-92
 Created Date : 02-29-88
 Tank Status : A

Owner Tank Id : Not reported
 Swrcb Tank Id : 30-000-004774-000005
 Actv Date : Not reported
 Capacity : 550
 Tank Use : PETROLEUM
 Stg : P
 Content : Not reported
 Number Of Tanks : Not reported

C19 STATION 058
SSE 2050 HARBOR BLVD
< 1/8 COSTA MESA, CA 92627
611 ft.

HIST UST U001576901
N/A

Relative:
Higher

Actual:
84 ft.

Site 6 of 8 in cluster C

UST HIST:

Facility ID: 35045
 Total Tanks: 6
 Owner Address: 12739 LAKEWOOD BLVD.
 DOWNEY, CA 90242
 Tank Used for: WASTE
 Tank Num: 1
 Tank Capacity: 00000000
 Type of Fuel: WASTE OIL
 Leak Detection: Visual

Owner Name: CALIFORNIA TARGET ENTERPRISES
 Region: STATE

Container Num: OIL DRAIN
 Year Installed: Not reported
 Tank Construction: Not Reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

STATION 058 (Continued)

U001576901

Contact Name:	Not reported	Telephone:	(213) 927-5339
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	35045	Owner Name:	CALIFORNIA TARGET ENTERPRISES
Total Tanks:	6	Region:	STATE
Owner Address:	12739 LAKEWOOD BLVD. DOWNEY, CA 90242		
Tank Used for:	PRODUCT	Container Num:	58-1
Tank Num:	2	Year Installed:	Not reported
Tank Capacity:	00010000	Tank Construction:	Not Reported
Type of Fuel:	REGULAR		
Leak Detection:	Not reported	Telephone:	(213) 927-5339
Contact Name:	Not reported	Other Type:	Not reported
Facility Type:	Gas Station		
Facility ID:	35045	Owner Name:	CALIFORNIA TARGET ENTERPRISES
Total Tanks:	6	Region:	STATE
Owner Address:	12739 LAKEWOOD BLVD. DOWNEY, CA 90242		
Tank Used for:	PRODUCT	Container Num:	58-2
Tank Num:	3	Year Installed:	Not reported
Tank Capacity:	00010000	Tank Construction:	Not Reported
Type of Fuel:	UNLEADED		
Leak Detection:	Stock Inventor	Telephone:	(213) 927-5339
Contact Name:	Not reported	Other Type:	Not reported
Facility Type:	Gas Station		
Facility ID:	35045	Owner Name:	CALIFORNIA TARGET ENTERPRISES
Total Tanks:	6	Region:	STATE
Owner Address:	12739 LAKEWOOD BLVD. DOWNEY, CA 90242		
Tank Used for:	PRODUCT	Container Num:	58-3
Tank Num:	4	Year Installed:	Not reported
Tank Capacity:	00010000	Tank Construction:	Not Reported
Type of Fuel:	PREMIUM		
Leak Detection:	Stock Inventor	Telephone:	(213) 927-5339
Contact Name:	Not reported	Other Type:	Not reported
Facility Type:	Gas Station		
Facility ID:	35045	Owner Name:	CALIFORNIA TARGET ENTERPRISES
Total Tanks:	6	Region:	STATE
Owner Address:	12739 LAKEWOOD BLVD. DOWNEY, CA 90242		
Tank Used for:	PRODUCT	Container Num:	58-4
Tank Num:	5	Year Installed:	Not reported
Tank Capacity:	00010000	Tank Construction:	Not Reported
Type of Fuel:	DIESEL		
Leak Detection:	Stock Inventor	Telephone:	(213) 927-5339
Contact Name:	Not reported	Other Type:	Not reported
Facility Type:	Gas Station		
Facility ID:	35045	Owner Name:	CALIFORNIA TARGET ENTERPRISES
Total Tanks:	6	Region:	STATE
Owner Address:	12739 LAKEWOOD BLVD. DOWNEY, CA 90242		
Tank Used for:	WASTE	Container Num:	58-5
Tank Num:	6		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
 EPA ID Number

C21 **ROBINS PROPERTIES/HARBOR**
SSE **2049 HARBOR**
 < 1/8 **COSTA MESA, CA**
626 ft.

HAZNET **S102431198**
LUST **N/A**
Cortese

Relative:
Higher

Actual:
84 ft.

Site 8 of 8 in cluster C

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083001189T
 Reg Board: 8
 Chemical: Waste Oil
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 5/20/1993
 Release Date: 3/1/1989
 Cleanup Fund Id : Not reported
 Discover Date : 3/1/1989
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case # : 89UT060
 Beneficial: MUN
 Staff : RS
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 9/9/9999
 Work Suspended: Not reported
 Responsible Party: BOB ROBINS
 RP Address: 2060 HARBOR BLVD
 Global Id: T0605900932
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ROBINS PROPERTIES/HARBOR (Continued)

S102431198

Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 89UT060
Facility Status: Case Closed
Staff: RS
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 5/20/1993
Discover Date : 3/1/1989
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.64866/3 / -117.9191511
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NRQ
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605900932
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class:
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083001189T
Substance: 12035
Staff: RS
Summary : Not reported

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ROBINS PROPERTIES/HARBOR (Continued)

S102431198

LUST Region OR:

Facility Id: 89UT060
 Record ID: RO0002324
 Region: ORANGE
 Case Type: Other Ground Water
 Date Closed: 05/20/1993
 Current Status: 9
 Released Substance : Waste oil/Used oil

HAZNET:

Gepaid: CAL000039686
 TSD EPA ID: CAD093459485
 Gen County: Orange
 Tsd County: Fresno
 Tons: .0498
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Transfer Station
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 2049 HARBOR BLVD
 COSTA MESA, CA 92627 - 2630
 County Orange

Gepaid: CAL000039686
 TSD EPA ID: CAD093459485
 Gen County: Orange
 Tsd County: Fresno
 Tons: .0166
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Recycler
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 2049 HARBOR BLVD
 COSTA MESA, CA 92627 - 2630
 County Orange

CORTESE:

Region: CORTESE
 Fac Address 2: Not reported

D22
 SE
 1/8-1/4
 748 ft.

**HOWIE'S DIAGNOSTIC CENTER
 449 BAY ST
 COSTA MESA, CA 92627**

**LUST 1000249627
 Cortese N/A**

Relative:
 Higher

Site 1 of 3 in cluster D

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number 083000873T
 Reg Board: 8
 Chemical: Waste Oil
 Lead Agency: Local Agency
 Local Agency : 30000L
 Case Type: Soil only
 Status: Case Closed

Actual:
 84 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

FDR ID Number
 EPA ID Number
 Database(s)

HOWIE'S DIAGNOSTIC CENTER (Continued)

1000249627

Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 3/28/1988
 Release Date: 1/1/1965
 Cleanup Fund Id : Not reported
 Discover Date : 1/1/1965
 Enforcement Dt : Not reported
 Fnf Type: Not reported
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case # : 88UT047
 Beneficial: MUN
 Staff : PAH
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 9/9/9999
 Work Suspended: Not reported
 Responsible Party: UNK UNK
 RP Address: 449 BAY ST
 Global Id: T0605900689
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtb Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

LUST Region B:

Region: 8
 Regional Board: 08
 Local Case Num: 88UT047
 Facility Status: Case Closed
 Staff: PAH
 Facility Contact: Not reported
 Lead Agency: Local Agency
 Local Agency: 30000L

Cross Street: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) FDR ID Number
EPA ID Number

HOWIE'S DIAGNOSTIC CENTER (Continued)

1000249627

Qty Leaked: 0
County: Orange
Cleanup Fund Id: Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 3/28/1988
Discover Date: 1/1/1985
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Lat/lon: 33.6487633 / -117.917861
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NRQ
Max MTBE GW: Not reported
GW Qualifies: Not reported
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: LUST
Global ID: T0605900689
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: A
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083000873T
Substance: 12035
Staff: PAH
Summary: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region OR:

Facility Id: 88UT047
Record ID: RO0001964
Region: ORANGE
Case Type: Soil Only
Date Closed: 03/28/1988
Current Status: 9
Released Substance: Waste oil/Used oil

CORTESE:

Region: CORTESE
Fac Address 2: 449 BAY ST

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
 EPA ID Number

D23 TUNE UP SHOP
SE 449 W. BAY STREET
 1/8-1/4 COSTA MESA, CA 92627
 754 ft.

REF S106797637
 N/A

Site 2 of 3 in cluster D

Relative:
 Higher

Actual:
 84 ft.

REF:
 Facility ID 30750023
 Dtsc Region Code : 4
 Region Code Definition : CYPRESS
 County Code : 30
 Site Name Under : Not reported
 Current Status Date : 04022001
 Current Status Code : REFOA
 Current Status : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
 Lead Agency Code : CNTY
 Lead Agency : COUNTY
 Site Type Code : 1248
 Site Type : 1248 - LOCAL CLEANUP AGREEMENTS
 National Priorities List : N
 Tier : Not reported
 Source Of Funding Code : Not reported
 Staff Member : Not reported
 Supervisor : Not reported
 Sic Code : 75
 Sic Code Definition : AUTO REPAIR, SERVICES & PARKING
 Site Mitigain & Brnfls Reuse Prog (SMBR) Code : SB
 SMBR Branch : SO CAL - CYPRESS
 Regional Water Quality Control Board : Not reported
 RWQCB Definition : Not reported
 Site Access Controlled : Not reported
 Listed In Haz Wst & Substnca Sites List (CORIESE) Not reported
 Date Hazard Ranked : Not reported
 GW Contamination Suspected : Not reported
 # Of Sources Contributing To Contamination : 0
 Lat/Long : 0' 0' 0" / 0' 0' 0"
 Direction Lat : Not reported
 Direction Long : Not reported
 Lat/long Method : Not reported
 Entity Lat/long Coordinates Refer To : Not reported
 State Assembly Distt Code : 68
 State Senate Distt Code : 35
 Identifying Code: Not reported
 ID Value: Not reported
 Other ID Desc: Not reported
 Alternate Name(s): TUNE UP SHOP
 Address(es) : 449 W. BAY STREET
 COSTA MESA, CA 92627
 Background Info : Not reported
 Facility Id : Not reported
 AWP Activities Code : Not reported
 DTSC Site Activity Code : Not reported
 Activity Code Def : Not reported
 AWP Activity Id : Not reported
 Dt Activity Due For Completion : Not reported
 Revised Due Date : Not reported
 Date Activity Completed : Not reported
 Est # Of Person-years To Complete : Not reported
 Est. Size Of An Activity Code : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

TUNE UP SHOP (Continued)

S106797637

Site Status When Activity Commitment Made : Not reported
 Status Code Definition : Not reported
 Cubic Yards Of Solids Removed At Completion : Not reported
 Gallons Of Liquid Removed Upon Completion : Not reported
 Cubic Yards Of Solids Treated Upon Completion : Not reported
 Actvty Deleted Via Commitmnt/Completns Screen : Not reported
 Special Program Code: Not reported
 Special Program : Not reported
 Comments Date : 04022001
 Comments : DTSC received an SB 1248 Notification from the County of Orange
 Hazardous Materials Management Section for their oversight of a
 site investigation/remedial action at the subject property.

24
 South
 1/8-1/4
 764 ft.

PERFORMANCE JAGUAR
 2037 HARBOR BLVD
 COSTA MESA, CA 92627

RCRA-SQG 1000593405
FINDS CAD982442477

Relative:
Higher

RCRAInfo:

Owner: PAUL TOOR
 (415) 555-1212

Actual:
85 ft.

EPA ID: CAD982442477

Contact: ENVIRONMENTAL MANAGER
 (714) 650-5860

Classification: Small Quantity Generator
 TSDf Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

D25
 SE
 1/8-1/4
 765 ft.

COAST AUTOMATIC TRANSMISSION
 447 W BAY ST
 COSTA MESA, CA 92627

RCRA-SQG 1000386999
FINDS CAD981658727
HAZNET

Relative:
Higher

Site 3 of 3 in cluster D

RCRAInfo:

Owner: LA JAUSSAUA
 (415) 555-1212

Actual:
84 ft.

EPA ID: CAD981658727

Contact: ENVIRONMENTAL MANAGER
 (714) 548-2288

Classification: Small Quantity Generator
 TSDf Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COAST AUTOMATIC TRANSMISSION (Continued)

1000386999

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAD981658727
TSD EPA ID: CAT080033681
Gen County: Orange
Tsd County: Los Angeles
Tons: .2293
Facility Address 2: Not reported
Waste Category: Unspecified sludge waste
Disposal Method: Not reported
Contact: COAST AUTO TRANS
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 447 W BAY ST
COSTA MESA, CA 92627
County Orange

Gepaid: CAD981658727
TSD EPA ID: CAT080022148
Gen County: Orange
Tsd County: San Bernardino
Tons: 0.2293
Facility Address 2: Not reported
Waste Category: Tank bottom waste
Disposal Method: Transfer Station
Contact: COAST AUTO TRANS
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 447 W BAY ST
COSTA MESA, CA 92627
County Orange

Gepaid: CAD981658727
TSD EPA ID: CAD982444481
Gen County: Orange
Tsd County: Orange
Tons: 0.22
Facility Address 2: Not reported
Waste Category: Tank bottom waste
Disposal Method: Transfer Station
Contact: FRED CASILLAS-MGR
Telephone: (949) 548-2288
Mailing Name: Not reported
Mailing Address: 447 W BAY ST
COSTA MESA, CA 92627
County Orange

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

COAST AUTOMATIC TRANSMISSION (Continued)

1000386999

Gepaid: CAD981658727
 TSD EPA ID: CAD000088252
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .2293
 Facility Address 2: Not reported
 Waste Category: Unspecified sludge waste
 Disposal Method: Transfer Station
 Contact: COAST AUTO TRANS
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 447 W BAY ST
 COSTA MESA, CA 92627

County Orange

Gepaid: CAD981658727
 TSD EPA ID: CAD000088252
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .2293
 Facility Address 2: Not reported
 Waste Category: Unspecified organic liquid mixture
 Disposal Method: Transfer Station
 Contact: COAST AUTO TRANS
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 447 W BAY ST
 COSTA MESA, CA 92627

County Orange

Click this hyperlink while viewing on your computer to access
 3 additional CA HAZNET record(s) in the FDR Site Report.

E26 CHEVRON #9-8037
North 2160 HARBOR BLVD
1/8-1/4 COSTA MESA, CA 92627
884 ft.

LUST U003802296
Cortese N/A
UST
SWEEPS UST

Relative:
Lower

Site 1 of 3 in cluster E

Actual:
81 ft.

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083000B64T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Soil only
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 11/9/1990
 Release Date: 4/8/1988
 Cleanup Fund Id: Not reported
 Discover Date: 4/8/1988
 Enforcement Dt: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
EPA ID Number

CHEVRON #9-8037 (Continued)

U003802296

Ent Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 88UT089
Beneficial: MUN
Staff : RS
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended :Not reported
Responsible Party:G.A. BOGACZYK
RP Address: P.O. BOX 2833
Global Id: T0605900683
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mibe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

Cross Street: Not reported
Qty Leaked: 0
Case Number 083002750T
Reg Board: 8
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency : 30000L
Case Type: Soil only
Status: Case Closed
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 4/1/1996
Release Date: 8/1/1995
Cleanup Fund Id : Not reported
Discover Date : 8/1/1995

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON #9-8037 (Continued)

U003802296

Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 95UT049
Beneficial: MUN
Staff : TME
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin # : Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended : Not reported
Responsible Party: AMY RUTLAND
RP Address: P O BOX 2833
Global Id: T0605901897
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 88UT089
Facility Status: Case Closed
Staff: RS
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: 11/9/1990
Discover Date : 4/8/1988

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CHEVRON #9-8037 (Continued)

U003802296

Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6556871 / -117.918859
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605900683
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083000864T
Substance: 8006619
Staff: RS
Summary : Not reported

Region: 8
Regional Board: 08
Local Case Num: 95UT049
Facility Status: Case Closed
Staff: TME
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 4/1/1996
Discover Date : 8/1/1995
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON #9-8037 (Continued)

U003802296

How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6556871 / -117.918859
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605901897
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083002750T
Substance: 8006619
Staff: TME
Summary : Not reported

LUST Region OR:

Facility Id: 88LUT089
Record ID: RO0002946
Region: ORANGE
Case Type: Soil Only
Date Closed: 11/09/1990
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 2160 HARBOR BLVD

Region: CORTESE
Fac Address 2: 2160 HARBOR BLVD

SWEEPS:

Status : A
Comp Number : 2068
Number : 9
Board Of Equalization : 44-015894
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-002068-000001
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
FPA ID Number

CHEVRON #9-8037 (Continued)

U003802296

Content : REG UNLEADED
Number Of Tanks : 3

Status : A
Comp Number : 2068
Number : 9
Board Of Equalization : 44-015894
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-002068-000003
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

Status : A
Comp Number : 2068
Number : 9
Board Of Equalization : 44-015894
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-002068-000004
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : REG UNLEADED
Number Of Tanks : Not reported

State UST:
Facility ID: 2068
Total Tanks: 1
Region: STATE
Local Agency: 30000

UST Orange County:
Facility ID: FA0023995
Region: ORANGE

E27 98037
North 2160 HARBOR BLVD
178-1/4 COSTA MESA, CA 92627
884 ft.

HIST UST U001576864
N/A

**Relative:
Lower**

Site 2 of 3 in cluster E

**Actual:
81 ft.**

UST HIST:
Facility ID: 63059
Total Tanks: 4
Owner Address: 575 MARKET
SAN FRANCISCO, CA 94105
Tank Used for: PRODUCT
Tank Num: 1

Owner Name: CHEVRON U.S.A. INC.
Region: STATE

Container Num: 1

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) FDR ID Number
 EPA ID Number

98037 (Continued)

U001576864

Tank Capacity:	00006000	Year Installed:	1971
Type of Fuel:	Not reported	Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor		
Contact Name:	WHITSON,DEE E.	Telephone:	(714) 646-0925
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	63059	Owner Name:	CHEVRON U.S.A. INC.
Total Tanks:	4	Region:	STATE
Owner Address:	575 MARKET SAN FRANCISCO, CA 94105		
Tank Used for:	PRODUCT		
Tank Num:	2	Container Num:	2
Tank Capacity:	00010000	Year Installed:	1971
Type of Fuel:	Not reported	Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor		
Contact Name:	WHITSON,DEE E.	Telephone:	(714) 646-0925
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	63059	Owner Name:	CHEVRON U.S.A. INC.
Total Tanks:	4	Region:	STATE
Owner Address:	575 MARKET SAN FRANCISCO, CA 94105		
Tank Used for:	PRODUCT		
Tank Num:	3	Container Num:	3
Tank Capacity:	00010000	Year Installed:	1971
Type of Fuel:	Not reported	Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor		
Contact Name:	WHITSON,DEE E.	Telephone:	(714) 646-0925
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	63059	Owner Name:	CHEVRON U.S.A. INC.
Total Tanks:	4	Region:	STATE
Owner Address:	575 MARKET SAN FRANCISCO, CA 94105		
Tank Used for:	WASTE		
Tank Num:	4	Container Num:	4
Tank Capacity:	00001000	Year Installed:	1971
Type of Fuel:	Not reported	Tank Construction:	0000130 unknown
Leak Detection:	Stock Inventor		
Contact Name:	WHITSON,DEE E.	Telephone:	(714) 646-0925
Facility Type:	Gas Station	Other Type:	Not reported

E28
North
1/8-1/4
884 ft.

Relative:
Lower

Actual:
81 ft.

CHEVRON STATION 98037
2160 HARBOR BLVD
COSTA MESA, CA 92627

Site 3 of 3 in cluster E

RCRA-SQG **1000857119**
FINDS **CA0000047266**
LUST
CA FID UST

MAP FINDINGS

Map ID			FDR ID Number
Direction			EPA ID Number
Distance			
Distance (ft.)		Database(s)	
Elevation	Site		

CHEVRON STATION 98037 (Continued)

1000857119

RCRAInfo:
 Owner: CHEVRON PRODUCTS CO
 (925) 842-5931
 EPA ID: CA0000047266
 Contact: KATHY NORRIS
 (925) 842-5931
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

LUST Region OR:

Facility Id: 95UT049
 Record ID: R00002202
 Region: ORANGE
 Case Type: Soil Only
 Date Closed: 04/01/1996
 Current Status: 9
 Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

FID:

Facility ID:	30017280	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location	SIC Code:	Not reported
Cortese Code:	Not reported	Facility Tel:	(714) 646-0925
Status:	Active		
Mail To:	Not reported 1300 S BCH BLVD / P O BOX 2 COSTA MESA, CA 92627	Contact Tel:	Not reported
Contact:	Not reported	NPDES No:	Not reported
DUNs No:	Not reported	Modified:	00/00/00
Creation:	10/22/93		
EPA ID:	Not reported		
Comments:	Not reported		

29
South
1/8-1/4
1030 ft.

1-DAY PAINT AND BODY CENTERS INC
2014 HARBOR BLVD
COSTA MESA, CA 92627

RCRA-SQG 1000161048
FINDS CAD981400286

Relative:
Higher

RCRAInfo:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD981400286
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported

Actual:
86 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

1-DAY PAINT AND BODY CENTERS INC (Continued)

1000161048

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
 NATIONAL EMISSIONS INVENTORY
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

30
North
1/8-1/4
1154 ft.

BEST CLEANERS
2180 HARBOR BLVD, #H
COSTA MESA, CA 92627

HAZNET **S103952456**
CLEANERS **N/A**
EMI

Relative:
Lower

CA Cleaners:

Actual:
81 ft.

Inactive Date: Not reported
 EPA Id: CAL000022364
 Facility Address 2 : Not reported
 NAICS Code : 81232
 Facility Active : Yes
 Mail Name : Not reported
 Mailing Address: 2180 HARBOR BLVD STE H
 COSTA MESA, CA 92627
 Owner Name : CHANG RO YOON
 Mailing Address: 2180 HARBOR BLVD H
 COSTA MESA, CA 92627
 Owner Telephone : 9496312180
 Contact Name : CHANG RO YOON-OWNER
 Mailing Address: 2180 HARBOR BLVD STE H
 COSTA MESA, CA 92627
 Contact Telephone : 9496312180
 Region Code : 4
 Create Date : 05/09/1990
 SIC Description : Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)
 NAICS Description : Drycleaning and Laundry Services (except Coin-Operated)

Inactive Date: Not reported
 EPA Id: CAL000022364
 Facility Address 2 : Not reported
 NAICS Code : 81232
 Facility Active : Yes
 Mail Name : Not reported
 Mailing Address: 2180 HARBOR BLVD STE H
 COSTA MESA, CA 92627
 Owner Name : CHANG RO YOON
 Mailing Address: 2180 HARBOR BLVD H
 COSTA MESA, CA 92627
 Owner Telephone : 9496312180
 Contact Name : CHANG RO YOON-OWNER
 Mailing Address: 2180 HARBOR BLVD STE H
 COSTA MESA, CA 92627
 Contact Telephone : 9496312180
 Region Code : 4
 Create Date : 05/09/1990
 SIC Description : Power Laundries, Family and Commercial
 NAICS Description : Drycleaning and Laundry Services (except Coin-Operated)

Inactive Date: Not reported
 EPA Id: CAL000022364

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BEST CLEANERS (Continued)

S103952458

Facility Address 2 : Not reported
NAICS Code : 81232
Facility Active : Yes
Mail Name : Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627
Owner Name : CHANG RO YOON
Mailing Address: 2180 HARBOR BLVD H
COSTA MESA, CA 92627
Owner Telephone : 9496312180
Contact Name : CHANG RO YOON-OWNER
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627
Contact Telephone : 9496312180
Region Code : 4
Create Date : 05/09/1990
SIC Description : Garment Pressing, and Agents for Laundries and Drycleaners
NAICS Description : Drycleaning and Laundry Services (except Coin-Operated)

Inactive Date: Not reported
EPA Id: CAL000022364
Facility Address 2 : Not reported
NAICS Code : 81232
Facility Active : Yes
Mail Name : Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627
Owner Name : CHANG RO YOON
Mailing Address: 2180 HARBOR BLVD H
COSTA MESA, CA 92627
Owner Telephone : 9496312180
Contact Name : CHANG RO YOON-OWNER
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627
Contact Telephone : 9496312180
Region Code : 4
Create Date : 05/09/1990
SIC Description : Drycleaning Plants, Except Rug Cleaning
NAICS Description : Drycleaning and Laundry Services (except Coin-Operated)

HAZNET:

Gepaid: CAL000022364
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.00
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Not reported
Contact: CHANG RO YOON-OWNER
Telephone: (949) 631-2180
Mailing Name: Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BEST CLEANERS (Continued)

S103952456

Gepaid: CAL000022364
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.11
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: CHANG RO YOON-OWNER
Telephone: (949) 631-2180
Mailing Name: Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627

County Not reported

Gepaid: CAL000022364
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.00
Facility Address 2: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Not reported
Contact: CHANG RO YOON-OWNER
Telephone: (949) 631-2180
Mailing Name: Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627

County Not reported

Gepaid: CAL000022364
TSD EPA ID: CAD981397417
Gen County: Orange
Tsd County: Los Angeles
Tons: .1625
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: CHANG RO YOON
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627

County Orange

Gepaid: CAL000022364
TSD EPA ID: CAD981397417
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.0834
Facility Address 2: Not reported
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: CHANG RO YOON
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 2180 HARBOR BLVD STE H
COSTA MESA, CA 92627

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BEST CLEANERS (Continued)

S103952456

County Orange

[Click this hyperlink](#) while viewing on your computer to access
10 additional CA HAZNET record(s) in the EDR Site Report.

EMISSIONS :

Year : 1993
Facility ID : 66164
Air District Code : SC
SIC Code : 7216
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 30
County ID : 30
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1995
Facility ID : 66164
Air District Code : SC
SIC Code : 7216
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 30
County ID : 30
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

F31 **KMART STORE #4047**
North **2200 HARBOR BLVD**
1/4-1/2 **COSTA MESA, CA 92627**
1424 ft.

LUST **S102432055**
N/A

Relative: **Site 1 of 3 in cluster F**

Lower LUST Region OR:
Facility Id: 87UT111
Actual: Record ID: R00001200
80 ft. Region: ORANGE
Case Type: Soil Only
Date Closed: 03/09/1989
Current Status: 9
Released Substance : Waste oil/Used oil

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

F32 **MR TERRYS ONE HOUR CLEANERS**
North **2200 HARBOR**
1/4-1/2 **COSTA MESA, CA 92627**
1424 ft.

RCRA-SQG **1000403401**
FINDS **CAD981670128**
LUST
CLEANERS

Relative:
 Lower

Site 2 of 3 in cluster F

Actual:
 80 ft.

RCRAInfo:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD981670128
 Contact: Not reported
 Classification: Small Quantity Generator
 TSD Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

State LUST:

Cross Street:	Not reported	Confirm Leak:	Not reported
Qty Leaked:	0	Prelim Assess:	Not reported
Case Number	083000531T	Remed Plan:	Not reported
Reg Board:	8		
Chemical:	Waste Oil		
Lead Agency:	Local Agency		
Local Agency :	30000L		
Case Type:	Soil only		
Status:	Case Closed		
Review Date:	Not reported		
Workplan:	Not reported		
Pollution Char:	Not reported		
Remed Action:	Not reported		
Monitoring:	Not reported		
Close Date:	3/9/1989		
Release Date:	4/29/1987		
Cleanup Fund Id :	Not reported		
Discover Date :	4/29/1987		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	AR		
How Discovered:	Tank Closure		
How Stopped:	Close Tank		
Interim :	Not reported		
Leak Cause:	Unknown		
Leak Source:	Unknown		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	87UT111		
Beneficial:	MUN		
Staff :	PAH		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
FPA ID Number

MR TERRYS ONE HOUR CLEANERS (Continued)

1000403401

Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended: Not reported
Responsible Party: RICHARD WILLIAMS
RP Address: 1184 N CITRUS AVE
Global Id: T0605900425
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mibe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 87UT111
Facility Status: Case Closed
Staff: PAH
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 3/9/1989
Discover Date : 4/29/1987
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6542801 / -117.918844
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NRQ
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MR TERRYS ONE HOUR CLEANERS (Continued)

1000403401

Global ID: T0605900425
 Organization Name: Not reported
 Priority : Not reported
 Work Suspended :Not reported
 MTBE Class: *
 Case Type: S
 How Stopped Date: 9/9/9999
 MTBE Concentration: 0
 MTBE Fuel: 0
 Case Number: 083000531T
 Substance: 12035
 Staff: PAH
 Summary : Not reported

CA Cleaners:

Inactive Date: 1/1/1995
 EPA Id: CAD981670128
 Facility Address 2 : Not reported
 NAICS Code : Not reported
 Facility Active : No
 Mail Name : Not reported
 Mailing Address: PO BOX 60040
 SAN DIEGO, CA 92106
 Owner Name : --
 Mailing Address: --
 --, 99 --
 Owner Telephone : 0000000000
 Contact Name : UNDELIVERABLE PER SURVEY
 Mailing Address: 12/94 NW
 --, 99 --
 Contact Telephone : --
 Region Code : 4
 Create Date : 04/10/1987
 SIC Description : Not reported
 NAICS Description : Not reported

F33 K-MART STORE #4047
North 2200 HARBOR BLVD
1/4-1/2 COSTA MESA, CA
1424 ft.

HAZNET S103642615
Cortese N/A

Relative: Lower
Site 3 of 3 in cluster F
HAZNET:

Actual: 80 ft.

Gepaid: CAL000018629
 TSD EPA ID: CAD028409019
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .0325
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Transfer Station
 Contact: KMART
 Telephone: (248) 637-6544
 Mailing Name: Not reported
 Mailing Address: 3100 W BIG BEAVER RD
 TROY, MI 48084 - 3136
 County Orange

Map ID
 Direction
 Distance
 Distance (ft)
 Elevation Site

MAP FINDINGS

Database(s) FDR ID Number
 EPA ID Number

K-MART STORE #4047 (Continued)

S103642615

Gepaid: CAL000018629
 TSD EPA ID: CAD009007626
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 2.5284
 Facility Address 2: Not reported
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: KMART
 Telephone: (248) 637-6544
 Mailing Name: Not reported
 Mailing Address: 3100 W BIG BEAVER RD
 TROY, MI 48064 - 3136
 County: Orange

CORTESE:

Region: CORTESE
 Fac Address 2: 2200 HARBOR BLVD

**34
 WNW
 1/4-1/2
 1471 ft.**

**NARMC0 MATERIALS INC
 600 W VICTORIA ST
 COSTA MESA, CA 92627**

**RCRA-SQG 1000297034
 FINDS CAD008296436
 CERC-NFRAP**

**Relative:
 Equal**

CERCLIS-NFRAP Classification Data:
 Federal Facility: Not a Federal Facility
 Non NPL Code: NFRAP

**Actual:
 82 ft.**

CERCLIS-NFRAP Assessment History:
 Assessment: DISCOVERY Completed: 08/01/1980
 Assessment: PRELIMINARY ASSESSMENT Completed: 08/01/1985
 Assessment: ARCHIVE SITE Completed: 08/01/1988
 Assessment: PRELIMINARY ASSESSMENT Completed: 08/01/1988

RCRAInfo:

Owner: CELANESE CORPORATION
 (415) 555-1212
 EPA ID: CAD008296436
 Contact: ENVIRONMENTAL MANAGER
 (714) 548-1144

Classification: Small Quantity Generator
 I/SDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Portinent Environmental Activity Identified at Site:
 RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

35 **DAILY PILOT**
ESE **330 BAY**
1/4-1/2 **COSTA MESA, CA 92626**
1952 ft.

LUST **S106447586**
N/A

Relative:
Higher

Actual:
86 ft.

State LUS1:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083000123T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 8/19/1998
 Release Date: 10/20/1986
 Cleanup Fund Id: Not reported
 Discover Date: 10/20/1986
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: 86UT227
 Beneficial: MUN
 Staff: CAB
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999
 Work Suspended: Not reported
 Responsible Party: WILLIAM HIGGINSON
 RP Address: 50 W STATE STREET 12TH FL
 Global Id: T0605900095
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtb Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (IL)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

DAILY PILOT (Continued)

S106447586

Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 86UT227
Facility Status: Case Closed
Staff: CAB
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 8/19/1998
Discover Date : 10/20/1986
Enforcement Dt : Not reported
Cnf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6483604 / -117.9130939
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605900095
Organization Name: Not reported
Priority : Not reported
Work Suspended : Not reported
MTBE Class: *
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083000123T
Substance: 8008619
Staff: CAB
Summary : Not reported

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

G36 SHELL SERVICE STATION
North 2249
1/4-1/2 COSTA MESA, CA 92626
2073 ft.

LUST S101609606
Cortese N/A
CA FID UST
EMI
SWEEPS UST

**Relative:
 Lower**

Site 1 of 8 in cluster G

**Actual:
 79 ft.**

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083000365T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 2/10/1998
 Release Date: 2/18/1986
 Cleanup Fund Id: Not reported
 Discover Date: 2/18/1986
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: 86UT010
 Beneficial: MUN
 Staff: CAB
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999
 Work Suspended: Not reported
 Responsible Party: JOE LENTINI
 RP Address: 2255 N. ONTARIO ST.
 Global Id: T0805900290
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S101609606

Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

Cross Street: Not reported
Qty Leaked: 0
Case Number: Not reported
Reg Board: 8
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency : 30000L
Case Type: Soil only
Status: Case Closed
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 6/3/2004
Release Date: 6/20/2003
Cleanup Fund Id : Not reported
Discover Date : 4/24/2003
Enforcement Dt : Not reported
Enf Type: CLOS
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: UM
How Stopped: NPP
Interim : Not reported
Leak Cause: Unknown
Leak Source: Piping
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBF detected
Priority: Not reported
Local Case # : 03UT025
Beneficial: MUN
Staff : CAB
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended: Not reported
Responsible Party: MARVIN KATZ
RP Address: 20945 S. WILMINGTON AVE
Global Id: T0605904797
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbc Fuel: 1

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) FDR ID Number
 EPA ID Number

SHELL SERVICE STATION (Continued)

S101609606

Water System Name: Not reported
 Well Name: Not reported
 Distance To LUST: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 8:

Region:	8	Cross Street:	Not reported
Regional Board:	08		
Local Case Num:	86UT010		
Facility Status:	Case Closed		
Staff:	CAB		
Facility Contact:	Not reported		
Lead Agency:	Local Agency		
Local Agency:	30000L		
Qty Leaked:	0		
County:	Orange		
Cleanup Fund Id :	Not reported		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	2/10/1998		
Discover Date :	2/18/1986		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	AR		
How Discovered:	Tank Closure		
How Stopped:	Close Tank		
Interim :	Not reported		
Lat/Lon :	33.6559971 / -117.9192851		
Leak Cause:	Unknown		
Leak Source:	Unknown		
Beneficial:	MUN		
MTBE Date :	Not reported		
MTBE Tested :	NT		
Max MTBE GW :	Not reported		
GW Qualifies :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifies :	Not reported		
Hydr Basin #:	Not reported		
Oversight Prgm :	LUST		
Global ID:	T0605900290		
Organization Name:	Not reported		
Priority :	Not reported		
Work Suspended :	Not reported		
MTBE Class:	*		
Case Type:	0		
How Stopped Date:	9/9/9999		
MTBE Concentration:	0		
MTBE Fuel:	1		
Case Number:	083000365T		
Substance:	8006619		
Staff:	CAB		
Summary :	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S101609606

Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-006435-000003
Actv Date : Not reported
Capacity : 10000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

Status : A
Comp Number : 6435
Number : 9
Board Of Equalization : 44-000074
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-006435-000004
Actv Date : Not reported
Capacity : 1000
Tank Use : M.V. FUEL
Stg : P
Content : REG UNLEADED
Number Of Tanks : Not reported

EMISSIONS :

Year : 1990
Facility ID : 60076
Air District Code : SC
SIC Code : 1311
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 30
County ID : 30
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

G37 SHELL SERVICE STATION
North 2249 HARBOR BLVD
1/4-1/2 COSTA MESA, CA 92627
2073 ft.

RCRA-SQG 1006805279
FINDS CAR000125427
HAZNET
LUST

Relative: Site 2 of 8 in cluster G

Lower

Actual: 79 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

1006805279

RCRAInfo:
Owner: EQUILON ENTERPRISES L L C
(713) 241-5036
EPA ID: CAR000125427
Contact: SONDR A BIENVENU
(713) 241-5036
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 03UT025
Facility Status: Case Closed
Staff: CAB
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: 4/24/2003
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 6/3/2004
Discover Date : 4/24/2003
Enforcement Dt : Not reported
Enf Type: CLOS
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: UM
How Stopped: NPP
Interim : Not reported
Lat/Lon : 0 / 0
Leak Cause: Unknown
Leak Source: Piping
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : YES
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : 5
Soil Qualifies : ND
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605904797
Organization Name: Not reported

Cross Street: Not reported
Confirm Leak: 4/24/2003
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

1006805279

Priority : Not reported
Work Suspended :Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: Not reported
Substance: 8006619
Staff: CAB
Summary : Not reported

IUST Region OR:

Facility Id: 03UT025
Record ID: R00003207
Region: ORANGE
Case Type: Soil Only
Date Closed: 06/12/2004
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

HAZNET:

Gepaid: CAR000125427
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.81
Facility Address 2: Not reported
Waste Category: Tank bottom waste
Disposal Method: Treatment, Tank
Contact: Sondra Bienvenu
Telephone: (713) 241-5036
Mailing Name: Not reported
Mailing Address: PO BOX 2648
Houston, TX 77252 - 2648
County Not reported

Gepaid: CAR000125427
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.02
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: Sondra Bienvenu
Telephone: (713) 241-5036
Mailing Name: Not reported
Mailing Address: PO BOX 2648
Houston, TX 77252 - 2648
County Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
FPA ID Number
Database(s)

SHELL SERVICE STATION (Continued)

1006805279

Gepaid: CAR000125427
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Orange
Tons: 0.12
Facility Address 2: S A P 135202
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: N CORTEZ/ENVTL DATA ANALYST
Telephone: (281) 874-2224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Houston, TX 77067 - 2508

County Orange

Gepaid: CAR000125427
TSD EPA ID: CAD982444481
Gen County: Orange
Tsd County: Orange
Tons: 0.02
Facility Address 2: S A P 135202
Waste Category: Other organic solids
Disposal Method: Recycler
Contact: N CORTEZ/ENVTL DATA ANALYST
Telephone: (281) 874-2224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Houston, TX 77067 - 2508

County Orange

Gepaid: CAR000125427
TSD EPA ID: CAD982484933
Gen County: Orange
Tsd County: Orange
Tons: 1.87
Facility Address 2: S A P 135202
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Disposal, Other
Contact: N CORTEZ/ENVTL DATA ANALYST
Telephone: (281) 874-2224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Houston, TX 77067 - 2508

County Orange

G38 SHELL OIL
North 2249 HARBOR BLVD
1/4-1/2 COSTA MESA, CA 92627
2073 ft.

Relative:
Lower

Actual:
79 ft.

Site 3 of 8 in cluster G

LUST S105774163
N/A

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SHELL OIL (Continued)

Database(s) EDR ID Number
 EPA ID Number

S105774163

LUST Region OR:
 Facility Id: 86UT010
 Record ID: R00001001
 Region: ORANGE
 Case Type: Other Ground Water
 Date Closed: 02/10/1998
 Current Status: 9
 Released Substance : Gasolinc-Automotive (motor gasoline and additives), leaded & unleaded

G39
 North
 1/4-1/2
 2077 ft.

FORMER UNOCAL #4050
 2248 HARBOR BLVD
 COSTA MESA, CA 92627

LUST S105695958
 N/A

Site 4 of 8 in cluster G

Relative:
 Lower

LUST Region OR:
 Facility Id: 94UT059
 Record ID: R00002430
 Region: ORANGE
 Case Type: Other Ground Water
 Date Closed: 03/28/1999
 Current Status: 9
 Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Actual:
 79 ft.

G40
 North
 1/4-1/2
 2077 ft.

UNOCAL #4050
 2248 HARBOR BLVD
 COSTA MESA, CA 92627

LUST S101589446
 Cortese
 CA FID UST
 SWEEPS UST
 N/A

Site 5 of 8 in cluster G

Relative:
 Lower

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083002586T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 3/26/1999
 Release Date: 11/8/1994
 Cleanup Fund Id : Not reported
 Discover Date : 11/8/1994
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: Unknown

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Actual:
 79 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
CPA ID Number

UNOCAL #4050 (Continued)

S101589446

Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 94UT059
Beneficial: MUN
Staff : NOM
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin # : Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended: Not reported
Responsible Party: JACK MAYHEW
RP Address: 376 S VALENCIA
Global Id: T0605901814
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 94UT059
Facility Status: Case Closed
Staff: NOM
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 3/26/1999
Discover Date : 11/8/1994
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6525752 / -117.918902

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
EPA ID Number

UNOCAL #4050 (Continued)

S101589446

Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NT
Max MTBE GW: Not reported
GW Qualifies: Not reported
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: LUST
Global ID: T0605901814
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: *
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083002586T
Substance: 8006619
Staff: NOM
Summary: Not reported

CORTESE:

Region: CORTESE
Fac Address 2: 2248 HARBOR BLVD

FID:

Facility ID: 30012982 Regulate ID: Not reported
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Active Facility Tel: (714) 642-8724
Mail To: Not reported
911 WILSHIRE BLVD STE 10
COSTA MESA, CA 92627
Contact: Not reported Contact Tel: Not reported
DUNs No: Not reported NPDES No: Not reported
Creation: 10/22/93 Modified: 00/00/00
EPA ID: Not reported
Comments: Not reported

SWEEPS:

Status: A
Comp Number: 6440
Number: 9
Board Of Equalization: 44-001057
Ref Date: 09-30-92
Act Date: 09-15-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 30-000-006440-000001
Actv Date: Not reported
Capacity: 12000
Tank Use: M.V. FUEL
Sig: P
Content: REG UNLEADED

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
FPA ID Number
Database(s)

UNOCAL #4050 (Continued)

S101589446

Number Of Tanks : 3
Status : A
Comp Number : 6440
Number : 9
Board Of Equalization : 44-001057
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-006440-000002
Actv Date : Not reported
Capacity : 12000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

Status : A
Comp Number : 6440
Number : 9
Board Of Equalization : 44-001057
Ref Date : 09-30-92
Act Date : 09-15-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 30-000-006440-000003
Actv Date : Not reported
Capacity : 12000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

H41 COLLEGE HOSPITAL
ENE 301 VICTORIA ST
1/4-1/2 COSTA MESA, CA 92627
2109 ft.

LUST U003783813
Cortese N/A
UST
SWEEPS UST

Relative:
Equal

Actual:
82 ft.

Site 1 of 2 in cluster H

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number: 063003127T
Reg Board: 8
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency: 30000L
Case Type: Soil only
Status: Case Closed
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 4/26/2000
Release Date: 1/28/1998

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) FDR ID Number
EPA ID Number

COLLEGE HOSPITAL (Continued)

U003783813

Cleanup Fund Id : Not reported
Discover Date : 1/28/1998
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 98UT009
Beneficial: MUN
Staff : NOM
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended: Not reported
Responsible Party: SUSAN BURDEN
RP Address: 301 VICTORIA ST
Global Id: T0605902131
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 98UT009
Facility Status: Case Closed
Staff: NOM
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COLLEGE HOSPITAL (Continued)

U083783813

Close Date: 4/26/2000
Discover Date: 1/28/1998
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Lat/Lon: 33.6524112 / -117.9118459
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NT
Max MTBE GW: Not reported
GW Qualifies: Not reported
Max MTBE Soil: Not reported
Soil Qualifies: Not reported
Hydr Basin #: Not reported
Oversight Prgm: LUST
Global ID: T0605902131
Organization Name: Not reported
Priority: Not reported
Work Suspended: Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083003127T
Substance: 8006619
Staff: NOM
Summary: Not reported

LUST Region OR:

Facility Id: 98U1009
Record ID: RO0000869
Region: ORANGE
Case Type: Soil Only
Date Closed: 04/26/2000
Current Status: 9
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 301 VICTORIA ST

\$WEEPS:

Status: A
Comp Number: 6420
Number: 9
Board Of Equalization: 44-016479
Ref Date: 09-30-92
Act Date: 09-15-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COLLEGE HOSPITAL (Continued)

U003783813

Swrcb Tank Id : 30-000-006420-000001
Actv Date : Not reported
Capacity : 275
Tank Use : M.V. FUEL
Stg : P
Content : LEADED
Number Of Tanks : 1

State UST:

Facility ID: 6420
Total Tanks: 1
Region: STATE
Local Agency: 30000

UST Orange County:

Facility ID: FA0024292
Region: ORANGE

G42 AMERICAN SAVINGS BANK/CHEVRON (FORMER)
North 2252 HARBOR BLVD
1/4-1/2 COSTA MESA, CA 92626
2110 ft.

LUST S102423957
N/A

Site 6 of 8 in cluster G

Relative:
Lower

LUST Region OR:

Facility Id: 94UT026
Record ID: RO0001576
Region: ORANGE
Case Type: Other Ground Water
Date Closed: Not reported
Current Status: 8
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Actual:
79 ft.

G43 AMERICAN SAVINGS BANK
North 2252 HARBOR BLVD
1/4-1/2 COSTA MESA, CA 92626
2110 ft.

HAZNET S104160819
Cortese N/A

Site 7 of 8 in cluster G

Relative:
Lower

HAZNET:

Gepaid: CAC001047392
TSD EPA ID: CAD000088252
Gen County: Orange
Tsd County: Los Angeles
Tons: .2500
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: LORETTA CRAIG
Telephone: (714) 495-0926
Mailing Name: Not reported
Mailing Address: 5812 GLENHOLLOW PATH
AUSTIN, TX 78745
County Orange

Actual:
79 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AMERICAN SAVINGS BANK (Continued)

S104160819

Gepaid: CAC001047392
TSD EPA ID: CAD099452708
Gen County: Orange
Tsd County: Los Angeles
Tons: 4.7537
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: LORETTA CRAIG
Telephone: (714) 495-0926
Mailing Name: Not reported
Mailing Address: 5812 GLENHOLLOW PATH
AUSTIN, TX 78745
County Orange

Gepaid: CAC001047392
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: .9174
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Treatment, Tank
Contact: LORETTA CRAIG
Telephone: (714) 495-0926
Mailing Name: Not reported
Mailing Address: 5812 GLFNHOLLOW PATH
AUSTIN, TX 78745
County Orange

Gepaid: CAC001047392
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: .4587
Facility Address 2: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Treatment, Tank
Contact: LORETTA CRAIG
Telephone: (714) 495-0926
Mailing Name: Not reported
Mailing Address: 5812 GLENHOLLOW PATH
AUSTIN, TX 78745
County Orange

Gepaid: CAC001047392
TSD EPA ID: CAD099452708
Gen County: Orange
Tsd County: Los Angeles
Tons: 1.6054
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: LORETTA CRAIG
Telephone: (714) 495-0926
Mailing Name: Not reported
Mailing Address: 5812 GLENHOLLOW PATH
AUSTIN, TX 78745

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

AMERICAN SAVINGS BANK (Continued)

S104160819

County Orange

[Click this hyperlink](#) while viewing on your computer to access
 2 additional CA HAZNET record(s) in the EDR Site Report.

CORTESE:

Region: CORTESE
 Fac Address 2: 2252 HARBOR BLVD

G44 **AMERICAN SAVINGS BANK/CHEVRON (FORMER)**
North **2252 HARBOR**
1/4-1/2 **COSTA MESA, CA 92626**
2110 ft.

LUST S106660929
N/A

Site 8 of 8 in cluster G

Relative:
Lower

Slate LUST:

Actual:
79 ft.

Cross Street:	Not reported	Confirm Leak:	Not reported
Qty Leaked:	0	Prelim Assess:	Not reported
Case Number:	083002553T	Remed Plan:	Not reported
Reg Board:	8		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Local Agency :	30000L		
Case Type:	Other ground water affected		
Status:	Post remedial action monitoring		
Review Date:	Not reported		
Workplan:	Not reported		
Pollution Char:	Not reported		
Remed Action:	Not reported		
Monitoring:	4/24/2002		
Close Date:	Not reported		
Release Date:	5/9/1994		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	SEL		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	AR		
How Discovered:	PS		
How Stopped:	Close Tank		
Interim :	Not reported		
Leak Cause:	Unknown		
Leak Source:	Tank		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	Not reported		
Local Case # :	94UT026		
Beneficial:	MUN		
Staff :	NOM		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	LUST		
Review Date :	Not reported		
Stop Date :	9/9/9999		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

AMERICAN SAVINGS BANK/CHEVRON (FORMER) (Continued)

S106660929

Work Suspended :Not reported
Responsible Party:MICHAEL RASHTCHI
RP Address: 8940 SORENSFN AVE
Global Id: T0605901/93
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mibe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 94UT026
Facility Status: Post remedial action monitoring
Staff: NOM
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: 4/24/2002 Monitoring: 4/24/2002
Close Date: Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: SEL
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: PS
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6631248 / -117.918994
Leak Cause: Unknown
Leak Source: Tank
Beneficial: MUN
MTBE Date : 11/3/2004
MTBE Tested : YES
Max MTBE GW : 0
GW Qualifies : ND
Max MTBE Soil : 0
Soil Qualifies : ND
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605901793
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class:

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

AMERICAN SAVINGS BANK/CHEVRON (FORMER) (Continued)

S106660929

Case Type: 0
 How Stopped Date: 9/9/9999
 MTBE Concentration: 0
 MTBE Fuel: 1
 Case Number: 083002553T
 Substance: 8006619
 Staff: NOM
 Summary: Not reported

I45 ARCO PRODUCTS COMPANY #9746
ESE 2021 NEWPORT
1/4-1/2 COSTA MESA, CA 92626
2176 ft.

HAZNET S103950793
LUST N/A

Site 1 of 4 in cluster I

**Relative:
 Higher**

**Actual:
 86 ft.**

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083001946T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: 6/21/2000
 Monitoring: 10/4/2002
 Close Date: 7/21/2004
 Release Date: 11/22/1991
 Cleanup Fund Id: Not reported
 Discover Date: 11/22/1991
 Enforcement Dt: Not reported
 Enf Type: CLOS
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: OM
 How Stopped: Other Means
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Testod: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case #: 91UT141
 Beneficial: MUN
 Staff: VJJ
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) CDR ID Number
EPA ID Number

ARCO PRODUCTS COMPANY #9746 (Continued)

S103950793

Work Suspended :Not reported
Responsible Party:CHRIS PANAITESCU
RP Address: 13116 IMPERIAL HWY. PO BOX 2128
Global Id: T0605901452
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mlbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assignod Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 91UT141
Facility Status: Case Closed
Staff: VJJ
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: 10/4/2002 Monitoring: 10/4/2002
Close Date: 7/21/2004
Discover Date : 11/22/1991
Enforcement Dt : Not reported
Enf Type: CLOS
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: OM
How Stopped: Other Means
Interim : Not reported
Lat/Lon : 33.6484884 / -117.9123139
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : 1/6/2003
MTBE Tested : YES
Max MTBE GW : 1040
GW Qualifies : =
Max MTBE Soil : 0
Soil Qualifies : ND
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605901452
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class:

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ARCO PRODUCTS COMPANY #9746 (Continued)

S103950793

Case Type: O
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083001946T
Substance: 8006619
Staff: VJJ
Summary: Not reported

HAZNET:

Gepaid: CAL000187296
TSD EPA ID: CAT080013352
Gen County: Orange
Tsd County: Los Angeles
Tons: .4378
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: ARCO PRODUCTS COMPANY
Telephone: (714) 670-5407
Mailing Name: Not reported
Mailing Address: PO BOX 6038
ARTESIA, CA 90702
County Orange

Gepaid: CAL000187296
TSD EPA ID: CAT080013352
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.2293
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: ARCO PRODUCTS COMPANY
Telephone: (714) 670-5407
Mailing Name: Not reported
Mailing Address: PO BOX 6038
ARTESIA, CA 90702
County Orange

Gepaid: CAL000187296
TSD EPA ID: CAT080013352
Gen County: Orange
Tsd County: Los Angeles
Tons: .6255
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Not reported
Contact: ARCO PRODUCTS COMPANY
Telephone: (714) 670-5407
Mailing Name: Not reported
Mailing Address: PO BOX 6038
ARTESIA, CA 90702
County Orange

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

ARCO PRODUCTS COMPANY #9746 (Continued)

S103950793

Gepaid: CAL000187296
 TSD EPA ID: CAT080013352
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .2085
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: ARCO PRODUCTS COMPANY
 Telephone: (714) 670-5407
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702
 County: Orange

Gepaid: CAL000187296
 TSD EPA ID: Not reported
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 1.1
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: CARLOS RODRIGUEZ
 Telephone: (714) 670-5407
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702
 County: Not reported

Click this hyperlink while viewing on your computer to access
 1 additional CA HAZNET record(s) in the EDR Site Report.

I46 **THRIFTY OIL #386**
ESE **2021 NEWPORT BLVD**
1/4-1/2 **COSTA MESA, CA 92626**
2176 ft.

HAZNET **U001559165**
LUST **N/A**
Cortese
CA FID UST

Relative:
Higher

Actual:
86 ft.

Site 2 of 4 in cluster I

LUST Region OR:
 Facility Id: 91UT141
 Record ID: RO0002943
 Region: ORANGE
 Case Type: Other Ground Water
 Date Closed: 08/23/2007
 Current Status: 9
 Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

HAZNET:
 Gepaid: CAR000101790
 TSD EPA ID: CAD008302903
 Gen County: Orange
 Tsd County: Orange
 Tons: 0.1
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Transfer Station
 Contact: JACK OMAN WASTE SPECIALIST
 Telephone: (714) 670-3958

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

Database(s) CDR ID Number
 EPA ID Number

I48 FORMER TROWBRIDGE PROPERTY
ESE 2025 NEWPORT
1/4-1/2 COSTA MESA, CA 92627
2187 ft.

LUST S106448247
N/A

Site 4 of 4 in cluster I

Relative:
Higher

State LUST:

Actual:
86 ft.

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830012921
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1/12/2001
 Release Date: 2/1/1989
 Cleanup Fund Id: Not reported
 Discover Date: 2/1/1989
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: 00UT025
 Beneficial: MUN
 Staff: CAB
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999
 Work Suspended: Not reported
 Responsible Party: BOB ROBINS
 RP Address: 2060 HARBOR BLVD
 Global Id: T0605900991
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FORMER TROWBRIDGE PROPERTY (Continued)

S106448247

Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 00UT025
Facility Status: Case Closed
Staff: CAB
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: 1/12/2001
Discover Date : 2/1/1989
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6476264 / -117.9124009
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605900991
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class: *
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083001292T
Substance: 8006619
Staff: CAB
Summary : Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)
 EPA ID Number

H49 **HUNTINGTON BEACH, CITY OF**
ENE **301**
1/4-1/2 **COSTA MESA, CA 92627**
2224 ft.

Cortese **S101631290**
CA FID UST **N/A**

Site 2 of 2 in cluster H

Relative:
Equal

CORTESE:
 Region: **CORTESE**
 Fac Address 2: **Not reported**

Actual:
82 ft.

Region: **CORTESE**
 Fac Address 2: **Not reported**

FID:

Facility ID:	30012142	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(714) 642-2734
Mail To:	Not reported		
	301 VICTORIA ST ATTN: CA		
	COSTA MESA, CA 92627		
Contact:	Not reported	Contact Tel:	Not reported
DUNS No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

J50 **TUNE-UP SHOP, THE**
SE **2020 NEWPORT BLVD**
1/4-1/2 **COSTA MESA, CA 92627**
2368 ft.

LUST **S102439310**
Cortese **N/A**

Site 1 of 2 in cluster J

Relative:
Higher

State LUST:
 Cross Street: **Not reported**
 Qty Leaked: **0**
 Case Number **083000750T**
 Reg Board: **8**
 Chemical: **Waste Oil**
 Lead Agency: **Local Agency**
 Local Agency : **30000L**
 Case Type: **Undefined**
 Status: **Case Closed**
 Review Date: **Not reported**
 Workplan: **Not reported**
 Pollution Char: **Not reported**
 Remed Action: **Not reported**
 Monitoring: **Not reported**
 Close Date: **3/18/1988**

Confirm Leak: **Not reported**
 Prolim Assess: **Not reported**
 Remed Plan: **Not reported**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

TUNE-UP SHOP, THE (Continued)

S102439310

Release Date: 1/1/1965
 Cleanup Fund Id : Not reported
 Discover Date : 1/1/1965
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBF Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case # : 88UT002
 Beneficial: MUN
 Staff : PAH
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 9/9/9999
 Work Suspended : Not reported
 Responsible Party: UNK UNK
 RP Address: 2020 NEWPORT BLVD
 Global Id: T0605900593
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 8:

Region: 8	Cross Street: Not reported
Regional Board: 08	
Local Case Num: 88UT002	
Facility Status: Case Closed	
Staff: PAH	
Facility Contact: Not reported	
Lead Agency: Local Agency	
Local Agency: 300001.	
Qty Leaked: 0	
County: Orange	
Cleanup Fund Id : Not reported	
Review Date: Not reported	Confirm Leak: Not reported
Workplan: Not reported	Prelim Assess: Not reported
Pollution Char: Not reported	Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

THE TUNE-UP SHOP (Continued)

U001576904

HAZNET:

Gepaid: CAL000059068
 TSD EPA ID: Not reported
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 0.09
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Contact: INACTIVE DUP NUM IN BLK LOGBK
 Telephone: Not reported
 Mailing Name: Not reported
 Mailing Address: 449 W BAY ST
 COSTA MESA, CA 92627 - 2042
 County: Not reported

UST HIST:

Facility ID:	45497	Owner Name:	STEVE DE BIDDLE DBA THE TUNE-U
Total Tanks:	1	Region:	STATE
Owner Address:	2020 NEWPORT BLVD. COSTA MESA, CA 92627		
Tank Used for:	WASTE		
Tank Num:	1	Container Num:	01
Tank Capacity:	00000350	Year Installed:	1971
Type of Fuel:	WASTE OIL	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor		
Contact Name:	PAUL BATES	Telephone:	(714) 645-4641
Facility Type:	Other	Other Type:	AUTO REPAIR

52
South
1/4-1/2
2549 ft.

SINCLAIR PAINT
1901 HARBOR BLVD
COSTA MESA, CA 92627

LUST **S105034892**
Cortese **N/A**

Relative:
Higher

Actual:
89 ft.

State LUST:

Cross Street:	Not reported		
Qty Leaked:	0		
Case Number:	083000374T		
Reg Board:	8		
Chemical:	Paint Thinner		
Lead Agency:	Local Agency		
Local Agency:	30000L		
Case Type:	Other ground water affected		
Status:	Case Closed		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported		
Monitoring:	Not reported		
Close Date:	3/11/1997		
Release Date:	3/3/1986		
Cleanup Fund Id:	Not reported		
Discover Date:	3/3/1986		
Enforcement Dt:	Not reported		
Enf Type:	Not reported		
Enter Date:	Not reported		
Funding:	Not reported		
Staff Initials:	AR		
How Discovered:	Tank Closure		

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SINCLAIR PAINT (Continued)

S105034692

How Stopped: Close Tank
Interim : Not reported
Leak Cause: Unknown
Leak Source: Unknown
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : 86UT015
Beneficial: MUN
Staff : RS
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 9/9/9999
Work Suspended: Not reported
Responsible Party: JOHN GENUISE
RP Address: 425 METRO PLAC N. 5TH FLOOR
Global Id: T0605900299
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 8:

Region: 8 Cross Street: Not reported
Regional Board: 08
Local Case Num: 86UT015
Facility Status: Case Closed
Staff: RS
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: 3/11/1997
Discover Date : 3/3/1986
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SINCLAIR PAINT (Continued)

S105034692

How Stopped: Close Tank
 Interim : Not reported
 Lat/Lon : 33.6434525 / -117.9190751
 Leak Cause: Unknown
 Leak Source: Unknown
 Beneficial: MUN
 MTBE Date : Not reported
 MTBE Tested : NRQ
 Max MTBE GW : Not reported
 GW Qualifies : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifies : Not reported
 Hydr Basin #: Not reported
 Oversight Prgm : LUST
 Global ID: T0605900299
 Organization Name: Not reported
 Priority : Not reported
 Work Suspended : Not reported
 MTBE Class:
 Case Type: 0
 How Stopped Date: 9/9/9999
 MTBE Concentration: 0
 MTBE Fuel: 0
 Case Number: 083000374T
 Substance: 49
 Staff: RS
 Summary : Not reported

LUST Region OR:

Facility Id: 86UT015
 Record ID: RO0001085
 Region: ORANGE
 Case Type: Other Ground Water
 Date Closed: 03/11/1997
 Current Status: 9
 Released Substance : Paint thinner

CORTESE:

Region: CORTESE
 Fac Address 2: 1901 HARBOR BLVD

53
 SSE
 1/4-1/2
 2585 ft.

TICE EQUIPMENT RENTAL
1930 NEWPORT BLVD
COSTA MESA, CA 92627

LUST S102439105
Cortese N/A

Relative:
Higher

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number 083001364T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 30000L
 Case Type: Soil only
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Actual:
91 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

EDR ID Number
 EPA ID Number
 Database(s)

TICE EQUIPMENT RENTAL (Continued)

S102439105

Monitoring: Not reported
 Close Date: 8/27/1990
 Release Date: 3/7/1990
 Cleanup Fund Id : Not reported
 Discover Date : 3/7/1990
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 90UT063
 Beneficial: MUN
 Staff : CAB
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 9/9/9999
 Work Suspended: Not reported
 Responsible Party: JIM TICE
 RP Address: 1925 CHURCH ST
 Global Id: T0605901031
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 8:
 Region: 8
 Regional Board: 08
 Local Case Num: 90UT063
 Facility Status: Case Closed
 Staff: CAB
 Facility Contact: Not reported
 Lead Agency: Local Agency
 Local Agency: 30000L
 Qty Leaked: 0
 County: Orange
 Cleanup Fund Id : Not reported
 Review Date: Not reported

Cross Street: Not reported
 Confirm Leak: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

TICE EQUIPMENT RENTAL (Continued)

S102439105

Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 8/27/1990
Discover Date : 3/7/1990
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6417155 / -117.9179
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605901031
Organization Name: Not reported
Priority : Not reported
Work Suspended :Not reported
MTBE Class: *
Case Type: S
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083001364T
Substance: 8006619
Staff: CAB
Summary : Not reported

LUST Region OR:

Facility Id: 90UT063
Record ID: R00002422
Region: ORANGE
Case Type: Soil Only
Date Closed: 08/27/1990
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 1930 NEWPORT BLVD

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

Database(s) EDR ID Number
 EPA ID Number

54 UNOCAL #6176
SSW 560 19TH ST
1/4-1/2 COSTA MESA, CA 92627
2622 ft.

HAZNET S101299486
LUST N/A
Cortese

Relative:
Higher

Actual:
87 ft.

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 083002242T
 Reg Board: 8
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 30000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 8/9/1994
 Release Date: 4/7/1993
 Cleanup Fund Id: Not reported
 Discover Date: 4/7/1993
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: AR
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim: Not reported
 Leak Cause: Unknown
 Leak Source: Unknown
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: 93U1028
 Beneficial: MUN
 Staff: NOM
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: Not reported
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: Not reported
 Stop Date: 9/9/9999
 Work Suspended: Not reported
 Responsible Party: MICHAEL T VANDER PLAATS
 RP Address: 378 S VALENCIA F-103
 Global Id: T0805901643
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

UNOCAL #6178 (Continued)

S101299486

Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

IUST Region 8:

Region: 8
Regional Board: 08
Local Case Num: 93UT028
Facility Status: Case Closed
Staff: NOM
Facility Contact: Not reported
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Cleanup Fund Id : Not reported
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 8/9/1994
Discover Date : 4/7/1993
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 33.6435154 / -117.9217381
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NT
Max MTBE GW : Not reported
GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Global ID: T0605901643
Organization Name: Not reported
Priority : Not reported
Work Suspended : Not reported
MTBE Class: *
Case Type: 0
How Stopped Date: 9/9/9999
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083002242T
Substance: 8006619
Staff: NOM
Summary : Not reported

Cross Street: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

UNOCAL #6176 (Continued)

S101299486

LUST Region OR:

Facility Id: 93UT028
Record ID: RO0001608
Region: ORANGE
Case Type: Other Ground Water
Date Closed: 08/09/1994
Current Status: 9
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

HAZNET:

Gepaid: CAL000046618
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: .1251
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376
County Orange

Gepaid: CAL000046618
TSD EPA ID: CAD981458466
Gen County: Orange
Tsd County: Los Angeles
Tons: 3.3360
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376
County Orange

CORTESE:

Region: CORTESE
Fac Address 2: 560 19TH ST

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
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Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COSTA MESA	S10677818	ITT - JABSCO / COLLEGE AVENUE INDUSTRIAL PARK	1485 / 2925 DALE WAY & COLLEGE AVENUE		SLIC
COSTA MESA	S104567475	THE MONEY STORE	2077 ARBOR BLVD		HAZNET
COSTA MESA	S105030817	PERSONALIZED CLEANING	1927 HARBOR BLVD STE C	92627	HAZNET, CLEANERS
COSTA MESA	S106893789	SW CORNER HAMILTON/HARBOR PROPERTY	209/2093 HARBOR BLVD.	92627	REF
COSTA MESA	U003804825	MESA TIRE CO	2049 HARBOR BLVD	92527	UST
COSTA MESA	U003783820	PLAINS HOME CENTER	2666 HARBOR BLVD	92626	LUST, Cortese, UST
COSTA MESA	S103676878	LONGS DRUG STORE #201	94780 A MEHEULA PKWY	92627	HAZNET
COSTA MESA	S106176639	UNOCAL #4992	1900 NEWPORT BLVD	92626	LUST, Cortese
COSTA MESA	S100859486	COSTA MESA AIR NATIONAL GUARD STATION	2651 NEWPORT BLVD	92627	HAZNET, LUST
COSTA MESA	S102428402	COSTA MESA, CITY OF	2600 NEWPORT BLVD	92527	LUST, Cortese
COSTA MESA	U001576880	FRANK C. PALMER, INC.	2672 NEWPORT BLVD	92527	LUST, Cortese, HIST UST
COSTA MESA	U001576902	STATION 098	1740 NEWPORT BCH. BL.	92627	LUST, HIST UST
COSTA MESA	S106487174	SAKIOKA FARMS	SWC OF SUNFLOWER / ANTON BLVD.		SLIC
COSTA MESA	S106661888	VICTORIA CLEANERS & ALTERATIONS	1125 VICTORIA ST #K	92627	CLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/01/05	Source: EPA
Date Data Arrived at EDR: 08/03/05	Telephone: N/A
Date Made Active in Reports: 08/22/05	Last EDR Contact: 08/03/05
Number of Days to Update: 19	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 04/27/05	Source: EPA
Date Data Arrived at EDR: 05/04/05	Telephone: N/A
Date Made Active in Reports: 05/16/05	Last EDR Contact: 08/05/05
Number of Days to Update: 12	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 07/01/05	Source: EPA
Date Data Arrived at EDR: 08/03/05	Telephone: N/A
Date Made Active in Reports: 08/22/05	Last EDR Contact: 08/03/05
Number of Days to Update: 19	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Date Data Arrived at EDR: 02/02/94
Date Made Active in Reports: 03/30/94
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USFPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/19/05
Date Data Arrived at EDR: 10/21/05
Date Made Active in Reports: 10/27/05
Number of Days to Update: 6

Source: EPA
Telephone: 703-413-0223
Last EDR Contact: 09/20/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 08/22/05
Date Data Arrived at EDR: 09/20/05
Date Made Active in Reports: 10/27/05
Number of Days to Update: 37

Source: EPA
Telephone: 703-413-0223
Last EDR Contact: 09/20/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 07/05/05
Date Made Active in Reports: 08/08/05
Number of Days to Update: 34

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 08/11/05	Source: EPA
Date Data Arrived at EDR: 08/23/05	Telephone: 800-424-9346
Date Made Active in Reports: 10/06/05	Last EDR Contact: 08/23/05
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/24/05
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/27/05	Telephone: 202-260-2342
Date Made Active in Reports: 03/24/05	Last EDR Contact: 07/25/05
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/24/05
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/05	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 07/22/05	Telephone: 202-366-4555
Date Made Active in Reports: 09/01/05	Last EDR Contact: 07/22/05
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/17/05
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/05	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/12/05	Telephone: 703-603-8867
Date Made Active in Reports: 10/06/05	Last EDR Contact: 10/03/05
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/02/06
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/11/05	Telephone: 703-603-8867
Date Made Active in Reports: 04/06/05	Last EDR Contact: 07/05/05
Number of Days to Update: 54	Next Scheduled EDR Contact: 10/03/05
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03	Source: USGS
Date Data Arrived at EDR: 11/12/03	Telephone: 703-692-8801
Date Made Active in Reports: 11/21/03	Last EDR Contact: 08/09/05
Number of Days to Update: 9	Next Scheduled EDR Contact: 11/07/05
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/04	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 06/29/05	Telephone: 202-528-4285
Date Made Active in Reports: 08/08/05	Last EDR Contact: 06/29/05
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/03/05
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 08/18/05	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/18/05	Telephone: 202-566-2777
Date Made Active in Reports: 10/06/05	Last EDR Contact: 08/11/05
Number of Days to Update: 49	Next Scheduled EDR Contact: 12/12/05
	Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/04	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/05	Telephone: Varies
Date Made Active in Reports: 04/25/05	Last EDR Contact: 07/25/05
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/24/05
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/08/05	Source: EPA
Date Data Arrived at EDR: 07/11/05	Telephone: 703-416-0223
Date Made Active in Reports: 08/08/05	Last EDR Contact: 07/08/05
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/03/05
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Date Data Arrived at EDR: 01/07/05
Date Made Active in Reports: 03/14/05
Number of Days to Update: 66

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Date Data Arrived at EDR: 08/09/04
Date Made Active in Reports: 09/17/04
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 05/23/95
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 07/13/05
Date Made Active in Reports: 08/17/05
Number of Days to Update: 35

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the Toxic Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Date Data Arrived at EDR: 04/27/04
Date Made Active in Reports: 05/21/04
Number of Days to Update: 24

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/15/05
Date Data Arrived at EDR: 07/25/05
Date Made Active in Reports: 08/22/05
Number of Days to Update: 28

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/15/05
Date Data Arrived at EDR: 07/25/05
Date Made Active in Reports: 08/22/05
Number of Days to Update: 28

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 01/03/05
Date Made Active in Reports: 01/25/05
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Annually

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/30/05
Date Data Arrived at EDR: 09/13/05
Date Made Active in Reports: 10/27/05
Number of Days to Update: 44

Source: EPA
Telephone: 202-564-3887
Last EDR Contact: 08/25/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/14/05
Date Data Arrived at EDR: 07/22/05
Date Made Active in Reports: 08/22/05
Number of Days to Update: 31

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/12/05
Date Data Arrived at EDR: 09/27/05
Date Made Active in Reports: 11/14/05
Number of Days to Update: 48

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Acrometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/29/05
Date Data Arrived at EDR: 10/04/05
Date Made Active in Reports: 11/14/05
Number of Days to Update: 41

Source: EPA
Telephone: N/A
Last EDR Contact: 09/29/05
Next Scheduled EDR Contact: 01/02/06
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95	Source: EPA
Date Data Arrived at EDR: 07/03/95	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/95	Last EDR Contact: 09/06/05
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/05/05
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03	Source: EPA/NTIS
Date Data Arrived at EDR: 06/17/05	Telephone: 800-424-9346
Date Made Active in Reports: 08/04/05	Last EDR Contact: 09/12/05
Number of Days to Update: 48	Next Scheduled EDR Contact: 12/12/05
	Data Release Frequency: Biennially

STATE OR LOCAL RECORDS

AWP: Annual Workplan Sites

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 08/08/05	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 08/29/05	Telephone: 916-323-3400
Date Made Active in Reports: 09/21/05	Last EDR Contact: 08/29/05
Number of Days to Update: 23	Next Scheduled EDR Contact: 11/28/05
	Data Release Frequency: Annually

CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 08/08/05	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/29/05	Telephone: 916-323-3400
Date Made Active in Reports: 09/21/05	Last EDR Contact: 08/29/05
Number of Days to Update: 23	Next Scheduled EDR Contact: 11/28/05
	Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/95	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/95	Last EDR Contact: 08/01/05
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/31/05
	Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/89
Date Data Arrived at EDR: 07/27/94
Date Made Active in Reports: 08/02/94
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/94
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NFA: No Further Action Determination

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

NFE: Properties Needing Further Evaluation

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

REF: Unconfirmed Properties Referred to Another Agency

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Date Data Arrived at EDR: 02/28/01
Date Made Active in Reports: 03/29/01
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 2: Fuel Leak List

Date of Government Version: 09/30/04
Date Data Arrived at EDR: 10/20/04
Date Made Active in Reports: 11/19/04
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 07/11/05
Next Scheduled EDR Contact: 10/10/05
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Date of Government Version: 05/19/03
Date Data Arrived at EDR: 05/19/03
Date Made Active in Reports: 06/02/03
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/04
Date Data Arrived at EDR: 09/07/04
Date Made Active in Reports: 10/12/04
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/28/05
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Date of Government Version: 10/01/05
Date Data Arrived at EDR: 10/20/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 11

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 10/20/05
Next Scheduled EDR Contact: 01/02/06
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03
Date Data Arrived at EDR: 09/10/03
Date Made Active in Reports: 10/07/03
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Date of Government Version: 06/07/05
Date Data Arrived at EDR: 06/07/05
Date Made Active in Reports: 06/29/05
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491
Last EDR Contact: 07/08/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Date of Government Version: 02/26/04
Date Data Arrived at EDR: 02/26/04
Date Made Active in Reports: 03/24/04
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/05
Date Data Arrived at EDR: 02/15/05
Date Made Active in Reports: 03/28/05
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130
Last EDR Contact: 08/08/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Varies

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Date Data Arrived at EDR: 04/23/01
Date Made Active in Reports: 05/21/01
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: No Update Planned

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/12/05
Date Data Arrived at EDR: 09/13/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 23

Source: Integrated Waste Management Board
Telephone: 916-341-6320
Last EDR Contact: 09/13/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Quarterly

CA WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 09/19/05
Date Data Arrived at EDR: 09/20/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 16

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 09/20/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Data Arrived at EDR: 04/10/00
Date Made Active in Reports: 05/10/00
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/01
Date Data Arrived at EDR: 05/29/01
Date Made Active in Reports: 07/26/01
Number of Days to Update: 58

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100
Last EDR Contact: 07/26/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 21

Source: State Water Resources Control Board
Contact: Orange County Environmental Health, (714)433-6471
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Quarterly

SLIC: Statewide SLIC Cases

The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 21

Source: State Water Resources Control Board
Contact: Orange County Environmental Health, (714)433-6471
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 11/18/05
Number of Days to Update: 39

Source: SWRCB
Contact: Orange County Environmental Health, (714)433-6471
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Semi-Annually

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Data Arrived at EDR: 09/05/95
Date Made Active in Reports: 09/29/95
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/98
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Data Arrived at EDR: 01/25/91
Date Made Active in Reports: 02/12/91
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/01
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 10/03/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 21

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Quarterly

AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/05
Date Data Arrived at EDR: 08/25/05
Date Made Active in Reports: 09/30/05
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 08/16/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Quarterly

SLIC REG 1: Active Toxic Site Investigations

Date of Government Version: 04/03/03
Date Data Arrived at EDR: 04/07/03
Date Made Active in Reports: 04/25/03
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/04
Date Data Arrived at EDR: 10/20/04
Date Made Active in Reports: 11/19/04
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 07/11/05
Next Scheduled EDR Contact: 10/10/05
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/19/05
Date Data Arrived at EDR: 08/22/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 30

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/17/04
Date Data Arrived at EDR: 11/18/04
Date Made Active in Reports: 01/04/05
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/25/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/05
Date Data Arrived at EDR: 04/05/05
Date Made Active in Reports: 04/21/05
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-484-3291
Last EDR Contact: 07/08/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 05/24/05
Date Data Arrived at EDR: 05/25/05
Date Made Active in Reports: 06/16/05
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/07/04
Date Data Arrived at EDR: 09/07/04
Date Made Active in Reports: 10/12/04
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

Date of Government Version: 11/24/04
Date Data Arrived at EDR: 11/29/04
Date Made Active in Reports: 01/04/05
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 07/01/04
Date Data Arrived at EDR: 08/10/04
Date Made Active in Reports: 09/08/04
Number of Days to Update: 29

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 09/28/05
Date Data Arrived at EDR: 09/29/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 32

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 09/26/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Annually

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/94
Date Data Arrived at EDR: 07/07/05
Date Made Active in Reports: 08/11/05
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/05
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 05/18/04
Date Made Active in Reports: 06/25/04
Number of Days to Update: 38

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Data Arrived at EDR: 11/01/93
Date Made Active in Reports: 11/19/93
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 07/19/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 10/03/05
Date Data Arrived at EDR: 10/03/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/03/05
Next Scheduled EDR Contact: 01/07/06
Data Release Frequency: Semi-Annually

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

CLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/18/05
Date Data Arrived at EDR: 04/18/05
Date Made Active in Reports: 05/06/05
Number of Days to Update: 18

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/27/05
Date Data Arrived at EDR: 07/28/05
Date Made Active in Reports: 08/11/05
Number of Days to Update: 14

Source: Los Angeles Water Quality Control Board
Telephone: 213-578-6726
Last EDR Contact: 07/25/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 10/11/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 20

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 08/23/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 07/19/05
Date Made Active in Reports: 08/11/05
Number of Days to Update: 23

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 07/19/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Date Data Arrived at EDR: 11/12/03
Date Made Active in Reports: 11/21/03
Number of Days to Update: 9

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 08/09/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Semi-Annually

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/07/05
Date Data Arrived at EDR: 09/08/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 53

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 08/25/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/02/05
Date Data Arrived at EDR: 06/03/05
Date Made Active in Reports: 07/01/05
Number of Days to Update: 28

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 08/25/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

Date of Government Version: 04/18/05
Date Data Arrived at EDR: 05/16/05
Date Made Active in Reports: 05/31/05
Number of Days to Update: 15

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 08/25/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Underground Tanks

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 06/28/05
Date Made Active in Reports: 07/26/05
Number of Days to Update: 28

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: Semi-Annually

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/16/05
Date Data Arrived at EDR: 08/16/05
Date Made Active in Reports: 09/01/05
Number of Days to Update: 16

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/25/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/29/05
Date Data Arrived at EDR: 08/30/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 37

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/22/05
Date Data Arrived at EDR: 07/25/05
Date Made Active in Reports: 08/25/05
Number of Days to Update: 31

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/25/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/12/05
Date Made Active in Reports: 11/18/05
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 09/26/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Date of Government Version: 02/01/05
Date Data Arrived at EDR: 02/18/05
Date Made Active in Reports: 03/28/05
Number of Days to Update: 38

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 08/18/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Varies

City of El Segundo Underground Storage Tank

Date of Government Version: 08/29/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 09/28/05
Number of Days to Update: 30

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Long Beach Underground Storage Tank

Date of Government Version: 03/28/03
Date Data Arrived at EDR: 10/23/03
Date Made Active in Reports: 11/26/03
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2583
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Date of Government Version: 08/16/05
Date Data Arrived at EDR: 09/14/05
Date Made Active in Reports: 09/28/05
Number of Days to Update: 14

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Semi-Annually

City of Los Angeles Landfills

Date of Government Version: 03/01/05
Date Data Arrived at EDR: 03/18/05
Date Made Active in Reports: 04/08/05
Number of Days to Update: 21

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 09/13/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Varies

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/28/05
Date Data Arrived at EDR: 07/08/05
Date Made Active in Reports: 08/03/05
Number of Days to Update: 26

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Semi-Annually

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/25/05
Date Data Arrived at EDR: 05/27/05
Date Made Active in Reports: 07/01/05
Number of Days to Update: 35

Source: Community Health Services
Telephone: 323-890-7808
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Annually

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Date Data Arrived at EDR: 07/07/99
Date Made Active in Reports: N/A
Number of Days to Update: 35

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 07/06/99
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/26/05
Date Made Active in Reports: 09/28/05
Number of Days to Update: 33

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 08/01/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NAPA COUNTY:

Sites With Reported Contamination

Date of Government Version: 09/28/05	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 09/29/05	Telephone: 707-253-4269
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/26/05
Number of Days to Update: 32	Next Scheduled EDR Contact: 12/26/05
	Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites

Date of Government Version: 09/28/05	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 09/29/05	Telephone: 707-253-4269
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/26/05
Number of Days to Update: 32	Next Scheduled EDR Contact: 12/26/05
	Data Release Frequency: Annually

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 09/01/05	Source: Health Care Agency
Date Data Arrived at EDR: 09/19/05	Telephone: 714-834-3446
Date Made Active in Reports: 10/06/05	Last EDR Contact: 09/09/05
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/05/05
	Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 09/01/05	Source: Health Care Agency
Date Data Arrived at EDR: 09/19/05	Telephone: 714-834-3446
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/09/05
Number of Days to Update: 42	Next Scheduled EDR Contact: 12/05/05
	Data Release Frequency: Quarterly

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 09/01/05	Source: Health Care Agency
Date Data Arrived at EDR: 09/19/05	Telephone: 714-834-3446
Date Made Active in Reports: 10/06/05	Last EDR Contact: 09/09/05
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/05/05
	Data Release Frequency: Annually

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/12/05	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 10/12/05	Telephone: 530-889-7312
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/19/05
Number of Days to Update: 19	Next Scheduled EDR Contact: 12/19/05
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/15/05
Date Data Arrived at EDR: 09/16/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 20

Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Date of Government Version: 09/15/05
Date Data Arrived at EDR: 11/02/05
Date Made Active in Reports: 11/18/05
Number of Days to Update: 16

Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 10/17/05
Next Scheduled EDR Contact: 01/16/06
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS - Contaminated Sites

Date of Government Version: 08/19/05
Date Data Arrived at EDR: 09/02/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 34

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/26/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 07/25/05
Date Data Arrived at EDR: 08/19/05
Date Made Active in Reports: 09/13/05
Number of Days to Update: 25

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/05/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/20/05
Date Data Arrived at EDR: 09/20/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 16

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Solid Waste Facilities

San Diego County Solid Waste Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/00
Date Data Arrived at EDR: 12/13/01
Date Made Active in Reports: 01/15/02
Number of Days to Update: 33

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/05
Date Data Arrived at EDR: 05/18/05
Date Made Active in Reports: 06/16/05
Number of Days to Update: 29

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 07/08/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Quarterly

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Date of Government Version: 09/07/05
Date Data Arrived at EDR: 09/08/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 28

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

Underground Storage Tank Information

Date of Government Version: 09/07/05
Date Data Arrived at EDR: 09/08/05
Date Made Active in Reports: 10/20/05
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

SAN MATEO COUNTY:

Fuel Leak List

Date of Government Version: 08/11/05
Date Data Arrived at EDR: 08/12/05
Date Made Active in Reports: 09/13/05
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 07/11/05
Next Scheduled EDR Contact: 10/10/05
Data Release Frequency: Semi-Annually

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 08/17/05
Date Data Arrived at EDR: 08/17/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 35

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 07/11/05
Next Scheduled EDR Contact: 10/10/05
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Date of Government Version: 03/29/05
Date Data Arrived at EDR: 03/30/05
Date Made Active in Reports: 04/21/05
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: Semi-Annually

Hazardous Material Facilities

Date of Government Version: 09/13/05
Date Data Arrived at EDR: 09/13/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 23

Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 06/28/05
Date Made Active in Reports: 07/26/05
Number of Days to Update: 28

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/12/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Quarterly

Underground Storage Tanks

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 06/28/05
Date Made Active in Reports: 07/26/05
Number of Days to Update: 28

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/12/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Date of Government Version: 10/01/05
Date Data Arrived at EDR: 10/24/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 7

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 10/24/05
Next Scheduled EDR Contact: 01/23/06
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Date of Government Version: 01/29/04
Date Data Arrived at EDR: 01/29/04
Date Made Active in Reports: 02/23/04
Number of Days to Update: 25

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/05	Source: Environmental Health Division
Date Data Arrived at EDR: 09/20/05	Telephone: 805-654-2813
Date Made Active in Reports: 10/06/05	Last EDR Contact: 09/09/05
Number of Days to Update: 16	Next Scheduled EDR Contact: 11/21/05
	Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/30/05	Source: Environmental Health Division
Date Data Arrived at EDR: 09/26/05	Telephone: 805-654-2813
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/13/05
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/12/05
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/28/05	Source: Environmental Health Division
Date Data Arrived at EDR: 10/27/05	Telephone: 805-654-2813
Date Made Active in Reports: 11/18/05	Last EDR Contact: 10/12/05
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/09/06
	Data Release Frequency: Quarterly

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/30/05	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 09/29/05	Telephone: 805-654-2813
Date Made Active in Reports: 10/31/05	Last EDR Contact: 09/13/05
Number of Days to Update: 32	Next Scheduled EDR Contact: 12/12/05
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Date of Government Version: 07/19/05	Source: Yolo County Department of Health
Date Data Arrived at EDR: 08/08/05	Telephone: 530-666-8646
Date Made Active in Reports: 08/30/05	Last EDR Contact: 07/18/05
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/17/05
	Data Release Frequency: Annually

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your FDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by CDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED WALGREEN STORE LOCATION
SWC HAMILTON ST./HARBOR BLVD.
COSTA MESA, CA 92627

TARGET PROPERTY COORDINATES

Latitude (North):	33.650501 - 33° 39' 1.8"
Longitude (West):	117.919502 - 117° 55' 10.2"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	414736.7
UTM Y (Meters):	3723591.0
Elevation:	82 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with EPA's Standards and Practices for All Appropriate Inquiries (AAI) and ASTM E 1527-05, Section 8.2.3.

Section 8.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

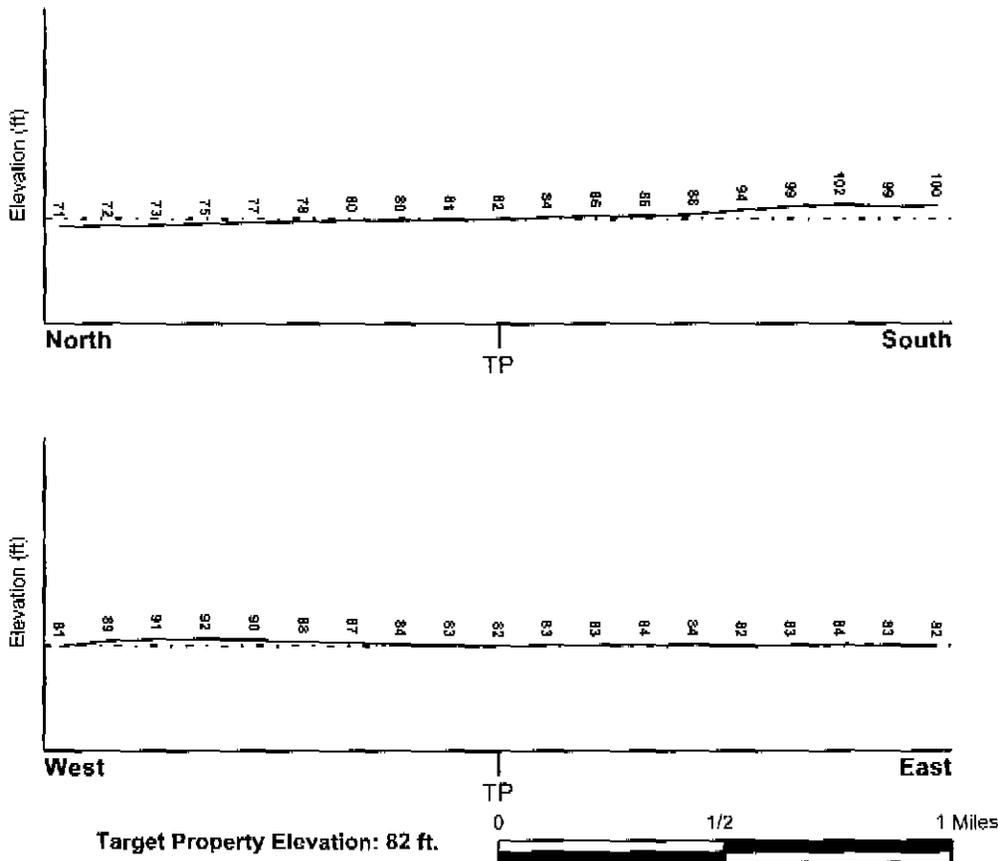
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 33117-F8 NEWPORT BEACH (DIGITAL), CA
General Topographic Gradient: General NNE
Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
ORANGE, CA

FEMA Flood Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06059C0046E

Additional Panels in search area: 06059C0047E
06059C0055E
06059C0054E

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
COSTA MESA

NWI Electronic Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
A1	0 - 1/8 Mile SSE	ESE
A2	0 - 1/8 Mile SSE	S
A3	0 - 1/8 Mile SSE	Not Reported
4	1/4 - 1/2 Mile ESE	Not Reported
B5	1/4 - 1/2 Mile North	Not Reported
B6	1/4 - 1/2 Mile North	NE
B7	1/4 - 1/2 Mile North	NE

* 201906 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bellingham Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
C8	1/4 - 1/2 Mile ESE	WSW
C9	1/4 - 1/2 Mile ESE	Not Reported
11	1/4 - 1/2 Mile SSW	N, NW
12	1/2 - 1 Mile SSE	NW
14	1/2 - 1 Mile West	Not Reported
15	1/2 - 1 Mile WSW	SE
16	1/2 - 1 Mile South	S
D17	1/2 - 1 Mile SW	NW
D18	1/2 - 1 Mile SW	WSW
F19	1/2 - 1 Mile WNW	E
E20	1/2 - 1 Mile WNW	..F
E21	1/2 - 1 Mile WNW	E

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 sand
 gravelly - sand
 fine sandy loam
 fine sand

Surficial Soil Types: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 sand
 gravelly - sand
 fine sandy loam
 fine sand

Shallow Soil Types: fine sandy loam
 gravelly - loam
 sandy clay
 sandy clay loam
 clay
 sand
 silty clay

Deeper Soil Types: gravelly - sandy loam
 sandy loam
 stratified
 very gravelly - sandy loam
 weathered bedrock
 silty clay loam
 gravelly - fine sandy loam
 clay loam
 sand
 very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

According to ASTM E 1527-05, Section 8.2.2. "To enhance and supplement the standard environmental record sources in 8.2.1, local records and/or additional state or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review (see 8.1.1), and (3) are generally obtained, pursuant to local good commercial or customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved." One of the records sources listed in 8.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

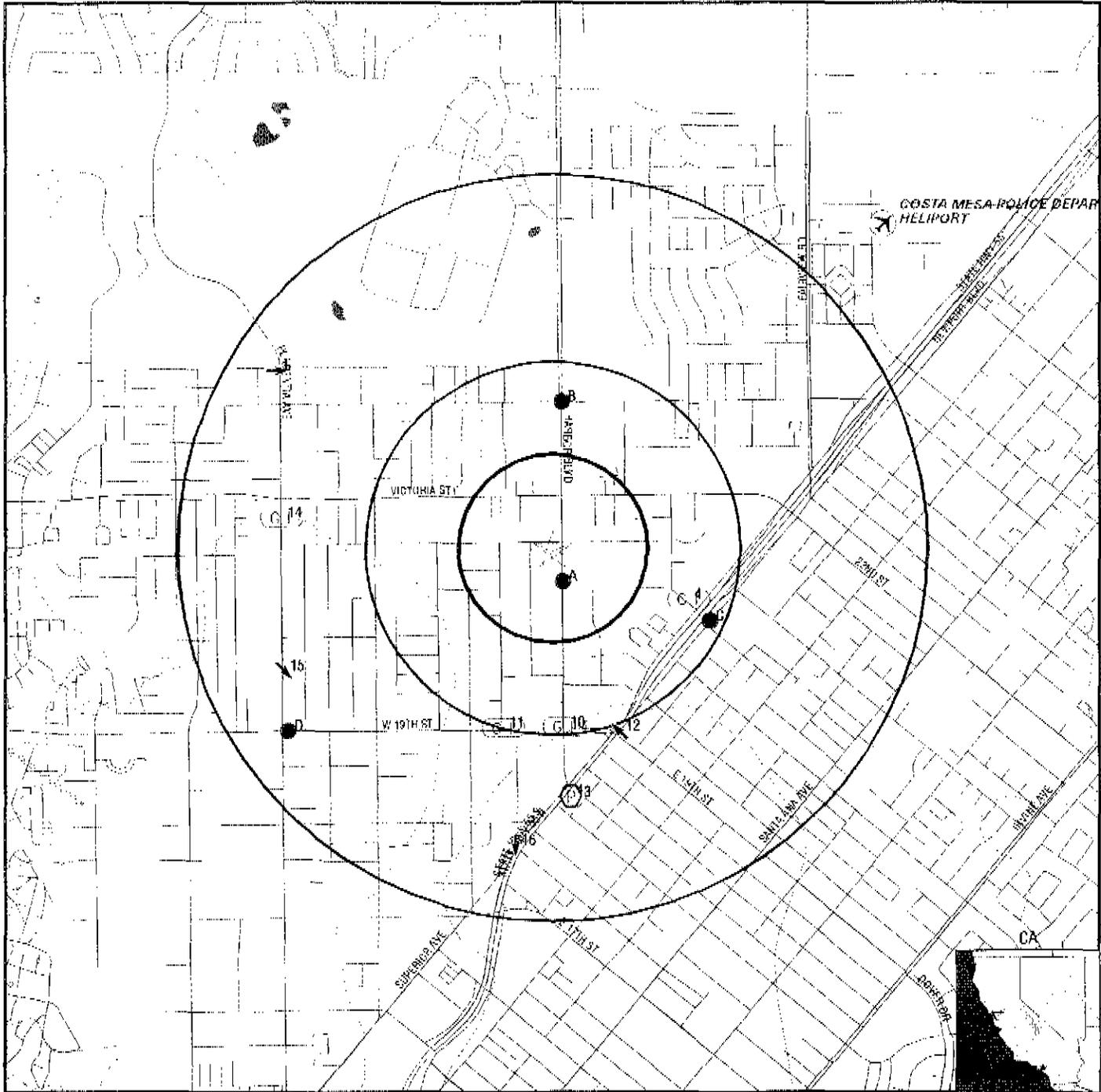
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
13	CA3010004	1/2 - 1 Mile South

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

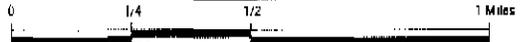
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1559850.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



TARGET PROPERTY:	Proposed Walgreen Store Location	CUSTOMER:	Clayton Group Services, Inc.
ADDRESS:	SWC Hamilton St./Harbor Blvd.	CONTACT:	Marianne Holleman
CITY/STATE/ZIP:	Costa Mesa CA 92627	INQUIRY #:	1559850.2s
LAT/LONG:	33.6505 / 117.9195	DATE:	November 22, 2005 10:39 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
A1 SSE 0 - 1/8 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001002T ESE Not Reported Not Reported 20 10/05/1993	AQUIFLOW	64531
A2 SSE 0 - 1/8 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002071T S Not Reported Not Reported 19 03/12/1993	AQUIFLOW	49792
A3 SSE 0 - 1/8 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001189T Not Reported Not Reported Not Reported 18 03/08/1993	AQUIFLOW	64535
4 ESE 1/4 - 1/2 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000123T Not Reported 19.5 25 Not Reported 03/1992	AQUIFLOW	38616
B5 North 1/4 - 1/2 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000365T Not Reported 46 48 Not Reported 09/27/1989	AQUIFLOW	65357
B6 North 1/4 - 1/2 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002586T NE Not Reported Not Reported 44.81 04/15/1999	AQUIFLOW	67231
B7 North 1/4 - 1/2 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002553T NE 45 48 Not Reported 08/1994	AQUIFLOW	34081

GEOCHECK[®] - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C8 ESE 1/4 - 1/2 Mile Higher	Site ID: 083001946T Groundwater Flow: WSW Shallow Water Depth: 15.04 Deep Water Depth: 20.63 Average Water Depth: Not Reported Date: 05/1999	AQUIFLOW	51927
C9 ESE 1/4 - 1/2 Mile Higher	Site ID: 083001946T Groundwater Flow: Not Reported Shallow Water Depth: 19.51 Deep Water Depth: 20.21 Average Water Depth: Not Reported Date: 03/1997	AQUIFLOW	51931
10 South 1/4 - 1/2 Mile Higher	Site ID: 083000374T Groundwater Flow: Not Reported Shallow Water Depth: Not Reported Deep Water Depth: Not Reported Average Water Depth: 18 Date: 12/08/1986	AQUIFLOW	65116
11 SSW 1/4 - 1/2 Mile Higher	Site ID: 083002242T Groundwater Flow: N, NW Shallow Water Depth: 13 ft Deep Water Depth: 18 ft Average Water Depth: Not Reported Date: 07/13/1994	AQUIFLOW	69392
12 SSE 1/2 - 1 Mile Higher	Site ID: 083002007T Groundwater Flow: NW Shallow Water Depth: 16.55 Deep Water Depth: 17.48 Average Water Depth: Not Reported Date: 03/31/1999	AQUIFLOW	68255
13 South 1/2 - 1 Mile Higher		FRDS PWS	CA3010004

PWS ID:	CA3010004	PWS Status:	Not Reported
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	MESA CONSOLIDATED WD COSTA MESA, CA 926285008		

Source: Purchases surface water
 Treatment Objective: DISINFECTION
 Treatment Objective: DISINFECTION
 Treatment Objective: ORGANICS REMOVAL

Process: CHLORAMINES
 Process: GASEOUS CHLORINATION, POST
 Process: OZONATION, PRE

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Treatment Objective: TASTE / ODOR CONTROL

Process: OZONATION, PRE

Addressee / Facility: Not Reported

Facility Latitude: 33 38 27
 City Served: COSTA MESA
 Treatment Class: Treated

Facility Longitude: 117 55 04
 Population: 97000

PWS currently has or had major violation(s) or enforcement: Yes

Violations information not reported.

ENFORCEMENT INFORMATION:

System Name:	MESA CONSOLIDATED WD		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-07-01 - 2000-07-31	Analytical Value:	0
Violation ID:	0008001	Enforcement ID:	0108010
Enforcement Date:	2000-07-14	Enf. Action:	State Compliance Achieved
System Name:	MESA CONSOLIDATED WD		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-07-01 - 2000-07-31	Analytical Value:	0
Violation ID:	0008001	Enforcement ID:	0108010
Enforcement Date:	2000-07-14	Enf. Action:	State Compliance Achieved
System Name:	MESA CONSOLIDATED WD		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-07-01 - 2000-07-31	Analytical Value:	0
Violation ID:	0008001	Enforcement ID:	0108012
Enforcement Date:	2000-07-14	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	MESA CONSOLIDATED WD		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-07-01 - 2000-07-31	Analytical Value:	0
Violation ID:	0008001	Enforcement ID:	0108012
Enforcement Date:	2000-07-14	Enf. Action:	State AO (w/o Penalty) Issued

14 West 1/2 - 1 Mile Higher	Site ID:	083002667T		
	Groundwater Flow:	Not Reported	AQUIFLOW	65338
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	35		
	Date:	12/20/1995		

15 WSW 1/2 - 1 Mile Higher	Site ID:	083000616T		
	Groundwater Flow:	SE	AQUIFLOW	55030
	Shallow Water Depth:	10.44		
	Deep Water Depth:	11.28		
	Average Water Depth:	Not Reported		
	Date:	10/04/1991		

GEOCHECK[®] - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
16 South 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001925T S 0.01 Not Reported Not Reported 05/23/1993	AQUIFLOW	66459
D17 SW 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002665 NW 31 ft 32 ft Not Reported 07/12/1994	AQUIFLOW	50941
D18 SW 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002860T WSW 29.89 31.34 Not Reported 04/1999	AQUIFLOW	66540
E19 WNW 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported E 101.1 102.3 Not Reported 10/30/1998	AQUIFLOW	38672
E20 WNW 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported E 101.1 102.3 Not Reported 10/30/1998	AQUIFLOW	38671
E21 WNW 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002956T E 101.1 102.3 Not Reported 10/30/1998	AQUIFLOW	38670

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
92627	15	1	6.67

Federal EPA Radon Zone for ORANGE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2007 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.



APPENDIX K
RESUMES

MARK LYONS, REA
Consultant, Phoenix Regional Office

Summary of Professional Experience

Mr. Lyons has over sixteen years project management/consulting experience in the environmental industry. He has conducted over 1,000 Phase I Environmental Site Assessments (ESAs), over 250 Phase II Environmental Site Assessments (soil sampling and remediation), multiple Phase III Site Assessments, Property Condition Assessments (PCAs), Phase I ESA's and NEPAs for Cell Tower installations, Underground Storage Tank Remediation, Tank Closures, Asbestos Surveys, Hazardous Waste Management, Transportation and Disposal of Hazardous Waste, RCRA Compliance Audits, and Health and Safety Audits.

Throughout his career, Mr. Lyons has gained his technical experience through the completion of numerous projects across the U.S. for industrial, commercial, financial, telecommunications and real estate management firms. Aspects of his experience include site investigations, report writing, project scheduling, client management, quality control, regulatory compliance, and contract administration, invoicing and overall project management.

Project Experience

Telecommunications

Environmental Site Assessments & NEPA Checklists

Tower Sites, AZ, NM & TX

Conducted approximately 50 wireless telecommunication Phase I ESAs and NEPA research projects in three states. Duties included project set up, regulatory database ordering, site visits, report writing, asbestos sampling, and coordinating cultural resource subcontractors.

Environmental

Environmental Site Assessment

93,000 Acres of Land, Holbrook, AZ

Performed a site and area reconnaissance via airplane, trucks and on foot on the site identifying potential environmental concerns with the site. Conducted a regulatory search and historical search to help identify potential environmental concerns with the site and the surrounding area. Prepared a written report outlining recommendations and conclusions.

Environmental Site Assessment

Multi-Facility Portfolio, Phoenix, AZ

Performed a site and area reconnaissance on various industrial properties within the

Phoenix Metro area identifying potential environmental concerns with the sites. Conducted asbestos surveys and visual mold inspections to determine if these were valid concerns with the sites. Conducted a regulatory search and historical search to help identify potential environmental concerns with the sites and surrounding area. Wrote and prepared reports with recommendations and conclusions.

Environmental Site Assessment

Industrial Building, Prescott, AZ

Performed a site and area reconnaissance on the site identifying potential environmental concerns of a laser guidance manufacturer. Conducted a regulatory search and historical search to help identify potential environmental concerns with the site and surrounding area. Prepared a written report with recommendations and conclusions.

Site Investigation

1,100 Acres of Land, Gila Bend, AZ

Developed and implemented site health and safety plan. Properly registered, removed and closed a former underground storage tank from the property. Defined the boundaries of a former landfill using magnetic imaging. Collected soil samples for analysis from the UST excavation to determine if a release had occurred. Prepared a written report to be submitted to the Arizona Department of Environmental Quality (ADEQ) with findings and conclusions.

Site Investigation

Farm, Harquahala Valley, Phoenix, AZ

Discovered abandoned USTs during a Phase I ESA. Registered and coordinated the removal of five USTs from the property. Collected soil samples and determined that the tanks had leaked. Reported LUST case to the ADEQ, conducted a Site Characterization to determine extent of contamination. Oversaw the Bio-remediation of the contaminated soils. Prepared a written report for LUST closure and submitted to ADEQ. LUST incident closed by ADEQ with no further action.

Site Investigation

Seven Retail Properties, Los Angeles, CA

Conducted audits of seven large retail properties with automotive service centers as part of a 110 facility California portfolio. Site inspections included visual observations, health and safety issues, and a review of permits to ensure that each facility had the permits needed to operate. Inspected waste management procedures, for compliance with local regulations (i.e. labeling, storage procedures, management). Prepared a checklist and written report with findings and recommendations.

UST Management*Various Clients, Throughout AZ*

Register USTs; develop and implement subsurface investigations; develop removal specifications and manage UST removal and disposal projects.

Building Sciences**Property Condition Assessments***Multi-Building Portfolio, AZ and NM*

Conducted a Property Condition Assessment (PCA) of a multi-building portfolio. Assessment included the inspection of the buildings interiors and exteriors, HVAC units, roofs, parking lots, electrical, plumbing, mechanical systems, fire and safety issues, and ADA compliance. Prepared a written report outlining findings and spread sheets with anticipated repair costs and capital outlay for a twelve-year term.

Property Condition Assessment*Food/Warehouse Distribution Center, Phoenix, AZ*

Conducted a PCA on a one million square foot warehouse facility with cold storage. Assessment included inspection of the building exterior, interior, roof, HVAC units, chiller, parking lots, electrical, plumbing and mechanical systems, fire and safety equipment, and ADA compliance. Prepared a written report outlining findings and spread sheets with anticipated repair costs and capital outlay for a twelve-year term.

Health and Safety Review*Remediation locations on Railroad Properties, Tucson, AZ*

Conducted a Health and safety review of remediation locations on railroad property for compliance with railroad safety requirements. Made necessary corrections and recommendations.

Asbestos Survey*Apartment Building, Phoenix, NV*

Conducted a building inspection and sample collection on a multi-tenant residential facility. Sample collection included quantifying and mapping all materials sampled. Designed/prepared report.

Employment History

Clayton Group Services, Inc. – Phoenix, Arizona

Consultant, Environmental Services

2005

Environmental Resources Management (ERM)-Scottsdale, Arizona

Staff Scientist

2004-2005

ATC Associates Inc. - Tempe, Arizona
Staff Scientist
2001-2004

RAL Consulting, Inc. - Phoenix, Arizona
Senior Project Manager
1995 – 2001

Environmental Management Consultants (ERM) -- Phoenix, Arizona
Senior Project Manager
1994-1995

RAL Consulting, Inc. -- Phoenix, Arizona
Senior Project Manager
1993- 1994

Maxim Engineers, Inc. - Phoenix, Arizona
Project Manager
1992 - 1993

Education

Bachelor of Science, 1974
Major: Biology
Minor: Business Administration
Adams State College

Professional Registrations

Registered Environmental Assessor I (CA #07157, 1998)

Training and Certifications

EPA AHERA Building Inspector
OSHA 40-Hour Hazardous Waste Operations
Level 1 Certification for Property Condition Assessments
OSHA 10-hour Occupational Safety and Health
Current 8-Hour Refresher for Hazardous Waste Operations
Roadway Worker Training Certificate (On-Track Safety Course; FRA 214.374)

MICHAEL G. ROCHE, P.G.
Senior Project Manager, Environmental Services

Summary of Professional Experience

Michael G. Roche has over 15 years experience in the environmental field. His primary focus has been on projects related to environmental due diligence for property transactions (Phase I and II Environmental Site Assessments (ESAs), underground storage tank (UST) closure with remediation and voluntary cleanup site evaluation with remediation. He has an extensive background in geology specializing in subsurface soil and groundwater explorations. He possesses broad technical and regulatory knowledge and experience with an emphasis on ESAs, USTs, risk based corrective action and subsurface explorations. This experience has been utilized in the preparation of project work plans and the collection, interpretation and reporting of field and analytical data. He has also performed peer reviews on numerous reports.

He has performed numerous Phase I and Phase II environmental site assessments for various clients and facilities along with managing the remediation of environmental problems identified during these assessments. He was a member of the ASTM subcommittee E-50.02 and was actively involved during the development of the Phase I ESA standard (E1527).

He has been involved, either through direct management of a project or oversight of others, with numerous underground storage tanks sites, both regulated and unregulated. These projects have included exploration activities, tank removal and closure, site classification and remediation. He has experience interfacing with regulatory agencies on behalf of clients and preparing the corresponding reports. He has successfully obtained regulatory closure for numerous sites through the Illinois EPA Leaking Underground Storage Tank (LUST) and Site Remediation Programs (SRP).

He has a strong foundation in field techniques including experience with many drilling and soil sampling methods; well monitoring, piezometer and gas probe installation, development and sampling procedures and the use of various field instrumentation.

His involvement with landfill projects has included supervising the installation and operation of groundwater and landfill gas monitoring systems and subsurface explorations prior to landfill construction. He was formerly involved with the Solid Waste Association of North America and has served on the board of directors and as President of the Illinois Land of Lincoln Chapter of SWANA.

Project Experience

Brownfields Program Implementation

Former Railroad Coach Yards

Mr. Roche provided project management services during the development of a former railroad coach yard facility. This facility was developed for residential and commercial

use after the cessation of railroad locomotive and coach servicing operations. It was one of the first "brownfield" sites developed in accordance with a State of Illinois approved remediation plan and as such predated the Voluntary Cleanup program. Mr. Roche was responsible for monitoring the implementation of the plan. This work included approval of site development plans, monitoring site development activities, evaluation of additional areas of development, subsurface environmental exploration, reporting to the state agency and related activities.

Environmental Due Diligence

Former Railroad Facility

Mr. Roche provided oversight and reporting services during Environmental Due Diligence at a large, former railroad passenger station in a major urban city. This work included performing a Phase I and Phase II Environmental Site Assessment as well as evaluation of a freight tunnel system beneath the facility. Mr. Roche supervised field activities and was also responsible for all report preparation and consultation with the client. Follow up work included consultation with the site owner and the state EPA and delisting of a waste stream.

Phase I and II Environmental Site Assessments

Automotive

Mr. Roche managed the environmental services performed on behalf of a major account. This work included Phase I and II Environmental Site Assessments at 20 automobile dealerships. Several of the facilities needed additional phases of exploration, groundwater investigations and soil remediation. Mr. Roche performed field oversight along with report preparation for several of the facilities. Additionally, he provided oversight of the project managers and report review for the balance of the sites.

Phase I and II Environmental Site Assessment

Former Railroad Facility

Mr. Roche was project manager during the investigation of a large, former railroad locomotive maintenance facility. This facility was being redeveloped as part of a state university housing campus. The project involved research into the past usage of this facility to identify areas of potential environmental concern with respect to the proposed development. Mr. Roche was responsible for oversight of all phases of this project from proposal preparation through preparation of the final report.

Underground Storage Tank Management

Fortune 500 Company

Mr. Roche managed the environmental services performed on behalf of a major account. This work included subsurface explorations, UST closures and soil remediation at multiple facilities. Mr. Roche performed field oversight and report preparation for

several of the facilities. In addition, he provided oversight of the project managers and report review for the balance of the sites.

Phase I and II Environmental Site Assessment

Aggregate Materials Company

Mr. Roche was project manager during the evaluation of a 600+ acre former sand and gravel pit and batch plant operation. This property was being developed for residential and commercial use. His responsibilities included preparing the Phase I ESA, oversight of the project team and report review during the Phase II ESA. This project included several phases of field work to evaluate areas of environmental concern consisting of multiple USTs at several locations, areas of thick layers of unknown backfill material, PCB-contaminated transformers and evaluating general groundwater conditions.

Phase I and II Environmental Site Assessment

Residential Builder

Mr. Roche managed the environmental services performed on behalf of a major account. This project included the residential development of a 600+ acre parcel. The property had several areas of potential concern, including an abandoned dump, several USTs at different locations and a skeet shooting range. Mr. Roche was the project manager for multiple phases of work to explore and characterize the environmental concerns and develop plans for remediation of these concerns.

Underground Storage Tank Closure and Remediation

Residential Developer

Mr. Roche was project manager during the investigation and remediation of a leaking underground storage tank incident at a former automotive repair shop. A leaking waste oil tank had been removed by others, but no reports had been filed with the state agency. Mr. Roche assisted the developer of this property in remediating the site and obtaining closure from the state. This project included investigating the site conditions, performing a groundwater exploration and oversight of the remediation of soil contamination. Mr. Roche was responsible for oversight of all phases of field work, as well as report preparation and correspondence with the agency. He was successful in obtaining closure from the state.

Phase I and II Environmental Site Assessment/UST Management Services

Former Industrial Facility

Mr. Roche provided environmental consulting and peer review services during the investigation and remediation of a 62 acre, former industrial site. This property was being developed as a major shopping center. The site formerly included several trucking terminals and other facilities, which contained over thirty above ground and underground storage tanks. Mr. Roche provided consulting and report review services during the Phase I and II ESAs for these facilities. He also reviewed the Site Remediation Plan and

assisted in the preparation of the contract documents and bid specifications for the remediation, demolition and site preparation work. He reviewed the reports submitted to the state agency for closure of the LUSTs incidents.

Phase I and II Environmental Site Assessment

Government - City

Mr. Roche was project manager during the investigation of a light industrial park. These properties were being redeveloped by the local municipality for use as a large entertainment facility. The project involved research into the past usage of several industrial facilities on the property. The purpose was to identify areas of potential environmental concern with respect to the proposed development. Mr. Roche was responsible for oversight of all phases of this project from proposal preparation through preparation of the final report.

Employment History

Clayton Group Services, Inc. Downers Grove, Illinois
Senior Project Manager
2003 to Present

Michael G. Roche -- Naperville, Illinois
Independent Consulting Geologist
1998 to 2003

Testing Service Corporation – Carol Stream, Illinois
Member, Corporate Board of Directors
1994 to 1998

Testing Service Corporation – Carol Stream, Illinois
Manager, Site Evaluation & Remediation
1995 to 1998

Testing Service Corporation - Carol Stream, Illinois
Senior Engineering Geologist/Section Manager
1987 to 1995

Testing Service Corporation - Carol Stream, Illinois
Geologist
1985 to 1987

Education

M.B.A., Business, 1991
Northern Illinois University, DeKalb, Illinois

M.S., Geology, 1985
Northern Illinois University, DeKalb, Illinois

B.S., Geology, 1982
University of Iowa, Iowa City, Iowa

Professional Registrations and Certifications

Certified Professional Geologist, American Institute of Professional Geologists, No. 8289
Professional Geologist, State of Illinois, No. 196-000318
Professional Geologist, State of Indiana, No. 1316
Professional Geologist, State of Wisconsin, No. 411-013
OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training
OSHA 8-Hour Supervisor Training

Professional Affiliations

Sigma Xi – Scientific Research Society

Publications and Presentations

Roche, M. G., 1990, Phase I Environmental Site Assessments, presentation to the DuPage County (Illinois) Bar Association, Real Estate Law and Practice Committee.

Weiss, M.P., and Roche, M.G., 1987, The Cedar Mountain Formation (Lower Cretaceous) in the Gunnison Plateau, central Utah, *in* Schmidt, C.J., and Perry, W.J., eds., Interaction of the Rocky Mountain Foreland and the Cordilleran Thrust Belt, Geologic Society of America, Memoir 171, p. 557-569.

Roche, M.G., 1985, Morrison (?) Formation of Central Utah Reassigned, Masters Thesis, Northern Illinois University, 176 p.

Roche, M.G., M.P. Weiss, 1985, Morrison (?) Formation of Central Utah Reassigned, Geologic Society of America, North Central Section, Abstracts with Program, V. 17, No. 5, p. 323.



APPENDIX L
SOURCES AND REFERENCES



LIST OF SOURCES/REFERENCES

CONTACTS:

Agency and division/source:	Red Mountain Retail Group, Inc.
Name/title of representative:	Mr. Al Marshall
Location of Agency:	1234 East 17 th Street, Santa Ana, California
Agency Telephone Number:	(714) 460-1570
Date Information was received:	December 7, 2005
Information obtained:	Subject property information, Alta Survey
Agency and division/source:	N/A
Name/title of representative:	Mr. Jeff Chow, owner's representative
Location of Agency:	N/A
Agency Telephone Number:	(714) 736-8870
Date Information was received:	December 7, 2005
Information obtained:	Subject property access and historic information
Agency and division/source:	City of Costa Mesa Building Department
Name/title of representative:	Staff
Location of Agency:	77 Fair Drive, Costa Mesa, CA
Agency Telephone Number:	(714) 754-5273
Date Information was received:	December 7, 2005
Information obtained:	Historical building permits
Agency and division/source:	City of Costa Mesa Fire Department
Name/title of representative:	Michele R.
Location of Agency:	N/A
Agency Telephone Number:	Via Fax
Date Information was received:	November 22, 2005
Information obtained:	No records for subject property
Agency and division/source:	Orange County Department of Environmental Health
Name/title of representative:	Louis Lodriqueza
Location of agency:	10 Civic Center Plaza, Santa Ana, CA
Agency telephone number:	(714) 433-6253
Date information was received:	December 16, 2005
Information obtained:	Environmental Health Records
Agency and division/source:	South Coast Air Quality Management Division
Name/title of representative:	Ms. Mary Harrison
Location of agency:	21865 Copley Drive, Diamond Bar, CA
Agency telephone number:	(909) 396-3700
Date information was received:	November 22, 2005
Information obtained:	No records found



CONTACTS:

Agency and division/source: California Regional Water Quality Control Board Santa Ana Region
Name/title of representative: Ms. Rose Scott
Location of agency: 3737 Main Street, Suite 500, Riverside, CA
Agency telephone number: (951) 320-6375
Date information was received: December 16, 2005
Information obtained: Compliance files and groundwater contamination information

Agency and division/source: Orange County Assessor's Office
Name/title of representative: Staff
Location of Agency: 630 North Broadway, Santa Ana, CA
Agency Telephone Number: (714) 834-2727
Date Information was received: December 7, 2005
Information obtained: Parcel Number, ownership, and parcel Maps

REFERENCES:

Name of publication: Standard Practice for Environmental Site Assessments: Phase I
Environmental Site Assessment Process, E1527-00
Author of publication: ASTM
Date of publication: July 2000
Page number(s): 27
Information obtained: Phase I Standards

Name of publication: Soil Survey of Orange County & Western Part of Riverside County,
California
Author of publication: U.S. Department of Agriculture, Natural Resources Conservation
Service (USDA-NRCS)
Date of publication: September 1978
Page number(s): N/A
Information obtained: Soil description

Name of publication: Newport Beach, California, 7.5 Minute Series
Author of publication: United States Geological Survey (USGS)
Date of publication: 1981
Page number(s): N/A
Information obtained: Physical/topographic features of subject property

Name of publication: EDR Radius Map, Aerial Photo Decade Package, City Directory
Abstract
Author of publication: Environmental Data Resource Inc.
Date of publication: 440 Wheelers Farms Road, Milford, CT
Page number(s): (800) 352-0050
Information obtained: November 22, 2005
Environmental, Historic Aerial Photographs, Historic City Directory



REFERENCES:

Information

Name of publication: Phase One Environmental Site Assessment, Southwest Corner of Hamilton Street & Harbor Boulevard, Costa Mesa, Ca.
Author of publication: S&S Commercial Environmental Services, Inc.
Date of publication: January 14, 2000
Page number(s): N/A

Name of publication: Limited Phase II Subsurface Environmental Investigation of Soil & Groundwater, 2089 & 2093 Harbor Boulevard, Costa Mesa, Ca.
Author of publication: S&S Commercial Environmental Services, Inc.
Date of publication: May 30, 2000
Page number(s): N/A

Name of publication: Groundwater Sampling Reports, 2089 Harbor Boulevard, Costa Mesa, Ca.
Author of publication: S&S Commercial Environmental Services, Inc.
Date of publication: 10/01/2001, 3/04/2002, 6/27/2002, 10/21/2002
Page number(s): N/A