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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
EATON CORPORATION
COCKPIT CONTROLS
1640 MONROVIA AVENUE
COSTA MESA, CALIFORNIA**

Prepared for

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1.0 CONCLUSIONS

Subject to the qualifications and limitations stated in Chapter 2.0 (Introduction), ENVIRON International Corporation (ENVIRON) was retained by Latham and Watkins, LLP (Latham & Watkins) to perform a Phase I environmental site assessment (ESA) of the Eaton Corporation, Cockpit Controls (Eaton) facility located at 1640 Monrovia Avenue, Costa Mesa, Orange County, California (herein referred to as the "site," see Figure 1 and 2). ENVIRON's assessment was conducted in preparation for redevelopment of the site. The ESA described in this report was performed in conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

Based on ENVIRON's review, the following "recognized environmental conditions," (RECs) as defined by ASTM (see Chapter 2.0), were identified as a result of this assessment:

- ENVIRON's review of historical information pertaining to the site, indicates that between 1957 and 1984, when Eaton Corporation began occupying the site, the site was used for a variety of industrial activities. Such activities included manufacturing of electronic components (Babcock Radio Engineering Co., 1957-1966), and manufacturing of various electromechanical components used for aerospace industry (Master Specialties Co., 1966-1984). Eaton purchased the business at the site in 1984 and continued to use the site for fabrication and assembly of aerospace cockpit controls. Review of historical information indicated that chlorinated solvents including tetrachloroethene (PCE), trichlorotrifluoroethane (TCTFA), and 1,1,1-trichloroethane (1,1,1-TCA) were used for degreasing operations throughout the years until 1996. Reportedly, between the mid 1960's ^{not shown} until the early 1980's four degreasers were used at the site (one in the "Shack and three in Building 2) and 1,1,1-TCA was stored in a 220-gallon AST located in the southwestern portion of Building 2. Hazardous wastes (including solvent waste) were stored in drums without secondary containment located on the parking areas west and south of Building 2. Review of Orange County Health Care Agency (OCHCA) records indicated that a number of violations were identified associated with lack of hazardous waste determination, storage containers not being closed, and lack of documentation regarding waste disposal, potentially indicative of poor housekeeping at the facility. A concrete clarifier (approximately five feet long, two feet wide, and five feet deep) is present between Building 1 and the "Shack" (see

Figure 2, and Photograph #12). The age of the clarifier is unknown. ENVIRON's review of quarterly self-monitoring reports indicated that detectable volatile organic compounds (VOCs) including 1,1,1-TCA (up to 250 milligrams per liter [mg/L]), dichloromethane (up to 8.8 mg/L), and xylenes (up to 9.5 mg/L) were reported in discharge samples collected between 1994 and 1999. It is ENVIRON's professional opinion that previous industrial operations at the site combined with the use of chlorinated solvents and known surface and subsurface features (degreasers, clarifier), constitutes a recognized environmental condition at the site.

Recommendation: ENVIRON recommends conducting a Phase II investigation, consisting of a soil gas survey, focused soil sampling, and potentially ground water sampling to address these areas of concern at the site.

- In addition, during the site visit, several areas of moderate to significant staining were noted inside the buildings including: (1) the concrete floor beneath the gun washer located in a paint room in the northwestern portion of Building 2 (see Photograph #1); (2) the concrete floor around the photo processing/etching equipment present in the CDI area in Building 2; (3) the concrete floor around a compressor located in the enclosure outside along the western wall of Building 2 (see Photograph #3); (4) on the compressor and on the concrete floor in the "former" compressor room located in the southeast corner of Building 1 (see Photograph #7); (5) on the walls and the bottom of a large concrete above-ground rectangular open tank located south of the "Shack" (see Photograph #8). The concrete around the tank was stained and cracks were visible in that area. In addition, visual evidence of significant chemical staining and deteriorated concrete was observed on the concrete floor throughout the "Shack" (see Photographs #10 and 11). The long-term property use for industrial operations and visual evidence of spills or releases pose a potential environmental concern.

Recommendation: ENVIRON recommends conducting soil gas and soil sampling to evaluate conditions beneath the slabs.

One historical REC (HREC) was identified as defined by ASTM (see Chapter 2.0).

- According to the Environmental Data Resources, Inc. (EDR) report, a halogenated solvents release was reported at the site. Reportedly, the case was closed on November 3, 1994, and the facility received a closure certification from the OCHCA.

Information obtained from OCHCA and Counsel for Eaton, included copies of previous site investigation reports. Review of the previous report (WCC, 1993) indicated that six soil borings were drilled to five feet below ground surface (bgs), near the degreasing equipment in the "Shack" and outside south of the building. Analytical results of 12 soil samples collected by Woodward-Clyde Consultants (WCC) indicated that the highest 1,1,1-TCA concentrations up to 2,500 microgram per kilogram ($\mu\text{g}/\text{kg}$) were detected in the soil sample collected at one foot bgs near the degreasing equipment located inside the "Shack." Low concentrations of tetrachloroethene (PCE) and 1,1-dichloroethene (1,1-DCE) also were detected in two soil samples collected inside and outside of the building. The field investigation performed by ERM in 1994 (ERM, 1994) included drilling five soil borings to a depth of 10 feet bgs and one soil boring to a depth of 15 feet bgs. The highest TCE concentrations in soil samples collected north and northwest of the degreasing equipment were at 51 $\mu\text{g}/\text{kg}$ (five feet bgs) and 72 $\mu\text{g}/\text{kg}$ (10 feet bgs), respectively. Analytical results indicated the 1,1,1-TCA concentration up to 190 $\mu\text{g}/\text{kg}$ in the soil sample collected east of the "Shack." Low concentrations of PCE (five samples, up to 31 $\mu\text{g}/\text{kg}$), DCE (one sample at 6 $\mu\text{g}/\text{kg}$), and methylene chloride (one sample at 5 $\mu\text{g}/\text{kg}$) were also detected.

According to the OCHCA's letter dated November 3, 1994, based on information provided to OCHCA, no further action was required at the site at that time. As indicated in a letter, the Santa Ana Regional Water Quality Control Board concurred with OCHCA's conclusion. The OCHCA letter states that that determination was made based on an evaluation of the health threat presented by the inhalation, ingestion, or dermal absorption of the residual contaminants in soils beneath the site. However, OCHCA indicated in the letter that "changes in the present or proposed land use may require further site characterization and/or site mitigation activity."

Recommendation: Based on the planned redevelopment of the site, ENVIRON recommends conducting further Phase II investigation in the vicinity of the "Shack" consisting of additional soil and potentially ground water sampling to assess current soil and ground water condition beneath the site.

Findings that are not representative of recognized environmental conditions (i.e., *de minimis* conditions¹) are presented below:

- Based on ENVIRON's review of the State of California Department of Conservation, Division of Oil and Gas (DOG) Map 136, dated August 1, 1992, the site appears to be located within the Newport Oil Field. No oil wells were identified on the site. However, three plugged and abandoned dry holes and two plugged and abandoned oil wells were identified within 500 feet of the site. At the time of the site visit, ENVIRON did not observe visual evidence of oil wells at the site. Additionally, neither Mr. Hellerberg nor Mr. Tennison recalled previous oil wells at the site. Therefore, ENVIRON has no recommendations regarding further investigation related to off-site plugged and abandoned oil wells.
- According to the City Directory listings, the site vicinity historically has been used for industrial purposes. Based on the EDR report, City Directory listings do not appear to be associated with any reported off-site releases. However, due to the likely industrial nature of historical site vicinity use, the potential for subsurface impact in proximity to the site cannot be ruled out. However, because ENVIRON has recommended a subsurface investigation to access subsurface conditions beneath the site, ENVIRON has no further recommendations for evaluation of potential off-site sources.
- ENVIRON's scope of work did not include performance of an asbestos survey or sampling of asbestos-containing material (ACM) or presumed asbestos-containing material (PACM). According to Mr. Tennison, an asbestos survey was performed at the site in the early 1990's, which identified asbestos in floor tile throughout the buildings. Reportedly, asbestos-containing floor tiles were removed from site. ENVIRON's review of the hazardous waste manifests during the site visit indicated that "asbestos containing waste" (floor tile and mastic) was removed from the site on February 6, 1996 by The Environmental Group and transported to BKK Landfill in West Covina; and on January 28, 2002 additional asbestos-containing floor tiles were removed by PW Stephens Residential and transported to Azusa Land Reclamation of Azusa, California. No reports regarding asbestos sampling or any other documentation regarding asbestos removal were available for review. Mr. Tennison

¹ The ASTM Standard defines *de minimis* conditions as those 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 of brought to the attention of appropriate governmental agencies."

believed that the asbestos survey was performed at Mr. Hellerberg's request, however, Mr. Hallerberg did not recall requesting any asbestos survey at the site. Therefore, the reported previous asbestos survey likely was conducted by Eaton.

Recommendation: Based on the age of the buildings (1957) and based on the fact that buildings are to be demolished, a demo-based asbestos survey should be performed prior to building demolition.

- An assessment of lead-based paint was outside the scope of this assessment, however based on the age of the building (1957), it is likely that lead-based paint is present at the site.
- Because the buildings are to be demolished, a lead-based paint survey should be performed prior to building demolition.

- Given the long term use of metals-containing solutions, and performance of painting, coating and soldering in painting rooms, the machine shop, and the Shack, it is ENVIRON's opinion that emitted chemical residuals could be present on interior building materials in these use areas.

Recommendation: ENVIRON recommends that as part of building decommissioning, Eaton should characterize building materials for the presence of contaminants that could impact future building uses or demolition activities.

- Based on the age of the buildings (1957), it is possible that PCBs are present in fluorescent light fixtures, or other oil-containing equipment present at the site.

Recommendation: Aged light ballasts or other electrical equipment that may contain PCBs that are removed in the future should be evaluated for the presence of PCBs and managed appropriately.

2.0 INTRODUCTION

2.1 Purpose

ENVIRON was retained by Latham & Watkins to perform a Phase I ESA of the Eaton facility located at 1640 Monrovia Avenue, Costa Mesa, Orange County, California (see Figures 1 and 2). ENVIRON's assessment was conducted in support of planned site redevelopment. The purpose of the assessment was to identify RECs. ASTM as defines the term "recognized environmental condition" as:

"The presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products in structures on the site or into the ground, ground water, or surface water of the site. 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 represent a material risk of harm to public health and environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies."

The term "historical environmental condition" (HREC) is based on the definition in ASTM E1527-00 and refers to an environmental condition that in the past would have been considered a REC, but has been satisfactorily remediated or addressed in such a manner that it is not considered to be a current REC.

For the purposes of this assignment, "non-scope considerations," as defined in the ASTM standard (i.e., asbestos-containing materials, radon, lead-based paint, mold, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines), were not addressed, except as noted in Section 2.5 of this report.

2.2 Scope of the Assessment

ENVIRON undertook the following tasks, consistent with the ASTM E1527-00 standard, to complete the assessment of the site:

- A visit to the site by Ms. Carol Serlin and Ms. Bozena Szeremeta of ENVIRON on December 16, 2004, to observe and evaluate visible site conditions (see Appendix A for photographs).
- An on-site review of the facility records including uniform hazardous waste manifests (UHWL), material safety data sheets (MSDSs), and quarterly self monitoring reports for the clarifier's effluent performed by Ms. Szeremeta on January 27, 2005.
- An on-site interview with Mr. Mark Tennison, Manager of Environmental Health & Safety for Eaton, on December 16, 2004.
- A phone interview with Mr. Lee Hallerberg, the owner and previous occupant of the site on December 22, 2004.
- A review of readily available historical aerial photographs for the site and vicinity, dated 1938, 1947, 1953, 1968, 1977, 1989, 1994, and 2002 provided by EDR (as shown in Appendix B.1) on December 16, 2004.
- A review of readily available historical topographic maps for the site and vicinity, dated 1901, 1902, 1931, 1951, 1965, 1965-1972, and 1965-1981 provided by EDR (as shown in Appendix B.2) on December 15, 2004.
- A review of an abstract of City Directory information for the site address and vicinity for listings dated 1920 through 2002, provided by EDR (as shown in Appendix B.3) on December 15, 2004.
- A request for historical Sanborn fire insurance maps covering the site and vicinity, however on December 14, 2004, EDR reported that coverage was not available.
- A review of DOG Map 136 dated August 1, 1992.
- A request to review information pertaining to the site. Information from the following agencies was requested by ENVIRON's subcontractor, Environmental Support Systems

(ESS) of Santa Ana, California: the Building Department, the City of Costa Mesa Fire Department (Fire Department), and the OCHCA.

- A review of a website for the Eaton Aerospace located at www.eaton.com.
- A review of the search of environmental regulatory agency data base records conducted by EDR, dated December 15, 2004, for the site and off-site properties in the vicinity of the site. A copy of the EDR report is included as Appendix C. EDR conducted searches of federal data bases including: National Priorities List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Emergency Response Notification System (ERNS); Corrective Action Report (CORRACTS); and Resource Conservation and Recovery Information System (RCRIS). State data bases included: Active Annual Workplan Sites; Cal Sites data base; California Hazardous Material Incident Report System (HMIRS); Cortese; and Leaking Underground Storage Tank Information System (LUST); Solid Waste Information System (SWIS); Proposition 65; Toxic Pits; Underground Storage Tank data base (UST); and Facility Inventory data base (FID).

Because the environmental data bases themselves are sometimes not updated by the specific regulatory agencies for a period of up to one year or more (depending on the data base and the agency), the data base search conducted herein will not necessarily list any property recently identified as having, or which are suspected of having, environmental problems and/or for which an environmental investigation/ listing has been initiated, or reflect the current status of activities at a particular property, subsequent to the last update of a given list. The dates of the most recent updates for the aforementioned environmental data bases are listed in the data base report in Appendix C.

2.3 Significant Assumptions

The findings presented in this report represent ENVIRON's professional judgment based on the information available to us during the course of this assignment and are true and correct to the best of ENVIRON's knowledge as of the date of the review. ENVIRON made reasonable efforts to verify the written and oral information provided in this review. Nevertheless, this report is accurate and complete only to the extent that information provided to ENVIRON was itself accurate and complete. However, ENVIRON has found no reason to question the information received.

ENVIRON's work was performed in accordance with generally accepted engineering standards. It is ENVIRON's specific intent that the conclusions and recommendations presented

herein be used as guidance and not necessarily as a firm course of action unless explicitly stated as such.

2.4 Exceptions to/Deletions from ASTM Practice E1527-00

ENVIRON made no exceptions to, or deletions from, ASTM Practice E1527-00 during this assessment except as follows: due to safety considerations and access, the roofs of the buildings were not observed during the site visit. Resumes for personnel conducting the assessment are included in Attachment D.

2.5 Special Terms and Conditions

This ESA was conducted in conformance with ASTM Practice E1527-00, as agreed upon by ENVIRON and Latham & Watkins on December 16, 2004. "Non-scope considerations" identified by the ASTM, including wetlands, environmental compliance, radon, lead in drinking water, lead-based paint, mold, occupational safety and health issues, endangered species, and high voltage power lines, were not evaluated as part of this assessment. ENVIRON evaluated the potential presence of ACMs and lead-based paint at the buildings, based on the buildings age and ENVIRON's visual observations at the time of the site visit.

2.6 User Reliance

This ESA report has been prepared exclusively for use by Latham & Watkins and its client, The Hallerberg Family Trust. However, upon receipt of an ENVIRON reliance letter (in the form and substance of that attached to this report as Appendix E), other transaction parties (tenant, buyer or lender with respect to the site) will be entitled to rely on the report.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site is located at 1640 Monrovia Avenue, Costa Mesa, Orange County, California. The location of the site is shown on the United States Geological Survey (USGS) topographic map for the Newport Beach, California quadrangle, as shown in Figure 1. A legal description for the site was not provided to ENVIRON.

3.2 Site and Vicinity General Characteristics

The site consists of approximately 6.82 acres of land developed with three industrial buildings and one vacant residence (see Figure 2 through 5). The site lies at an elevation of approximately 111 feet above mean sea level (USGS Newport Beach, California Quadrangle, 1981).

The site is located in a mixed-use area comprising both light industrial/commercial properties and residential communities. A multi-tenant commercial building borders the site to the south. Pacific Track Center borders the site to the north, beyond which is the Lafayette Substation. Monrovia Avenue borders the site to the west, beyond which is a multi-tenant commercial building and a mobile home park. Babcock Street borders the site to the east, beyond which are commercial and industrial buildings.

Regionally, the site lies in a shallow northwest-southeast trending topographic trough called the Downey Plain located within the Coastal Plain. The Downey Plain is bounded on the southwest by the Newport-Inglewood uplift comprised of Landing Hill and the Bolsa Chica, and Newport Mesa. To the north and northeast of the Downey Plain the elevation increases toward the foothills. The Downey Plain extends through the coastal bluffs via the Sunset Gap west of the site and the Bolsa Chica Gap south of the site. The site vicinity is underlain by recent fluvial and tidal marsh deposits overlying Pleistocene and Late Tertiary and non-marine sediments. The upper division of the recent sediments is comprised primarily of silt and fine to coarse sand (DWR, 1967). Based on the review of the previous report (WCC, 1993) it appears that the site is underlain by sandy silt, sandy clay, and silty clay to a depth of 5 feet bgs.

The site lies within the southeastern portion of the Central Basin, which extends over most of the Orange County Plain. The uppermost water-bearing units reported in the vicinity of the site are the shallow perched alluvial zone that overlies the silty clay Monterey formation. The shallow ground water direction is estimated to be to the southeast. Depth to ground water is estimated to range from approximately 33 to 45 feet bgs in alluvial zone and 48 to 57 feet bgs in Monterey Formation (EDR,

2004). Ground water was not encountered to 15 feet bgs based on ERM's previous site investigation in 1994 (ERM, 1994).

No water municipal or drinking water wells reported within a one-mile radius of the site. According to information contained in the EDR GeoCheck data base, the site is not located in the 100-year or 500-year floodplain.

3.3 Current Use of Site

The site consists of three industrial buildings (Buildings 1 and 2, and the "Shack") totaling approximately 102,813 square feet and one vacant residence of approximately 1,000 square feet (see Figure 2). The industrial buildings are used by Eaton for fabrication and assembly of aerospace cockpit controls (see Figures 3 and 4). The major operations conducted at the site are described below:

- Shipping and Receiving – The main raw materials used at the site include metals (aluminum, steel, brass, and copper), and plastic. These materials are received in trucks at the northeastern portion of Building 2. The main chemicals used include water-based paints, paint thinner, universal compliant solvent, acetone, sodium hydroxide, lubricants, hydraulic oils, motor oil, nitric acid, isopropyl alcohol, and epoxy. Hydraulic oils, acetone, paint thinner, universal compliant solvent, and isopropyl alcohol are received in 55-gallon drums; nitric acid is received in 20-gallon drums, and the rest of the chemicals are received in small containers (seven-gallon or smaller).
- Fabrication Operations – Fabrication operations include machining, molding, soldering, etching, and painting. Machining and molding operations are conducted in the eastern portion of Building 1. The remaining operations are performed in the northwestern portion of Building 2. A total of four spray paint booths are used in two paint rooms located in the northwestern corner of Building 2. Another spray booth is located in the CDI area in the northwestern portion of Building 2.
- Switch Assembly – Switch assembly operations are performed in the southern portion of Building 2. Production quality control operations are also conducted in this area of the building.
- Cleaning, Deburring, and Degreasing Operations – Cleaning operations including metal surface cleaning and rinsing are performed in the "Shack" located to the east of Building 1. The main chemicals used in surface cleaning operations include nitric acid and sodium hydroxide. Deburring operations involve removing of sharp edges on the parts using

ceramic beads. Degreasing operations are conducted in a punch press room in the eastern side of Building 1 and in a maintenance shop in the western portion of Building 2 using two "Safety Kleen" part washers. As indicated by Mr. Tennison, historically a degreaser utilizing chlorinated solvents including 1,1,1-TCA was located in the "Shack." Reportedly, a chromium-based solution was used for operations performed in the "Shack" in the past.

- Optics Manufacturing Operations – manufacturing of optics components is conducted in the northern portion of Building 1. One paint booth is used in the optics manufacturing area.
- Administrative Offices and Engineering Operations – Administrative offices, engineering testing laboratories and computer support offices are located in the western side of Building 1.

3.4 Description of Structures, Roads, and Other Improvements

The site is comprised of approximately 6.82 acres of land and contains three industrial buildings totaling approximately 102,813 square feet and one vacant residence of approximately 1,000 square feet (see Figure 2).

Building 1 (see Figure 3) is a one story concrete "tilt-up" building comprising approximately 50,000 of space. The building contains administrative offices, a molding department, engineering testing laboratories, a press room, an optics manufacturing area, and a machine shop. During the site visit, three injection molding machines were observed in Building 1. Each of the machines is equipped with a holding tank containing approximately 55 gallons of hydraulic oil. Two computer numerical control (CNC) machines utilizing water-based coolant were observed in the machine shop. A pipe cutting machine and a Safety-Kleen parts washer were noted in the punch press room. One paint booth is used in the optics manufacturing department. Minor to medium staining was noted throughout the machine shop and punch press areas. A "former" compressor room is located at the southeast corner of Building 1. Significant oily staining was observed on the compressor and on the concrete floor in the "former" compressor room (see Photograph #7).

Building 2 (see Figure 4) is a one story concrete "tilt-up" building comprising approximately 50,000 square feet of space. The building contains switch fabrication and assembly areas. One Safety Kleen parts washer is used in a maintenance shop located in the western portion of Building 2. Four paint booths are present in paint rooms located in the northwestern portion of Building 2. An approximately 10-15-gallon metal container/dispenser labeled "gun washer" was noted in the paint room. According to Mr. Tennison, universal compliant solvent (containing mainly acetone) is used for gun-cleaning operations. Significant staining was observed on the concrete floor beneath the gun washer (see Photograph #1). One soldering machine, two ovens, a paint booth, and photo processing/etching equipment are present in the control displays (CDI) area. Evidence of staining

was observed on the concrete floor around the photo processing/etching equipment. One compressor is present in the compressor enclosure located outside along the western wall of Building 2. Oily staining was observed on the concrete floor in the enclosure (see Photograph #3).

The "Shack" is the smallest building, containing approximately 1,000 square feet, and houses equipment used for metal surface cleaning operations. A passivation nitric acid tank and a surface preparation line consisting of two metal surface cleaning tanks and associated rinse tanks are present in the "Shack." In addition, deburring operations involving removing sharp edges on the parts using ceramic beads are conducted in the "Shack." Significant staining was observed on the concrete floor throughout the "Shack"(see Photographs #10 and #11). In addition, evidence of at least two previous soil borings was noted in the building (see Photograph #9). According to Mr. Tennison, a vapor degreaser historically was located in the "Shack" and a Phase II soil investigation was performed at the site in approximately 1993-1994.

Several storage sheds containing chemicals and waste are located east of Building 1 and along the western wall of Building 2. A detail description of the storage sheds is included in Section 6.2.4. Two large asphalt-paved parking areas are located north of Building 1 and south of Building 2. A patio is located northeast of Building 1.

A small vacant, two-bedroom residence is located north of Building 1, along Monrovia Avenue. During the site visit, no evidence of chemical storage was observed in the house or attached small garage.

The Southern California Edison (SCE) and Costa Mesa Water District (CMWD) provide electricity and water to the site. The site is heated using gas supplied by the Southern California Gas Company. According to Mr. Tennison septic systems have not been used and are not present at the site, and restrooms discharge to the Orange County Sanitation District conveyance system. Mr. Tennison reported no wells on the site and none were observed by ENVIRON at the time of the site visit.

3.5 Current Use of Adjoining Properties

The area in the nearby vicinity of the site is used for light industrial/commercial and residential purposes. Monrovia Avenue borders the site to the west, across from which are multi-tenant commercial buildings and a mobile home park. Similar commercial multi-tenant buildings border the site to the south. Pacific Track Center (car repair facility) borders the site to the north. Further to the north is Lafayette substation. Babcock Street borders the site to the east, across from which are commercial buildings.

4.0 USER PROVIDED INFORMATION

The "user" of the Phase I Environmental Site Assessment (i.e., Latham & Watkins) and The Hallerberg Family Trust is tasked with providing certain information as part of the Phase I process that is outside ENVIRON's scope of work, but is included as part of the ASTM standard. Specifically, the user should provide, if available, the following information or documentation:

- Title records for environmental liens or activity and use limitations on the site.
- Reasonably ascertainable sources of information for evidence of environmental liens or activity and use limitations on the site.
- Specialized knowledge or experience regarding the site.
- Owner information.
- The purpose for performing the Phase I ESA.

A summary of the information relating to these user tasks provided to ENVIRON is presented below.

4.1 Title Records and Environmental Liens

A review of title records and other reasonably ascertainable sources of information for evidence of environmental liens or activity associated with the site was not included within ENVIRON's scope for this ESA; however, ENVIRON did not identify and was not provided any information that would indicate that there are any environmental liens associated with the site.

4.2 Specialized Knowledge

Specialized knowledge or experience concerning the site was provided by Mr. Mark Tennison during the site visit conducted on December 16, 2004 and Mr. Lee Hallerberg during the telephone interview on December 22, 2004, as discussed in Chapters 5.0 and 6.0. In addition, an on-site review of the facility records was performed on January 27, 2005, as discussed in Chapter 5.0.

4.3 Owner and Occupant Information

According to information provided to ENVIRON by Mr. Tennison, The Hallerberg Family Trust owns the site. Currently, Eaton occupies the three manufacturing buildings at the site.

4.4 Reason for Performing the Phase I

It is ENVIRON's understanding that this assessment is being conducted to assist The Hallerberg Family Trust in preparation for redevelopment of the site.

5.0 RECORDS REVIEW

5.1 Environmental Regulatory Data Base Review

To assess the potential for soil and/or ground water contamination at the site due to on- and off-site sources, ENVIRON conducted a review of federal and state regulatory data base lists of environmental data bases and requested files from local regulatory agencies for the site.

ENVIRON contracted with EDR in December 2004 to conduct a review of federal and state regulatory agency data bases for the site and properties in the vicinity of the site. EDR conducted an environmental regulatory data base search of properties located within applicable radii of the site, as recommended by the ASTM standard. The EDR report is presented in Appendix C.

ENVIRON reviewed the results of EDR's search. The site address is listed on the following data bases: the facility and manifest data (HAZNET), facility index system/facility identification initiative program summary report (FINDS), emissions inventory data (EMI) data base, and a list of industrial site cleanups (Orange Co. Industrial Site). According to the EDR report, Eaton Corporation located at 1640 Monrovia Avenue, Costa Mesa, California is identified as having Environmental Protection Agency (EPA) Number CAD 009640319. Reportedly, wastes generated by the Eaton Corporation include hydrocarbon solvents (benzene, hexane, Stoddard solvent); liquids with halogenated compounds; unspecified organic liquid mixture; waste oil and mixed oil; and "off-specification, aged or surplus organics." According to the EDR report, a halogenated solvent release was reported at the site. A detail description of the case is provided in Section 5.2.8. Reportedly, the case was closed on November 3, 1994, and the facility received a closure certification from the OCHCA.

Information for off-site properties also was reviewed. Only addresses that are listed on data bases indicative of a potential environmental concern and that are located in the immediate vicinity of the site or are located upgradient (but are not necessarily adjacent to the site) are assessed for discussion in this section. The addresses are selected based on the assumption that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, but a hazardous material can migrate in the ground water in a generally downgradient direction; however, there are limitations to this interpretation.

Several off-site properties within ¼-mile of the site are listed on the UST, HIST UST, RCRIS-SQG, and FINDS data bases. Listing on these data bases alone is not necessarily indicative of an environmental concern. Based on ENVIRON's review, no facilities within ¼ -mile upgradient of the site have reported active releases to the environment. However one facility in proximity to

the site (approximately 1/8-mile southeast), Permalite Plastics Corporation, located at 1537 Monrovia Avenue, is listed on the LUST and Cortese data bases for a methyl ethyl ketone (MEK) release to soil only. According to the data base listing, the release of MEK from the UST was reported on October 8, 1999, and the file was last updated on January 26, 2000. No further information was available in the EDR report. Given the assumed ground water flow direction (i.e., southeast), the Permalite Plastics Corporation facility is located downgradient of the site. In addition, because only soil is reported to be affected by the release the potential that the reported release impacted soil and/or ground water underlying the site is considered to be low.

The EDR report indicates that poor or inadequate address information for several businesses located in the vicinity of the site prevented these businesses from being mapped by EDR. Because the location of these businesses with respect to the site could not be evaluated, ENVIRON is limited in its ability to express an opinion regarding the potential for impact to the site from these off-site locations. However, ENVIRON reviewed the list of unmappable properties and could not identify any addresses located adjacent to the site.

5.2 Historical Use Information on the Site and Surrounding Area

To evaluate the historical uses of the site, ENVIRON interviewed Mr. Mark Tennison and Mr. Lee Hallerberg; reviewed readily available historical topographic maps and aerial photographs; and an abstract of city directories provided by EDR. ENVIRON also reviewed Building Department, OCHCA and Fire Department records. The results of ENVIRON's historical review are presented below.

5.2.1 Historical Operations Interview

ENVIRON interviewed Mr. Mark Tennison during the site visit on December 16, 2004. Mr. Tennison has been employed at the facility for 14 years. Mr. Tennison reported that the site is owned by The Hallerberg Family Trust. Mr. Tennison stated that Mr. Hallerberg's company occupied the site between the mid 1960's until the early 1980's. Reportedly, the Hallerberg's business involved manufacturing of various aerospace components. According to Mr. Tennison, Eaton purchased the business at the site from Mr. Hallerberg in 1984. Mr. Tennison indicated that Eaton used chlorinated solvents (including 1,1,1-TCA) in their operations at least until approximately 1995 to 1997. Reportedly, two vapor degreasers (one located in the southern portion of Building 2 and one in the "Shack") historically were used at the site. According to Mr. Tennison, a Phase II soil investigation was performed in approximately 1993-1994 inside the "Shack" where a vapor degreaser historically was located. As indicated by Mr. Tennison, with the exception of remodeling of interior spaces in the buildings, no major construction activities were conducted at the site.

In addition, ENVIRON interviewed Mr. Lee Hallerberg, the current owner of the site, who has owned the site since approximately 1972. According to Mr. Hallerberg, initially the site was occupied by Babcock Radio Engineering Co, a manufacturer of electronic components. Between 1965 and 1984, the site was occupied by Master Specialties which manufactured aerospace components. Mr. Hallerberg reported that he acquired the business and the land in approximately 1972 and in 1984, sold it to Eaton. Main operations conducted at the site included manufacturing and assembly of parts, machining, and plating. As indicated by Mr. Hallerberg, several degreasers utilizing chlorinated solvents were used for manufacturing operations on-site. He stated that solvents were stored in drums in the southern portion of Building 1. According to Mr. Hallerberg, no spills or leaks occurred during his business operations at the site. Mr. Hallerberg reported that he does not recall details associated with soil sampling. In addition, he indicated that no asbestos sampling was performed at the site. Mr. Hallerberg referred ENVIRON to Mr. Tension for additional information regarding the historical operations at the site and soil sampling results.

5.2.2 Historical Topographic Maps

ENVIRON requested historical topographic maps for the site from EDR. Maps from 1901, 1902, 1935, 1951, 1965, 1972, and 1981 were received on December 15, 2004. From the historical topographic map review, ENVIRON observed the following:

1901, 1902 - The site and the vicinity appear as vacant land with some scattered structures. The Southern Pacific railroad track is depicted southeast of the site. Newport Beach, a new town, is depicted southwest of the site. The Santa Ana River is depicted further west of the site.

1935 - Development has increased in the site vicinity since the earlier topographic maps. What appears to be 17th Street and Monrovia Avenue are depicted north and west of the site, respectively. Monte Vista School is depicted northwest of the site. What appear to be water tanks are depicted southwest of the site.

1951 - The site and the site vicinity remained as seen on the previous topographic map. Oil fields are located west of the site. The Costa Mesa (55) Freeway is located east of the site. The areas further east of the site are depicted as developed (based on the colors used for topographic maps).

1965, 1972, 1981 – The site and vicinity are depicted as a developed (based on the colors used for the topographic map), however, individual buildings are not depicted on the site or in the immediate site vicinity to the east and south. A mobile home park is depicted west of the site, across Monrovia Avenue. A number of structures are depicted to the north and northwest of the site, across 17th Street. The 1972 and 1981 topographic maps depict large buildings southwest of the site, across Monrovia Avenue.

5.2.3 Aerial Photographs

Historical aerial photographs were requested and obtained from EDR for the years 1938, 1947, 1953, 1968, 1977, 1989, 1994, and 2002 on December 16, 2004. From the historical aerial photograph review, ENVIRON observed the following regarding the site and surrounding area:

1938 – The site and surrounding area are undeveloped land. Monrovia Avenue is depicted as a small dirt road located west of the site. Another dirt road that resembles the current 17th Street and what appears to be a water pond are depicted north of the site. Scattered houses/farms are depicted east and northeast of the site. What appears to be three large tanks are depicted approximately 300 feet southwest of the site.

1947 – The main portion of the site is occupied by vacant land. Several small unidentifiable features are present on the northwestern portion of the site, along Monrovia Avenue. The water pond depicted on the 1938 photograph no longer is present. What appear to be oil wells are visible north, northwest and northeast of the site. What appears to be a large oil field is depicted approximately 1,300 feet west of the site.

1953 – Three small buildings are present along Monrovia Avenue in the northern portion of the site. The remainder of the northern portion of the site and the southern portion of the site are vacant land. A small structure is depicted on-site along the southern site boundary. This structure appears to be associated with a building located immediately south of the site. Similar buildings are present to the north, east and southeast of the site. The surrounding areas consist of scattered houses and agricultural or vacant land.

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1968 – The site appears in its current configuration with two large buildings (Building 1 and 2) located in the southwest and northeast corners, respectively, and a small structure (the “Shack”) located east of Building 1. A small unidentifiable feature is depicted south of the “Shack.” What appears to be a small shed is visible northeast of Building 1. The areas north of Building 1 and south of Building 2 appear to be paved and used as parking areas. A number of cars are present on the parking areas. What resembles the current sidewalk extends diagonally between Buildings 1 and 2. Several areas of dark surface discoloration are present east of the “Shack” and in the southeastern portion of the parking area. Several large buildings are visible south and east of the site. A mobile park is located to the west-northwest of the site. A few small structures and a vacant land are visible west of the site, across Monrovia Avenue. Vacant land also is present southeast of the site. Several different sized buildings are depicted north of the site, beyond which a large building is located. In general, commercial development has increased in areas located north, east and south of the site.

1977 – The site appears largely as it did in the 1968 photograph, except that what appears to be a small shed is visible west of Building 2; a small shed is present north of Building 1; and a small area of discoloration is visible west of Building 2. Several large buildings are located west of the site, across Monrovia Avenue where previously structures and vacant land were located. A number of commercial/industrial buildings are visible southeast of the site.

1989 – The site appears largely as it did in the 1968 photograph, except that the parking areas appear to have been re-paved and what appears to be a patio is visible northeast of Building 1. No significant changes were noted on the adjacent properties except that small buildings previously depicted north of the site are no longer present. Instead two long buildings and a parking area are depicted north of the site.

1994 – The site remains the same as seen on the previous photograph except that what appears to be a shed is present east of Building 1 and at least three small sheds are visible along the western wall of Building 2.

2002 – No significant changes were observed on the site. The adjacent properties appear largely in their current configuration with the exception that another long

building is visible in the area to the north of the site previously occupied by a parking.

5.2.4 City Directories

EDR searched select national repositories of business directories for the period from 1920 to 2002.

Based on the city directories searched by EDR, 1640 Monrovia Avenue first is listed in 1975 as "Master Specialties Company." In 1986 the site address is listed under "Eaton Corporation MSC Products/Master Specialties Company See Eaton." In 1995 and 2002, the site address is listed as "Aerospace Division Plant " and "Eaton Corp," respectively.

Listings for the area surrounding the site indicate that residences were present in proximity to the site between the mid-1920s until the mid-1970's. Based on the names of listings, the area in proximity to the site became increasingly industrialized beginning in the mid-1970's. "Interior Delivery Service" was identified in proximity to the site beginning in 1975 until 2002. Other industrial users identified in proximity to the site include "Newport Pharmaceuticals Inc." (1975, 1980), "Adamson Industries" (1986, 1991), "Advanced Precision Machining" (1991, 1995), "Aerospace & Commercial Controls Division" (1986), "Cal Pacific Electronics Inter Connection" (1975), "Hood Industries" (1975), "WDC Manufacturing" (1975), "Orourke Plastic Molds" (1975), and "Aero Design Products Corp" (1975).

5.2.5 Department of Oil and Gas Map Review

ENVIRON reviewed DOG Map 136, dated August 1, 1992 to obtain information regarding the historical presences of oil/gas wells at the site. Based on ENVIRON's review, the site appears to be located within the Newport Oil Field. No oil wells were identified on the site. However, three plugged and abandoned dry holes and two plugged and abandoned oil wells were identified within 500 feet of the site, and are described as being drilled in 1945.

5.2.6 Building Department Records Review

ENVIRON reviewed information pertaining to the site from the Building Department. ENVIRON's review is summarized in Table 1.

TABLE 1
Summary of Building Permits
1640 Monrovia Avenue, Costa Mesa, California

Permit Date	Owner	Comments
5/15/57 5/16/57	Babcock Radio Eng. Co	Application for construction of a 25,000 square feet manufacturing & office building (a note indicating that "withhold occupancy until cleared by land use division." Application for construction of interior partitions. County of Orange Certificate of Use and Occupancy issued for Babcock Radio Engineering Co. to use the building for manufacturing and office.
10/2/59	Babcock Relays Inc.	Application for a permit to construct 20,000 square feet building for manufacturing of electronic components.
3/14/60	Babcock Radio Eng. Co	Application and Permit No. 11572 for addition of a 1000 square feet machine building for testing electronic components.
12/15/60	Babcock Radio Inc.	Application and Permit No. 13373 for addition of 20,000 square feet to the building used for manufacturing of electronic components.
12/15/60	Babcock Radio Inc.	Application and Permit No. 13374 for addition of 10,000 square feet to the building used for manufacturing of electronic components.
7/6/61	Babcock Electronic Corp.	Application and Permit No. 14807 for a 50,000 square feet building modification (construction of office partitions).
8/28/62	Babcock Electronic Corp.	Application and Permit No. 17720 for office enlargement (electronic building).
11/10/65	Babcock Electronics	Application and Permit No. 24895 for a 50,000 square feet building modification (interior alternations).
9/28/66	Master Specialties	Application and Permit No. 26205 for installation of office partitions.
10/26/66	Master Specialties	Application and Permit No. 26292 for interior alternations ("addition to Permit 26205").
5/31/67	Master Specialties	Application and Permit No. 27121 for installation of interior walls in the industrial building.
3/9/72	Master Specialties Co	Application and Permit No. 31490 for interior alternation.
1/18/72	Master Specialties Co	Application and Permit No. 34040 for fire damage repair.
5/23/75	Master Specialties Co	Application and Permit No. 40039 for interior alternations.
11/26/76	Master Specialties Co	Application and Permit No. 42998 for interior alternations ("add bath room").
12/9/76	Master Specialties Co	Application and Permit No. 43165 for interior alternations ("cut cement wall, put double door, and slab work").
2/17/83	Master Specialties Co	City of Costa Mesa Construction Permit No. 6356 for installation of electrical distribution panel.
10/29/84	Eaton Corp.	Two City of Costa Mesa Construction Permit for installation of 23 electrical fixtures, a roof fan, a microwave, a meter and a sub panel.
11/6/84 to 10/11/88	Eaton Corp. Palmetto	A total of 11 City of Costa Mesa Construction Permits for various type of work associated with plumbing system, electrical system, installation of a suspended ceiling (Master Specialties is identified as the owner), installation of a fire protection system, installation of condensate drains, and extension of existing fire sprinkler system. (On one of the other permit dated 1/7/84, Master Specialties is identified as the owner).

5.2.7 Fire Department Records Review

ENVIRON reviewed information pertaining to the site from the Fire Department. The following is brief summary of information reviewed.

- An inspection report related to a Fire Department inspection of the work conducted by Master Specialties associated with the building construction.
- Fire Department Permit No. 008032 granted by the City of Costa Mesa Fire Department on December 1, 1995, for Eaton Corporation to "conduct a spraying operation and to store, handle, & use flammable liquids (558 gal. inside, 325 gal. outside) and corrosives (132 gal.);
- Certification of Financial Assurance for Permit by Rule and Conditionally Authorized Operations dated February 11, 1998, related to the removal and cleaning of acid tanks.
- Hazardous Materials Business Emergency Plan dated April 11, 2003, indicating that chemicals used on-site included; nitrogen (300 gallons/day); nitric acid (100 gallons/day); alcohol (75 gallons/day); paint including epoxy and water based-paint (150 gallons/day); oils (100-200 gallons/day); acetone (55 gallons/day); universal compliant solvent (55 gallons/day); lacquer thinner (55 gallons/day). An inventory list of flammable materials stored in safety cabinets located in Building 1 and Building 2 included isopropyl alcohol (149 gallons), aerosol spray paint (15 gallons), ethylene chloride (3 gallons), acetone (6 gallons), kester solder flux which was classified as corrosive material (20 gallons), paint thinner (50 gallons), paint and lacquer (270 gallons), lacquer thinner (165 gallons), and paint room hazardous waste (110 gallons).
- Copies of MSDSs for hydrochloric acid, nitric acid Chevron Hydraulic Oil 32, compliant cleaning solvent, paint thinner, and prelate (containing 1,1,1-TCA);
- Costa Mesa Fire Department Permits issued September 30, 2003 and September 20, 2004 to Eaton Corp. to "store, handle, and use flammable & hazardous materials and to operate a spray booth in accordance with articles 79 & 80 of the Uniform Fire Code, 2000 Edition." Included in the file were copies of several applications for renewal of fire department permits dated from 1995, 1997, 2001, 2002, 2003, and 2004.

- According to the Business Detail form, during an inspection performed on September 29, 2003, a violation was issued to Eaton Corp related to improper separation and flammable liquid dispensing at the facility. According to the report, facility personnel were instructed to keep acetone containers larger than five gallons outside; and
- A copy of the 5-year Fire Sprinkler Certification dated June 26, 2001, and copies of certificates of fire sprinkler inspections issued by Tri-County Fire of Mission Viejo.

5.2.8 OCHCA Records Review

ENVIRON reviewed information pertaining to the site from the OCHCA. The following is brief summary of information reviewed.

- Industrial Waste Survey completed by Master Specialties and dated December 18, 1981. According to the survey, the facility generated acid sludge waste (disposed of site by a waste hauler), caustic wastes and wash water during parts washing operations (discharged to sewer);
- Determination Inspection Form dated November 1, 1983 indicating that a new passivation process replaced electroplating; chemicals used at the site included nitric acid (50 gallons/year) paints, "Treon" (approximately 30 -40 drums a year); and sodium dichromate; and
- Hazardous Waste Inspection Forms from 1988 until 2001 completed by OCHCA inspectors during the annual inspections of the Eaton facility. According to the reports:
 - TCTFA was used at the facility in 1986 and was replaced by 1,1,1-TCA in 1987; 1,1,1-TCA was used for degreasing operations between 1987 and 1999 when was replaced by N-propyl bromide;
 - Up to 600 gallons of TCTFA waste (1986) and up to 850 gallons of 1,1,1-TCA waste (1995) were generated at the site on annual basis;

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- In 1987 drums containing waste were stored outside within a containment area; then "outside storage area"; and in 1999 the drums were stored outside in a shed;
- Since approximately the early 1990's, 1,1,1-TCA waste has been generated from degreasing operations performed in two vapor degreasers located at the site; and
- A number of violations were identified throughout the years associated with lack of proper labeling on storage containers, lack of hazardous waste determination for all waste, storage containers not being properly closed, lack of date of accumulation on waste containers, lack of training records for facility personnel, incomplete information in a contingency plan, and copies of manifest not being submitted to Department of Toxic Substances Control (DTSC).

In addition, information obtained from OCHCA included copies of soil investigation reports that are summarized below.

- *Woodward-Clyde Consultants (WCC), "Soil Investigation at Eaton MSC Products, Costa Mesa, California," dated October 8, 1993.*

According to the report, a soil investigation was performed inside and outside of the Degrease and Sand Blast Building (current "Shack" building). The soil investigation included drilling six hand-augered borings to five feet bgs. As indicated in the report, a total of 12 soil samples were collected and analyzed for VOCs by EPA Method 8240 and for metals and pH by EPA Methods 6010 and 9045, respectively. Analytical results indicated that the highest 1,1,1-TCA concentrations (2,500 $\mu\text{g}/\text{kg}$) were detected in soil sample B-2 collected at one foot bgs east of the degreasing equipment. Concentrations of 1,1,1-TCA in samples collected at one foot bgs west and north of the degreasing equipment were 120 $\mu\text{g}/\text{kg}$ (B-4) and 160 $\mu\text{g}/\text{kg}$ (B-1), respectively. 1,1,1-TCA also was detected in the sample B-3 collected south of the degreasing equipment at 19 $\mu\text{g}/\text{kg}$. Tetrachloroethene (PCE) and 1,1-dichloroethene (1,1-DCE) at 9 $\mu\text{g}/\text{kg}$ and 6 $\mu\text{g}/\text{kg}$, respectively, were detected in two samples. With the exception of the soil sample collected at five feet bgs to the east of the degreasing equipment (1,1,1-TCA concentrations at 10 $\mu\text{g}/\text{kg}$), the remaining five-foot samples showed concentrations of all analytes below laboratory detection limits.

- *ERM EnviroClean-West (ERM), "Phase II Limited Environmental Assessment for Eaton Corporation, Costa Mesa, California," dated May 17, 1994.*

According to the report, the assessment performed by ERM included a review of historical use of the property and a field investigation. The historical review included interviews with Eaton employees and review of historical aerial photographs. According to ERM's report, the Hallerberg's company used several chlorinated solvents including PCE, TCTFA, 1,1,1-TCA, for degreasing operations prior to 1984, when Eaton acquired the business. As indicated in the report, initially PCE was used, then changed to TCTFA, and finally to 1,1,1-TCA in the early 1980's. Reportedly, one degreaser was located in the "Shack" and three degreasers (one was later removed) were located in the southern portion of Building 2. In addition, a 220-gallon AST containing 1,1,1-TCA was located in the southwestern portion of Building 2. As indicated in the ERM report, prior to 1984 and during Eaton's occupancy between 1984 and 1994, hazardous wastes (including solvent waste) were stored in drums that were stored on pallets on the parking areas west and south of Building 2. Reportedly, scrap metal was stored in drums on the exposed soil in the driveway near the nitrogen tank. According to information obtained by ERM during interviews, Eaton used only 1,1,1-TCA for degreasing operations. Reportedly, in 1993 Eaton used approximately 9,000 pounds of 1,1,1-TCA. No significant releases of solvents were reported during Hallerberg or Eaton operations at the site.

ERM's review of historical aerial photographs review revealed that the buildings were present on-site in 1966. Several areas of dark discoloration were noted along the drainage channel between Buildings 1 and 2, and on the southeast parking lot (according to ENVIRON review of historical aerial photographs, a concrete sidewalk instead of drainage channel was present between the buildings). ERM's review of the 1975 and 1986 photographs identified dark discoloration along the drainage channel, evidence of the parking areas being recently paved, and the presence of metal umbrellas on the northeast corner of Building 1.

ERM's field investigation consisted of drilling of five soil borings to a depth of 10 feet bgs and one soil boring to a depth of 15 feet bgs. Two borings were drilled inside the "Shack" north and northwest of the degreasing equipment and the remaining three borings were drilled outside east and south of the "Shack." According to the ERM report, soil samples were collected at one to two feet bgs, five feet bgs, and bottom of each boring. Analytical

results indicated the highest 1,1,1-TCA concentration at 190 µg/kg in the soil sample B-7 collected at 6 feet bgs east of the "Shack" (TCE concentration in the 15-foot sample was at 6 µg/kg). The soil sample collected from the boring B9 located east of the "Shack" had TCE concentration at 23 µg/kg (B-8, five feet bgs), and 11 µg/kg (B-12 10 feet bgs). The highest TCE concentrations in soil samples collected north and northwest of the degreasing equipment were at 51 µg/kg (five feet bgs) and 72 µg/kg (10 feet bgs), respectively. Low concentrations of PCE (in five samples, up to 31 µg/kg), DCE (in one sample at 6 µg/kg), and methylene chloride (one sample at 5 µg/kg) were also detected.

- *A letter from ENVIRON to OCHCA regarding the Eaton MSC Facility located at 1640 Monrovia Avenue, Costa Mesa, California, dated October 13, 1994.*

According to a letter, ENVIRON was retained by Eaton to interact with the OCHCA regarding the reported hazardous substances release at the site. As indicated in the letter the previous site investigation reports were submitted to OCHCA along with the letter. Attached to the letter form completed by OCHCA indicates that "only investigation needed; some completed."

- *A letter from OCHCA to ENVIRON dated October 18, 1994, regarding Request for Site Investigation, 1640 Monrovia Avenue, Costa Mesa, California., O.C.H.C.A. Case #94IC26.*

According to the letter OCHCA requested implementation of a site investigation to assess the extent and significance of the release. The OCHCA's letter requested submission of a work plan containing site history information; the proposed number and location of soil samples and soil borings; the proposed laboratory analysis; sampling methodology; and a health and safety plan. According to the letter, following the site investigation, a report was to be completed presenting a proposed remediation action plan for the site. The types of possible actions described in the letter included: leaving contaminated soil in place (demonstrate that the contaminated soil does not present a potential hazard to public health and environment); reducing contamination to acceptable levels; monitoring of contaminant fate and movement; and removal of soil to background or nondetectable levels.

- *A letter from OCHCA to ENVIRON dated November 3, 1994, regarding Case Closure, 1640 Monrovia Avenue, Costa Mesa, California, OCHCA Case # 94IC26.*

According to the letter, based on information provided to OCHCA, no further action was required at the site at that time. As indicated in a letter, the Santa Ana Regional Water Quality Control Board concurred with the conclusion that no further action was required at that time. The OCHCA letter states that that determination was made based on an evaluation of the health threat presented by the inhalation, ingestion, or dermal absorption of the residual contaminants in soils beneath the site. However, OCHCA indicated in the letter that "changes in the present or proposed land use may require further site characterization and /or site mitigation activity."

5.2.9 Site Records Review

On January 27, 2005, ENVIRON visited the site and performed review of the facility records including uniform hazardous waste manifests (UHWMs), MSDSs, and quarterly self monitoring reports for clarifier's effluent. The following is a brief summary of the information reviewed.

- Eaton initially used TCTFA for degreasing operations until 1986, then 1,1,1-TCA until 1996 when it switched to N-propyl bromide. Between 1984 and 1986 up to 245 gallons of TCTFA was used by Eaton on annually. Records indicate that between 1987 and 1995, approximately 520 gallon to 1,260 gallon of 1,1,1-TCA was used at the site annually. The facility used up to 550 gallon of N-propyl bromide for degreasing operations in 2001.
- Review of quarterly self-monitoring reports indicated that no discharge limits were exceeded with the respect to metal concentrations detected in clarifier's effluent. However, detectable VOCs including 1,1,1-TCA (up to 250 mg/L), dichloromethane (up to 8.8 mg/L), and xylenes (up to 9.5 mg/L) were reported in discharge samples collected between 1994 and 1999.
- Mr. Tennison provided ENVIRON copies of UHWMs for chemicals used at the site in quantities larger than 55 gallons which included universal compliant solvent (gun cleaning solvent), thinner, hydraulic oil, acetone and abzol (alkyl bromide previously used at the site).

5.2.10 Historical Summary

ENVIRON's review of historical information pertaining to the site, indicates that between 1957 and 1984, when Eaton Corporation began occupying the site, the site was used

for a variety of industrial activities. Such activities included manufacturing of electronic components (Babcock Radio Engineering Co., 1957-1966), and manufacturing of various electromechanical components used for aerospace industry (Master Specialties Co., 1966-1984). Eaton purchased the business at the site in 1984 and continued to use the site for fabrication and assembly of aerospace cockpit controls. Review of historical information indicated that chlorinated solvents including PCE, TCTFA, and 1,1,1-TCA were used for degreasing operations throughout the years until 1996. Reportedly, between the mid 1960's until the early 1980's four degreasers were used at the site (one in the "Shack and three in Building 2) and 1,1,1-TCA was stored in a 220-gallon AST located in the southwestern portion of Building 2. Reportedly, prior to 1984 and during Eaton's occupancy between 1984 and 1994, hazardous wastes (including solvent waste) were stored in drums without secondary containment located on the parking areas west and south of Building 2. Review of OCHCA records indicated that a number of violations were identified associated with lack of hazardous waste determination, storage containers not being closed, and lack of documentation regarding waste disposal, potentially indicative of poor housekeeping at the facility.

A concrete clarifier (approximately five feet long, two feet wide, and five feet deep) is present between Building 1 and the "Shack" (see Figure 2, and Photograph #12). The age of the clarifier is unknown. ENVIRON's review of quarterly self-monitoring reports indicated that detectable VOCs including 1,1,1-TCA (up to 250 mg/L), dichloromethane (up to 8.8 mg/L), and xylenes (up to 9.5 mg/L) were reported in discharge samples collected between 1994 and 1999. Review of the previous report (WCC, 1993) indicated that six soil borings were drilled to five feet bgs near the degreasing equipment in the "Shack" and outside south of the building. Analytical results of 12 soil samples collected by WCC indicated that the highest 1,1,1-TCA concentrations up to 2,500 µg/kg were detected in the soil sample collected at one foot bgs near the degreasing equipment located inside "Shack." Low concentrations of PCE and 1,1-DCE were also detected in two soil samples collected inside and outside of the "Shack." The field investigation performed by ERM in 1994 (ERM 1994) included drilling of five soil borings to a depth of 10 feet bgs and one soil boring to a depth of 15 feet bgs. The highest TCE concentrations in soil samples collected to the north and northwest of the degreasing equipment were at 51 µg/kg (five feet bgs) and 72 µg/kg (10 feet bgs), respectively. Analytical results indicated the 1,1,1-TCA concentration up to 190 µg/kg in soil samples to the east of the building. Low concentrations of PCE (in five samples, up to 31 µg/kg), DCE (in one sample at 6 µg/kg), and methylene chloride (one sample at 5 µg/kg) were also detected.

According to the OCHCA's letter dated November 3, 1994, based on information provided to OCHCA, no further action was required at the site at that time. As indicated in a letter, the Santa Ana Regional Water Quality Control Board concurred with the conclusion that no further action was required at that time. The OCHCA letter states that that determination was made based on an evaluation of the health threat presented by the inhalation, ingestion, or dermal absorption of the residual contaminants in soils beneath the site. However, OCHCA indicated in the letter that "changes in the present or proposed land use may require further site characterization and /or site mitigation activity."

Based on ENVIRON's review of the DOG map, the site appears to be located within the Newport Field. No oil wells were identified on the site. However, three plugged and abandoned dry holes and two plugged and abandoned oil wells were identified within 500 feet of the site.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Carol Serlin and Bozena Szeremeta of ENVIRON conducted a visit to the site on December 16, 2004. During the site visit, observations of the site were made to evaluate if any RECs, as defined in Chapter 2, are present. The interior of the buildings was observed. The entire exterior of the buildings was walked. Due to access constraints, ENVIRON did not observe the building roofs however, photographs of the roof areas were available through the TerraServer Image website, and ENVIRON reviewed these photographs.

6.2 General Site Setting and Observations

The presence or absence of environmental areas of interest or potential areas of environmental concern is summarized in Table 2. Only those areas of environmental interest or concern that were observed to be present at the site are discussed further below.

TABLE 2 Summary of Site Reconnaissance Observations		
Issue	ASTM Section	Observation
<i>Interior and Exterior Issues</i>		
Storage tanks	8.4.2.4	Absent
Underground Storage Tanks (fill ports, vent pipes)		
Aboveground Storage Tanks		Present
Odors (strong, pungent or noxious)	8.4.2.5	Absent
Asbestos and lead-based paint	-	Potentially Present
Pools of liquid, standing surface water or sumps	8.4.2.6	Present
Drums of hazardous substances or petroleum products (five-gallon, 55-gallon or totes)	8.4.2.7	Present
Unidentified containers suspected of containing hazardous substances or petroleum products	8.4.2.9	Present
Polychlorinated biphenyls in electrical or hydraulic equipment (excluding light ballasts)	8.4.2.10	Potentially Present
<i>Interior Issues</i>		
Heating/cooling systems	8.4.3.1	Present
Stains or corrosion on interior floors, walls or ceilings (except for staining from water)	8.4.3.2	Present
Floor drains and/or interior sumps or clarifiers (except bathrooms)	8.4.3.3	Present
<i>Exterior Issues</i>		
Pits, ponds or lagoons on-site or adjacent sites	8.4.4.1	Absent
Stained soil or pavement	8.4.4.2	Present
Stressed vegetation	8.4.4.3	Absent

TABLE 2 Summary of Site Reconnaissance Observations		
Issue	ASTM Section	Observation
On-site solid waste disposal; areas apparently filled or graded by non-natural causes; or mounds or depressions suggesting solid waste disposal	8.4.4.4	Absent
Wastewater or other liquid (including storm water) or any discharge into a drain, ditch or stream	8.4.4.5	Present
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, oil wells, or other wells)	8.4.4.6	Absent
Septic systems or cesspools	8.4.4.7	Absent

6.2.1 Storage Tanks

Currently, an approximately 6,000-gallon aboveground storage tank (AST) containing nitrogen is located east of Building 1. The AST appeared to be in good condition during ENVIRON's site visit. ENVIRON's review of historical information (see Section 5.2.8) indicated that 220-gallon AST containing 1,1,1-TCA was located in the southern portion of Building 2 in the past.

According to facility personnel, there are currently no USTs at the site, nor was evidence of current or former USTs (e.g., vent pipes, fill ports or dispensing equipment) observed by ENVIRON during the site visit or in the review of records pertaining to the site.

6.2.2 Asbestos and Lead-based Paint

Although an assessment of asbestos was outside the scope of this assessment, based on the age of the buildings (1957), it is likely that building materials contain asbestos. According to Mr. Tennison, asbestos survey was performed at the site in the early 1990's, which identified asbestos in floor tile throughout the buildings. Reportedly, asbestos-containing floor tiles were removed from site. ENVIRON's review of the hazardous waste manifests during the site visit indicated that "asbestos containing waste" (floor tile) was removed from the site on February 6, 1996 by The Environmental Group and transported to BKK Landfill in West Covina; and on January 28, 2002 by PW Stephens Residential and transported to Azusa Land Reclamation of Azusa, California. No reports regarding asbestos sampling or any other documentation regarding asbestos removal were available for review. Mr. Tennison believed that the asbestos survey was performed at Mr. Hellerberg's request, however, Mr. Hallerberg did not recall requesting any asbestos survey at the site. Therefore, the reported previous asbestos survey likely was conducted by Eaton.

An assessment of lead-based paint was outside the scope of this assessment, however based on the age of the building (1957), it is likely that lead-based paint is present at the site.

6.2.3 Pools of Liquid, Standing Surface Water or Sumps

One clarifier is present between Building 1 and the "Shack." According to Mr. Tennison, the clarifier is constructed of concrete and is approximately five feet long, two feet wide, and five feet deep. The age of the clarifier is unknown. As indicated by Mr. Tennison, the clarifier is cleaned approximately every two years. ENVIRON's review of records during the site visit indicated that the clarifier's effluent is discharged to the sewer under the wastewater discharge permit issued by the Orange County Sanitation District in March 2003. According to the wastewater discharge permit, the facility is required to conduct effluent sampling on a quarterly basis and analyzed for oil and grease, BOD, TSS, pH, PCBs, total toxic organics, and total phenols. Review of quarterly self-monitoring reports indicated that no discharge limits were exceeded with the respect to metal concentrations detected in the clarifier's effluent. However, detectable VOCs including 1,1,1-TCA (up to 250 mg/L), dichloromethane (up to 8.8 mg/L), and xylenes (up to 9.5 mg/L) were reported in discharge samples collected between 1994 and 1999.

6.2.4 Drums of Hazardous Substances or Petroleum Products

At the time of the site visit, ENVIRON observed that hazardous materials are stored in three main areas at the site including three storage sheds located east of Building 1, four storage sheds located along the western wall of Building 2, and auxiliary areas throughout the buildings. Significant staining was noted on the concrete along the western wall of Building 2 (see Photograph #1).

- Storage Sheds Located Along the Western Wall of Building 2 - five 55-gallon drums containing universal compliant solvent (gun cleaner), acetone, lacquer thinner, and paint waste were observed in the storage sheds. No secondary containment was present around the drums. Several smaller (one-gallon and five-gallon) containers of paint, hydraulic oil, and coatings were also present in the sheds. Minor staining was noted on the concrete floor of the sheds. No evidence of significant cracks was noted on the concrete floor in sheds.
- Storage Sheds Located to the East of Building 1 - approximately one 55-gallon drum of waste oil; three 55-gallon drums of hydraulic oil; 11 five-gallon containers of hydraulic oil, motor oil and corrosion inhibitor; and a number of one-gallon containers of motor oil were observed in the storage shed. In addition, one 55-gallon drum of sodium hydroxide waste, four 20-gallon containers of nitric acid; and one 55-gallon drums containing acid waste were present in the sheds. No secondary

containment was present around the drums. Minor to medium staining was observed on the concrete floor of the sheds. No evidence of significant cracks was noted on the concrete floor in sheds.

- Additional Auxiliary Areas Throughout the Buildings - (1) two 55-gallon drums containing isopropyl alcohol and one 55-gallon drum containing alcohol waste were observed in the eastern portion of the switch assembly and manufacturing area (no label was present on the drum containing alcohol waste); (2) one 55-gallon drum containing photo processing/etching waste was noted in the CDI area (according to a label on the drum, photo processing wastes were stored at the site since December 2003); (3) one flammable storage cabinet containing paints and coating solution was observed in the CDI room; (4) additional storage cabinets were noted in the control room and avionics area that contained greases, isopropyl alcohol, cleaners, epoxy, and lubricants; and (5) one storage cabinet containing lubricants and cleaners was located in a shipping and receiving area.

6.2.5 Unidentified Containers Suspected of Containing Hazardous Substances or Petroleum Products

A five-gallon unlabelled container containing what appeared to be oily waste was observed on the asphalt west of the storage sheds. No evidence of spills or leaks was noted around the container.

6.2.6 Polychlorinated Biphenyls (PCBs)

Site representatives were not aware of the current or former existence of any PCB containing equipment on-site. During the site visit, ENVIRON observed six pole-mounted transformers owned by Southern California Edison (SCE) on the site west of Building 2 and north of Building 1 (see Figure 2). According to Mr. Bob Kimbrell, Service Planner with SCE, the transformers were installed in 1992 and, therefore, they are non-PCB transformers. As indicated by Mr. Kimbrell, all transformers installed after 1978 do not contain PCBs. Facility personnel were not aware of spills or leaks from this equipment during operation. Based on the age of the buildings (1957), it is possible that PCBs are present in fluorescent light fixtures, or other oil-containing equipment present at the site. Aged light ballasts or other electrical equipment that may contain PCBs that are removed in the future should be evaluated for the presence of PCBs and managed appropriately.

6.2.7 Heating and Cooling Systems

According to Mr. Tennison approximately 50 heating, ventilation, and air conditioning (HVAC) units are located on the roofs of Buildings 1 and 2. The HVAC units are maintained by B&D Services of Costa Mesa. Two CNC machines utilizing water-based coolant are located in a machine shop located in Building 1.

6.2.8 Stains or Corrosion on Interior Floors, Walls or Ceilings

During the site visit, several areas of moderate to significant staining were noted inside the buildings including: (1) the concrete floor beneath the gun washer located in a paint room in the northwestern portion of Building 2 (see Photograph #1); (2) the concrete floor around the photo processing/etching equipment present in the CDI area in Building 2; (3) the concrete floor around a compressor located in the enclosure outside the western wall of Building 2 (see Photograph #3); (4) on the compressor and on the concrete floor in the "former" compressor room located on the southeast corner of Building 1 (see Photograph #7). In addition, staining was observed on the walls in the paint room in the northwestern portion of Building 2 and in the "Shack."

6.2.9 Floor Drains and/or Interior Sumps or Clarifiers (Except Bathrooms)

A floor drain was observed near the photo processing/etching equipment present in the CDI area in Building 2. According to Mr. Tennison wastewaters generated during photo-processing and etching operations are discharged directly to the sewer.

6.2.10 Stained Soil or Pavement

Several areas of stained and deteriorated pavement and concrete were observed near the nitrogen tank south of the "Shack." A large concrete above-ground rectangular open tank was observed to be present in that area. The bottom and the walls of the tank appeared to be chemically stained (see Photograph #8). Also, the concrete pavement surrounding the concrete tank was stained. In addition staining was observed on the concrete along the western wall of Building 2 (see Photograph #2).

6.2.11 Wastewater or Other Liquid

Wastewater generated at the site includes process wastewater generated during metal surface cleaning operations performed in the "Shack," wastewater from photo-processing and etching operations in Building 2 and sanitary wastewater. The process wastewater generated from the metal surface cleaning operations is discharged via piping to the clarifier

and then to the sewer. Wastewaters generated during photo-processing and etching operations are discharged directly to the sewer.

Storm water generated during rainfall events runs towards a small storm drain located on the northwest corner of Building 1 and a large storm drain located on the southwest corner of Building 1. The large drain consists of an approximately three feet long, five wide and 4 feet deep concrete sump. According to Mr. Tennison, a "French drain" consisting of underground pipe running along the southern wall of Building 1 is connected to the large drain. As indicated by Mr. Tennison, ground water drains through the pipe into the sump and then is pumped out into the storm drains located along Monrovia Avenue. Mr. Tennison reported that (based on his observations) he expects ground water to be shallow beneath the site. Ground water was not encountered in the 15-foot depth drilled by ERM during the previous site investigation in 1994 (ERM, 1994).

7.0 INTERVIEWS

7.1 Interviews with Facility Personnel

During the site visit, ENVIRON interviewed Mr. Mark Tennison, Manager of Environmental Health and Safety of Eaton and Mr. Lee Hallerberg, the site owner. As indicated throughout the text of this report, ENVIRON relied significantly on information provided by these individuals. Most notably, the information provided to ENVIRON included:

- An overview of the site setting and history;
- An overview of historic site operations, including both current and known past practices at the site;
- Information regarding electric, natural gas, and water service for the site; and
- Information regarding the presence or absence of hazardous materials and/or fuels used at the site.

7.2 Interviews with Local Government Officials

In lieu of conducting interviews with agency and/or government officials, ENVIRON obtained available records for the site from the Building Department, Fire Department, and OCHCA.

8.0 REFERENCES

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EDR. 2004. "Aerial Photography Print Service, Inquiry Number 11326493-5," December 16.

EDR. 2004. "Historical Topographic Map Report, Inquiry Number 1326493-4," December 15.

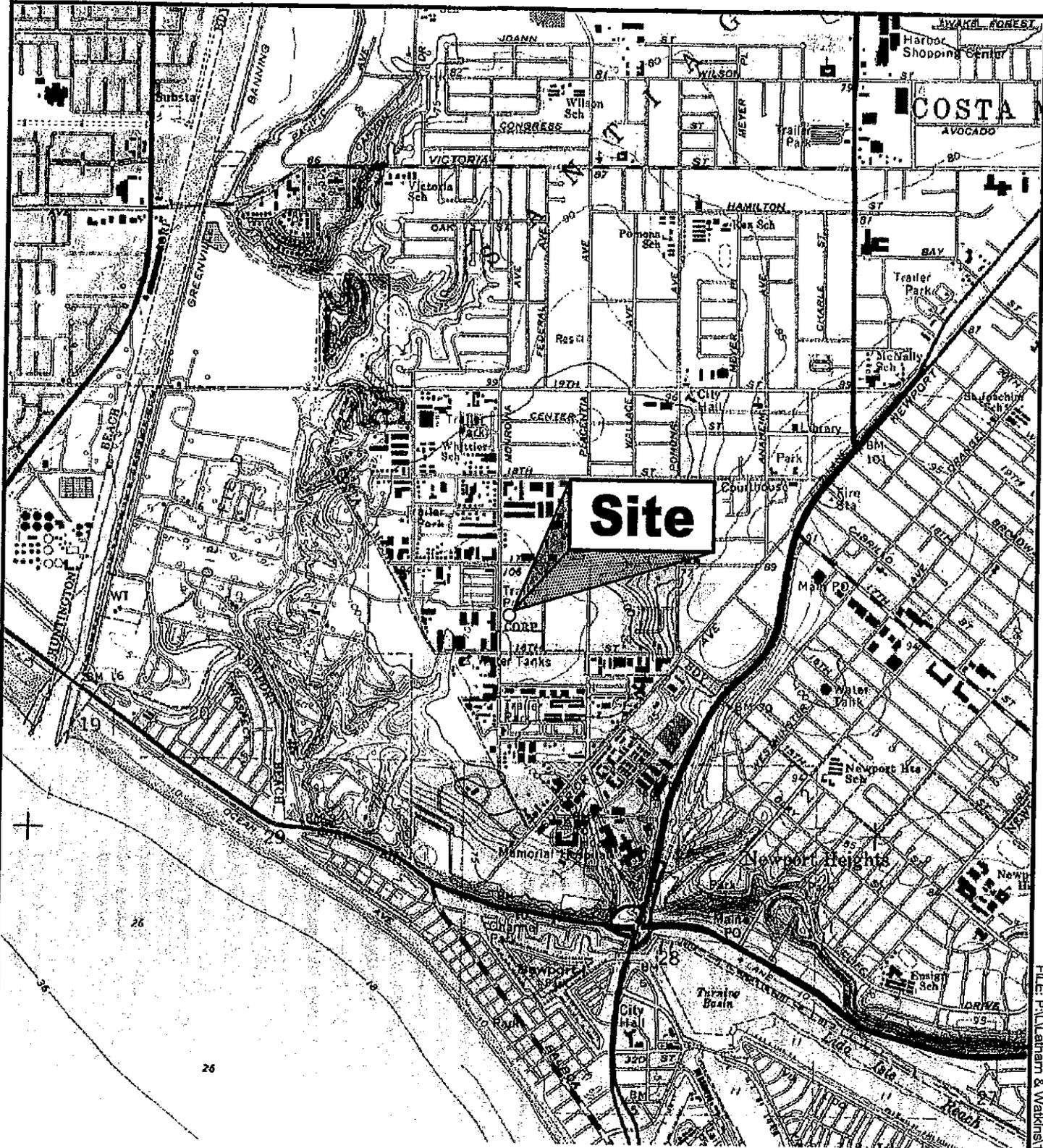
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California Department of Water Resources (DWR), 1967. "Progress Report on Ground Water Geology of the Coastal Plain of Orange County."

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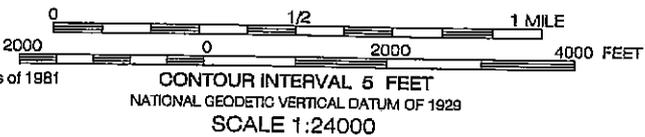
Woodward-Clyde Consultants (WCC), 1993. "Soil Investigation at Eaton MSCProducts, Costa Mesa, California," October 8.

FIGURES



Site

SOURCE:
 U.S.G.S. 7.5 minute series (topographic)
 Newport Beach, CA Quadrangle, version 1978, current as of 1981



ENVIRON

Site Vicinity Map

1640 Monrovia Avenue
 Costa Mesa, California

Figure
1

Drafter: JJC

Date: 1/06/05

Contract Number: 04-13467A Approved:

Revised:

FILE: P:\L\slrham & Walkinst1640 Monrovia\Drawings\13467A\F01

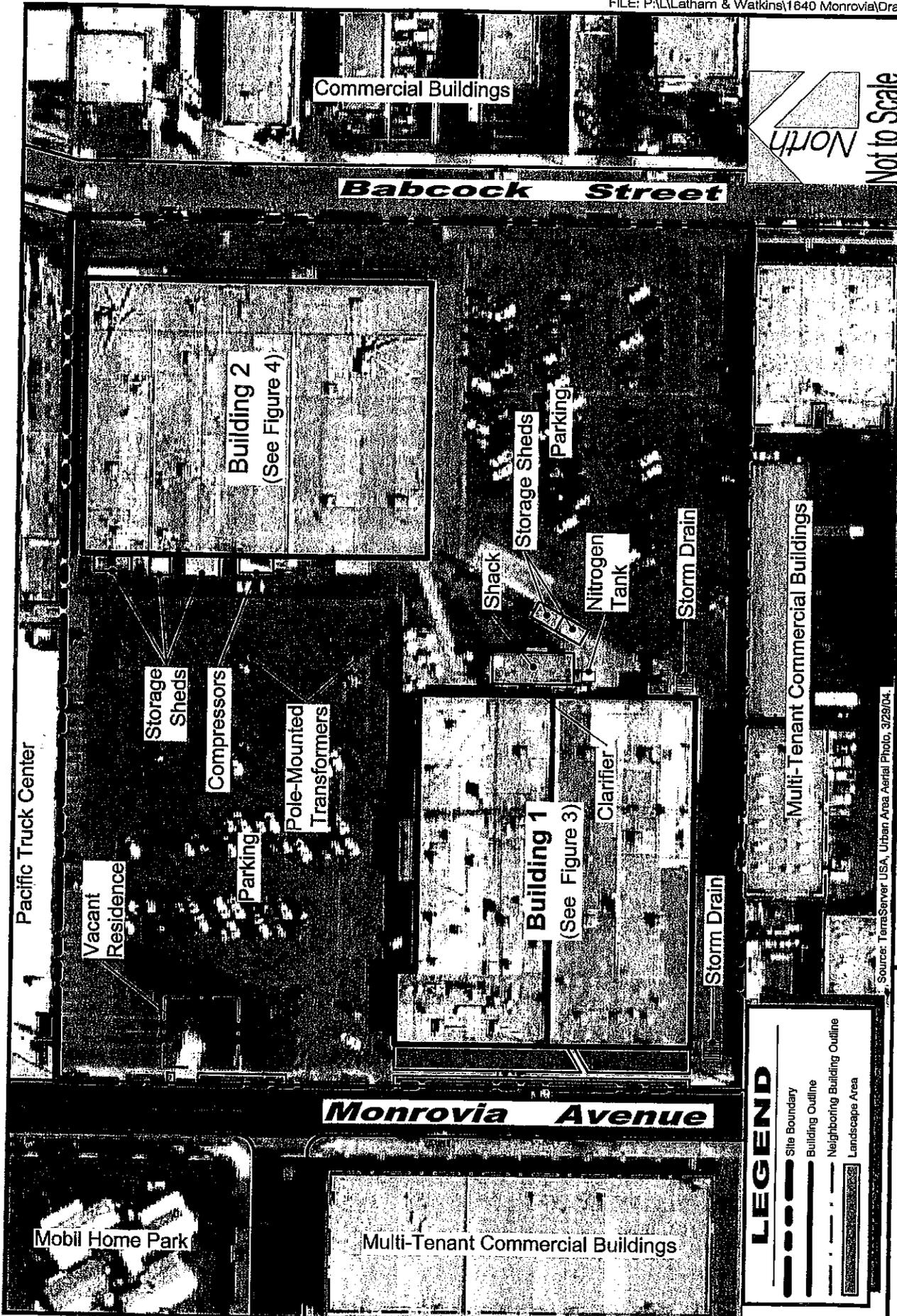


Figure 2

Site Plan
 1640 Monrovia Avenue
 Costa Mesa, California

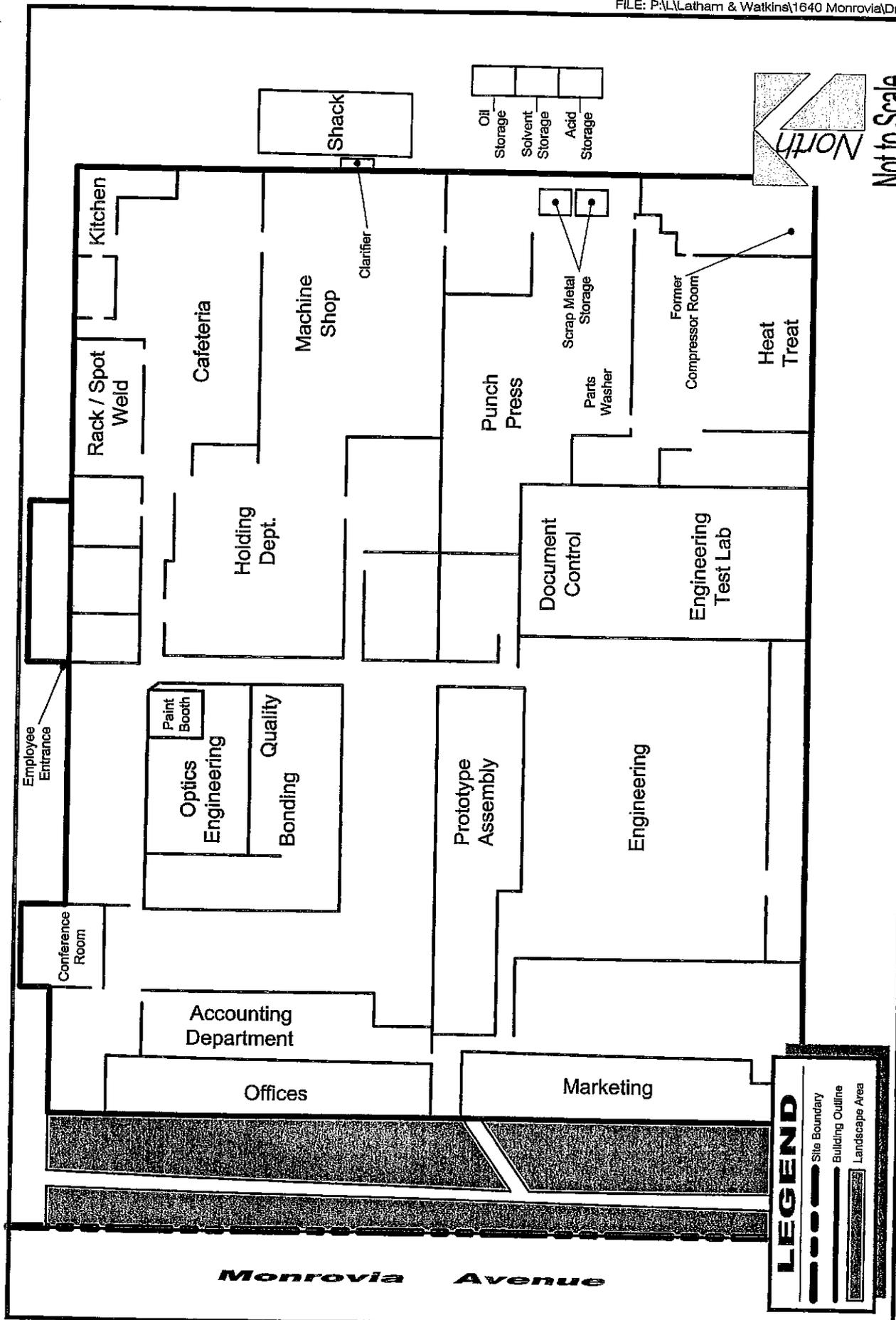
ENVIRON

LEGEND

- Site Boundary
- Building Outline
- - - Neighboring Building Outline
- ▨ Landscape Area

Source: TerraServer USA, Urban Area Aerial Photo, 3/29/04.

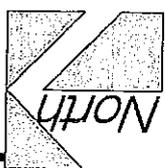
Drafter: JJC Date: 1/25/05 Contract Number: 04-13467A Approved: Revised: 2/04/05



LEGEND

- Site Boundary
- Building Outline
- Landscape Area

Not to Scale



Building 1 Detail

1640 Monrovia Avenue
Costa Mesa, California

Figure 3

ENVIRON

Drafter: JJC

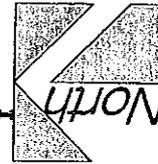
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Contract Number: 04-13467A

Approved:

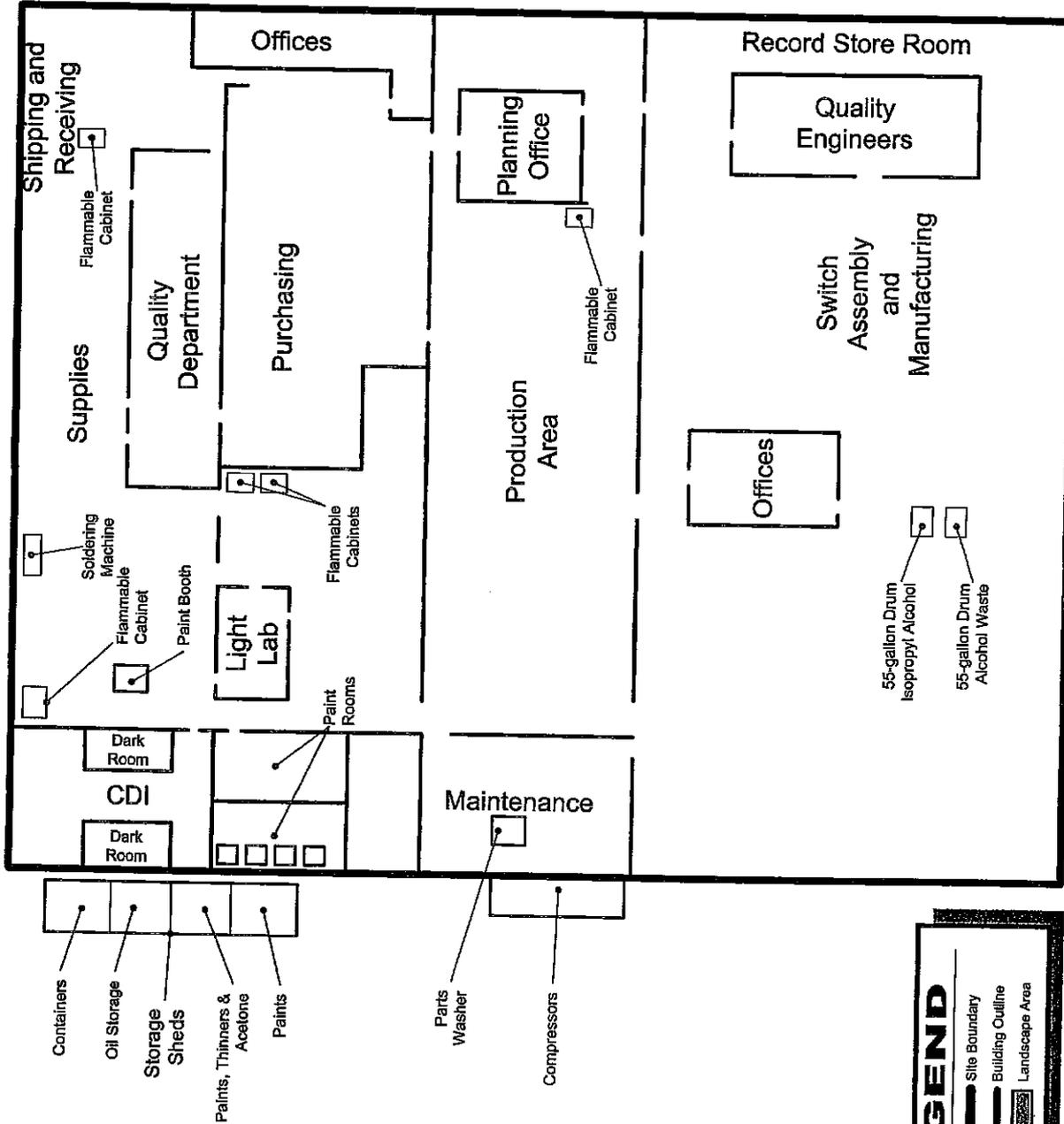
Revised:

Babcock Street



Not to Scale

Figure 4



LEGEND

- Site Boundary
- Building Outline
- Landscape Area

Building 2 Detail

1640 Monrovia Avenue
Costa Mesa, California

ENVIRON

Drafter: JJC Date: 2/01/05 Contract Number: 04-13467A Approved: Revised:

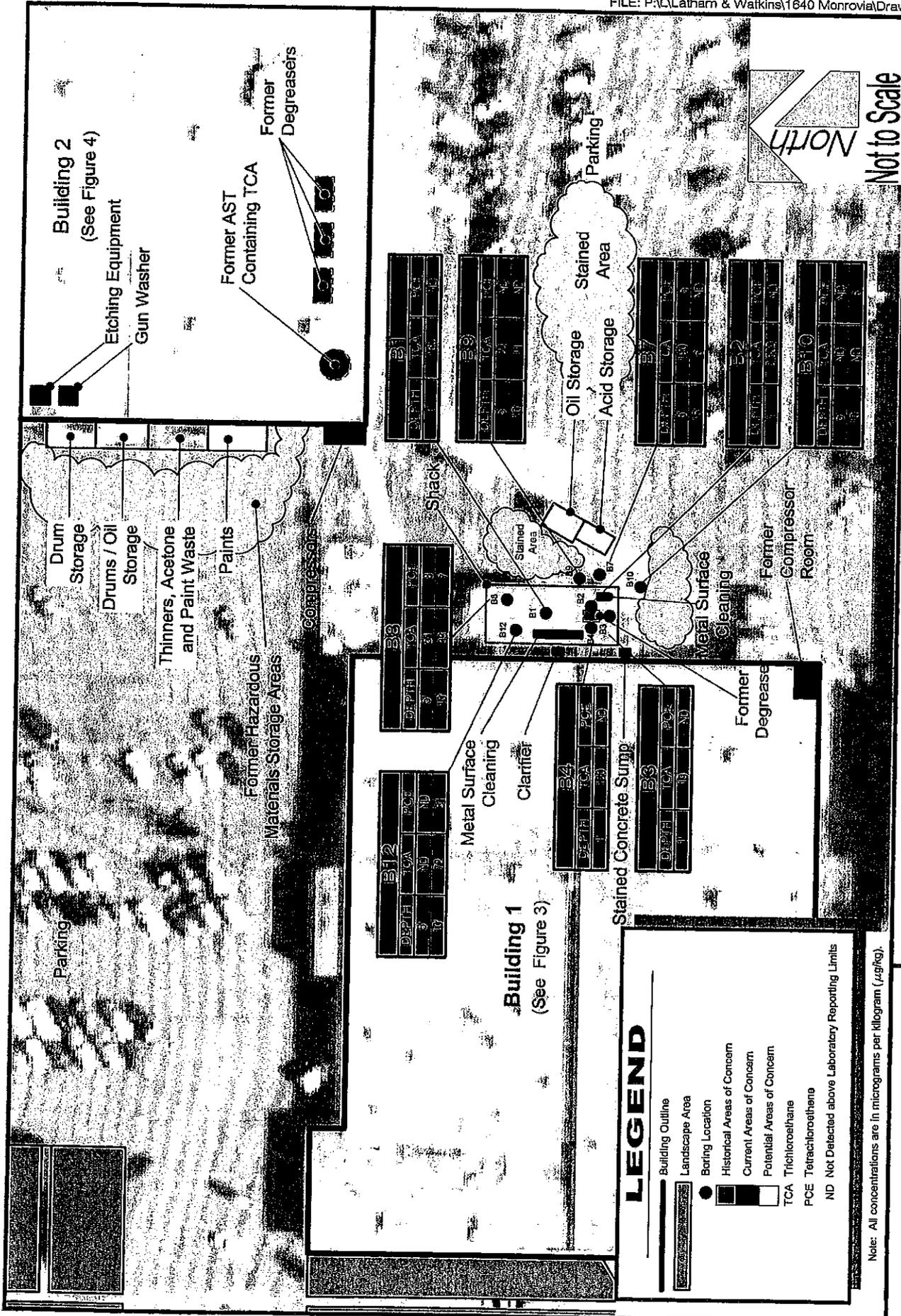


Figure 5

Current and Historical Areas of Concern

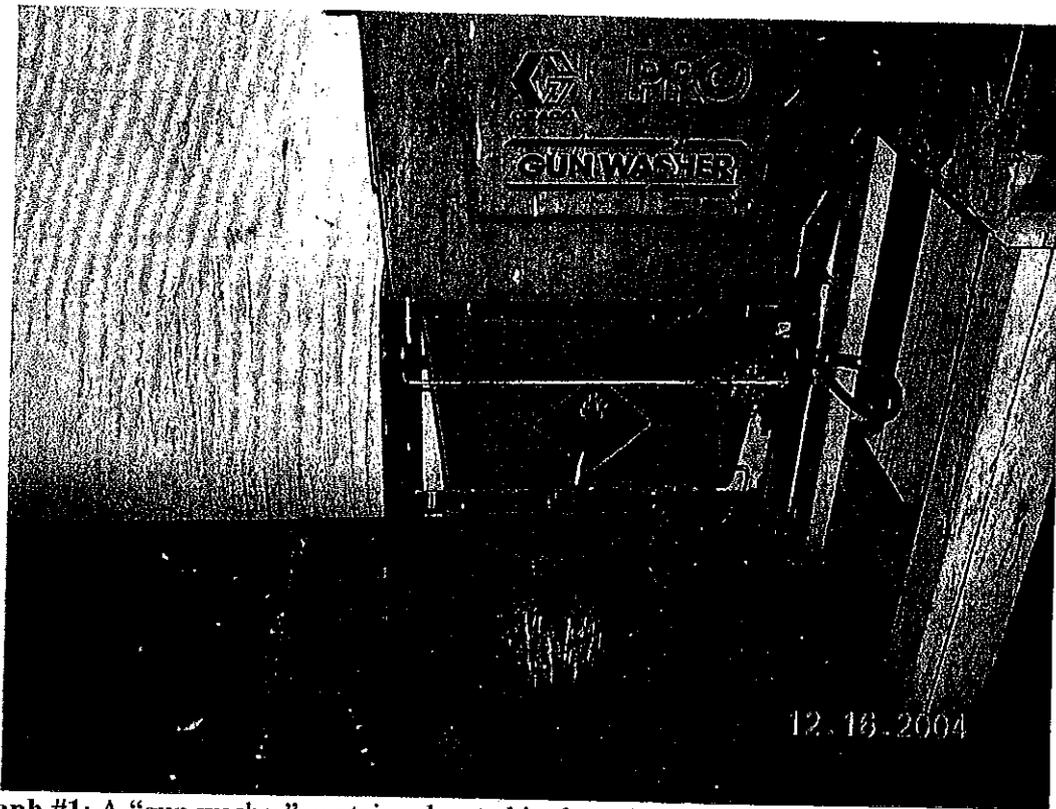
1640 Monrovia Avenue
Costa Mesa, California

Not to Scale

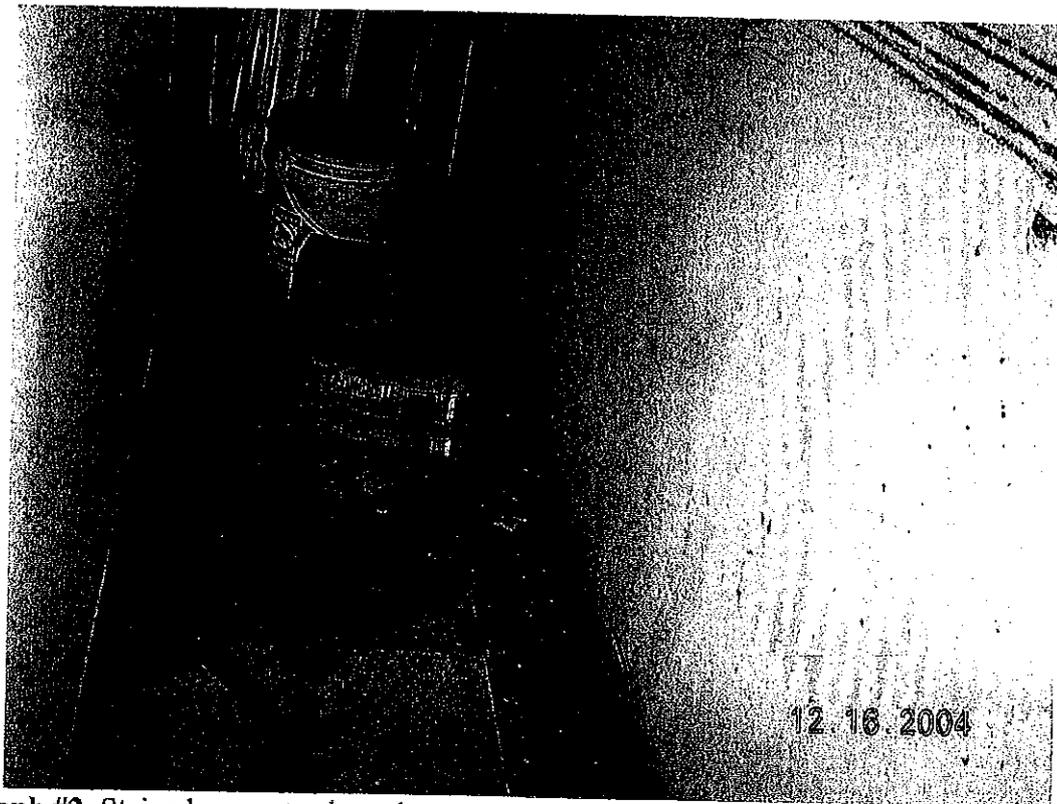
ENVIRON

APPENDIX A

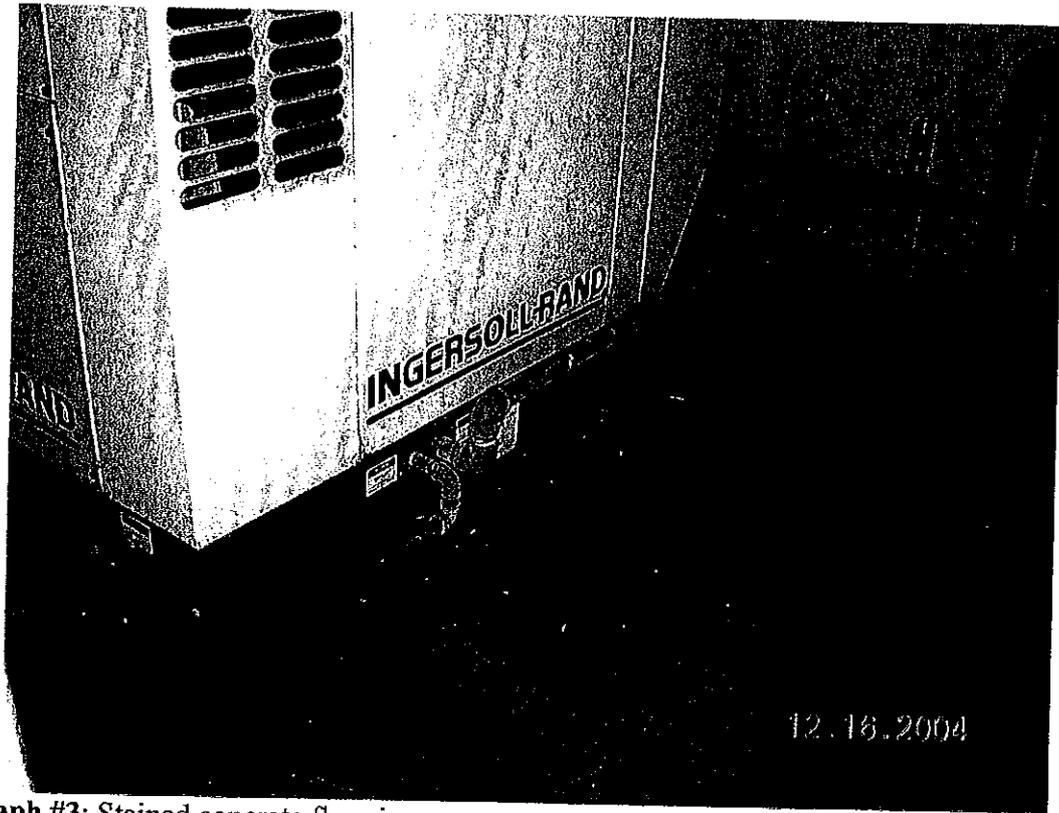
Site Photographs



Photograph #1: A “gun washer” container located in the paint room in the northwestern corner of Building 2.



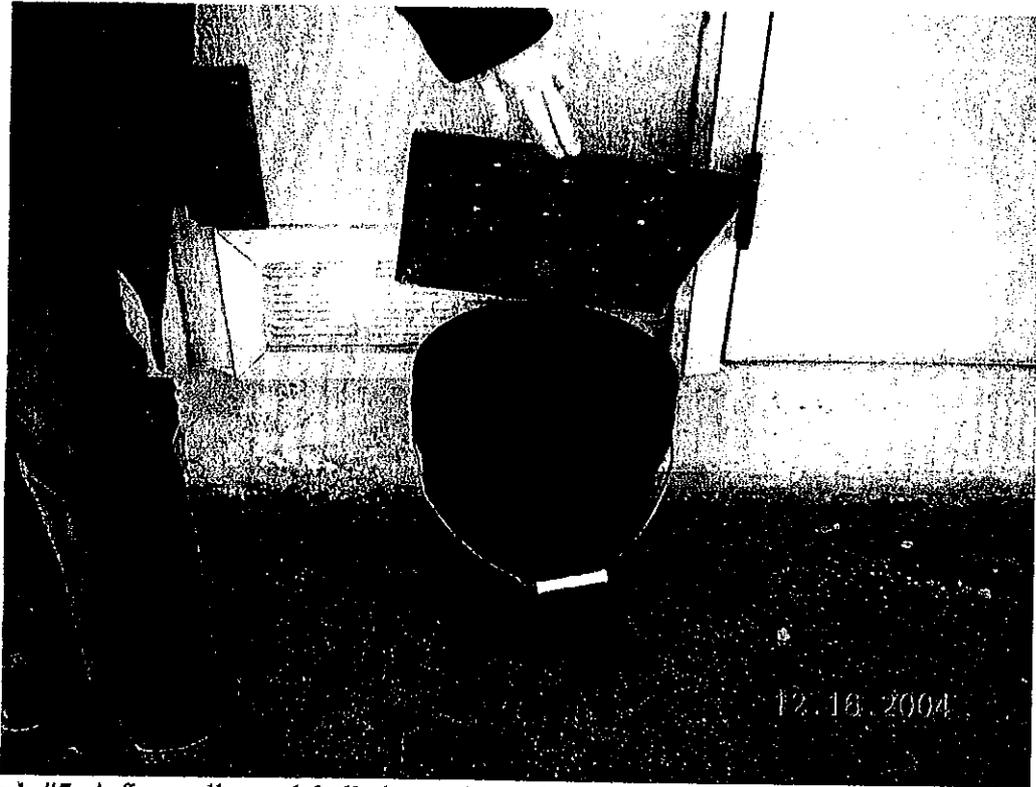
Photograph #2: Stained concrete along the western wall of Building 2.



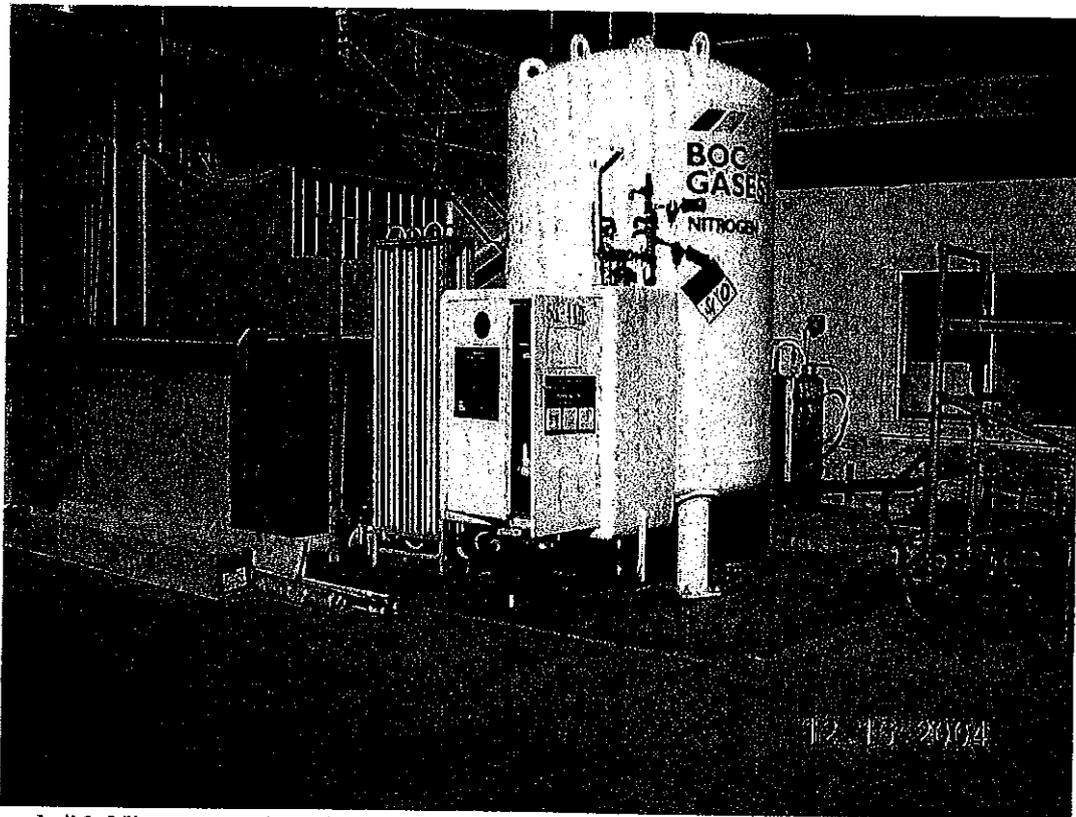
Photograph #3: Stained concrete floor in a compressor room located west of Building 2.



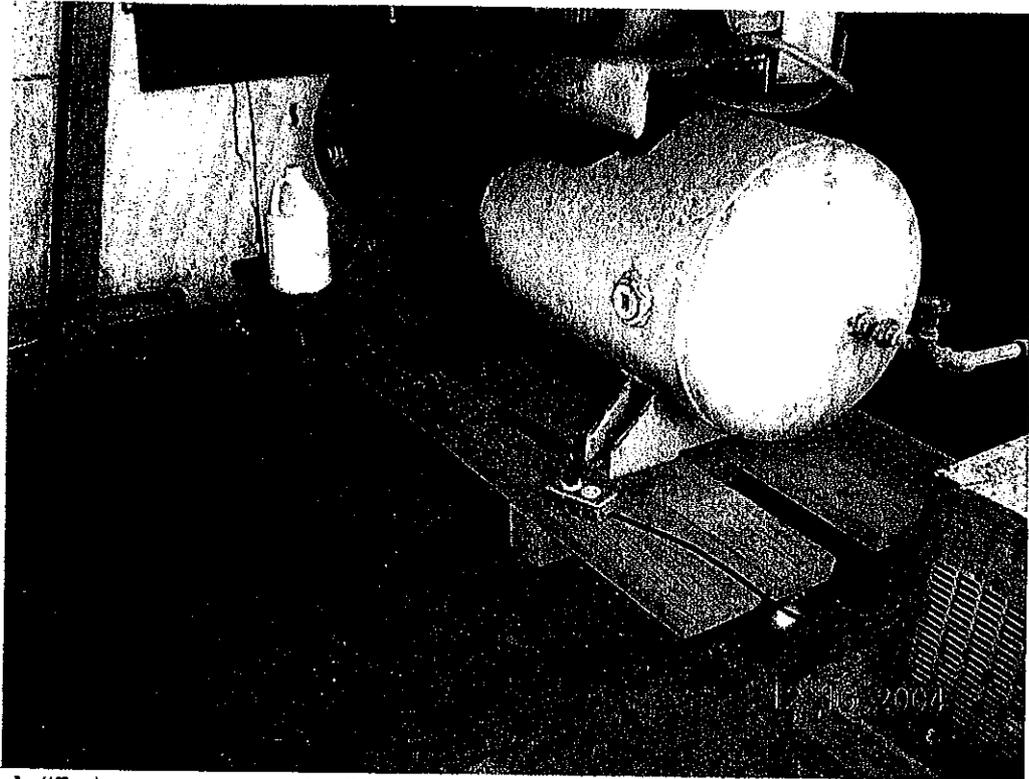
Photograph #4: Acetone and paint thinner storage in a storage shed west of Building 2.



Photograph #5: A five-gallon unlabelled container of waste oil located west of Building 2.



Photograph #6: Nitrogen tank and a concrete aboveground sump located south of the "Shack."



Photograph #7: A compressor in the “former” compressor room located at the southeast corner of Building 1. Note oily staining on the compressor and surrounding concrete floor.



Photograph #8: Chemically stained walls and the bottom of the concrete aboveground tank located south of the “Shack.”



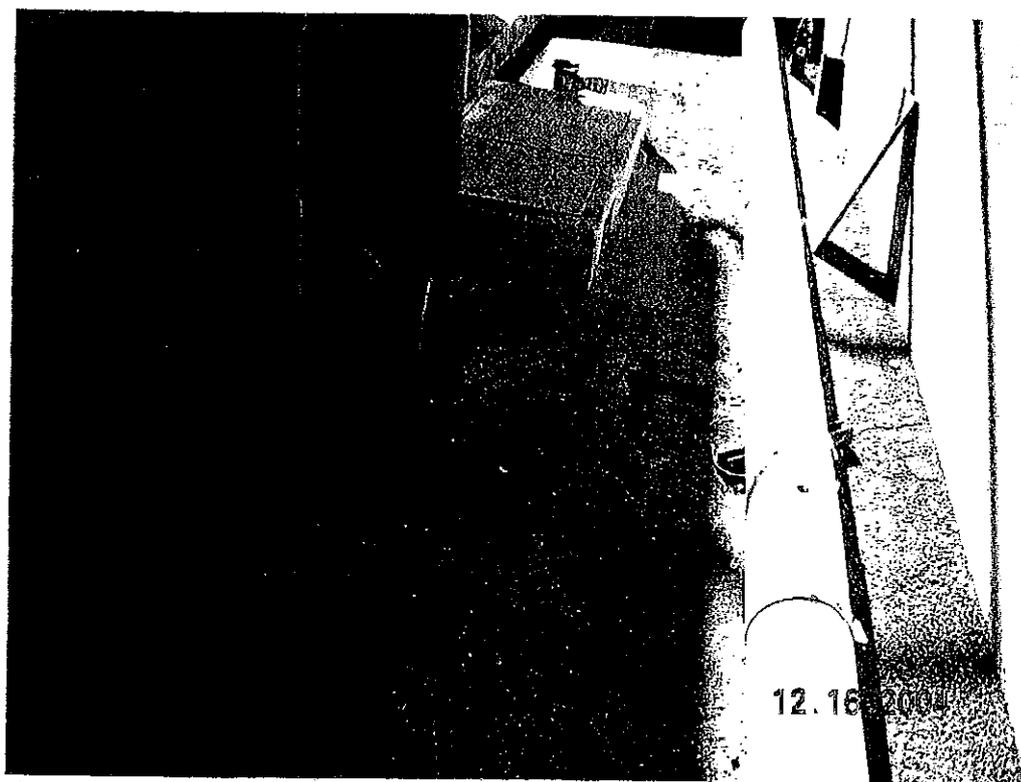
Photograph #9: View of a previous soil boring in the "Shack."



Photograph #10: View of acid tanks in the "Shack." Note deteriorated concrete floor.



Photograph #11: View of the stained and deteriorated concrete floor in the "Shack."



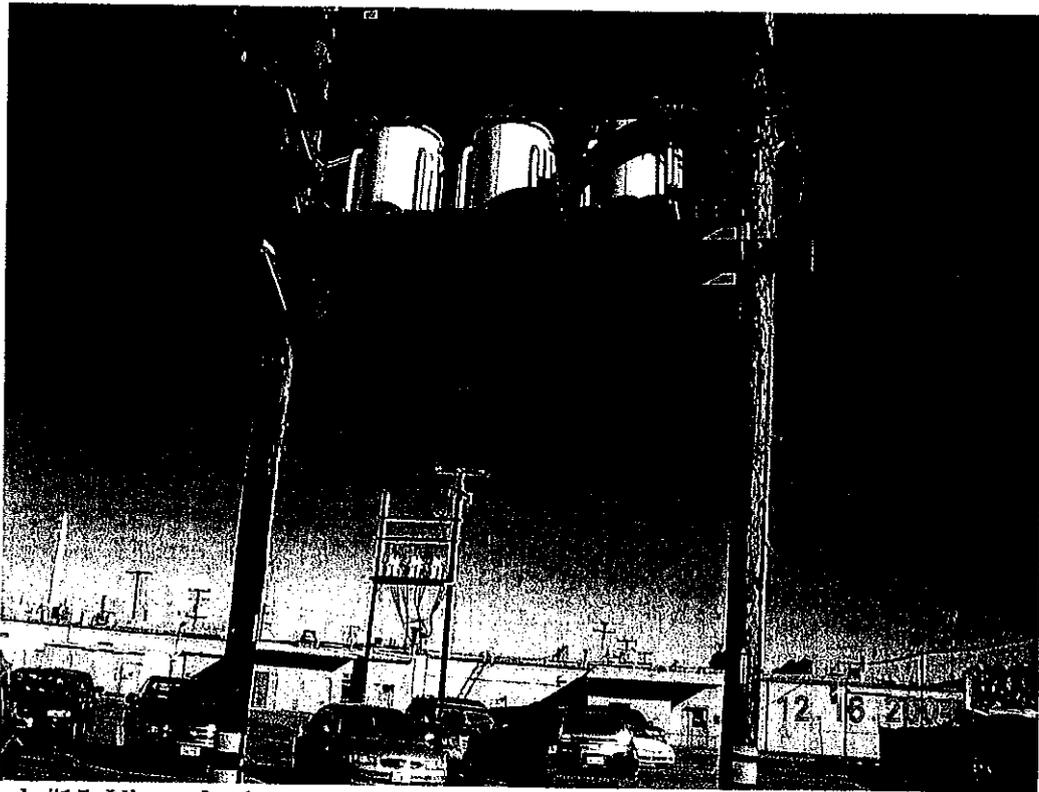
Photograph #12: View of a clarifier located between the "Shack" and Building 1.



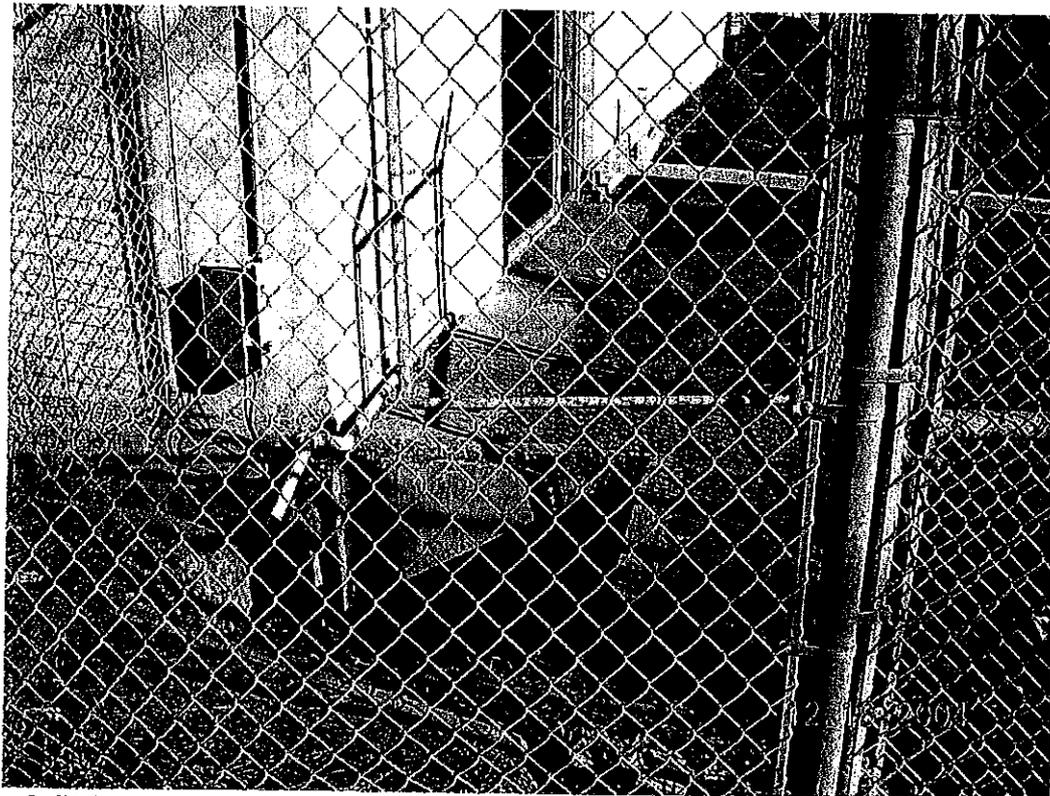
Photograph #13: View of 55-gallon drums containing hydraulic oil in a storage shed located east of the "Shack."



Photograph #14: View of five- and one-gallon containers of hydraulic oil and motor oil located in the storage shed.



Photograph #15: View of pole-mounted transformers located west of Building 2.



Photograph #16: A storm drain located adjacent to the southeastern corner of Building 1.

APPENDIX B

Historical Research Documentation

APPENDIX B.1

Aerial Photographs



EDR® Environmental
Data Resources Inc

**The EDR-Aerial Photography
Print Service**

**1640 Monrovia Avenue
1640 Monrovia Avenue
Costa Mesa, CA 92626**

December 16, 2004

Inquiry Number: 1326493-5

**The Standard
In Environmental
Risk Management
Information**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

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

Environmental Data Resources, Inc.

Aerial Photography Print Service

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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.)

Aerial Photographs

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1-800-352-0050 (8am-8pm ET)

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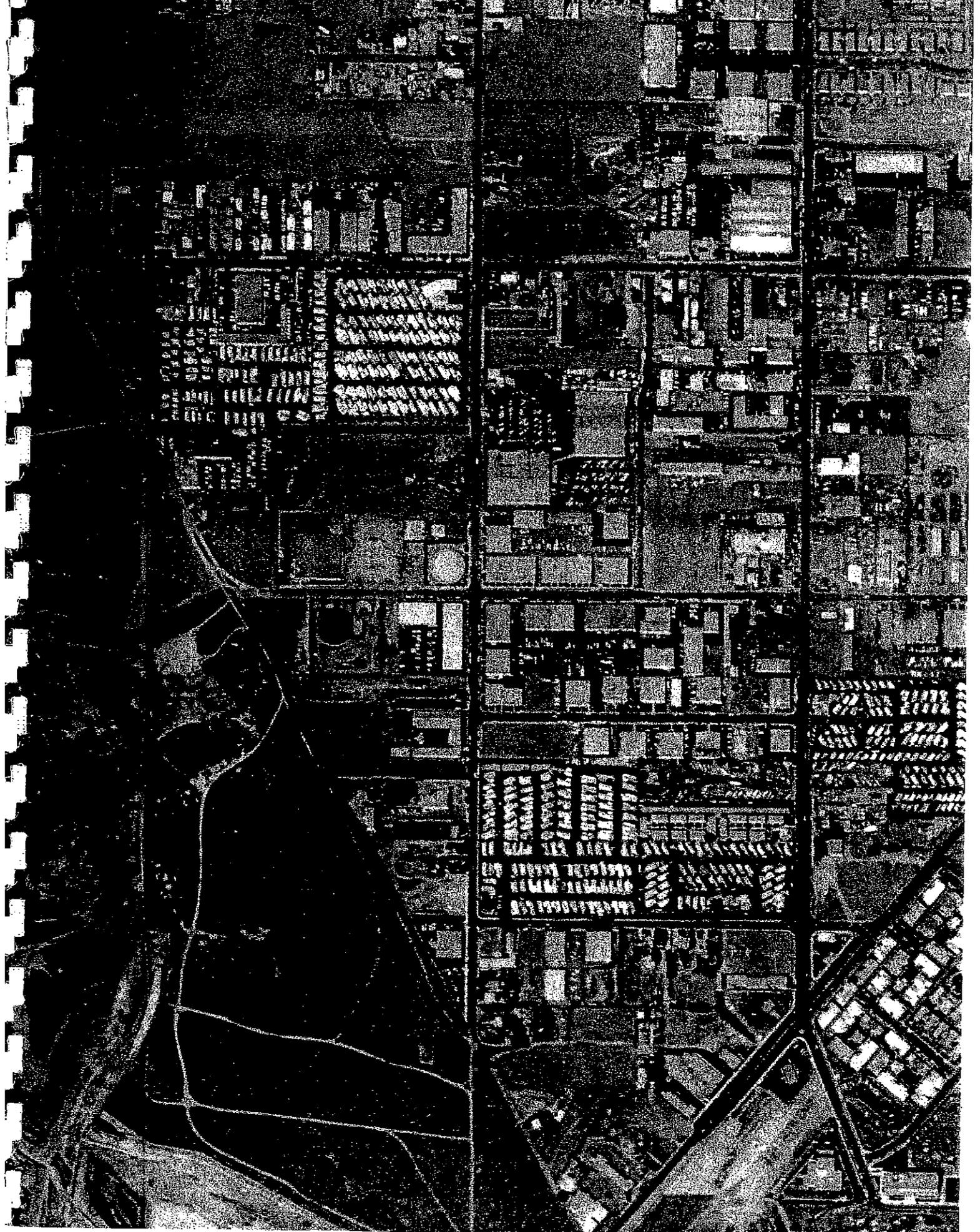
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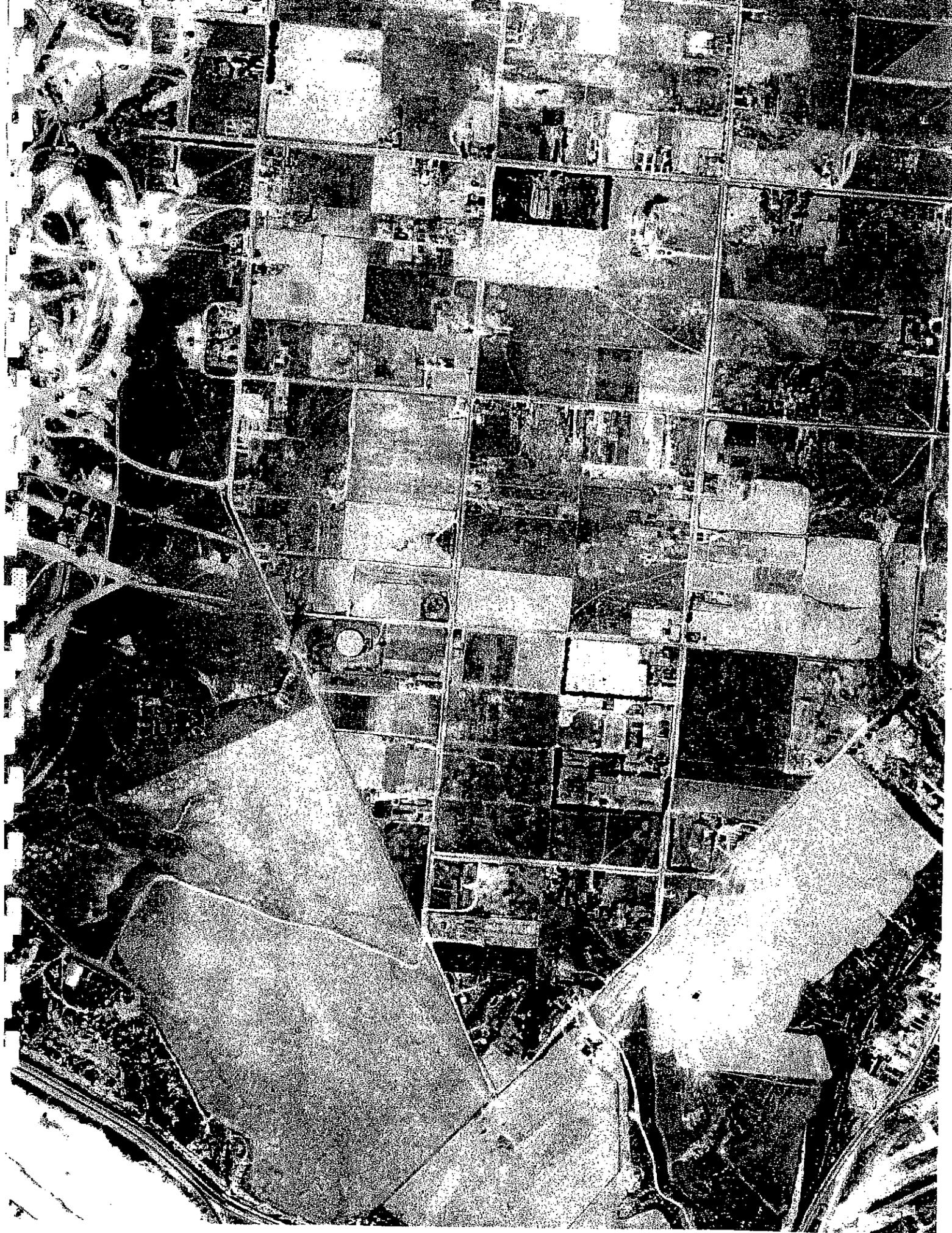


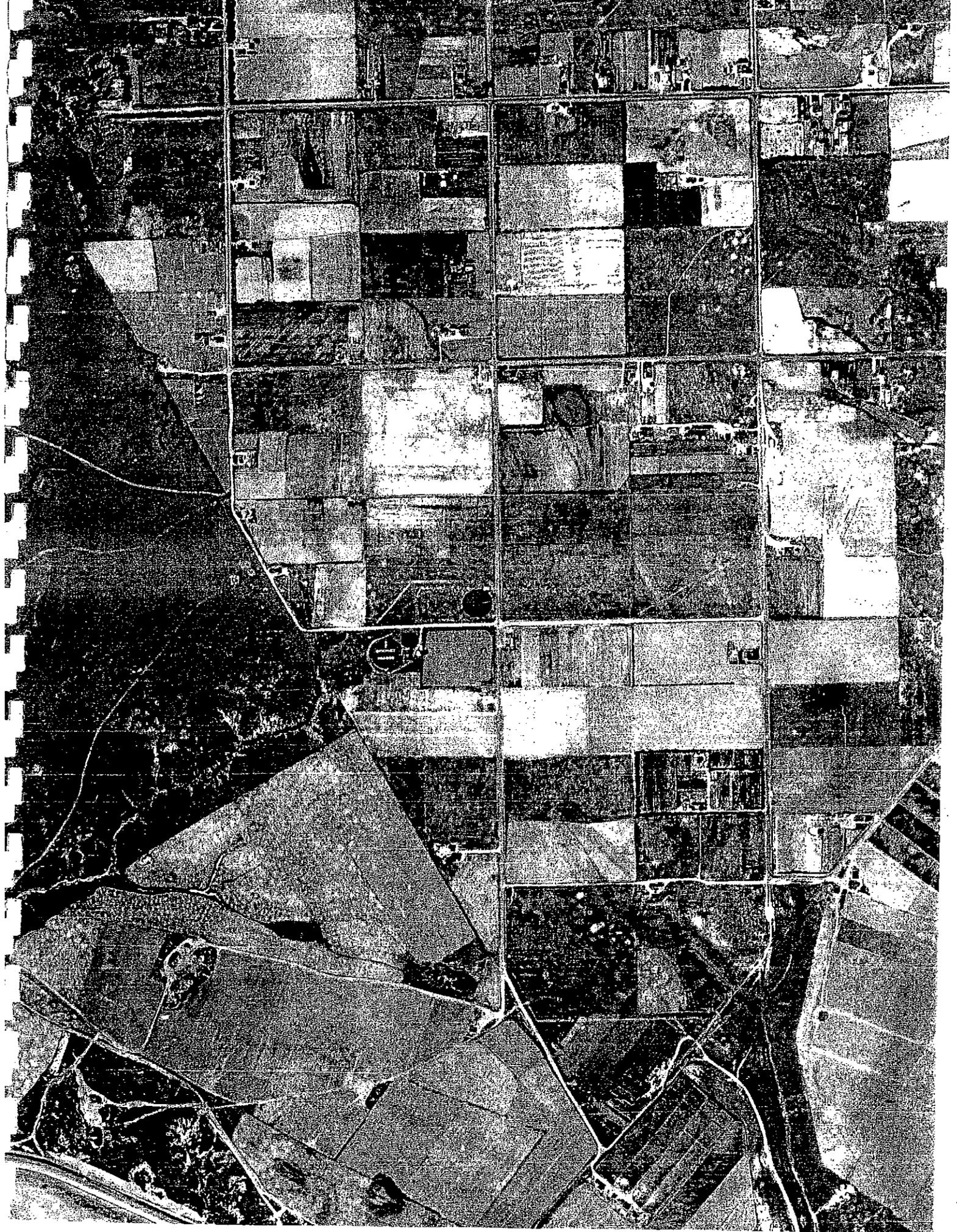












APPENDIX B.2

Topographic Maps



EDR™ Environmental
Data Resources Inc

**The EDR-Historical
Topographic Map
Report**

**1640 Monrovia Avenue
1640 Monrovia Avenue
Costa Mesa, CA 92626**

December 15, 2004

Inquiry Number: 1326493-4

**The Standard
In Environmental
Risk Management
Information**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

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EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

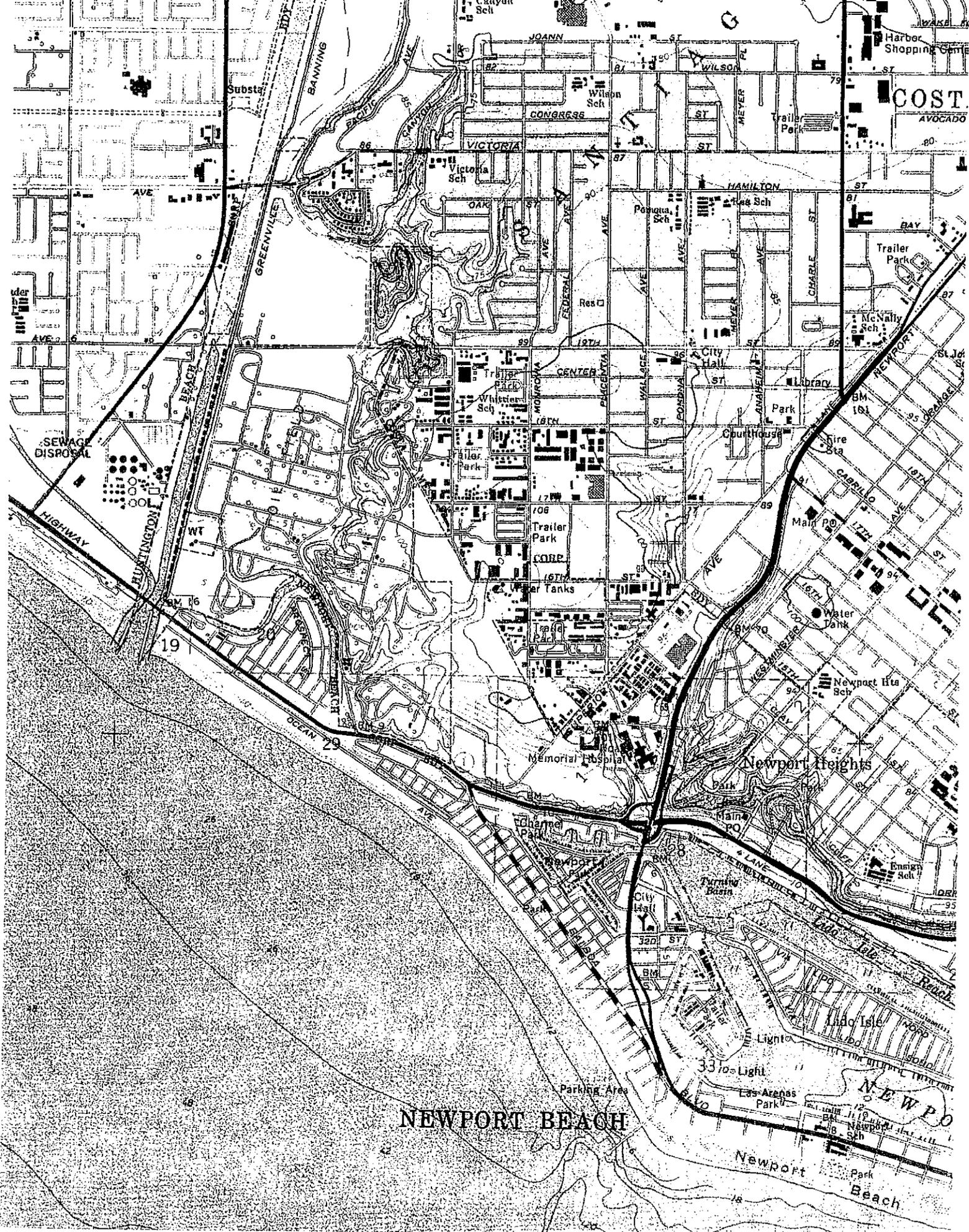
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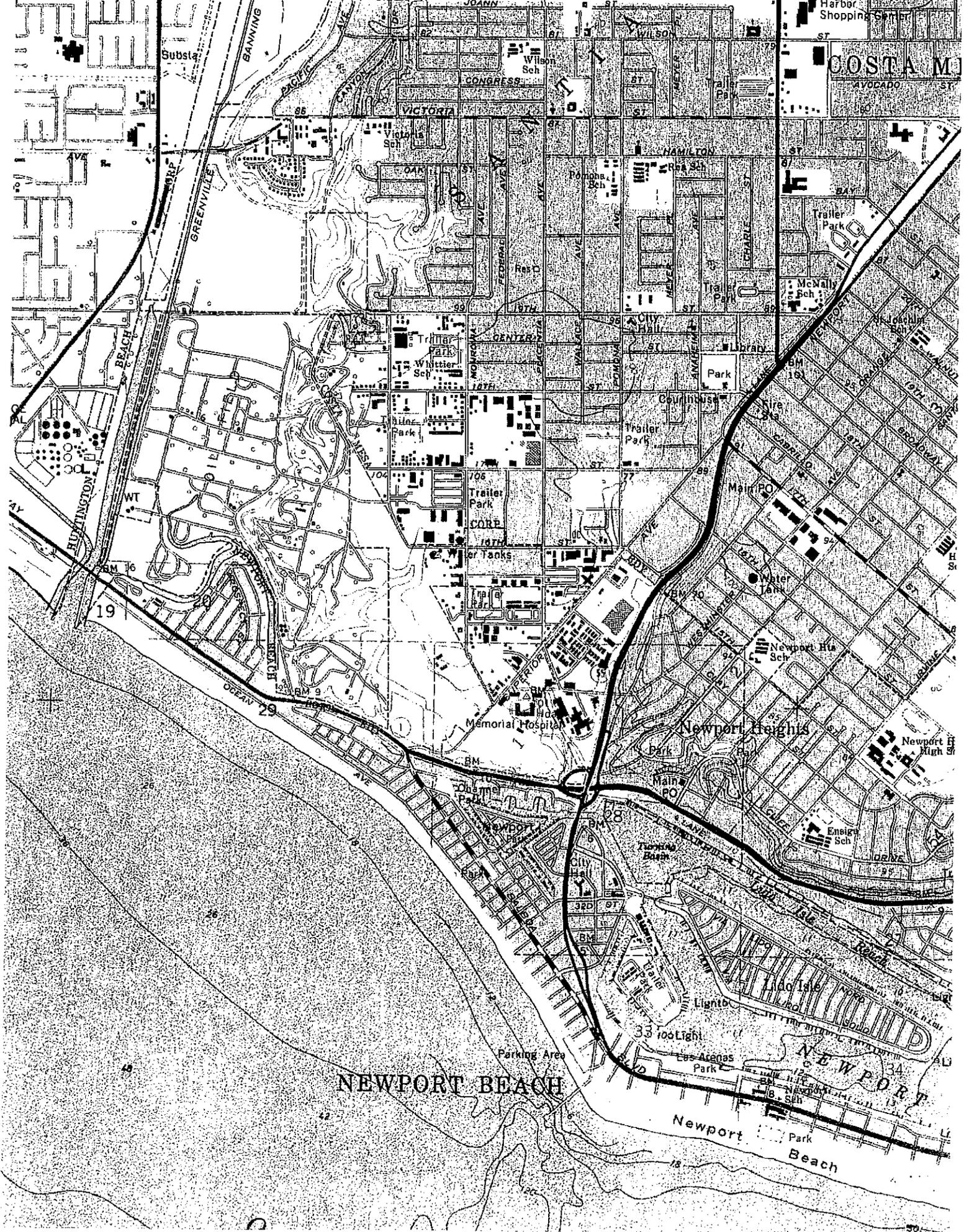
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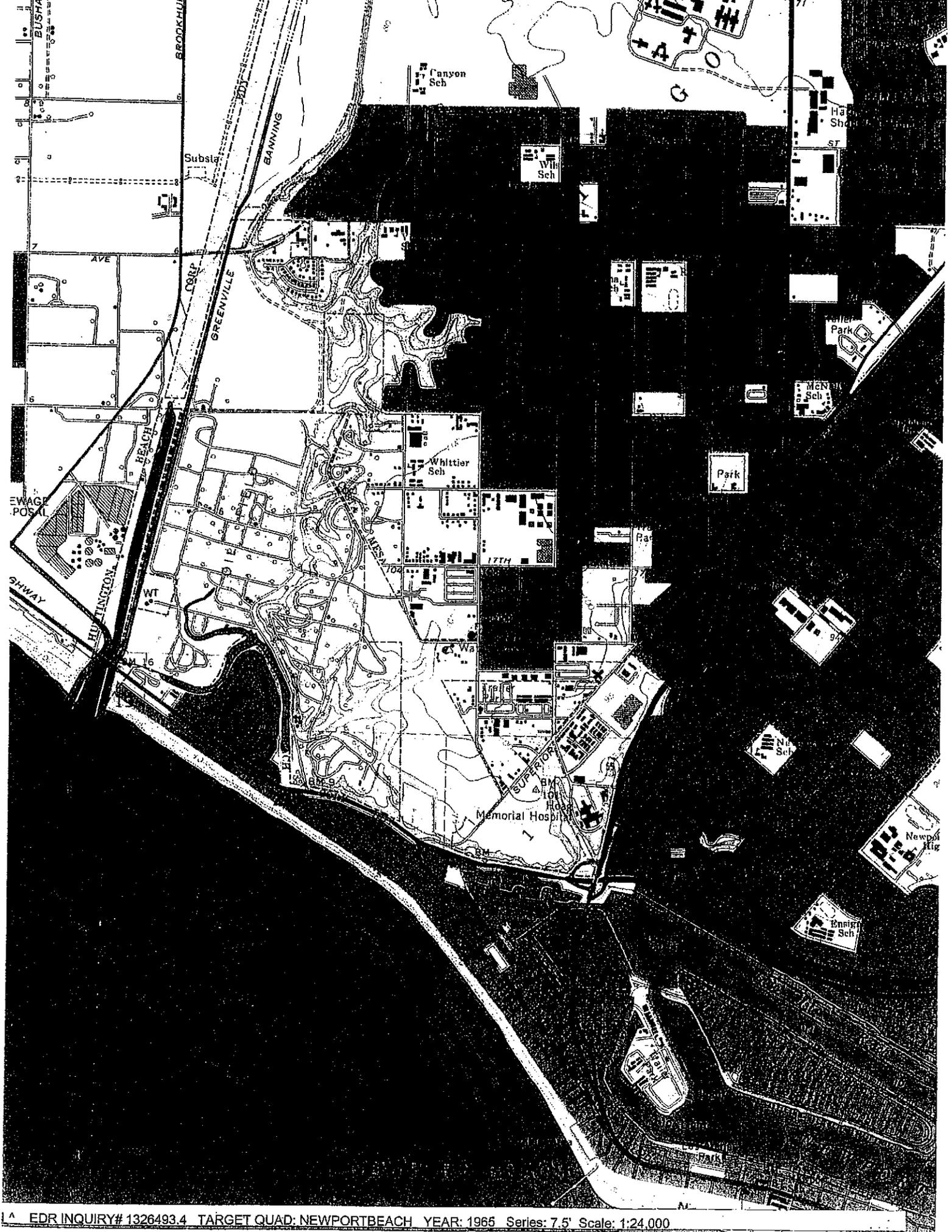
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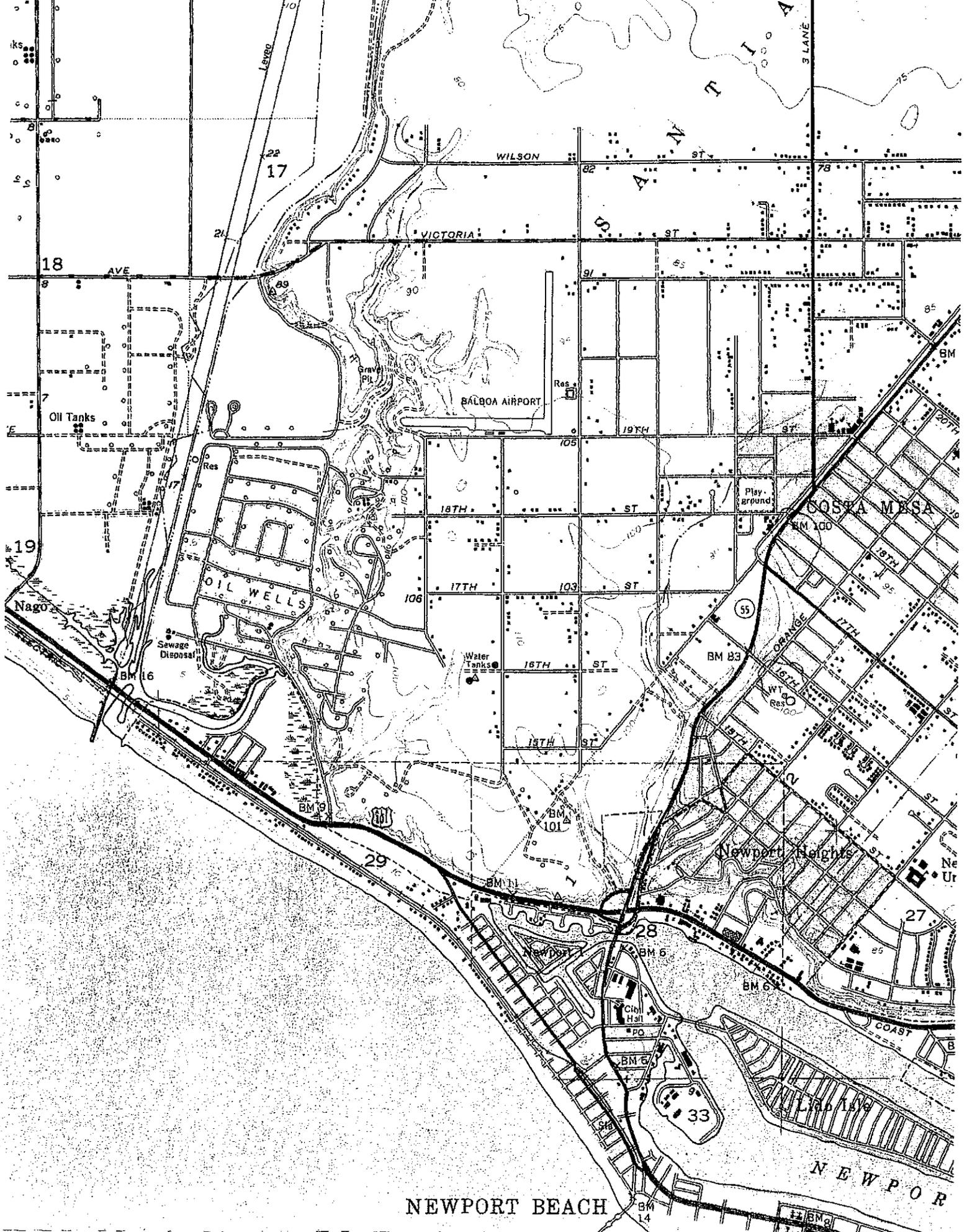
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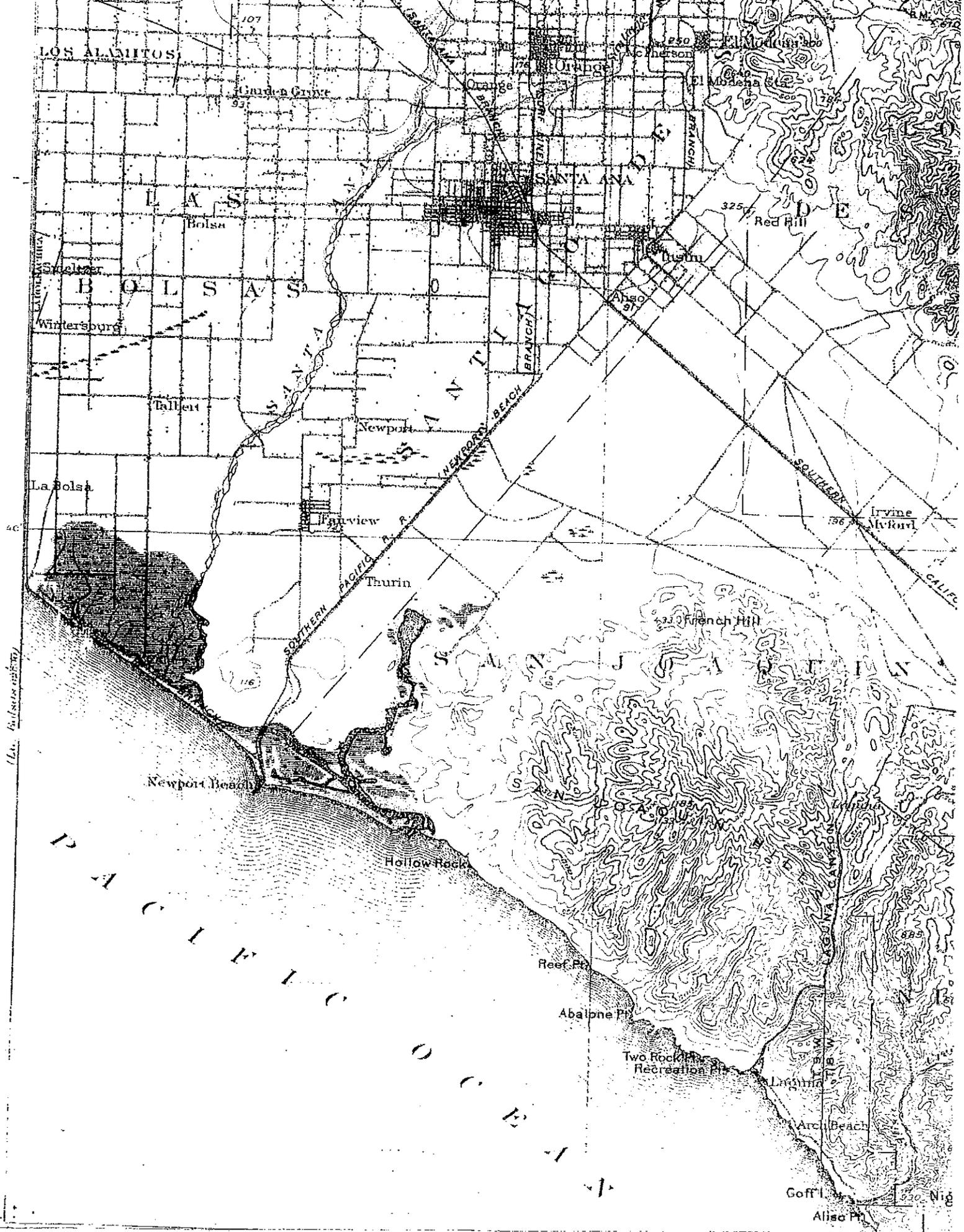


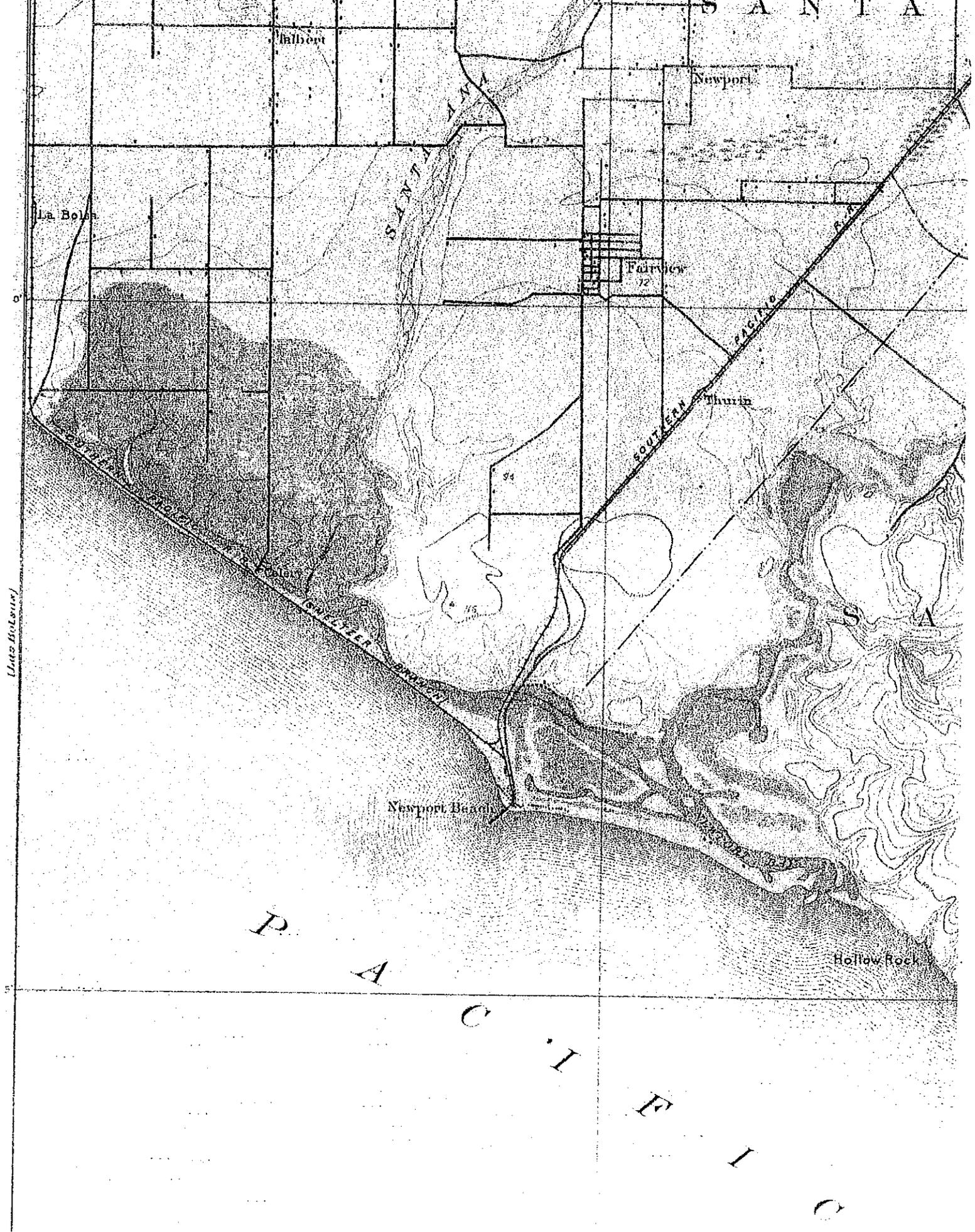




NEWPORT BEACH







(Use Outside)

APPENDIX B.3

Abstract of City Directories



EDR™ Environmental
Data Resources Inc

The EDR-City Directory
Abstract

**1640 Monrovia Avenue
1640 Monrovia Avenue
Costa Mesa, CA 92627**

December 15, 2004

Inquiry Number: 1326493-7

**The Standard
In Environmental
Risk Management
Information**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

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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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:

Target Property:
 1640 Monrovia Avenue
 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 & 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.,
1970	Address not Listed in Research Source	N/A	Ross Publications
1975	MASTER SPECIALTIES COMPANY (1640)		Luskeys Brothers & Co.
1980	Address not Listed in Research Source	N/A	Pacific Telephone
1986	E ATON CORPORATION MS C PRODUCTS (1640) MASTER SPECIALTIES COMPANY SEE EATON C (1640)		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	AEROSPACE CONTROLS DIVISION PLANT (1640)		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	EATONCORP (1640)		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	** W 16TH ST Addresses ** SCHROLL WARREN @OLIVE@ A CARP (906)		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	** MONROVIA AVE Addresses ** HOLT JESSIE R (1658)		The Pacific Telephone and Telegraph Co.
	1952	Address not Listed in Research Source	N/A	Luskeys Directory Service Co.
	1955	** MONROVIA AVE Addresses ** GRAHAM HAROLD T (1641)		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	** W 16TH ST Addresses ** YOUNGBERG HATTIE (910) GATLING J (918)		Ross Publications, Inc.,

PUR ID

Year Uses

NAICS

Source

1965 (continued)

FELLOWS RONALD W (920)

1970

Address not Listed in Research Source

N/A

Ross Publications

1975

**** W 16TH ST Addresses ****

MICROVISION INC (895)

Luskeys Brothers & Co.

**** 16TH ST Addresses ****

LARK ENGINEERING CO INC (866)

LARK ENGINEERING PURCHASING (866)

A DOORS WINDOWS & SCREEN CO (869)

PRESTON SAILS (873)

SCHNEIDER PLASTIC ENTERPRISES INC (878)

MARTEK INSTRUMENTS INC (879)

DYNAFOIL INC (881)

DYNAFOIL INC (881)

KRUEGER RUDOLPH E CO (883)

ALRENE CO (886)

EWALD A F (886)

OFC (886)

SALTER IRENE CULVER (886)

TRI CO REALTY (886)

WRIGHT CHUCK CUSTOM STEEL GUITARS (887)

GEOLITE (888)

ACME TOOL & CUTTER GRINDING (891)

AERO DESIGN PRODUCTS CORP (891)

MERRIAM JIM ANTHONY BURTON INC (891)

BURTON HOUSE (892)

FRANCHISE EXHIBITS CO (892)

FRANCHISE INDUSTRIES INC (892)

MERRIAM FARMS INC (892)

SIR SPEEDY INSTANT PRINTING CENTERS PR (892)

SIR SPEEDY INC (892)

SYSTEMS IV (899)

CABLEVISION (901)

NEWPORT CABLEVISION A DIVISION OF TELE (901)

TELEPROMPTER OF NEWPORT BEACH (901)

TELEPROMPTER OF SEAL BEACH (901)

M T K FIXTURE CO (905)

CERVICE CORPORATION (907)

CRAWFORD ENGINEERING (907)

MARINE FABRICATORS INC (909)

JAMES ANDREW (925)

PUR ID

Year Uses

NAICS

Source

1975 (continued)

JULIUS MERCEDES SERVICE (925)
**** BABCOCK ST Addresses ****
INTERIOR DELIVERY SERVICE (1638)
INTERIORS DELIVERY SERVICE (1638)
G R B ENGINEERING (1650)
H & S MARINE SERVICE (1652)
**** NEWHALL ST Addresses ****
ENGINEERED FINISHES INC (921)
BROOKS OIL & CHEMICAL (925)
TOSHIBA MACHINE CO AMERICA (927)
HOLMES DRAPERY SERVICE (929)
HOLMES A (929)
JS MOVING & STORAGE (931)
SCHNEIDER E JAS (931)
CAL PACIFIC ELECTRONICS INTER CONNECTI (933)
ROBIRDS CUSTOM FURNITURE (935)
ENVIRONMENTAL QUALITY ANALYSTS INC (943)
MARINE BIOLOGICAL CONSULTANTS INC (947)
HOOD INDUSTRIES INC (951)
BUSBY BURNAND RACING INC (953)
WALKER STANLEY G COMPANY WOODWRKNG (955)
JORGENSEN EDWARD (957)
**** MONROVIA AVE Addresses ****
FOXY LADY INC (1589)
NEWPORT PHARMACEUTICALS INTERNATIONAL (1590)
NEWPORT PHARMACEUTICALS INC (1590)
MILLER MARINE SALES (1591)
MILLER MARINE SALES (1591)
CAL GRAPHICS PRESS (1595)
CRYO JET START COMPANY (1602)
LIQUEFIED GAS STORAGE COMPANY (1602)
N R G TECHNOLOGY INC (1602)
ARROW SASH & DOOR CO INC (1620)
JAYCO ENGINEERING (1635)
WDC MANUFACTURING CO (1635)
OROURKE PLASTIC MOLDS (1637)
ADAMS INSULATION CO (1639)
ROD ADAMS COMPANY (1639)
HMS MAILING SERVICE (1641)
NEWPORT MESA COPY CENTER (1641)
LIQUID HANDLING EQUIPMENT INC (1645)
INDUSTRIAL OPTICS INC (1647)

PUR ID

Year Uses

NAICS

Source

1975 (continued)

VANTASY PAINTING (1649)
JACOBS M L (1650)
NAY GREG (1666)

1980

**** W 16TH ST Addresses ****

CABLE TV N E W PORT (901)
CRISTINO REGINA (916)

Pacific Telephone

**** 16TH ST Addresses ****

TELEPROMPTER OF SEAL BEACH (901)

**** BABCOCK ST Addresses ****

IN TE RIOR S DE LIVE RY S E RVICE (1638)
I ATERIOR DELIVERY SERVICE (1638)
INTERIOR DEPARTMENT .. SEE UNITED STA (1638)
NEROR DEIG ASSOCIATES (1638)
STRATE LORJ P (1640)
G R B ENGINEERING (1650)
H & S MARINE SERVICE (1652)
H & S ROOFING (1652)

**** NEWHALL ST Addresses ****

BROOKSCHEM CUT TORATION (925)
OLEC CORPORATION (927)
C EAVINGER MICHAEL R PLMBNG & HEATING (931)
CLASSICAL CABINETRY (931)
CLECAK VIVIAN @LAGUNA BEACH@ (931)
DOOLEY PAT CO INC (933)
BROWN AND CALDWEL ENVIRONMENTAL SCIEN (943)
ARN L LOGICAU ON S MLAN TS L MC (947)
CONSHLF SERVICES INC (947)
JORGENSEN FURNITURE INC (951)

**** MONROVIA AVE Addresses ****

N E W PORT P T RMACE UTICALS IN TE RN (1590)
MILLER MARINE SALES (1591)
POWER GENNY INC (1591)
MAUL MFG INC (1595)
WAREHOUSE (1595)
CLONAL RESEARCH (1602)
LABORATORY (1602)
MONITOR SCIENCE CORP (1602)
MONITORED ANTABUSE PROGRAM INC (1602)
FIP S YS TE MS IN C (1611)
WINFIELD LOCKS (1613)
BETTER WAY FOODS CO (1620)

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1980 (continued)	BETTERIDGE R (1620)		
		ELECTRO HYDRAULIC SERVICES (1633)		
		BEDSPREAD STORY THE (1639)		
		HMS MAILING SERVICE (1641)		
		NEWPORT MESA COPY CENTER (1641)		
		THOMAS THOS L (1645)		
		THOMPSON CONE CO (1645)		
		AYREG (1666)		
1986		** W 16TH ST Addresses **		
		SHOWTIME ENTERTAINMENT NEWPORT (901)		Pacific Bell
		JULIUS MERCEDES SERVICE (925)		
		ADAMSON INDUSTRIES INC (930)		
		ADAMSON INDUSTRIES INC (930)		
		BLUEROCK THOMAS AIA (930)		
		BORA INC (930)		
		COMPARATOR SYSTEMS INC (930)		
		COX UPHOFF INTERNATIONAL INC (930)		
		CROSSPORT INC (930)		
		JOSONRAY PRODUCTS INC (930)		
		MARSHALL DANNY DESIGNS (930)		
		PONG & ASSOCIATES INTERIOR ARCHITECTS (930)		
		Unknown (930)		
		** BABCOCK ST Addresses **		
		INTERIOR DELIVERY SERVICE (1638)		
		G R B ENGINEERING (1650)		
		H & S MARINE SERVICE (1652)		
		** NEWHALL ST Addresses **		
		CLASSICAL CABINETRY (927)		
		OLEC CORPORATION (927)		
		MBC APPLIED ENVIRONMENTAL SCIENCES (947)		
		BNENZA THOS DESIGN (949)		
		JORGENSEN FURNITURE INC (951)		
		** MONROVIA AVE Addresses **		
		POWER GENNY INC (1591)		
		ICW IMPORT CAR WAREHOUSE (1593)		
		MAUL MFG INC (1595)		
		AMERICAN DIAGNOSTICS SEE ROCHE DIAGNOS (1600)		
		ROCHE DIAGNOSTIC SYSTEMS (1600)		
		SUNRAY CONSTRUCTION CO INC (1609)		
		LUXURY AUTO IMPORTS INC (1611)		
		LUXURY AUTO IMPORTS INC (1611)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1986	(continued)		
		LUXURY AUTO LEASING (1611)		
		FIP S Y S T E M S I N C (1613)		
		BETTER WAY FOODS CO (1620)		
		KENTON INDUSTRIES (1631)		
		ELECTRO HYDRAULIC SERVICES (1633)		
		OROURKE PLASTIC MOLDS (1637)		
		HMS MAILING SERVICE (1641)		
		SAN GABRIEL DIE & MOLD CO (1643)		
		SMITH BROS HEATING & AIR CONDITIONING (1649)		
1991		<u>** W 16TH ST Addresses **</u>		Pacific Bell
		ADAMSON INDUSTRIES INC (930)		
		ADAMSON INDUSTRIES INC (930)		
		BIANCO NIKKI DESIGNS (930)		
		BIANCO R (930)		
		CREATIVE IMPACT (930)		
		DAVENPORT WALTER M (930)		
		DE VRIES INTERNATIONAL (930)		
		DE VRIES INTERNATIONAL (930)		
		DIVERSIFIED DESIGN ENTERPRISES (930)		
		FONG & ASSOCIATES NDSCPE ARCHTCTS (930)		
		HALL DONN CONSLTNT (930)		
		HALL DONN CONSLTNT (930)		
		HEINZ LISA (930)		
		NEWPORT PACIFIC DESIGNS (930)		
		PARKVIEW CONCEPTS INC (930)		
		RESOURCE CONVERSION TECHNOLOGY (930)		
		TRUST ADMINISTRATORS INC (930)		
		W W BALLREICH PROJECT (930)		
		WARTHER & ASSOCIATES (930)		
		WARTHER DPAUL & ELIE (930)		
		WARTHER DAIRYL KEITH (930)		
		FLORIO SWARTHER (930)		
		<u>** BABCOCK ST Addresses **</u>		
		INTERIORS DELIVERY SERVICE (1638)		
		INTERIOR DELIVERY SERVICE (1638)		
		AEROSPACE & COMMERCIAL CONTROLS DIVISI (1647)		
		FAR WEST AUTO REPAIR (1650)		
		<u>** NEWHALL ST Addresses **</u>		
		LINCOLN JD (937)		
		LINCOLN JD (937)		
		LINCOLN JD & CLARA (937)		

PUR ID

Year Uses

NAICS

Source

1991 (continued)

LINCOLN JACK (937)
MBC APPLIED ENVIRONMENTAL SCIENCES (947)
MBC APPLIED ENVIRONMENTAL SCIENCES (947)
MARINE BIOLOGICAL CONSULTANTS INC (947)
MARINE CONCEPTS (947)
BRIENZA THOS DESIGN (949)
JORGENSEN FURNITURE INC (951)
**** MONROVIA AVE Addresses ****
WEST COAST POWER (1590)
POWER GENNY INC (1591)
SPACE DESIGN & DISPLAY (1591)
DISCOUNT FOREIGN CAR PARTS (1593)
I C E PARTS FOR IMPORT CARS (1593)
I C E WHOLESALE PARTS FOR IMPORT CARS (1593)
ICE (1593)
ICE (1593)
ICE DISCOUNT FOREIGN CAR PARTS (1593)
ICE DISCOUNT IMPORT CAR PARTS (1593)
ICE PARTS FOR IMPORT CARS (1593)
ICW IMPORT CAR WAREHOUSE (1593)
ID INVESTIGATORS & ADJUSTERS INC (1593)
ID INVESTIGATORS & ADJUSTERS KB (1593)
IMPORT CAR WAREHOUSE (1593)
FREDDI DO AUTO REPAIRS (1595)
FREDDIE BOOMER OF CALIFORNIA @LA HABRA (1595)
DESIGN SOPHISTICATES (1596)
THEATRICAL SHOWCASE (1598)
API MARKETING (1600)
DOWN COMFORT MASTERS OFC (1600)
NATURES SECRETS (1600)
VIKING WATER SYSTEMS (1604)
BETTER WAY FOODS CO (1620)
NOROTOS INC (1635)
ADVANCED PRECISION MACHINING (1637)
CALIFORNIA CLASSICS CUSTOM SILK SCREEN (1639)
HMS MAILING SERVICE (1641)
HMSSLNC SJEONER IRN (1641)
KID KRITTER INC (1643)
PIED PPER MEDIA (1645)
RAYS EXTERMINATING CO (1647)

1992

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>
1995	** W 16TH ST Addresses **		Pacific Bell
	BUSCH & ASSOCIATES LTD (871)		
	POSITIVE PROTECTION & COMMUNICATION SY (875)		
	ODYSSEY SAILMAKERS (877)		
	CATALYST GROUP THE (881)		
	CALIFORNIA FLOWER MARKET (882)		
	NE W PORT BE ACH FLORIS T (882)		
	NEWPORT BEACH FLOWERS (882)		
	NEWPORT FLORIST (882)		
	NEWPORT FLOWERS (882)		
	NEWPORT HILLS FLORIST (882)		
	JAGUAR PRINTING (884)		
	DEROGENE INC (885)		
	JACOB KE BLLOR (886)		
	N OACK TROPHY & E N GRAVIN G CO (889)		
	EDEN BBS (893)		
	LOLMEDIA (893)		
	LGARDE INC (905)		
	HAVENS WICKHAM AUTO CARE (907)		
	BROWNS ENGINEERING INC (909)		
	FLETCHS EXHAUST INSULATION (911)		
	CREATIVE IMPACT (930)		
	ADAMSON INDUSTRIES (930)		
	ANDREWS ROSS & ASSOCIATES (930)		
	BIOTRIBE SPORTSWEAR (930)		
	BUCKEYE MERCHANDISING SERVICES INC (930)		
	DAVENPORT WALTER M (930)		
	FON G & AS S OCIATE S INDSPE ARCHTCTS (930)		
	HALL DONN CONSLTNT (930)		
	MODELTECHNICS (930)		
	SPIRIT MANUFACTURING (930)		
	** BABCOCK ST Addresses **		
	INTERIOR DELIVERY SERVICE (1638)		
	** NEWHALL ST Addresses **		
	MARBLE LAND (925)		
	NEWPORT PACKING & CRATING (931)		
	A & R BUSINESS SERVICE (937)		
	DUN NW E LL CARPE T & UPHOLS TE RY CLE (937)		
	DUNN ROBT J (937)		
	JD DESIGN (937)		
	KIDS GALLERY (937)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1995 (continued)	LEMON & SODA (941)		
		BRIENZA THOS DESIGN (949)		
		POIEMA MINISTRIES (953)		
		COAST DISTRIBUTORS (955)		
		PACIFICA YACHTS (957)		
		RITEOLITE OF CALIFORNIA (957)		
		** MONROVIA AVE Addresses **		
		BETHPAGE ASSOCIATES INC (1590)		
		THEATRICAL SHOWCASE (1590)		
		TRIJAY TECHNOLOGIES INTERNATIONAL CORP (1591)		
		CAL TECH SILKSCREEN (1592)		
		I C W PARTS FOR IMPORT CARS (1593)		
		ICW IMPORT CAR WAREHOUSE (1593)		
		IMPORT CAR WAREHOUSE (1593)		
		FREDDI DO AUTO REPAIRS (1595)		
		JET LAG (1596)		
		ENTERTAINMENT NETWORK THE (1600)		
		AEGIS MARINE INTERNATIONAL INC (1602)		
		RESEARCH MEDICAL (1603)		
		SMALL CRAFT ADVISORIES (1604)		
		HARDIN GRAPHICS (1606)		
		ART & FRAME EXPRESS (1609)		
		CALIFORNIA BOLT CO (1611)		
		RESEARCH MEDAL INDUSTRIES (1611)		
		FOREMOST IN PACKAGING SYSTEMS (1613)		
		COMPUSAVE (1620)		
		INTERSTATE BRANDS CORP (1620)		
		NEWPORT INDUSTRIAL GLASS INC (1633)		
		NEWPORT GLASS WORKS LTD (1633)		
		NEWPORT INDUSTRIAL GLASS INC (1633)		
		NOROTOS INC (1635)		
		ADVANCED PRECISION MACHINING (1637)		
		CALIFORNIA CLASSICS CUSTOM SILK SCREEN (1639)		
		HMS MAILING SERVICE (1641)		
		AMOD (1643)		
		PERFORMANCE DEVELOPMENT (1643)		
		DATEX CORP (1645)		
		CHMELA ANDREW (1650)		
1997		Address not Listed in Research Source	N/A	Pacific Bell
2001		Address not Listed in Research Source	N/A	PACIFIC TELEPHONE

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
2002	** W 16TH ST Addresses **		
	XXXX (866)		PACIFIC TELEPHONE
	9 BUILDING ACADEMYCOMPUTER (930)		
	Unknown (930)		
	** BABCOCK ST Addresses **		
	INTERIOR DELIVERY (1638)		
	XXXX (1640)		
	XXXX (1647)		
	BOYE 9 TTHOMAS (1650)		
	LEGION FOR THE (1650)		
	XXXX (1652)		
	** MONROVIA AVE Addresses **		
	N PROGRESSIVESIGNS (1588)		
	PATIOOUTLET (1590)		
	SAHLI EXOTICAUTOS (1591)		
	HIPCHEN (1592)		
	BEDROOM B 0591 Q (1594)		
	FREDDIDOAUTORPR (1595)		
	BAYPORTBUILDERS (1596)		
	ELEGANTBY DESIGN (1598)		
	XXXX (1599)		
	MODELTECHNICS (1600)		
	BOCK ASSOCIATES (1601)		
	XXXX (1601)		
	BUILD (1602)		
	DONMARLTD (1603)		
	CHAMLEY LANDSCAPE (1604)		
	CALIFORNIA BOLT CO (1607)		
	ARTAFRAMEEXPRESS (1609)		
	NEALPARRYCO (1611)		
	VAUGHNBOWENCO (1613)		
	FAIRHAVENTEXTILES (1615)		
	OCOLLINSEVE IYN (1620)		
	XXXX (1621)		
	XXXX (1629)		
	TRICO RENTS (1631)		
	XXXX (1633)		
	XXXX (1635)		
	XXXX (1637)		
	ENKAY ENGINEERING 949 S (1639)		
	HMS MAILINOSERVICE (1641)		

PUR ID

Year Uses

2002 (continued)

XXXX (1641)

PERFORMANCE (1643)

XXXX (1647)

ADVANCEDPRECISION (1649)

XXXX (1650)

MILLER (1660)

NAICS

Source

APPENDIX C

Regulatory Agency Data Base Search



EDR™ Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**1640 Monrovia Avenue
1640 Monrovia Avenue
Costa Mesa, CA 92627**

Inquiry Number: 1326493.2s

December 15, 2004

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

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

Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

AWP.....	Annual Workplan Sites
Cal-Sites.....	CalSites Database
CHMIRS.....	California Hazardous Material Incident Report System
Notify 65.....	Proposition 65 Records
Toxic Pits.....	Toxic Pits Cleanup Act Sites
SWF/LF.....	Solid Waste Information System
WMUDS/SWAT.....	Waste Management Unit Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
VCP.....	Voluntary Cleanup Program Properties
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
INDIAN RESERV.....	Indian Reservations
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CLEANERS.....	Cleaner Facilities
CA WDS.....	Waste Discharge System
DEED.....	List of Deed Restrictions
SCH.....	School Property Evaluation Program
REF.....	Unconfirmed Properties Referred to Another Agency
NFA.....	No Further Action Determination
NFE.....	Properties Needing Further Evaluation

EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

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 ASTM STANDARD

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/23/2004 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HUGHES AIRCRAFT CO	500 SUPERIOR AVE	1/2 - 1 S	56	72

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting 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, 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 that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 08/10/2004 has revealed that there are

EXECUTIVE SUMMARY

22 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>
PERFORMANCE DEVELOPMENTS	1643 MONROVIA	0 - 1/8 N	A4	8
NEWPORT INDUSTRIAL GLASS INC	1631 MONROVIA AVE	0 - 1/8 S	A5	8
ROCHE DIAGNOSTIC SYSTEMS	1600 MONROVIA AVENUE	0 - 1/8 S	B7	10
FIVE STAR AUTO CARE INC	925 W 16TH ST	0 - 1/8 SSW	C8	10
CAL TECH SILKSCREENS	1549 MONROVIA	0 - 1/8 S	B10	11
CALTEC SILKSCREENS	1594 MONROVIA	0 - 1/8 S	B11	13
AHC PHARMACAL INC	1587 MONROVIA	1/8 - 1/4 S	13	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JORGENSEN FUNITURE INC	951 NEWHALL ST	0 - 1/8 WNW	6	9
MESA WEST GERMAN AUTO CENTER	1654 BABCOCK ST	1/8 - 1/4 ENE	D12	13
INNOVATIVE AUTOCRAFT INC	1665 BABCOCK ST	1/8 - 1/4 ENE	D14	15
TOMS BROS AUTO COLLISION	1685 BABCOCK ST UNIT C	1/8 - 1/4 ENE	15	17
OMOHUNDRO CO	960 W 16TH ST	1/8 - 1/4 SW	16	18
AERO DESIGN PRODUCTS, INC	845 W 16TH ST	1/8 - 1/4 SE	17	20
PRECISION OPTICAL	869 W 17TH ST	1/8 - 1/4 NNE	18	21
STAR EUROPEAN INC	934 W 17TH ST	1/8 - 1/4 NNW	19	23
B R AUTO REPAIR	1711 MONROVIA	1/8 - 1/4 N	E20	24
BRUCE STRICKLAND PAINTING	833 W 16TH ST	1/8 - 1/4 ESE	F22	25
ACTION GEAR AND BROACHING	1717 MONROVIA	1/8 - 1/4 N	E24	25
AUTO COSMETIC INC	825 W 16TH ST	1/8 - 1/4 ESE	F25	26
COAST CIRCUIT ENGINEERING INC	1725 MONROVIA AVE NO A6	1/8 - 1/4 N	26	28
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4 S	I32	32
FREEFORM R AND D	1539 MONROVIA UNIT 23	1/8 - 1/4 S	I33	36

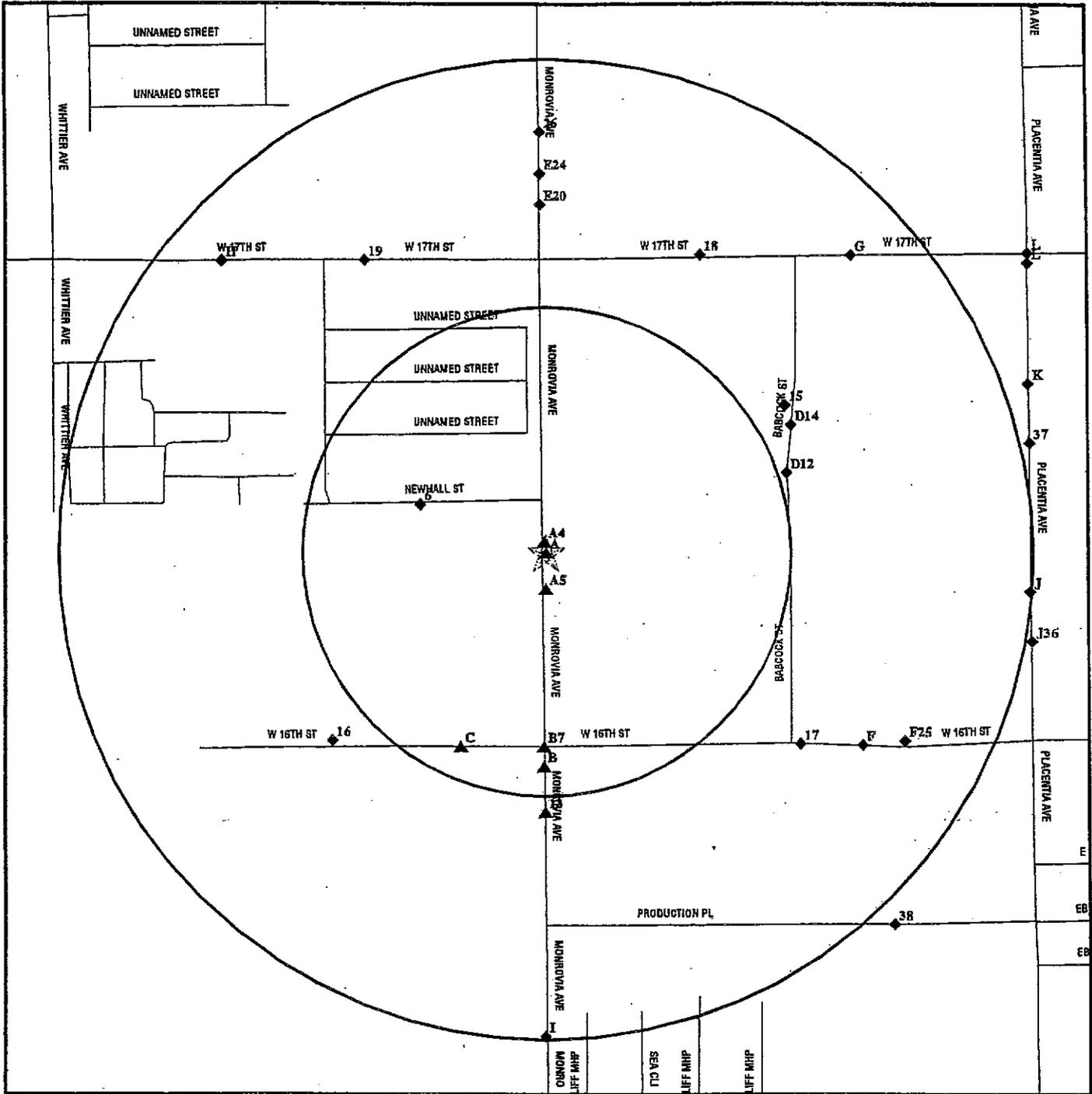
STATE ASTM STANDARD

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 14 Cortese sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
VANCE & ASSOC. ROOFING, I	837 17TH	1/8 - 1/4 NE	G27	28
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4 S	I32	32
HURLBERT ENTERPRISES	1621 PLACENTIA AVE	1/4 - 1/2 E	J36	37
PENNYSAVER	1660 PLACENTIA AVENUE	1/4 - 1/2 ENE	37	40
BOAT YARD, THE	1672 PLACENTIA AVE	1/4 - 1/2 ENE	K40	45
ALANOR CORPORATION	1697 PLACENTIA AVE	1/4 - 1/2 ENE	L41	47
GRISWOLD INDUSTRIES	1701 PLACENTIA AVE	1/4 - 1/2 ENE	L43	49
ACE INTERNATIONAL	936 SUNSET DR	1/4 - 1/2 N	M47	57
V S SCREENPRINT	1763 PLACENTIA AVE	1/4 - 1/2 NE	48	59
MCINTOSH PROPERTY	875 18TH ST	1/4 - 1/2 NNE	49	62
HARTMAN ENTERPRISES	741 OHMS	1/4 - 1/2 E	N50	64
SMITH AND SONS PROPERTIES	735 OHMS WAY	1/4 - 1/2 E	N51	66
FORD'S AUTOMOTIVE	705 OHMS WAY	1/4 - 1/2 E	N53	68
CALIFORNIA EXPLORATION CO	18TH / WHITTIER AVE	1/4 - 1/2 NNW	55	70

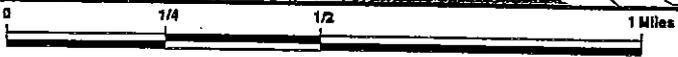
DETAIL MAP - 1326493.2s - Environ Corporation



- ★ 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: 1640 Monrovia Avenue ADDRESS: 1640 Monrovia Avenue CITY/STATE/ZIP: Costa Mesa CA 92627 LAT/LONG: 33.6339 / 117.9362	CUSTOMER: Environ Corporation CONTACT: Bozena Szeremeta INQUIRY #: 1326493.2s DATE: December 15, 2004 10:41 am
---	---

OVERVIEW MAP - 1326493.2s - Environ Corporation



- ★ 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: ADDRESS: 1640 Monrovia Avenue CITY/STATE/ZIP: Costa Mesa CA 92627 LAT/LONG: 33.6339 / 117.9362	CUSTOMER: Environ Corporation CONTACT: Bozena Szeremeta INQUIRY #: 1326493.2s DATE: December 15, 2004 10:40 am
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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

1640 MONROVIA AVENUE
COSTA MESA, CA 92627

COORDINATES

Latitude (North): 33.633900 - 33° 38' 2.0"
Longitude (West): 117.936200 - 117° 56' 10.3"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 413171.4
UTM Y (Meters): 3721764.5
Elevation: 111 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 identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
EATON CORPORATION/AEROSPACE CONTROLS 1640 MONROVIA AVE. COSTA MESA, CA 92627	HAZNET EMI	N/A
EATON CORPORATION AEROSPACE & COMMERCIAL CONTROL 1640 MONROVIA AVE. COSTA MESA, CA 92627	FINDS	110002144741
EATON CORP M S C PRODUCTS 1640 MONROVIA COSTA MESA, CA 92627	Orange Co. Industrial Site	N/A

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 ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List

EXECUTIVE SUMMARY

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 10/13/2004 has revealed that there are 18 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
VANCE & ASSOC. ROOFING, I	837 17TH	1/8 - 1/4 NE	G27	28
VANCE & ASSOC., ROOFING INC.	837 W 17TH ST	1/8 - 1/4 NE	G29	31
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4 S	I32	32
HURLBERT ENTERPRISES	1621 PLACENTIA AVE	1/4 - 1/2 E	J36	37
PENNSAVER	1660 PLACENTIA AVENUE	1/4 - 1/2 ENE	37	40
THE BOAT YARD	1672 PLACENTIA AVE	1/4 - 1/2 ENE	K39	44
BOAT YARD, THE	1672 PLACENTIA AVE	1/4 - 1/2 ENE	K40	45
ALANOR CORPORATION	1697 PLACENTIA AVE	1/4 - 1/2 ENE	L41	47
ALANAR CORP	1697 PLACENTIA AVE	1/4 - 1/2 ENE	L42	49
GRISWOLD INDUSTRIES	1701 PLACENTIA	1/4 - 1/2 ENE	L44	50
CLA - VAL	1701 PLACENTIA AVE	1/4 - 1/2 ENE	L45	55
ACE INTERNATIONAL	936 SUNSET DR	1/4 - 1/2 N	M47	57
V S SCREENPRINT	1763 PLACENTIA AVE	1/4 - 1/2 NE	48	59
MCINTOSH PROPERTY	875 18TH ST	1/4 - 1/2 NNE	49	62
SMITH AND SONS PROPERTIES	735 OHMS WAY	1/4 - 1/2 E	N51	66
SMITH AND SONS PROPERTIES	735 OHMS WY	1/4 - 1/2 E	N52	68
FORD'S AUTOMOTIVE	705 OHMS WAY	1/4 - 1/2 E	N53	68
FORDS AUTOMOTIVE SERVICE	705 OHMS WAY	1/4 - 1/2 E	N54	70

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 10/13/2004 has revealed that there are 5 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>
FIVE STAR AUTO CARE	925 W 16TH ST	0 - 1/8 SSW	C9	11

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PRIME PROPERTIES	833 W 16TH ST	1/8 - 1/4 ESE	F23	25
HARBOR TOWING	964 W 17TH ST	1/8 - 1/4 NW	H30	31
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4 S	I32	32
MAC GREGOR YATCH CORP	1631 PLACENTIA AVE	1/8 - 1/4 E	J34	36

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 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
VANCE & ASSOCIATE ROOFING	837 W 17TH ST	1/8 - 1/4 NE	G28	31
HARBOR TOWING	964 W 17TH ST	1/8 - 1/4 NW	H31	31
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4 S	I32	32

EXECUTIVE SUMMARY

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 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FLEXIBLE METAL HOSE	833 W 16TH ST	1/8 - 1/4ESE	F21	24
VANCE & ASSOC., ROOFING INC.	837 W 17TH ST	1/8 - 1/4NE	G29	31
PERMALITE PLASTICS CORPORATION	1537 MONROVIA AVENUE	1/8 - 1/4S	I32	32
MACGREGOR YACHT CORP	1631 PLACENTIA AVE	1/8 - 1/4E	J35	37

STATE OR LOCAL ASTM SUPPLEMENTAL

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there are 2 CA SLIC sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>Not reported</i>	829 PRODUCTION PLACE	1/4 - 1/2SE	38	42
BETTY JONES COOK TRST-ACE INT'	936 SUNSET DRIVE	1/4 - 1/2N	M46	57

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
CELEBRITY CLEANERS	CLEANERS
SOUTH BASIN OIL CO WELL #1	CERC-NFRAP
TEXACO REFINING AND MARKETING INC	HAZNET, LUST
B & B CONTRACTORS	UST
CHEVRON #9-0819	UST
MOBIL #18-532	UST
SHAW & SONS	UST
TOSCO #30608	UST
VANCE & ASSOCIATE ROOFING	UST
UNITED OIL #32	UST
UNOCAL #3797	UST
UNOCAL #4898	UST
UNOCAL (TOSCO#30563)	UST
UNOCAL SERVICE STATION UNIT NO. 4992 1900 NEWPORT AVENUE	UST
NEWPORT AVENUE STATION #1	ERNS FINDS

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 ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	1	NR	1
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	15	NR	NR	NR	22
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	2	12	NR	NR	14
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	3	15	NR	NR	18
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	1	4	NR	NR	NR	5
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	0	3	NR	NR	NR	3
HIST UST		0.250	0	4	NR	NR	NR	4
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0

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
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
EMI	X	TP	NR	NR	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	2	NR	NR	2
HAZNET	X	TP	NR	NR	NR	NR	NR	0
Orange Co. Industrial Site	X	TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
<u>BROWNFIELDS DATABASES</u>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

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) EDR ID Number
EPA ID Number

A1 EATON CORPORATION/AEROSPACE CONTROLS
Target 1640 MONROVIA AVE.
Property COSTA MESA, CA 92627

HAZNET S100934453
EMI N/A

Actual:
111 ft.

Site 1 of 5 in cluster A

HAZNET:

Gepaid: CAD009640319
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .1375
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Transfer Station
Contact: EATON CORP
Telephone: (714) 642-2427
Mailing Address: 1640 MONROVIA AVE
COSTA MESA, CA 92627 - 4405
County Orange

Gepaid: CAD009640319
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .2500
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: EATON CORP
Telephone: (714) 642-2427
Mailing Address: 1640 MONROVIA AVE
COSTA MESA, CA 92627 - 4405
County Orange

Gepaid: CAD009640319
TSD EPA ID: CAD008302903
Gen County: Orange
Tsd County: Los Angeles
Tons: .7696
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: EATON CORP
Telephone: (714) 642-2427
Mailing Address: 1640 MONROVIA AVE
COSTA MESA, CA 92627 - 4405
County Orange

Gepaid: CAD009640319
TSD EPA ID: CAD008302903
Gen County: Orange
Tsd County: Los Angeles
Tons: .0000
Waste Category: Waste oil and mixed oil
Disposal Method: Not reported
Contact: EATON CORP
Telephone: (714) 642-2427
Mailing Address: 1640 MONROVIA AVE
COSTA MESA, CA 92627 - 4405
County Orange

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

EATON CORPORATION/AEROSPACE CONTROLS (Continued)

S100934453

Gepaid: CAD009640319
 TSD EPA ID: CAD008302903
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .3550
 Waste Category: Off-specification, aged, or surplus organics
 Disposal Method: Transfer Station
 Contact: EATON CORP
 Telephone: (714) 642-2427
 Mailing Address: 1640 MONROVIA AVE
 COSTA MESA, CA 92627 - 4405
 County: Orange

Click this hyperlink while viewing on your computer to access 62 additional CA HAZNET record(s) in the EDR Site Report.

EMISSIONS :

Facility ID : 45836
 Air District Code : SC
 SIC Code : 3643
 Total Priority Score : Not reported
 Health Risk Assessment : Not reported
 Non-cancer Chronic Haz Index : Not reported
 Non-cancer Acute Haz Index : Not reported
 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

A2 EATON CORPORATION AEROSPACE & COMMERCIAL CONTROLS DIVISION
 Target 1640 MONROVIA AVE.
 Property COSTA MESA, CA 92627

FINDS 1004442144
 110002144741

Actual: Site 2 of 5 in cluster A
 111 ft.

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 National Emissions Inventory
 Toxics Release Inventory

A3 EATON CORP M S C PRODUCTS
 Target 1640 MONROVIA
 Property COSTA MESA, CA 92627

Orange Co. Industrial Site S101360297
 N/A

Actual: Site 3 of 5 in cluster A
 111 ft.

Industrial Site:
 Case ID: 94IC026
 Record ID: R00000473
 Region: ORANGE
 Released Chemical: SOLVENTS-HALOGENATED
 Current Status: CLOSED 11/3/1994
 Closure Type: Closure certification issued

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

A4
North
< 1/8
31 ft.

PERFORMANCE DEVELOPMENTS
1643 MONROVIA
COSTA MESA, CA 92627

Database(s)
EDR ID Number
EPA ID Number

RCRA-SQG 1000905113
FINDS CA0000333856
HAZNET

Relative:
Equal

Site 4 of 5 in cluster A

Actual:
111 ft.

RCRAInfo:
Owner: TRI COR
(714) 646-7461
EPA ID: CA0000333856
Contact: NEIL HARVEY
(714) 646-7461
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: CA0000333856
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.24
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: NEIL HARVEY/OWNER
Telephone: --
Mailing Address: 1643 MONROVIA AVE
COSTA MESA, CA 92627
County: Not reported
Gepaid: CA0000333856
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Orange
Tons: 0.12
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: NEIL HARVEY/OWNER
Telephone: --
Mailing Address: 1643 MONROVIA AVE
COSTA MESA, CA 92627
County: Not reported

A5
South
< 1/8
98 ft.

NEWPORT INDUSTRIAL GLASS INC
1631 MONROVIA AVE
COSTA MESA, CA 92627

RCRA-SQG 1000820576
FINDS CAD983666397
HAZNET

Relative:
Equal

Site 5 of 5 in cluster A

Actual:
111 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEWPORT INDUSTRIAL GLASS INC (Continued)

1000820576

RCRAInfo:

Owner: NEWPORT INDUSTRIAL GLASS INC
(714) 645-1500
EPA ID: CAD983666397
Contact: LARRY LARSON
(714) 645-1500

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: CAD983666397
TSD EPA ID: CAD099452708
Gen County: Orange
Tsd County: Los Angeles
Tons: .2293
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: NEWPORT INDUSTRIAL GLASS INC
Telephone: (714) 645-1500
Mailing Address: PO BOX 127
STANTON, CA 90680 - 4404
County Orange

Gepaid: CAD983666397
TSD EPA ID: CAD000088252
Gen County: Orange
Tsd County: Los Angeles
Tons: .4500
Waste Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Contact: NEWPORT INDUSTRIAL GLASS INC
Telephone: (714) 645-1500
Mailing Address: PO BOX 127
STANTON, CA 90680 - 4404
County Orange

6
WNW
< 1/8
361 ft.

JORGENSEN FUNITURE INC
951 NEWHALL ST
COSTA MESA, CA 92627

RCRA-SQG 1000233680
FINDS CAD981685522

Relative:
Lower

Actual:
109 ft.

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site		Database(s) EDR ID Number EPA ID Number
--	------	--	---

JORGENSEN FUNITURE INC (Continued)

1000233680

RCRAInfo:
 Owner: TRI CO REALTY INC
 (415) 555-1212
 EPA ID: CAD981685522
 Contact: Not reported
 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

B7
 South
 < 1/8
 524 ft.

ROCHE DIAGNOSTIC SYSTEMS
 1600 MONROVIA AVENUE
 NEWPORT BEACH, CA 92663

RCRA-SQG 1000240174
 FINDS CAD118364306

Site 1 of 3 in cluster B

Relative:
 Higher
 Actual:
 113 ft.

RCRAInfo:
 Owner: ROCHE DIAGNOSTIC SYSTEMS
 (415) 555-1212
 EPA ID: CAD118364306
 Contact: Not reported
 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

C8
 SSW
 < 1/8
 572 ft.

FIVE STAR AUTO CARE INC
 925 W 16TH ST
 NEWPORT BEACH, CA 92663

RCRA-SQG 1004678515
 FINDS CAR000110049

Site 1 of 2 in cluster C

Relative:
 Higher
 Actual:
 112 ft.

RCRAInfo:
 Owner: FIVE STAR AUTO CARE INC
 (714) 548-6152
 EPA ID: CAR000110049
 Contact: CHRIS JANOSKO
 (714) 548-6152
 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

FIVE STAR AUTO CARE INC (Continued)

1004678515

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system

C9 FIVE STAR AUTO CARE
SSW 925 W 16TH ST
< 1/8 NEWPORT BEACH, CA 92663
572 ft.

UST U003782354
N/A

Relative:
Higher

Site 2 of 2 in cluster C

State UST:
Facility ID: 3192
Region: STATE
Local Agency: 30000

Actual:
112 ft.

B10 CAL TECH SILKSCREENS
South 1549 MONROVIA
< 1/8 NEWPORT BEACH, CA 92663
578 ft.

RCRA-SQG 1000857673
FINDS CAD983671181
HAZNET

Relative:
Higher

Site 2 of 3 in cluster B

RCRAInfo:
Owner: DONNA WEXLER
(714) 722-3535
EPA ID: CAD983671181
Contact: DONNA WEXLER
(714) 722-3535
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

Actual:
113 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system

HAZNET:

Gepaid: CAD983669235
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .1918
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Contact: CHARLES TURNER
Telephone: (000) 000-0000
Mailing Address: 1594 MONROVIA AVE
NEWPORT BEACH, CA 92663
County: Orange

Map ID
Direction
Distance
Distance (ft.)

MAP FINDINGS

Elevation Site

Database(s) EDR ID Number
EPA ID Number

CAL TECH SILKSCREENS (Continued)

1000857673

Gepaid: CAD983669235
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .1250
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Contact: CHARLES TURNER
Telephone: (000) 000-0000
Mailing Address: 1594 MONROVIA AVE
NEWPORT BEACH, CA 92663
County Orange

Gepaid: CAD983669235
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0625
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Contact: CHARLES TURNER
Telephone: (000) 000-0000
Mailing Address: 1594 MONROVIA AVE
NEWPORT BEACH, CA 92663
County Orange

Gepaid: CAD983669235
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .1292
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Contact: CHARLES TURNER
Telephone: (000) 000-0000
Mailing Address: 1594 MONROVIA AVE
NEWPORT BEACH, CA 92663
County Orange

Gepaid: CAD983669235
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0667
Waste Category: Aqueous solution with metals (restricted levels and Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc))
Disposal Method: Transfer Station
Contact: CHARLES TURNER
Telephone: (000) 000-0000
Mailing Address: 1594 MONROVIA AVE
NEWPORT BEACH, CA 92663
County Orange

Click this hyperlink while viewing on your computer to access 2 additional CA HAZNET record(s) in the EDR Site Report.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

B11
South
< 1/8
578 ft.

CALTEC SILKSCREENS
1594 MONROVIA
NEWPORT BEACH, CA 92663

RCRA-SQG 1000857486
FINDS CAD983669235

Relative:
Higher

Site 3 of 3 in cluster B

Actual:
113 ft.

RCRAInfo:
Owner: DONNA WEYLER
(714) 722-3535
EPA ID: CAD983669235
Contact: DONNA WEYLER
(714) 722-3535
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

D12
ENE
1/8-1/4
685 ft.

MESA WEST GERMAN AUTO CENTER
1654 BABCOCK ST
COSTA MESA, CA 92627

RCRA-SQG 1000143429
FINDS CAD981664345
HAZNET

Relative:
Lower

Site 1 of 2 in cluster D

Actual:
108 ft.

RCRAInfo:
Owner: BATCHELDER NORMAN
(415) 555-1212
EPA ID: CAD981664345
Contact: ENVIRONMENTAL MANAGER
(714) 645-2374
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: CAD981664345
TSD EPA ID: CAD093459485
Gen County: Orange
Tsd County: Fresno
Tons: .0166
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Not reported
Contact: NORMAN BATCHELDER
Telephone: (714) 645-2374
Mailing Address: 126 E 16TH ST
COSTA MESA, CA 92627 - 3707
County: Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

MESA WEST GERMAN AUTO CENTER (Continued)

1000143429

Gepaid: CAD981664345
TSD EPA ID: CAD093459485
Gen County: Orange
Tsd County: Fresno
Tons: .0332
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Transfer Station
Contact: NORMAN BATCHELDER
Telephone: (714) 645-2374
Mailing Address: 126 E 16TH ST
COSTA MESA, CA 92627 - 3707
County Orange

Gepaid: CAD981664345
TSD EPA ID: CAD093459485
Gen County: Orange
Tsd County: Fresno
Tons: .0332
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Transfer Station
Contact: NORMAN BATCHELDER
Telephone: (714) 645-2374
Mailing Address: 126 E 16TH ST
COSTA MESA, CA 92627 - 3707
County Orange

Gepaid: CAD981664345
TSD EPA ID: CAD093459485
Gen County: Orange
Tsd County: Fresno
Tons: .0166
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Transfer Station
Contact: NORMAN BATCHELDER
Telephone: (714) 645-2374
Mailing Address: 126 E 16TH ST
COSTA MESA, CA 92627 - 3707
County Orange

Gepaid: CAD981664345
TSD EPA ID: CAD093459485
Gen County: Orange
Tsd County: Fresno
Tons: .0166
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Transfer Station
Contact: NORMAN BATCHELDER
Telephone: (714) 645-2374
Mailing Address: 126 E 16TH ST
COSTA MESA, CA 92627 - 3707
County Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

INNOVATIVE AUTOCRAFT INC (Continued)

1001201428

Gepaid: CAR000020818
TSD EPA ID: CAD008252405
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.4419
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: INNOVATIVE AUTOCRAFT INC DBA
Telephone: (949) 548-3130
Mailing Address: 1665 BABCOCK ST
COSTA MESA, CA 92627
County Orange

Gepaid: CAR000020818
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.12
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: TERRY SKALLA GENERAL MANAGER
Telephone: (949) 548-3130
Mailing Address: PO BOX 1140
COSTA MESA, CA 92627 - 1140
County Not reported

Gepaid: CAR000020818
TSD EPA ID: CAD008252405
Gen County: Orange
Tsd County: Los Angeles
Tons: .3544
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: INNOVATIVE AUTOCRAFT INC DBA
Telephone: (949) 548-3130
Mailing Address: 1665 BABCOCK ST
COSTA MESA, CA 92627
County Orange

Gepaid: CAR000020818
TSD EPA ID: CAD008252405
Gen County: Orange
Tsd County: Los Angeles
Tons: .0082
Waste Category: Aqueous solution with 10% or more total organic residues
Disposal Method: Recycler
Contact: INNOVATIVE AUTOCRAFT INC DBA
Telephone: (949) 548-3130
Mailing Address: 1665 BABCOCK 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

15 TOMS BROS AUTO COLLISION
ENE 1685 BABCOCK ST UNIT C
1/8-1/4 COSTA MESA, CA 92627
758 ft.

RCRA-SQG 1000857496
FINDS CAD983669334
HAZNET

Relative: RCRAInfo:
Lower Owner: THE BALALIS CORP
(714) 673-2282
Actual: EPA ID: CAD983669334
108 ft. Contact: VIEN VAN NGUYEN
(714) 722-8980
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: CAD983669334
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0855
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THE BALALIS CORP
Telephone: (714) 722-8980
Mailing Address: 1685 BABCOCK ST UNIT C
COSTA MESA, CA 92627 - 4310
County Orange
Gepaid: CAD983669334
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0135
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Contact: THE BALALIS CORP
Telephone: (714) 722-8980
Mailing Address: 1685 BABCOCK ST UNIT C
COSTA MESA, CA 92627 - 4310
County Orange
Gepaid: CAD983669334
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0720
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THE BALALIS CORP
Telephone: (714) 722-8980
Mailing Address: 1685 BABCOCK ST UNIT C
COSTA MESA, CA 92627 - 4310
County Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TOMS BROS AUTO COLLISION (Continued)

1000857496

Gepaid: CAD983669334
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .1080
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THE BALALIS CORP
Telephone: (714) 722-8980
Mailing Address: 1685 BABCOCK ST UNIT C
COSTA MESA, CA 92627 - 4310
County Orange

Gepaid: CAD983669334
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .0360
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: THE BALALIS CORP
Telephone: (714) 722-8980
Mailing Address: 1685 BABCOCK ST UNIT C
COSTA MESA, CA 92627 - 4310
County Orange

Click this hyperlink while viewing on your computer to access
1 additional CA HAZNET record(s) in the EDR Site Report.

16 OMOHUNDRO CO
SW 960 W 16TH ST
1/8-1/4 COSTA MESA, CA 92627
768 ft.

RCRA-SQG 1000244413
FINDS CAD981378045
HAZNET
EMI

Relative: RCRAInfo:
Lower Owner: THOMAS W OMOHUNDRO
(415) 555-1212
Actual: EPA ID: CAD981378045
108 ft. Contact: ENVIRONMENTAL MANAGER
(714) 631-6660
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
National Emissions Inventory
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

OMOHUNDRO CO (Continued)

1000244413

HAZNET:

Gepaid: CAD981378045
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: .9007
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: CYNTHIA SPARKS
Telephone: (714) 548-4988
Mailing Address: PO BOX 2195
COSTA MESA, CA 92628 - 2195
County Orange

Gepaid: CAD981378045
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: .1000
Waste Category: Organic solids with halogens
Disposal Method: Recycler
Contact: CYNTHIA SPARKS
Telephone: (714) 548-4988
Mailing Address: PO BOX 2195
COSTA MESA, CA 92628 - 2195
County Orange

Gepaid: CAD981378045
TSD EPA ID: CAT080022148
Gen County: Orange
Tsd County: San Bernardino
Tons: .0125
Waste Category: Laboratory waste chemicals
Disposal Method: Transfer Station
Contact: CYNTHIA SPARKS
Telephone: (714) 548-4988
Mailing Address: PO BOX 2195
COSTA MESA, CA 92628 - 2195
County Orange

Gepaid: CAD981378045
TSD EPA ID: CAD089446710
Gen County: Orange
Tsd County: Los Angeles
Tons: .0500
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: CYNTHIA SPARKS
Telephone: (714) 548-4988
Mailing Address: PO BOX 2195
COSTA MESA, CA 92628 - 2195
County Orange

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

OMOHUNDRO CO (Continued)

1000244413

Gepaid: CAD981378045
 TSD EPA ID: CAD089446710
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .4200
 Waste Category: Laboratory waste chemicals
 Disposal Method: Recycler
 Contact: CYNTHIA SPARKS
 Telephone: (714) 548-4988
 Mailing Address: PO BOX 2195
 COSTA MESA, CA 92628 - 2195
 County: Orange

Click this hyperlink while viewing on your computer to access 68 additional CA HAZNET record(s) in the EDR Site Report.

EMISSIONS :

Facility ID : 7770
 Air District Code : SC
 SIC Code : 3728
 Total Priority Score : Not reported
 Health Risk Assessment : Not reported
 Non-cancer Chronic Haz Index : Not reported
 Non-cancer Acute Haz Index : Not reported
 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

17
 SE
 1/8-1/4
 861 ft.

AERO DESIGN PRODUCTS, INC
 845 W 16TH ST
 NEWPORT BEACH, CA 92663

RCRA-SQG 1000325107
FINDS CAD009310483
HAZNET

Relative:
 Lower

RCRAInfo:
 Owner: AERO DESIGN PRODUCTS, INC
 (415) 555-1212

Actual:
 109 ft.

EPA ID: CAD009310483
 Contact: Not reported
 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

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

AERO DESIGN PRODUCTS, INC (Continued)

1000325107

HAZNET:

Gepaid: CAD009310483
 TSD EPA ID: CAD089446710
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 2.4186
 Waste Category: Aqueous solution with 10% or more total organic residues
 Disposal Method: Recycler
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Address: 845 W 16TH ST
 NEWPORT BEACH, CA 92663
 County: Orange

Gepaid: CAD009310483
 TSD EPA ID: CAD089446710
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .6000
 Waste Category: Other organic solids
 Disposal Method: Disposal, Land Fill
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Address: 845 W 16TH ST
 NEWPORT BEACH, CA 92663
 County: Orange

Gepaid: CAD009310483
 TSD EPA ID: CAT080013352
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: 13.7610
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Address: 845 W 16TH ST
 NEWPORT BEACH, CA 92663
 County: Orange

18
 NNE
 1/8-1/4
 904 ft.

PRECISION OPTICAL
 869 W 17TH ST
 COSTA MESA, CA 92627

RCRA-SQG 1000172323
 FINDS CAD981391386
 HAZNET
 EMI

Relative:
 Lower

RCRAInfo:
 Owner: NOT REQUIRED
 (415) 555-1212

Actual:
 107 ft.

EPA ID: CAD981391386
 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

PRECISION OPTICAL (Continued)

1000172323

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
National Emissions Inventory
Resource Conservation and Recovery Act Information system

HAZNET:

Gepaid: CAD981391386
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: .5004
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: SELLER'S OPTICAL INC
Telephone: (714) 631-6800
Mailing Address: 869 W 17TH ST
COSTA MESA, CA 92627 - 4308
County Orange

Gepaid: CAD981391386
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: 2.6395
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Contact: SELLER'S OPTICAL INC
Telephone: (714) 631-6800
Mailing Address: 869 W 17TH ST
COSTA MESA, CA 92627 - 4308
County Orange

Gepaid: CAD981391386
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: 1.3135
Waste Category: Unspecified aqueous solution
Disposal Method: Treatment, Tank
Contact: SELLER'S OPTICAL INC
Telephone: (714) 631-6800
Mailing Address: 869 W 17TH ST
COSTA MESA, CA 92627 - 4308
County Orange

Gepaid: CAD981391386
TSD EPA ID: CAD008364432
Gen County: Orange
Tsd County: Los Angeles
Tons: .8548
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Contact: SELLER'S OPTICAL INC
Telephone: (714) 631-6800
Mailing Address: 869 W 17TH ST
COSTA MESA, CA 92627 - 4308
County Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PRECISION OPTICAL (Continued)

1000172323

Gepaid: CAD981391386
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: .2293
Waste Category: Aqueous solution with 10% or more total organic residues
Disposal Method: Treatment, Tank
Contact: SELLER'S OPTICAL INC
Telephone: (714) 631-6800
Mailing Address: 869 W 17TH ST
COSTA MESA, CA 92627 - 4308
County: Orange

[Click this hyperlink](#) while viewing on your computer to access 58 additional CA HAZNET record(s) in the EDR Site Report.

EMISSIONS:

Facility ID : 42152
Air District Code : SC
SIC Code : 3827
Total Priority Score : Not reported
Health Risk Assessment : Not reported
Non-cancer Chronic Haz Index : Not reported
Non-cancer Acute Haz Index : Not reported
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

19
NNW
1/8-1/4
926 ft.

STAR EUROPEAN INC
934 W 17TH ST
COSTA MESA, CA 92627

RCRA-SQG 1000905276
FINDS CA0000462069

Relative:
Lower

RCRAInfo:
Owner: PETER BAUER
(714) 631-4194
EPA ID: CA0000462069
Contact: PETER BAUER
(714) 631-4194

Actual:
108 ft.

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

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

E20
North
1/8-1/4
933 ft.

B R AUTO REPAIR
1711 MONROVIA
COSTA MESA, CA 92627

RCRA-SQG
FINDS
HAZNET

EDR ID Number
EPA ID Number

1000595744
CAD983596982

Relative:
Lower

Site 1 of 2 in cluster E

Actual:
108 ft.

RCRAInfo:
Owner: BILL NANCE RON ARCHER
(415) 555-1212
EPA ID: CAD983596982
Contact: BILL NANCE
(714) 846-2100

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: CAD983596982
TSD EPA ID: CAD099452708
Gen County: Orange
Tsd County: Los Angeles
Tons: .2502
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Not reported
Contact: BILL NANCE RON ARCHER
Telephone: (415) 555-1212
Mailing Address: 1711 MONROVIA
COSTA MESA, CA 92627
County: Orange

F21
ESE
1/8-1/4
1004 ft.

FLEXIBLE METAL HOSE
833 W 16TH ST
NEWPORT BEACH, CA 92663

HIST UST U001577468
N/A

Relative:
Lower

Site 1 of 4 in cluster F

Actual:
109 ft.

UST HIST:
Facility ID: 50308
Total Tanks: 1
Owner Address: 501 SUPERIOR
NEWPORT BEACH, CA 92660
Tank Used for: PRODUCT
Tank Num: 1
Tank Capacity: 00007500
Type of Fuel: UNLEADED
Leak Detection: Pressure Test
Contact Name: RONALD K. JOHNSON
Facility Type: Other
Owner Name: PRIME PROPERTIES
Region: STATE
Container Num: 025935
Year Installed: Not reported
Tank Construction: Not Reported
Telephone: (714) 631-3030
Other Type: MANUFACTURING

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s) EDR ID Number
 EPA ID Number

F22 **BRUCE STRICKLAND PAINTING**
ESE **833 W 16TH ST**
1/8-1/4 **NEWPORT BEACH, CA 92657**
1004 ft.

RCRA-SQG **1000130836**
FINDS **CAD982508418**

Site 2 of 4 in cluster F

Relative:
 Lower

RCRAInfo:

Owner: SIMS SNOWBOARDS INC
 (415) 555-1212

Actual:
 109 ft.

EPA ID: CAD982508418

Contact: ENVIRONMENTAL MANAGER
 (714) 646-2345

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

F23 **PRIME PROPERTIES**
ESE **833 W 16TH ST**
1/8-1/4 **NEWPORT BEACH, CA 92663**
1004 ft.

UST **U003778920**
N/A

Site 3 of 4 in cluster F

Relative:
 Lower

State UST:

Facility ID: 11634

Actual:
 109 ft.

Region: STATE

Local Agency: 30000

E24 **ACTION GEAR AND BROACHING**
North **1717 MONROVIA**
1/8-1/4 **COSTA MESA, CA 92627**
1015 ft.

RCRA-SQG **1001195467**
FINDS **CAR000020461**
HAZNET

Site 2 of 2 in cluster E

Relative:
 Lower

RCRAInfo:

Owner: ACTION GEAR AND BROACHING
 (714) 645-8212

Actual:
 108 ft.

EPA ID: CAR000020461

Contact: LES SHELLEY
 (714) 645-8212

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

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ACTION GEAR AND BROACHING (Continued)

1001195467

HAZNET:

Gepaid: CAR000020461
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Orange
Tons: 0.17
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: M. LES SHELLEY, GEN MANAGER
Telephone: -
Mailing Address: 1717 MONROVIA
COSTA MESA, CA 92627 - 4406
County: Not reported
Gepaid: CAR000020461
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Orange
Tons: 0.54
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: M. LES SHELLEY, GEN MANAGER
Telephone: -
Mailing Address: 1717 MONROVIA
COSTA MESA, CA 92627 - 4406
County: Not reported
Gepaid: CAR000020461
TSD EPA ID: CAT000613976
Gen County: Orange
Tsd County: Orange
Tons: .2459
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: ACTION GEAR AND BROACHING
Telephone: (714) 645-8212
Mailing Address: 1717 MONROVIA
COSTA MESA, CA 92627 - 4406
County: Orange

F25 AUTO COSMETIC INC
ESE 825 W 16TH ST
1/8-1/4 NEWPORT BEACH, CA 92663
1100 ft.

RCRA-SQG 1000324892
FINDS CAD982491185
HAZNET

Site 4 of 4 in cluster F

Relative:
Lower

RCRAInfo:
Owner: STEVEN N KOURACOS
(415) 555-1212
EPA ID: CAD982491185
Contact: ENVIRONMENTAL MANAGER
(714) 631-3137

Actual:
108 ft.

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

AUTO COSMETIC INC (Continued)

1000324892

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system

HAZNET:

Gepaid: CAL000182950
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.26
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: RICH HERNANDEZ - MGR
Telephone: (949) 548-7199
Mailing Address: 825 W 16TH ST
NEWPORT BEACH, CA 92663
County: Not reported

Gepaid: CAD982491185
TSD EPA ID: CAD008252405
Gen County: Orange
Tsd County: Los Angeles
Tons: .0834
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 825 W 16TH ST
NEWPORT BEACH, CA 92663
County: Orange

Gepaid: CAD982491185
TSD EPA ID: CAD008252405
Gen County: Orange
Tsd County: Los Angeles
Tons: 1.1297
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 825 W 16TH ST
NEWPORT BEACH, CA 92663
County: Orange

Gepaid: CAL000182950
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.26
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: RICH HERNANDEZ - MGR
Telephone: (949) 548-7199
Mailing Address: 825 W 16TH ST
NEWPORT BEACH, CA 92663
County: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

AUTO COSMETIC INC (Continued)

Database(s) EDR ID Number
 EPA ID Number

1000324892

Gepaid: CAL000182950
 TSD EPA ID: CAD008302903
 Gen County: Orange
 Tsd County: Los Angeles
 Tons: .1292
 Waste Category: Paint sludge
 Disposal Method: Recycler
 Contact: GT CARS INC
 Telephone: (949) 548-7199
 Mailing Address: 825 W 16TH ST
 NEWPORT BEACH, CA 92663
 County: Orange

26
 North
 1/8-1/4
 1125 ft.

COAST CIRCUIT ENGINEERING INC
 1725 MONROVIA AVE NO A6
 COSTA MESA, CA 92627

RCRA-SQG 1000387130
 FINDS CAD106662018

Relative:
 Lower

RCRAInfo:
 Owner: DUNCAN R
 (415) 555-1212
 EPA ID: CAD106662018
 Contact: ENVIRONMENTAL MANAGER
 (714) 631-8008

Actual:
 107 ft.

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

G27
 NE
 1/8-1/4
 1151 ft.

VANCE & ASSOC. ROOFING, I
 837 17TH
 COSTA MESA, CA 92627

HAZNET S104160836
 LUST N/A
 Cortese

Relative:
 Lower

Site 1 of 3 in cluster G

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830015
 Reg Board: Santa Ana Region
 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: 1996-08-08 00:00:00
 Release Date: 1990-04-03 00:00:00
 Cleanup Fund Id: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Actual:
 106 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

VANCE & ASSOC. ROOFING, I (Continued)

S104160836

Discover Date : 1990-04-03 00:00:00
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 # : 90UT107
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 : 9999-09-09
Work Suspended : Not reported
Responsible Party: RALPH DION
RP Address: P O BOX 10456
Global Id: T0605901153
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 90UT107
Facility Status: Case Closed
Staff: VJJ
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 08/08/1996
Cleanup Fund Id : Not reported
Discover Date : 04/03/1990

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

VANCE & ASSOC. ROOFING, I (Continued)

Database(s)
EDR ID Number
EPA ID Number

S104160836

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 : 33.6359276 / -117.9334434
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
Priority : Not reported
Work Suspended Not reported
Waste Disch Global Id: T0605901153
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083001512T
Substance: 12035
Staff: VJJ

HAZNET:

Gepaid: CAC001130264
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: .6255
Waste Category: Unspecified aqueous solution
Disposal Method: Treatment, Tank
Contact: VANCE AND ASSOC ROOFING
Telephone: (000) 000-0000
Mailing Address: 837 W 17TH ST
COSTA MESA, CA 92627
County: Orange

CORTESE:

Region: CORTESE
Fac Address 2: Not reported

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G28 NE 1/8-1/4 1151 ft.	VANCE & ASSOCIATE ROOFING 837 W 17TH ST COSTA MESA, CA 92627 Site 2 of 3 In cluster G Relative: Lower FID: Facility ID: 30001023 Reg By: Active Underground Storage Tank Location Cortese Code: Not reported Status: Active Mail To: Not reported 837 W 17TH ST COSTA MESA, CA 92627 Contact: Not reported DUNs No: Not reported Creation: 10/22/93 EPA ID: Not reported Comments: Not reported	CA FID UST	S101609643 N/A
G29 NE 1/8-1/4 1154 ft.	VANCE & ASSOC., ROOFING INC. 837 W 17TH ST COSTA MESA, CA 92627 Site 3 of 3 In cluster G Relative: Lower LUST Region OR: Facility Id: 90UT107 Record ID: RO0001918 Region: ORANGE Case Type: Soil Only Date Closed: 08/08/1996 Current Status: 9 Released Substance : Waste oil/Used oil	LUST HIST UST	S106176759 N/A
H30 NW 1/8-1/4 1177 ft.	HARBOR TOWING 964 W 17TH ST COSTA MESA, CA 92627 Site 1 of 2 In cluster H Relative: Lower State UST: Facility ID: 12428 Region: STATE Local Agency: 30000	UST	U003779008 N/A
H31 NW 1/8-1/4 1177 ft.	HARBOR TOWING 964 W 17TH ST COSTA MESA, CA 92627 Site 2 of 2 In cluster H Relative: Lower Actual: 107 ft.	CA FID UST	S101609547 N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

HARBOR TOWING (Continued)

Database(s)
EDR ID Number
EPA ID Number

S101609547

FID:

Facility ID: 30017690 Regulate ID: Not reported
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Active Facility Tel: (714) 642-4930
Mail To: Not reported
964 W 17TH ST
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

132
South
1/8-1/4
1310 ft.

PERMALITE PLASTICS CORPORATION
1537 MONROVIA AVENUE
NEWPORT BEACH, CA 92663

RCRA-SQG 1000295062
FINDS CAD008360844
HAZNET
LUST
Cortese
UST
CA FID UST
HIST UST
EMI

Relative:
Lower

Site 1 of 2 in cluster 1

Actual:
106 ft.

RCRAInfo:

Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD008360844
Contact: ENVIRONMENTAL MANAGER
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
National Emissions Inventory
Resource Conservation and Recovery Act Information system

State LUST:

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 0830036
Reg Board: Santa Ana Region
Chemical: Methyl Ethyl Ketones
Lead Agency: Local Agency
Local Agency: 30000
Case Type: Soil only
Status: Leak being confirmed
Review Date: 1999-10-08 00:00:00 Confirm Leak: 1999-10-08 00:00:00
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Release Date: 1999-10-08 00:00:00
Cleanup Fund Id: Not reported
Discover Date: 1999-10-08 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PERMALITE PLASTICS CORPORATION (Continued)

1000295062

Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 2000-01-26 00:00:00
Funding: Not reported
Staff Initials: Not reported
How Discovered: OM
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : 99UT056
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 : Not reported
Oversight Prgm: LUST
Review Date : 2000-01-26 00:00:00
Stop Date : 1999-10-08
Work Suspended No
Responsible Party PERMALITE PLATSTIC
RP Address: Not reported
Global Id: T0605902343
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 99UT056
Facility Status: Leak being confirmed
Staff: RS
Lead Agency: Local Agency
Local Agency: Orange County Health Care Agency
Qty Leaked: Not reported
County: Orange
Review Date: 10/8/99
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Cleanup Fund Id : Not reported
Discover Date : 10/08/1999
Enforcement Dt : Not reported

Confirm Leak: 10/8/99
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

PERMALITE PLASTICS CORPORATION (Continued)

1000295062

Enf Type: Not reported
Enter Date : 1/26/00
Funding: Not reported
Staff Initials: Not reported
How Discovered: OM
How Stopped: Not reported
Interim : Not reported
Lat/Lon : 33.630163 / -117.936364
Leak Cause: UNK
Leak Source: Tank
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
Priority : Not reported
Work Suspended :No
Waste Disch Global Id: T0605902343
MTBE Class: *
Case Type: S
How Stopped Date: 10/08/1999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083003609T
Substance: 78933
Staff: RS

HAZNET:

Gepaid: CAC001386536
TSD EPA ID: CAD028409019
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.5754
Waste Category: Unspecified organic liquid mixture
Disposal Method: Not reported
Contact: PERMALITE PLASTICS CORP
Telephone: (714) 662-1938
Mailing Address: 1537 MONROVIA AVE
NEWPORT BEACH, CA 92663
County Orange

CORTESE:

Region: CORTESE
Fac Address 2: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PERMALITE PLASTICS CORPORATION (Continued)

Database(s)
EDR ID Number
EPA ID Number

1000295062

FID:

Facility ID: 30008334 Regulate ID: Not reported
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Active Facility Tel: (714) 548-1137
Mail To: Not reported
1537 MONROVIA AVE
NEWPORT BEACH, CA 92663
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

UST HIST:

Facility ID: 58853 Owner Name: PERMALITE PLASTICS CORP.
Total Tanks: 4 Region: STATE
Owner Address: 1537 MONROVIA AVE.
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 1 Container Num: 1
Tank Capacity: 00002000 Year Installed: 1973
Type of Fuel: Not reported Tank Construction: 3/16 inches
Leak Detection: Visual, Stock Inventor
Contact Name: GARY OLIVER Telephone: (714) 548-1137
Facility Type: Other Other Type: PLASTIC ADHESIVES

Facility ID: 58853 Owner Name: PERMALITE PLASTICS CORP.
Total Tanks: 4 Region: STATE
Owner Address: 1537 MONROVIA AVE.
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 2 Container Num: 2
Tank Capacity: 00002000 Year Installed: 1973
Type of Fuel: Not reported Tank Construction: 3/16 inches
Leak Detection: Visual, Stock Inventor
Contact Name: GARY OLIVER Telephone: (714) 548-1137
Facility Type: Other Other Type: PLASTIC ADHESIVES

Facility ID: 58853 Owner Name: PERMALITE PLASTICS CORP.
Total Tanks: 4 Region: STATE
Owner Address: 1537 MONROVIA AVE.
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 3 Container Num: 3
Tank Capacity: 00004000 Year Installed: 1973
Type of Fuel: Not reported Tank Construction: 3/16 inches
Leak Detection: Visual, Stock Inventor
Contact Name: GARY OLIVER Telephone: (714) 548-1137
Facility Type: Other Other Type: PLASTIC ADHESIVES

Facility ID: 58853 Owner Name: PERMALITE PLASTICS CORP.
Total Tanks: 4 Region: STATE
Owner Address: 1537 MONROVIA AVE.
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 4 Container Num: 4

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

PERMALITE PLASTICS CORPORATION (Continued)

1000295062

Tank Capacity:	00007500	Year installed:	1977
Type of Fuel:	Not reported	Tank Construction:	3/16 inches
Leak Detection:	Visual, Stock Inventor		
Contact Name:	GARY OLIVER	Telephone:	(714) 548-1137
Facility Type:	Other	Other Type:	PLASTIC ADHESIVES

EMISSIONS :

Facility ID :	7891
Air District Code :	SC
SIC Code :	3087
Total Priority Score :	Not reported
Health Risk Assessment :	Not reported
Non-cancer Chronic Haz Index :	Not reported
Non-cancer Acute Haz Index :	Not reported
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

State UST:

Facility ID:	442
Region:	STATE
Local Agency:	30000

I33
 South
 1/8-1/4
 1311 ft.

FREEFORM R AND D
 1539 MONROVIA UNIT 23
 NEWPORT BEACH, CA 92663

RCRA-SQG 1004678364
 FINDS CAR000108100

Site 2 of 2 in cluster I

Relative:
 Lower

RCRAInfo:

Owner:	FREEFORM R AND D (949) 646-3217
EPA ID:	CAR000108100
Contact:	NOVA WHEELER (949) 646-3217

Actual:
 106 ft.

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

J34
 East
 1/8-1/4
 1317 ft.

MAC GREGOR YATCH CORP
 1631 PLACENTIA AVE
 COSTA MESA, CA 92627

UST U003783908
 EMI N/A

Site 1 of 3 in cluster J

Relative:
 Lower

EMISSIONS :

Facility ID :	14146
Air District Code :	SC
SIC Code :	3732
Total Priority Score :	Not reported

Actual:
 107 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MAC GREGOR YATCH CORP (Continued)

EDR ID Number
 EPA ID Number
 U003783908

Health Risk Assessment : 5.5
 Non-cancer Chronic Haz Index : 0.1
 Non-cancer Acute Haz Index : 0
 Air Basin : SC
 Air District Name : SOUTH COAST AQMD
 Community Health Air Pollution Info System : Y
 Consolidated Emission Reporting Rule : B
 County Code : 30
 County ID : 30

State UST:
 Facility ID: 6891
 Region: STATE
 Local Agency: 30000

J35
 East
 1/8-1/4
 1317 ft.

MACGREGOR YACHT CORP
 1631 PLACENTIA AVE
 COSTA MESA, CA 92627

HIST UST U001576886
 N/A

Site 2 of 3 in cluster J

Relative:
 Lower

Actual:
 107 ft.

UST HIST:

Facility ID: 663
 Total Tanks: 2
 Owner Address: 1631 PLACENTIA
 COSTA MESA, CA 92627

Owner Name: MACGREGOR YACHT CORP
 Region: STATE

Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00006000
 Type of Fuel: Not reported

Container Num: 1
 Year Installed: 1972
 Tank Construction: Not Reported

Leak Detection: None
 Contact Name: R.N. MACGREGOR
 Facility Type: Other

Telephone: (714) 642-6830
 Other Type: YACHT BUILDING

Facility ID: 663
 Total Tanks: 2
 Owner Address: 1631 PLACENTIA
 COSTA MESA, CA 92627

Owner Name: MACGREGOR YACHT CORP
 Region: STATE

Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00007500
 Type of Fuel: Not reported

Container Num: 2
 Year Installed: 1970
 Tank Construction: Not Reported

Leak Detection: Stock Inventor
 Contact Name: R.N. MACGREGOR
 Facility Type: Other

Telephone: (714) 642-6830
 Other Type: YACHT BUILDING

J36
 East
 1/4-1/2
 1339 ft.

HURLBERT ENTERPRISES
 1621 PLACENTIA AVE
 COSTA MESA, CA 92627

LUST U003879564
 Cortese N/A
 UST
 EMI

Site 3 of 3 in cluster J

Relative:
 Lower

Actual:
 107 ft.

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830022
 Reg Board: Santa Ana Region
 Chemical: Gasoline
 Lead Agency: Local Agency

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HURLBERT ENTERPRISES (Continued)

U003879564

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: 1993-11-03 00:00:00
Release Date: 1993-05-25 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1993-05-25 00:00:00
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 # : 93UT048
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 : 9999-09-09
Work Suspended Not reported
Responsible Party DOUG HURLBERT
RP Address: 50 RIDGELINE
Global Id: T0605901650
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

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 93UT048
Facility Status: Case Closed
Staff: NOM

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

HURLBERT ENTERPRISES (Continued)

Database(s) EDR ID Number
EPA ID Number

U003879564

Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 11/03/1993
Cleanup Fund Id : Not reported
Discover Date : 05/25/1993
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 : 33.6332347 / -117.9319834
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
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605901650
MTBE Class: *
Case Type: O
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083002251T
Substance: 8006619
Staff: NOM

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region OR:

Facility Id: 93UT048
Record ID: RO0002132
Region: ORANGE
Case Type: Other Ground Water
Date Closed: 11/03/1993
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 1621 PLACENTIA AVE

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HURLBERT ENTERPRISES (Continued)

U003879564

EMISSIONS :

Facility ID : 20302
Air District Code : SC
SIC Code : 3089
Total Priority Score : Not reported
Health Risk Assessment : Not reported
Non-cancer Chronic Haz Index : Not reported
Non-cancer Acute Haz Index : Not reported
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Y
Consolidated Emission Reporting Rule : B
County Code : 30
County ID : 30

State UST:

Facility ID: 14686
Region: STATE
Local Agency: 30000

37
ENE
1/4-1/2
1346 ft.

PENNSAVER
1660 PLACENTIA AVENUE
COSTA MESA, CA 92627

RCRA-SQG 1000323844
FINDS CAD982520587
LUST
Cortese

Relative:
Lower

Actual:
106 ft.

RCRAInfo:

Owner: H C VANAUSDELN
(415) 555-1212
EPA ID: CAD982520587
Contact: ENVIRONMENTAL MANAGER
(714) 642-0811

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

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number: 0830021
Reg Board: Santa Ana Region
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: 1992-08-27 00:00:00
Release Date: 1992-08-07 00:00:00
Cleanup Fund Id : 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

PENNSAVER (Continued)

1000323844

Discover Date : 1992-08-07 00:00:00
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 # : 92UT095
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 : 9999-09-09
Work Suspended : Not reported
Responsible Party: ANN VAN AUSDELN
RP Address: 1660 PLACENTIA AVE
Global Id: T0605901578
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 92UT095
Facility Status: Case Closed
Staff: CAB
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 08/27/1992
Cleanup Fund Id : Not reported
Discover Date : 08/07/1992

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

PENNSAVER (Continued)

1000323844

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 : 33.6346556 / -117.9317564
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
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605901578
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083002138T
Substance: 8006619
Staff: CAB

LUST Region OR:

Facility Id: 92UT095
Record ID: RO0000824
Region: ORANGE
Case Type: Soil Only
Date Closed: 08/27/1992
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
Fac Address 2: 1660 PLACENTIA AVE

38
SE
1/4-1/2
1381 ft.

829 PRODUCTION PLACE
NEWPORT BEACH, CA 92663

CHMIRS S101541169
CA SLIC N/A

Relative:
Lower

CHMIRS:

OES Control Number: 03-3446
Chemical Name: Fire Run-off
Extent of Release: Not reported
Property Use: Not reported
Incident Date: Not reported
Date Completed: Not reported
Time Completed : Not reported

Actual:
106 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S101541169

Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 03-3446
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Responding Agency Personnel # Of Injuries : Not reported
Responding Agency Personnel # Of Fatalities : 0
Resp Agency Personnel # Of Decontaminated : Not reported
Others Number Of Decontaminated : Not reported
Others Number Of Injuries : Not reported
Others Number Of Fatalities : Not reported
Vehicle Make/year : Not reported
Vehicle License Number : Not reported
Vehicle State : Not reported
Vehicle Id Number : Not reported
CA/DOT/PUC/ICC Number : Not reported
Company Name : Not reported
Reporting Officer Name/ID : Not reported
Report Date : Not reported
Comments : Not reported
Facility Telephone Number : Not reported
Waterway Involved : No
Waterway : Not reported
Spill Site : Merchant/Business
Cleanup By : Contractor
Containment : Yes
What Happened : Not reported
Type : Not reported
Other : Not reported
Chemical 1 : Not Reported
Chemical 2 : Not Reported
Chemical 3 : Not Reported
Date/Time : 7/9/200309:52:04 AM
Evacuations : 0
True date : 12/31/03
Year : 2003
Agency : Hixson Metal Finishing
BBLs : 0
Cups : 0
CUFT : 0
Gallons : 0.000000
Grams : 0
Pounds : 0
Liters : 0
Ounces : 0
Pints : 0
Quarts : 0
Sheen : 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S101541169

Tons : 0
Unknown : 0
Description : Fire caused fire run-off from water, no HazMat released.
Incident date : 7/8/2003 12:00:00 AM
Admin Agency : Newport Beach Fire Department
OES date : Not reported
OES time : Not reported
Amount : Not reported

CA STATE SLIC :

Global Id : SLT8R1364069
Region : STATE
Assigned Name : SLICSITE
Lead Agency Contact : Not reported
Lead Agency : Not reported
Lead Agency Case Number : Not reported
Responsible Party : Not reported
Recent Dtw : Not reported
Substance Released : Not reported

SLIC Region 8:

Facility ID: 74
Type: Surface Water
Region: 8
Facility Status: Closed
Lead Agency: Regional Board
Cross Street: Not reported
Sub Release: WASTE WATER
Staff: XXX
Location Code: NB-8
Thomas Bros map 888-F4
Program: SLIC
CAO Number: Not reported
ACL Number: Not reported
Permit Number: Not reported
Complexity: E
Comments: Not reported

K39 THE BOAT YARD
ENE 1672 PLACENTIA AVE
1/4-1/2 COSTA MESA, CA 92627
1386 ft.

LUST U003779042
UST N/A

Site 1 of 2 in cluster K

Relative:
Lower

LUST Region OR:
Facility Id: 91UT108
Record ID: RO0002196
Region: ORANGE
Case Type: Soil Only
Date Closed: 11/27/1991
Current Status: 9
Released Substance : Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4

Actual:
104 ft.

State UST:

Facility ID: 12583
Region: STATE
Local Agency: 30000

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

K40
ENE
1/4-1/2
1386 ft.

BOAT YARD, THE
1672 PLACENTIA AVE
COSTA MESA, CA 92627

LUST **S102425492**
Cortese **N/A**

Site 2 of 2 in cluster K

Relative:
Lower

Actual:
104 ft.

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830019
 Reg Board: Santa Ana Region
 Chemical: Diesel
 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: 1991-11-27 00:00:00
 Release Date: 1991-09-23 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1991-09-23 00:00:00
 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 #: 91UT108
 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: 9999-09-09
 Work Suspended: Not reported
 Responsible Party: MARIA CHEN
 RP Address: 1672 PLACENTIA AVE
 Global Id: T0605901472
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtb 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

BOAT YARD, THE (Continued)

S102425492

Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 91UT108
Facility Status: Case Closed
Staff: RS
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 11/27/1991
Cleanup Fund Id : Not reported
Discover Date : 09/23/1991
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 : 33.6350796 / -117.9317664
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Data : 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
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0805901472
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083001970T
Substance: 12034
Staff: RS

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

CORTESE:

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BOAT YARD, THE (Continued)

Database(s) EDR ID Number
 EPA ID Number

Region: CORTESE
 Fac Address 2: 1672 PLACENTIA AVE

S102425492

L41
 ENE
 1/4-1/2
 1523 ft.

ALANOR CORPORATION
 1697 PLACENTIA AVE
 COSTA MESA, CA

LUST S102423824
 Cortese N/A

Site 1 of 5 in cluster L

Relative:
 Lower

Actual:
 104 ft.

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830008
 Reg Board: Santa Ana Region
 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: 1990-09-13 00:00:00
 Release Date: 1988-03-08 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1988-03-08 00:00:00
 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 #: 88UT045
 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: 9999-09-09
 Work Suspended: Not reported
 Responsible Party: ALAN RYPINSKI
 RP Address: P O BOX 3644
 Global Id: T0605900657
 Org Name: Not reported
 Contact Person: 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

ALANOR CORPORATION (Continued)

S102423824

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

LUST Region 8:

Cross Street: Not reported
 Region: 8
 Regional Board: 08
 Local Case Num: 88UT045
 Facility Status: Case Closed
 Staff: PAH
 Lead Agency: Local Agency
 Local Agency: 30000L
 Qty Leaked: 0
 County: Orange
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Close Date: 09/13/1990
 Cleanup Fund Id : Not reported
 Discover Date : 03/08/1988
 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 : 33.6359256 / -117.9320524
 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
 Priority : Not reported
 Work Suspended : Not reported
 Waste Disch Global Id: T0605900657
 MTBE Class: *
 Case Type: S
 How Stopped Date: 09/09/9999
 Organization Name: Not reported
 Contact Person: Not reported
 MTBE Concentration: 0
 MTBE Fuel: 0
 Case Number: 083000835T
 Substance: 12035

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ALANOR CORPORATION (Continued)

Staff: PAH
CORTESE:
Region: CORTESE
Fac Address 2: 1697 PLACENTIA AVE

Database(s) EDR ID Number
EPA ID Number

S102423824

L42 ALANAR CORP
ENE 1697 PLACENTIA AVE
1/4-1/2 COSTA MESA, CA 92627
1523 ft.

LUST U003778713
UST N/A

Site 2 of 5 in cluster L

Relative:
Lower

LUST Region OR:
Facility Id: 88UT045
Record ID: RO0001914
Region: ORANGE
Case Type: Soil Only
Date Closed: 09/13/1990
Current Status: 9
Released Substance : Waste oil/Used oil

Actual:
104 ft.

State UST:
Facility ID: 10289
Region: STATE
Local Agency: 30000

L43 GRISWOLD INDUSTRIES
ENE 1701 PLACENTIA AVE
1/4-1/2 COSTA MESA, CA 92627
1537 ft.

FINDS 1000390483
Cortese CAD057477994
RCRA-LQG
EMI

Site 3 of 5 in cluster L

Relative:
Lower

RCRAInfo:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD057477994
Contact: ENVIRONMENTAL MANAGER
Classification: Large Quantity Generator
TSDF Activities: Not reported

Actual:
104 ft.

BIENNIAL REPORTS:

Last Biennial Reporting Year: 2001

<u>Waste</u>	<u>Quantity (Lbs)</u>	<u>Waste</u>	<u>Quantity (Lbs)</u>
D001	71440.00	D002	163226.00
D006	131374.00	D007	77375.00
D008	77375.00		

Violation Status: Violations exist

Regulation Violated: 262.10-12.A
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 10/02/1992
Actual Date Achieved Compliance: 10/13/1993

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19931013

Map ID
Direction
Distance
Distance (ft.)
Elevation . Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

GRISWOLD INDUSTRIES (Continued)

1000390483

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Aerometric Information Retrieval System/AIRS Facility Subsystem
Integrated Compliance Information
National Compliance Data Base
National Emissions Inventory
Resource Conservation and Recovery Act Information system
Toxics Release Inventory

CORTESE:

Region: CORTESE
Fac Address 2: 1701 PLACENTIA AVE

Region: CORTESE
Fac Address 2: 1701 PLACENTIA AVE

EMISSIONS :

Facility ID : 800318
Air District Code : SC
SIC Code : 3494
Total Priority Score : Not reported
Health Risk Assessment : 9.51
Non-cancer Chronic Haz Index : 0.01
Non-cancer Acute Haz Index : 0.1
Air Basin : SC
Air District Name : SOUTH COAST AQMD
Community Health Air Pollution Info System : Y
Consolidated Emission Reporting Rule : Not reported
County Code : 30
County ID : 30

L44
ENE
1/4-1/2
1537 ft.

**GRISWOLD INDUSTRIES
1701 PLACENTIA
COSTA MESA, CA 92663**

HAZNET 1006948826
LUST N/A

Site 4 of 5 in cluster L

Relative:
Lower

Actual:
104 ft.

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number 0830029
Reg Board: Santa Ana Region
Chemical: 12035,1
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: 1991-02-13 00:00:00
Release Date: 1987-07-20 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1987-07-20 00:00:00
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 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

GRISWOLD INDUSTRIES (Continued)

1006948826

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 # : 87UT173
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 : 9999-09-09
Work Suspended Not reported
Responsible Party: ROBERT ROST
RP Address: P O BOX 1325
Global Id: T0605901995
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mthe 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

Cross Street: Not reported
Qty Leaked: 0
Case Number 0830005
Reg Board: Santa Ana Region
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: 2002-03-14 00:00:00
Release Date: 1990-08-28 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1990-08-28 00:00:00
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date : 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

GRISWOLD INDUSTRIES (Continued)

1006948826

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 #: 90UT216
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: 9999-09-09
Work Suspended: Not reported
Responsible Party: ROBERT ROST
RP Address: P O BOX 1325
Global Id: T0605900478
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 87UT173
Facility Status: Case Closed
Staff: CAB
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 02/13/1991
Cleanup Fund Id: Not reported
Discover Date: 07/20/1987
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: Not reported
Funding: 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

GRISWOLD INDUSTRIES (Continued)

1006948826

Staff Initials: AR
How Discovered: Tank Closure
How Stopped: Close Tank
Interim: Not reported
Lat/Lon: 33.6361486 / -117.9320554
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
Priority: Not reported
Work Suspended: Not reported
Waste Disch Global Id: T0605901995
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083002917T
Substance: 12035,13,800
Staff: CAB

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 90UT216
Facility Status: Case Closed
Staff: CAB
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 03/14/2002
Cleanup Fund Id: Not reported
Discover Date: 08/28/1990
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: 33.6361486 / -117.9320554
Leak Cause: Unknown

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

GRISWOLD INDUSTRIES (Continued)

1006948826

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
Priority : Not reported
Work Suspended Not reported
Waste Disch Global Id: T0605900478
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083000592T
Substance: 12035
Staff: CAB

HAZNET:

Gepaid: CAD057477994
TSD EPA ID: CAD088504881
Gen County: Orange
Tsd County: Orange
Tons: .3000
Waste Category: Other inorganic solid waste
Disposal Method: Not reported
Contact: GRISWOLD INDUSTRIES
Telephone: (949) 722-4800
Mailing Address: PO BOX 1325
NEWPORT BEACH, CA 92659 - 0325
County: Orange
Gepaid: CAD057477994
TSD EPA ID: CAD097030993
Gen County: Orange
Tsd County: Los Angeles
Tons: 13.7734
Waste Category: Liquids with pH <UN-> 2
Disposal Method: Recycler
Contact: GRISWOLD INDUSTRIES
Telephone: (949) 722-4800
Mailing Address: PO BOX 1325
NEWPORT BEACH, CA 92659 - 0325
County: Orange

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

GRISWOLD INDUSTRIES (Continued)

1006948826

Gepaid: CAD057477994
TSD EPA ID: CAD097030993
Gen County: Orange
Tsd County: Los Angeles
Tons: 1.2500
Waste Category: Other organic solids
Disposal Method: Not reported
Contact: GRISWOLD INDUSTRIES
Telephone: (949) 722-4800
Mailing Address: PO BOX 1325
NEWPORT BEACH, CA 92659 - 0325
County Orange

Gepaid: CAD057477994
TSD EPA ID: CAD097030993
Gen County: Orange
Tsd County: Los Angeles
Tons: 4.8870
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Contact: GRISWOLD INDUSTRIES
Telephone: (949) 722-4800
Mailing Address: PO BOX 1325
NEWPORT BEACH, CA 92659 - 0325
County Orange

Gepaid: CAD057477994
TSD EPA ID: CAD097030993
Gen County: Orange
Tsd County: Los Angeles
Tons: 5.4210
Waste Category: Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method: Recycler
Contact: GRISWOLD INDUSTRIES
Telephone: (949) 722-4800
Mailing Address: PO BOX 1325
NEWPORT BEACH, CA 92659 - 0325
County Orange

[Click this hyperlink](#) while viewing on your computer to access 200 additional CA HAZNET record(s) in the EDR Site Report.

L45
ENE
1/4-1/2
1537 ft.

CLA - VAL
1701 PLACENTIA AVE
COSTA MESA, CA 92627
Site 5 of 5 in cluster L

LUST U001576871
UST N/A
HIST UST

Relative:
Lower

Actual:
104 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

CLA - VAL (Continued)

Database(s) EDR ID Number
EPA ID Number

U001576871

LUST Region OR:

Facility Id: 90UT216
Record ID: RO0002135
Region: ORANGE
Case Type: Soil Only
Date Closed: 03/14/2002
Current Status: 9
Released Substance : Waste oil/Used oil

Facility Id: 87UT173
Record ID: RO0002777
Region: ORANGE
Case Type: Soil Only
Date Closed: 02/13/1991
Current Status: 9
Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Facility Id: 87UT173
Record ID: RO0002777
Region: ORANGE
Case Type: Soil Only
Date Closed: 02/13/1991
Current Status: 9
Released Substance : Solvents

Facility Id: 87UT173
Record ID: RO0002777
Region: ORANGE
Case Type: Soil Only
Date Closed: 02/13/1991
Current Status: 9
Released Substance : Waste oil/Used oil

UST HIST:

Facility ID: 2722
Total Tanks: 2
Owner Address: P. O. BOX 1325
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 1
Tank Capacity: 00004000
Type of Fuel: DIESEL
Leak Detection: None
Contact Name: DONALD L. COOK
Facility Type: Other

Owner Name: GRISWOLD IND.
Region: STATE

Container Num: ANA VO85
Year Installed: Not reported
Tank Construction: Not Reported

Telephone: (714) 548-2201
Other Type: VALUE MANUFACTURE

Facility ID: 2722
Total Tanks: 2
Owner Address: P. O. BOX 1325
NEWPORT BEACH, CA 92663
Tank Used for: PRODUCT
Tank Num: 2
Tank Capacity: 00001000
Type of Fuel: UNLEADED
Leak Detection: None
Contact Name: DONALD L. COOK
Facility Type: Other

Owner Name: GRISWOLD IND.
Region: STATE

Container Num: 1
Year Installed: 1955
Tank Construction: Not Reported

Telephone: (714) 548-2201
Other Type: VALUE MANUFACTURE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CLA - VAL (Continued)

U001576871

State UST:
Facility ID: 5124
Region: STATE
Local Agency: 30000

M46
North
1/4-1/2
1624 ft.

BETTY JONES COOK TRST-ACE INT'
936 SUNSET DRIVE
COSTA MESA, CA

CA SLIC S100715738
N/A

Relative:
Lower

Site 1 of 2 in cluster M

Actual:
106 ft.

CA STATE SLIC :
Global Id : SLT8R1114071
Region : STATE
Assigned Name : SLICSITE
Lead Agency Contact : Not reported
Lead Agency : Not reported
Lead Agency Case Number : Not reported
Responsible Party : Not reported
Recent Dtw : Not reported
Substance Released : Not reported

SLIC Region 8:

Facility ID: 233
Type: Groundwater
Region: 8
Facility Status: Closed
Lead Agency: Regional Board
Cross Street: Not reported
Sub Release: TCE
Staff: RB
Location Code: CM-10
Thomas Bros map888-G4
Program: Not reported
CAO Number: Not reported
ACL Number: Not reported
Permit Number: Not reported
Complexity: Not reported
Comments: Not reported

M47
North
1/4-1/2
1624 ft.

ACE INTERNATIONAL
936 SUNSET DR
COSTA MESA, CA 92627

LUST S101299475
Cortese N/A

Relative:
Lower

Site 2 of 2 in cluster M

Actual:
106 ft.

State LUST:
Cross Street: MONROVIA
Qty Leaked: Not reported
Case Number: 0830014
Reg Board: Santa Ana Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency: 30000
Case Type: Other ground water affected
Status: Case Closed
Review Date: 1990-03-05 00:00:00
Workplan: 1990-04-06 00:00:00

Confirm Leak: 1990-03-05 00:00:00
Prelim Assess: 1990-04-06 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ACE INTERNATIONAL (Continued)

S101299475

Workplan: 4/6/90
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 10/04/1996
Cleanup Fund Id: Not reported
Discover Date: 03/05/1990
Enforcement Dt: 1/1/65
Enf Type: None Taken
Enter Date: 3/21/90
Funding: Not reported
Staff Initials: LAL
How Discovered: Tank Closure
How Stopped: Not reported
Interim: Not reported
Lat/Lon: 33.6381535 / -117.9370355
Leak Cause: UNK
Leak Source: Tank
Beneficial: Not reported
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 #: COASTAL PLAIN OF ORA
Oversight Prgm: SLIC
Priority: Not reported
Work Suspended: Not reported
Waste Disch Global Id: T0605901108
MTBE Class: *
Case Type: O
How Stopped Date: 03/05/1990
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083001460T
Substance: 8006619
Staff: PAH

CORTESE:
Region: CORTESE
Fac Address 2: 936 SUNSET DR

48
NE
1/4-1/2
2105 ft.

V S SCREENPRINT
1763 PLACENTIA AVE
COSTA MESA, CA 92627

RCRA-SQG 1000347819
FINDS CAD981368475
LUST
Cortese

Relative:
Lower

Actual:
100 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

V S SCREENPRINT (Continued)

1000347819

RCRAInfo:

Owner: LOUIS BRADY
(714) 263-9333
EPA ID: CAD981368475
Contact: LOUIS DORFMAN
(714) 263-9333

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

State LUST:

Cross Street: Not reported
Qty Leaked: 0
Case Number: 0830007
Reg Board: Santa Ana Region
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: 1989-01-11 00:00:00
Release Date: 1987-11-10 00:00:00
Cleanup Fund Id: Not reported
Discover Date: 1987-11-10 00:00:00
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 #: 88UT017
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

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

V S SCREENPRINT (Continued)

1000347819

Review Date : Not reported
Stop Date : 9999-09-09
Work Suspended : Not reported
Responsible Party: JACK COLE JR
RP Address: 1763 PLACENTIA
Global Id: T0605900614
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 88UT017
Facility Status: Case Closed
Staff: PAH
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 01/11/1989
Cleanup Fund Id : Not reported
Discover Date : 11/10/1987
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 : 33.6384625 / -117.9320614
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
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605900614
MTBE Class:

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

V S SCREENPRINT (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000347819

Case Type: S
 How Stopped Date: 09/09/9999
 Organization Name: Not reported
 Contact Person: Not reported
 MTBE Concentration: 0
 MTBE Fuel: 1
 Case Number: 083000775T
 Substance: 8006619
 Staff: PAH

LUST Region OR:

Facility Id: 88UT017
 Record ID: RO0001162
 Region: ORANGE
 Case Type: Soil Only
 Date Closed: 01/11/1989
 Current Status: 9
 Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
 Fac Address 2: 1763 PLACENTIA AVE

49
 NNE
 1/4-1/2
 2246 ft.

MCINTOSH PROPERTY
 875 18TH ST
 COSTA MESA, CA

LUST S102433201
 Cortese N/A

Relative:
 Lower

Actual:
 104 ft.

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830027
 Reg Board: Santa Ana Region
 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: 1996-02-21 00:00:00
 Release Date: 1995-04-28 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1995-04-28 00:00:00
 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.

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

MCINTOSH PROPERTY (Continued)

S102433201

Priority: Not reported
Local Case #: 95UT028
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: 9999-09-09
Work Suspended: Not reported
Responsible Party: DUNCAN MCINTOSH
RP Address: 17782 COWAN AVENUE
Global Id: T0605901915
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 95UT028
Facility Status: Case Closed
Staff: NOM
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 02/21/1996
Cleanup Fund Id: Not reported
Discover Date: 04/28/1995
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: 33.6395394 / -117.9352345
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date: Not reported
MTBE Tested: NT

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

MCINTOSH PROPERTY (Continued)

S102433201

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
 Priority : Not reported
 Work Suspended : Not reported
 Waste Disch Global Id: T0605901915
 MTBE Class: *
 Case Type: S
 How Stopped Date: 09/09/9999
 Organization Name: Not reported
 Contact Person: Not reported
 MTBE Concentration: 0
 MTBE Fuel: 1
 Case Number: 083002775T
 Substance: 8006619
 Staff: NOM

LUST Region OR:

Facility Id: 95UT028
 Record ID: RO0001655
 Region: ORANGE
 Case Type: Soil Only
 Date Closed: 02/21/1996
 Current Status: 9
 Released Substance : Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

CORTESE:

Region: CORTESE
 Fac Address 2: 875 18TH ST

N50
 East
 1/4-1/2
 2269 ft.

HARTMAN ENTERPRISES
741 OHMS
COSTA MESA, CA 92627

Cortese S100181946
 REF N/A

Site 1 of 5 in cluster N

Relative:
 Lower

Actual:
 80 ft.

REF:

Facility ID 30370007
 Dtsr Region Code : 4
 Region Code Definition : CYPRESS
 County Code : 30
 Site Name Under : Not reported
 Current Status Date : 06231995
 Current Status Code : REFOA
 Current Status : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
 Lead Agency Code : Not reported
 Lead Agency : N/A
 Site Type Code : Not reported
 Site Type : N/A
 National Priorities List : Not reported
 Tier : Not reported
 Source Of Funding Code : Not reported
 Staff Member : Not reported
 Supervisor : Not reported
 Sic Code : 37
 Sic Code Definition : MANU - TRANSPORTATION EQUIPMENT
 Site Mitigatn & Brmfrs Reuse Prog (SMBR) Code : SB

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HARTMAN ENTERPRISES (Continued)

S100181946

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 & 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 Dist Code : Not reported
 State Senate Dist Code : Not reported
 Identifying Code: Not reported
 ID Value: Not reported
 Other ID Desc: Not reported
 Alternate Name(s): HARTMAN ENTERPRISES
 Address(es) : 741 OHMS WAY
 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
 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 : 01011988
 Comments : ON CORTESE LIST
 FINAL STRATEGY SITE REFERRED: TO ENF
 CO ENVR. GENERATE SMALL AMOUNT OF WASTE
 DISCH APPROX 2G/YR SOLVENT TO BACK LOT
 ONLY 2 EMPLOYEES. SCRAP RESIN TO TRASH
 SITE SCREENING DONE RATIONALE FOR PA: NEED MORE INFORMATION.
 SITE SCREENING DONE FURTHER RECORD SEARCH REQ'D.
 FACILITY DRIVE-BY PIECES OF CARS STACKED UP IN BACK.
 BACK LOT HAS LOTS OF JUNK
 FINAL STRATEGY RECOMMEND FURTHER FOLLOW-UP
 HISTORY OF DISCHARGING SOLVENT ONSITE.
 INFO. FROM CO HLTH Q & P/F
 FINAL STRATEGY SITE REFERRED: TO HWMB ENF
 REPORTED FOR PROP65

CORTESE:
 Region: CORTESE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

HARTMAN ENTERPRISES (Continued)

S100181946

Fac Address 2: Not reported

N51
East
1/4-1/2
2290 ft.

SMITH AND SONS PROPERTIES
735 OHMS WAY
COSTA MESA, CA 92627

LUST S102437669
Cortese N/A

Relative:
Lower

Actual:
79 ft.

Site 2 of 5 in cluster N

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830016
 Reg Board: Santa Ana Region
 Chemical: Unleaded 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: 1991-03-11 00:00:00
 Release Date: 1990-08-16 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1990-08-16 00:00:00
 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 #: 90UT256
 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: 9999-09-09
 Work Suspended: Not reported
 Responsible Party: WALKER SMITH III
 RP Address: 735 OHMS WY
 Global Id: T0805901270
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0

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

SMITH AND SONS PROPERTIES (Continued)

S102437669

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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 90UT256
Facility Status: Case Closed
Staff: PAH
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 03/11/1991
Cleanup Fund Id : Not reported
Discover Date : 08/16/1990
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 : 33.6339687 / -117.9280583
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
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605901270
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 1
Case Number: 083001684T
Substance: 12031
Staff: PAH

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

SMITH AND SONS PROPERTIES (Continued)

S102437669

CORTESE:

Region: CORTESE
 Fac Address 2: 735 OHMS WAY

N52
 East
 1/4-1/2
 2290 ft.

SMITH AND SONS PROPERTIES
 735 OHMS WY
 COSTA MESA, CA 92627

LUST S106176391
 N/A

Site 3 of 5 in cluster N

Relative:
 Lower

LUST Region OR:
 Facility Id: 90UT256
 Record ID: RO0000731
 Region: ORANGE
 Case Type: Soil Only
 Date Closed: 03/11/1991
 Current Status: 9
 Released Substance : Unleaded gasoline

Actual:
 79 ft:

N53
 East
 1/4-1/2
 2398 ft.

FORD'S AUTOMOTIVE
 705 OHMS WAY
 COSTA MESA, CA 92627

LUST S102430117
 Cortese N/A

Site 4 of 5 in cluster N

Relative:
 Lower

State LUST:
 Cross Street: Not reported
 Qty Leaked: 0
 Case Number 0830019
 Reg Board: Santa Ana Region
 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: 1993-04-16 00:00:00
 Release Date: 1991-07-30 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1991-07-30 00:00:00
 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

Actual:
 76 ft.

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

FORD'S AUTOMOTIVE (Continued)

S102430117

Local Case # : 91UT085
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 : 9999-09-09
Work Suspended : Not reported
Responsible Party: MICHELLE REDAY COO
RP Address: P O BOX 10479
Global Id: T0605901421
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

LUST Region 8:

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 91UT085
Facility Status: Case Closed
Staff: CAB
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 04/16/1993
Cleanup Fund Id : Not reported
Discover Date : 07/30/1991
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 : 33.6343447 / -117.9280583
Leak Cause: Unknown
Leak Source: Unknown
Beneficial: MUN
MTBE Date : Not reported
MTBE Tested : NRQ
Max MTBE GW : 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

CALIFORNIA EXPLORATION CO (Continued)

S101481432

Site Type Code : Not reported
 Site Type : N/A
 National Priorities List : Not reported
 Tier : Not reported
 Source Of Funding Code : Not reported
 Staff Member : Not reported
 Supervisor : Not reported
 Sic Code : 29
 Sic Code Definition : MANU - PETROLEUM & COAL PRODUCTS
 Site Mitigatr & Brnfrds Reuse Prog (SMBR) Code : SB
 SMBR Branch : SO CAL - CYPRESS
 Regional Water Quality Control Board : SA
 RWQCB Definition : SANTA ANA
 Site Access Controlled : U
 Listed In Haz Wst & Substncls 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 Dist Code : Not reported
 State Senate Dist Code : Not reported
 Identifying Code: Not reported
 ID Value: Not reported
 Other ID Desc: Not reported
 Alternate Name(s): TRIGOOD OIL
 AMAX OIL
 AMEX OIL
 MOBIL OIL
 BARTO OIL
 CALIFORNIA EXPLORATION COMPANY
 Address(es) : 18TH & WHITTIER AVENUE
 COSTA MESA, CA 92627
 Background Info : Not reported
 Facility Id : 30290011
 AWP Activities Code : 1
 DTSC Site Activity Code : DISC
 Activity Code Def: DISCOVERY
 AWP Activity Id : Not reported
 Dt Activity Due For Completion : Not reported
 Revised Due Date : Not reported
 Date Activity Completed : 08011981
 Est # Of Person-years To Complete : 0
 Est. Size Of An Activity Code : Not reported
 Site Status When Activity Commitment Made : REFRW
 Status Code Definition : PROPERTY/SITE REFERRED TO RWQCB
 Cubic Yards Of Solids Removed At Completion : 0
 Gallons Of Liquid Removed Upon Completion : 0
 Cubic Yards Of Solids Treated Upon Completion : 0
 Actvy Deleted Via Commitmnt/Completns Screen : Not reported
 Special Program Code: C104
 Special Program : CERCLA 104
 Comments Date : 01011988
 Comments : ON CORTESE LIST

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FORD'S AUTOMOTIVE (Continued)

S102430117

GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: Not reported
Oversight Prgm : LUST
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605901421
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083001907T
Substance: 12035
Staff: CAB

CORTESE:
Region: CORTESE
Fac Address 2: 705 OHMS WAY

N54 FORDS AUTOMOTIVE SERVICE
East 705 OHMS WAY
1/4-1/2 COSTA MESA, CA 92627
2398 ft.

LUST U003713378
UST N/A

Relative:
Lower

Site 5 of 5 in cluster N

Actual:
76 ft.

LUST Region OR:
Facility Id: 91UT085
Record ID: RO0002920
Region: ORANGE
Case Type: Soil Only
Date Closed: 04/16/1993
Current Status: 9
Released Substance : Waste oil/Used oil

State UST:
Facility ID: 3062
Region: STATE
Local Agency: 30000

55 CALIFORNIA EXPLORATION CO
NNW 18TH / WHITTIER AVE
1/4-1/2 COSTA MESA, CA 92627
2498 ft.

Cortese S101481432
REF N/A

Relative:
Lower

REF:
Facility ID 30290011
Dtsc Region Code : 4
Region Code Definition : CYPRESS
County Code : 30
Site Name Under : Not reported
Current Status Date : 11071994
Current Status Code : REFRW
Current Status : PROPERTY/SITE REFERRED TO RWQCB
Lead Agency Code : Not reported
Lead Agency : N/A

Actual:
103 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CALIFORNIA EXPLORATION CO (Continued)

S101481432

FACILITY DRIVE-BY ASAP. SEVERAL WELLS & DRAINAGE AREA W/
 ACCUMUL. OF WHITE POWDERY MATL. FENCED.
 FACILITY DRIVE-BY VISITED LOCATION. NO APPARENT WASTE.
 FINAL STRATEGY SITE REFERRED: TO LA HWMB ENF
 SITE SCREENING DONE
 PERMIT ISSUED "PH & R" ISSUED IWDP 15, 9/8/52.
 PERMIT SUSPENDED "PH & R" IWDP IS VOID, 8/25/59.
 "PH & R" SITE HAD OILWELL WASTE & BRINE.
 "PH & R"- 1000 FT N OF 18TH & WHITTIER.
 FORMERLY "PH & R OIL CO." IN 1950'S.
 INSPECTION(OTHER) OSBORNE & ASSOC. GEOTECHNICAL INVEST.
 EXCAVATION OF 18 EXPLORATORY PITS TO 15'
 IN DEPTH. FILL DISCOVERED IN 10 PITS
 MIXED SOIL & ASPHALT.
 FACILITY IDENTIFIED PHONE BOOK
 AMAX PETRO. WAS THERE IN 1963.
 TRIGOOD OIL WAS THERE IN 1961.
 BUSINESS YRS. INCLUDE 1949 TO 1971.
 AMAX IN 1966 PHONE BOOK.
 PERCOLATION POND WAS PERMITTED BY CO ENV
 MGMT IN LATE 1950'S. SUSPECTED THAT
 SUMPS WERE DREDGED & FILLED UNDER COUNTY
 SUPERVISION. BARTO PLANS TO DEVELOP FOR
 AN INDUSTRIAL COMPLEX. SOIL ANALYSES OF
 EXPLORATORY PITS IN 1982 AND SOIL
 COMPACTION TESTING OF FILL PERFORMED.
 1 SUMP WAS EXCAVATED.
 CITY OF COSTA MESA REQ SAMPLING FOR
 COMPLETION OF THE ENVIRON IMPACT REPORT.
 SEE FILE #30-29-0007(MOBIL OIL #2)
 SUBMIT TO EPA
 INSPECTION(OTHER) APPLIED GEOTECHNICAL ENGINEERING INC.
 FIELD DENSITY TESTS, SLOPE STABILITY. &
 CHEM TEST OF SOILS FOR DEVELOP SITE.
 RWQCB, RIVERSIDE: "AMAX" (ALSO "AMEX")
 OIL CO. HAD DISPOSAL PROBLEM.
 REPORTED FOR PROP65
 FACILITY DRIVE-BY SCHOOL, APTS., HOMES & BUS. THERE NOW.
 PITS & PONDS NO LONGER THERE
 FINAL STRATEGY NEED TO FIND OUT IF AREA WAS EXCAVATED.
 DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

CORTESE:
 Region: CORTESE
 Fac Address 2: Not reported

56 HUGHES AIRCRAFT CO
 South 500 SUPERIOR AVE
 1/2-1 NEWPORT BEACH, CA 92663
 3480 ft.

Relative:
 Lower

Actual:
 92 ft.

RCRA-SQG 1000240988
 FINDS CAD057468944
 HAZNET
 LUST
 RCRA-TSDF
 CORRACTS
 CERC-NFRAP
 REF

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported
 Non NPL Code: NFRAP
 Ownership Status: Unknown
 Federal Facility: Not a Federal Facility
 NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:

Assessment:	DISCOVERY	Completed:	08/01/1980
Assessment:	SITE INSPECTION	Completed:	06/01/1983
Assessment:	HRS PACKAGE	Completed:	06/01/1983
Assessment:	PRELIMINARY ASSESSMENT	Completed:	06/01/1983
Assessment:	UNILATERAL ADMIN ORDER	Completed:	08/18/1983
Assessment:	SITE INSPECTION	Completed:	03/12/1990
Assessment:	ARCHIVE SITE	Completed:	03/12/1990

CORRACTS Data:

EPA Id: CAD057468944
 Region: 9
 Area Name: ENTIRE FACILITY
 Actual Date: 10/25/1994
 Corrective Action: CA225IN - Stabilization Measures Evaluation, This facility is not , amenable to stabilization activity because of, a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available
 2002 NAICS Title: Not Reported

EPA Id: CAD057468944
 Region: 9
 Area Name: ENTIRE FACILITY
 Actual Date: 08/15/1990
 Corrective Action: CA075HI - CA Prioritization, Facility or area was assigned a high corrective action priority
 2002 NAICS Title: Not Reported

EPA Id: CAD057468944
 Region: 9
 Area Name: ENTIRE FACILITY
 Actual Date: 10/27/1994
 Corrective Action: CA075ME - CA Prioritization, Facility or area was assigned a medium corrective action priority
 2002 NAICS Title: Not Reported

EPA Id: CAD057468944
 Region: 9
 Area Name: ENTIRE FACILITY
 Actual Date: 12/02/1997
 Corrective Action: CA725IN - Current Human Exposures Under Control , More information is needed to make a determination
 2002 NAICS Title: Not Reported

EPA Id: CAD057468944
 Region: 9
 Area Name: ENTIRE FACILITY
 Actual Date: 03/09/2001
 Corrective Action: CA725NO - Current Human Exposures Under Control, Current human exposures are NOT under control
 2002 NAICS Title: Not Reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

[Click this hyperlink](#) while viewing on your computer to access 2 additional CORRACTS record(s) in the EDR Site Report.

RCRAInfo Corrective Action Summary:

- Event: Current Human Exposures under Control, Current human exposures are NOT under control.
- Event Date: 03/09/2001
- Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.
- Event Date: 03/09/2001
- Event: Current Human Exposures under Control, More information is needed to make a determination.
- Event Date: 12/02/1997
- Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.
- Event Date: 12/02/1997
- Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.
- Event Date: 10/27/1994
- Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.
- Event Date: 10/25/1994
- Event: CA Prioritization, Facility or area was assigned a high corrective action priority.
- Event Date: 08/15/1990
- Event: RFI Imposition
- Event Date: 08/18/1983

RCRAInfo:

Owner: HUGHES AIRCRAFT COMPANY
(714) 759-2411
EPA ID: CAD057468944
Contact: ENVIRONMENTAL MANAGER

Classification: TSDF
TSDF Activities: Not reported

Violation Status: Violations exist

- Regulation Violated: 264.170-177.I
- Area of Violation: TSD-OTHER REQUIREMENTS (OVERSIGHT)
- Date Violation Determined: 12/10/1993
- Actual Date Achieved Compliance: 12/10/1993
- Enforcement Action: WRITTEN INFORMAL
- Enforcement Action Date: 12/10/1993
- Penalty Type: Not reported
- Regulation Violated: 264.110-120.G
- Area of Violation: TSD-CLOSURE/POST-CLOSURE REQUIREMENTS
- Date Violation Determined: 12/10/1993
- Actual Date Achieved Compliance: 12/10/1993

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 12/10/1993
Penalty Type: Not reported

Regulation Violated: 268 ALL
Area of Violation: TSD-LAND BAN REQUIREMENTS
Date Violation Determined: 02/22/1991
Actual Date Achieved Compliance: 08/14/1991

Regulation Violated: 268.7
Area of Violation: GENERATOR-LAND BAN REQUIREMENTS
Date Violation Determined: 02/22/1991
Actual Date Achieved Compliance: 08/14/1991

Regulation Violated: 270
Area of Violation: TSD-OTHER REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 02/22/1991
Actual Date Achieved Compliance: 08/14/1991

Regulation Violated: 268 ALL
Area of Violation: TSD-LAND BAN REQUIREMENTS
Date Violation Determined: 01/09/1991
Actual Date Achieved Compliance: 08/14/1991

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 02/22/1991
Penalty Type: Not reported

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 03/21/1991
Penalty Type: Not reported

Regulation Violated: 268.7
Area of Violation: GENERATOR-LAND BAN REQUIREMENTS
Date Violation Determined: 01/09/1991
Actual Date Achieved Compliance: 08/14/1991

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 02/22/1991
Penalty Type: Not reported

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 03/21/1991
Penalty Type: Not reported

Regulation Violated: 270
Area of Violation: TSD-OTHER REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 01/09/1991
Actual Date Achieved Compliance: 08/14/1991

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 02/22/1991
Penalty Type: Not reported

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 03/21/1991
Penalty Type: Not reported

Regulation Violated: 270
Area of Violation: TSD-OTHER REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 05/04/1988
Actual Date Achieved Compliance: 07/19/1988

Enforcement Action: WRITTEN INFORMAL

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

Enforcement Action Date: 06/06/1988
 Penalty Type: Not reported

There are 9 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	TSD-OTHER REQUIREMENTS (OVERSIGHT)	19931210
Compliance Evaluation Inspection	TSD-CLOSURE/POST-CLOSURE REQUIREMENTS	19931210
	TSD-LAND BAN REQUIREMENTS	19910814
	GENERATOR-LAND BAN REQUIREMENTS	19910814
	TSD-OTHER REQUIREMENTS (OVERSIGHT)	19910814
	TSD-LAND BAN REQUIREMENTS	19910814
	GENERATOR-LAND BAN REQUIREMENTS	19910814
Compliance Evaluation Inspection	TSD-OTHER REQUIREMENTS (OVERSIGHT)	19910814
	TSD-OTHER REQUIREMENTS (OVERSIGHT)	19880719

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 National Emissions Inventory
 Resource Conservation and Recovery Act Information system
 SC-EFIS
 Toxics Release Inventory

State LUST:

Cross Street: Not reported
 Qty Leaked: 0
 Case Number: 0830008
 Reg Board: Santa Ana Region
 Chemical: Diesel
 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: 1991-08-07 00:00:00
 Release Date: 1991-05-01 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1991-05-01 00:00:00
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: JK
 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 #: 91UT054
 Beneficial: MUN

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

HUGHES AIRCRAFT CO (Continued)

1000240988

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 : 9999-09-09
Work Suspended Not reported
Responsible Party: BERNIE WENZEL
RP Address: 500 SUPERIOR AVE
Global Id: T0605912480
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

LUST Region 8:

Cross Street: INDUSTRIAL
Region: 8
Regional Board: 08
Local Case Num: 90UT247
Facility Status: Pollution Characterization
Staff: CAB
Lead Agency: Regional Board
Local Agency: Orange County Health Care Agency
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
contaminants, Vapor Extraction

Qty Leaked: Not reported
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: 1/30/98
Remed Action: Not reported
Close Date: Not reported
Cleanup Fund Id : Not reported
Discover Date : 01/01/1978
Enforcement Dt : Not reported
Enf Type: SEL
Enter Date : 4/1/88
Funding: Not reported
Staff Initials: LAL
How Discovered: Inventory Control
How Stopped: Not reported
Interim : No
Lat/Lon : 33.62865649 / -117.9285335
Leak Cause: UNK
Leak Source: Tank
Beneficial: Not reported
MTBE Date : Not reported
MTBE Tested : NRQ
Max MTBE GW : Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: 1/30/98
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

GW Qualifies : Not reported
Max MTBE Soil : Not reported
Soil Qualifies : Not reported
Hydr Basin #: COASTAL PLAIN OF ORA
Oversight Prgm : LUST
Priority : Not reported
Work Suspended : Not reported
Waste Disch Global Id: T0605900648
MTBE Class: *
Case Type: 0
How Stopped Date: 01/01/1981
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083000821T
Substance: 13
Staff: CAB

Cross Street: Not reported
Region: 8
Regional Board: 08
Local Case Num: 91UT054
Facility Status: Case Closed
Staff: CAB
Lead Agency: Local Agency
Local Agency: 30000L
Qty Leaked: 0
County: Orange
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 08/07/1991
Cleanup Fund Id : Not reported
Discover Date : 05/01/1991
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: JK
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Lat/Lon : 0 / 0
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
Priority : 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

HUGHES AIRCRAFT CO (Continued)

1000240988

Work Suspended Not reported
Waste Disch Global Id: T0605912480
MTBE Class: *
Case Type: S
How Stopped Date: 09/09/9999
Organization Name: Not reported
Contact Person: Not reported
MTBE Concentration: 0
MTBE Fuel: 0
Case Number: 083000821T
Substance: 12034
Staff: CAB

LUST Region OR:

Facility Id: 91UT054
Record ID: RO0002217
Region: ORANGE
Case Type: Soil Only
Date Closed: 08/07/1991
Current Status: 9
Released Substance : Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4

REF:

Facility ID 30370014
Dtsc Region Code : 4
Region Code Definition : CYPRESS
County Code : 30
Site Name Under : Not reported
Current Status Date : 05101995
Current Status Code : REFRC
Current Status : PROPERTY/SITE REFERRED TO RCRA
Lead Agency Code : Not reported
Lead Agency : N/A
Site Type Code : Not reported
Site Type : N/A
National Priorities List : Not reported
Tier : Not reported
Source Of Funding Code : Not reported
Staff Member : Not reported
Supervisor : Not reported
Sic Code : 37
Sic Code Definition : MANU - TRANSPORTATION EQUIPMENT
Site Mitigatn & Brnfrds 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 & Substnnc 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 : Not reported
State Senate Distt Code : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HUGHES AIRCRAFT CO (Continued)

1000240988

Identifying Code: EPA
ID Value: CAD057468944
Other ID Desc: EPA IDENTIFICATION NUMBER
Alternate Name(s): HUGHES AIRCRAFT
Address(es): 500 SUPERIOR
NEWPORT BEACH, CA 92660
Background Info: Not reported
Facility Id: 30370014
AWP Activities Code: 1
DTSC Site Activity Code: DISC
Activity Code Def: DISCOVERY
AWP Activity Id: Not reported
Dt Activity Due For Completion: Not reported
Revised Due Date: Not reported
Date Activity Completed: 12011981
Est # Of Person-years To Complete: 0
Est. Size Of An Activity Code: Not reported
Site Status When Activity Commitment Made: REFR
Status Code Definition: PROPERTY/SITE REFERRED TO RCRA
Cubic Yards Of Solids Removed At Completion: 0
Gallons Of Liquid Removed Upon Completion: 0
Cubic Yards Of Solids Treated Upon Completion: 0
Actvy Deleted Via Commitmnt/Completns Screen: Not reported
Special Program Code: C104
Special Program: CERCLA 104
Comments Date: 01141982
Comments: FACILITY DRIVE-BY VISION OBSCURED
BASE FOLLOW UP ON Q RESPONSE.
NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.
RCRA lead. 4/17/95 - CP approved 8/25/92.
FINAL STRATEGY SITE REFERRED: TO LA HWMB ENFORCEMENT
FACILITY IDENTIFIED EPA HAZ. MATL HANDLERS LIST.
STATE Q SENT
RECEIVED LETTER FROM HUGHES.
LETTER REQUESTED DEADLINE EXTENSION.

HAZNET:

Gepaid: CAC002468495
TSD EPA ID: Not reported
Gen County: Orange
Tsd County: Los Angeles
Tons: 0.07
Waste Category: Other Inorganic solid waste
Disposal Method: Transfer Station
Contact: STEVE ST CLAIR
Telephone: (949) 477-6399
Mailing Address: 4001 MACARTHUR BLVD
NEWPORT BEACH, CA 92660
County: Not reported

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	U003936310	B & B CONTRACTORS	310 E 17TH ST	92627	UST
COSTA MESA	U003938693	CHEVRON #9-0819	195 E 17TH ST	92627	UST
COSTA MESA	U003940583	MOBIL #1B-532	295 E 17TH ST	92627	UST
COSTA MESA	U003941618	SHAW & SONS	829 W 17TH ST	92627	UST
COSTA MESA	U003942096	TOSCO #30608	393 E 17TH ST # 30608	92627	UST
COSTA MESA	U003942923	VANCE & ASSOCIATE ROOFING	837 W 17TH ST	92627	UST
COSTA MESA	1006836980	NEWPORT AVENUE STATION #1	NW CORNER OF NEWPORT FWY & BRI		FINDS
COSTA MESA	S103635309	TEXACO REFINING AND MARKETING INC	1695 SUPERIOR / 17TH	92627	HAZNET, LUST
COSTA MESA	8868333	UNOCAL SERVICE STATION UNIT NO. 4992 1900 NEWPORT AVENUE	UNOCAL SERVICE STATION UNIT NO. 4992 1900 NEWPORT AVENUE		ERNS
NEWPORT BEACH	1003878042	SOUTH BASIN OIL CO WELL #1	204 & 206 43RD ST	92663	CERC-NFRAP
NEWPORT BEACH	S106167101	CELEBRITY CLEANERS	2700 W COAST HWY	92663	CLEANERS
NEWPORT BEACH	U003942585	UNITED OIL #32	3400 W COAST HWY	92663	UST
NEWPORT BEACH	U003942640	UNOCAL #3797	2201 W COAST HWY # 3797	92663	UST
NEWPORT BEACH	U003949183	UNOCAL #4898	3928 W COAST HWY # 4898	92663	UST
NEWPORT BEACH	U003949202	UNOCAL (TOSCO#30563)	2201 W COAST HWY # 30563	92663	UST

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D006	CADMIUM
D007	CHROMIUM
D008	LEAD

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.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

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: 10/12/04

Date Made Active at EDR: 12/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/02/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/02/04

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

Source: EPA

Telephone: N/A

Date of Government Version: 09/23/04

Date Made Active at EDR: 12/09/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/02/04

Elapsed ASTM days: 37

Date of Last EDR Contact: 11/02/04

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA 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: 08/10/04

Date Made Active at EDR: 10/27/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/21/04

Elapsed ASTM days: 36

Date of Last EDR Contact: 09/21/04

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/10/04
Date Made Active at EDR: 10/27/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/21/04
Elapsed ASTM days: 36
Date of Last EDR Contact: 09/21/04

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/23/04
Date Made Active at EDR: 11/18/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/07/04
Elapsed ASTM days: 42
Date of Last EDR Contact: 12/07/04

RCRA: Resource Conservation and Recovery Act Information

Source: EPA
Telephone: 800-424-9346

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: 08/10/04
Date Made Active at EDR: 10/11/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/24/04
Elapsed ASTM days: 48
Date of Last EDR Contact: 11/24/04

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 10/25/04

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

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: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 09/20/04
Date of Next Scheduled EDR Contact: 12/13/04

CONSENT: Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library
Telephone: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/05/04
Database Release Frequency: Varies

Date of Last EDR Contact: 10/25/04
Date of Next Scheduled EDR Contact: 01/24/05

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

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: 09/09/04
Database Release Frequency: Annually

Date of Last EDR Contact: 10/06/04
Date of Next Scheduled EDR Contact: 01/03/05

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

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: 10/12/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/02/04
Date of Next Scheduled EDR Contact: 01/31/05

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

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 (Aerometric 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: 09/09/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/08/04
Date of Next Scheduled EDR Contact: 01/03/05

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/08/04
Database Release Frequency: Annually

Date of Last EDR Contact: 10/28/04
Date of Next Scheduled EDR Contact: 01/17/05

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

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: 07/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/04
Date of Next Scheduled EDR Contact: 01/03/05

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/13/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/28/04
Date of Next Scheduled EDR Contact: 12/27/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

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.

Date of Government Version: 10/15/91

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/22/04

Date of Next Scheduled EDR Contact: 02/21/05

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

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: 06/29/04

Database Release Frequency: Annually

Date of Last EDR Contact: 11/12/04

Date of Next Scheduled EDR Contact: 02/07/05

DOD: Department of Defense Sites

Source: USGS

Telephone: 703-692-8801

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

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/04

Date of Next Scheduled EDR Contact: 02/07/05

UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy

Telephone: 505-845-0011

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: 04/22/04

Database Release Frequency: Varies

Date of Last EDR Contact: 09/20/04

Date of Next Scheduled EDR Contact: 12/20/04

ODI: Open Dump Inventory

Source: Environmental Protection Agency

Telephone: 800-424-9346

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

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95

Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

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: 12/31/03

Database Release Frequency: Varies

Date of Last EDR Contact: 10/04/04

Date of Next Scheduled EDR Contact: 01/03/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

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

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/12/04

Date of Next Scheduled EDR Contact: 02/07/05

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

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 administrative 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

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/06/04

Date of Next Scheduled EDR Contact: 03/07/05

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

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: 12/31/02

Database Release Frequency: Annually

Date of Last EDR Contact: 09/20/04

Date of Next Scheduled EDR Contact: 12/20/04

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/06/04

Date of Next Scheduled EDR Contact: 03/07/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 04/13/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04

Date of Next Scheduled EDR Contact: 12/20/04

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

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: 12/31/01

Database Release Frequency: Annually

Date of Last EDR Contact: 10/18/04

Date of Next Scheduled EDR Contact: 01/17/05

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/04
Date of Next Scheduled EDR Contact: 12/20/04

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency
Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 10/05/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/15/04
Elapsed ASTM days: 19
Date of Last EDR Contact: 12/02/04

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control
Telephone: 916-323-3400

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: 10/05/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/15/04
Elapsed ASTM days: 19
Date of Last EDR Contact: 12/02/04

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services
Telephone: 916-845-8400

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 Made Active at EDR: 06/25/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/04
Elapsed ASTM days: 38
Date of Last EDR Contact: 11/22/04

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100

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 Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 10/28/04

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

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 Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/18/04

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/01/04

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-341-6320

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: 09/13/04
Date Made Active at EDR: 10/12/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/14/04
Elapsed ASTM days: 28
Date of Last EDR Contact: 09/14/04

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-227-4448

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 Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/06/04

LUST: Leaking Underground Storage Tank Information System
Source: State Water Resources Control Board
Telephone: 916-341-5752

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: 10/13/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/13/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 10/13/04

CA BOND EXP. PLAN: Bond Expenditure Plan
Source: Department of Health Services
Telephone: 916-255-2118

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.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities

Source: SWRCB
Telephone: 916-341-5752
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/13/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/13/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 10/13/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

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: 10/05/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/15/04
Elapsed ASTM days: 19
Date of Last EDR Contact: 12/02/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency
Telephone: 415-972-3372

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/03/04
Date Made Active at EDR: 11/03/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/06/04
Elapsed ASTM days: 28
Date of Last EDR Contact: 11/22/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10
Telephone: 206-553-2857

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/29/04
Date Made Active at EDR: 10/22/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/01/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 11/22/04

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: 11/02/04
Date Made Active at EDR: 12/13/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 11/03/04
Elapsed ASTM days: 40
Date of Last EDR Contact: 10/25/04

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

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 Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-341-5700

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 Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 12/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/04

Date of Next Scheduled EDR Contact: 01/31/05

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control

Telephone: 916-225-0873

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: 04/21/04

Database Release Frequency: Annually

Date of Last EDR Contact: 11/01/04

Date of Next Scheduled EDR Contact: 01/03/05

CA WDS: Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-341-5227

Sites which have been issued waste discharge requirements.

Date of Government Version: 10/11/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/21/04

Date of Next Scheduled EDR Contact: 12/20/04

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 10/04/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/04/04

Date of Next Scheduled EDR Contact: 01/03/05

NFA: No Further Action Determination

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

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: 10/05/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/04

Date of Next Scheduled EDR Contact: 02/28/05

EMI: Emissions inventory Data

Source: California Air Resources Board

Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/02

Database Release Frequency: Varies

Date of Last EDR Contact: 10/22/04

Date of Next Scheduled EDR Contact: 01/17/05

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/05/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/04
Date of Next Scheduled EDR Contact: 02/28/05

SCH: School Property Evaluation Program
Source: Department of Toxic Substances Control
Telephone: 916-323-3400

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: 10/05/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/04
Date of Next Scheduled EDR Contact: 02/28/05

NFE: Properties Needing Further Evaluation
Source: Department of Toxic Substances Control
Telephone: 916-323-3400

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: 10/05/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/04
Date of Next Scheduled EDR Contact: 02/28/05

SLIC: Statewide SLIC Cases
Source: State Water Resources Control Board
Telephone: 916-341-5752

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: 10/13/04
Database Release Frequency: Varies

Date of Last EDR Contact: 10/13/04
Date of Next Scheduled EDR Contact: 01/10/05

HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136

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: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/08/04
Date of Next Scheduled EDR Contact: 02/07/05

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 08/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/25/04
Date of Next Scheduled EDR Contact: 01/24/05

Underground Tanks
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/25/04
Date of Next Scheduled EDR Contact: 01/24/05

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/30/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/29/04
Date of Next Scheduled EDR Contact: 02/28/05

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

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: 10/21/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/08/04
Date of Next Scheduled EDR Contact: 02/07/05

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700

Kern County Sites and Tanks Listing.

Date of Government Version: 09/14/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 06/03/03
Database Release Frequency: Varies

Date of Last EDR Contact: 11/18/04
Date of Next Scheduled EDR Contact: 02/14/05

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2236

Date of Government Version: 09/07/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/15/04
Date of Next Scheduled EDR Contact: 02/14/05

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 11/29/04
Date of Next Scheduled EDR Contact: 02/21/05

City of Torrance Underground Storage Tank
Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 08/16/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/15/04
Date of Next Scheduled EDR Contact: 02/14/05

City of Los Angeles Landfills
Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/04
Database Release Frequency: Varies

Date of Last EDR Contact: 09/14/04
Date of Next Scheduled EDR Contact: 12/13/04

HMS: Street Number List
Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/04
Date of Next Scheduled EDR Contact: 02/14/05

Site Mitigation List
Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/26/04
Database Release Frequency: Annually

Date of Last EDR Contact: 11/15/04
Date of Next Scheduled EDR Contact: 02/14/05

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178

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
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/18/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/01/04
Date of Next Scheduled EDR Contact: 01/31/05

NAPA COUNTY:

Sites With Reported Contamination
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/04
Date of Next Scheduled EDR Contact: 12/27/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/29/04
Database Release Frequency: Annually

Date of Last EDR Contact: 09/27/04
Date of Next Scheduled EDR Contact: 12/27/04

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/14/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/10/04
Date of Next Scheduled EDR Contact: 03/07/05

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 09/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/10/04
Date of Next Scheduled EDR Contact: 03/07/05

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 09/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 12/10/04
Date of Next Scheduled EDR Contact: 03/07/05

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/04/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/20/04
Date of Next Scheduled EDR Contact: 12/20/04

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/18/04
Date of Next Scheduled EDR Contact: 01/17/05

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/18/04
Date of Next Scheduled EDR Contact: 01/17/05

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 08/28/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/13/04
Date of Next Scheduled EDR Contact: 01/31/05

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 09/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/02/04
Date of Next Scheduled EDR Contact: 01/31/05

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

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: 09/17/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209

San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 11/22/04
Date of Next Scheduled EDR Contact: 02/21/05

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

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: 06/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/04
Date of Next Scheduled EDR Contact: 01/03/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 09/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 09/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/04
Date of Next Scheduled EDR Contact: 12/26/04

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 10/27/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/04
Date of Next Scheduled EDR Contact: 01/10/05

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 08/19/04
Database Release Frequency: Annually

Date of Last EDR Contact: 10/12/04
Date of Next Scheduled EDR Contact: 01/10/05

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 06/30/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/04
Date of Next Scheduled EDR Contact: 12/27/04

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 10/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 09/20/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/04
Date of Next Scheduled EDR Contact: 12/13/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 09/20/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/04
Date of Next Scheduled EDR Contact: 12/13/04

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 10/25/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/25/04
Date of Next Scheduled EDR Contact: 01/24/05

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/18/04
Date of Next Scheduled EDR Contact: 01/03/05

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 11/22/04
Date of Next Scheduled EDR Contact: 02/21/05

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/14/04
Date of Next Scheduled EDR Contact: 12/13/04

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/13/04
Date of Next Scheduled EDR Contact: 01/10/05

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/14/04
Date of Next Scheduled EDR Contact: 12/13/04

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 06/02/04
Database Release Frequency: Annually

Date of Last EDR Contact: 10/18/04
Date of Next Scheduled EDR Contact: 01/17/05

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

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
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/22/04
Date of Next Scheduled EDR Contact: 02/21/05

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 09/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/13/04
Date of Next Scheduled EDR Contact: 01/10/05

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: Varies

Date of Last EDR Contact: 11/17/04
Date of Next Scheduled EDR Contact: 02/14/05

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

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
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/16/04
Date of Next Scheduled EDR Contact: 12/27/04

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291

Date of Government Version: 10/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/22/04
Date of Next Scheduled EDR Contact: 01/30/05

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

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: 09/09/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 08/09/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/04
Date of Next Scheduled EDR Contact: 01/03/05

LUST REG 7: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 02/26/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/04
Date of Next Scheduled EDR Contact: 12/27/04

LUST REG 8: Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130

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.

Date of Government Version: 07/01/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/10/04
Date of Next Scheduled EDR Contact: 02/07/05

LUST REG 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

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
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/18/04
Date of Next Scheduled EDR Contact: 01/17/05

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 02/21/05

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/13/04
Date of Next Scheduled EDR Contact: 01/10/05

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/20/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/15/04
Date of Next Scheduled EDR Contact: 02/14/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/08/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/25/04

Date of Next Scheduled EDR Contact: 01/24/05

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-3291

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/06/04

Date of Next Scheduled EDR Contact: 01/03/05

SLIC REG 6L: SLIC Sites

Source: California Regional Water Quality Control Board, Lahontan Region

Telephone: 530-542-5574

Date of Government Version: 09/07/04

Database Release Frequency: Varies

Date of Last EDR Contact: 12/06/04

Date of Next Scheduled EDR Contact: 03/07/05

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch

Telephone: 619-241-6583

Date of Government Version: 04/01/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/04/04

Date of Next Scheduled EDR Contact: 01/03/05

SLIC REG 7: SLIC List

Source: California Regional Quality Control Board, Colorado River Basin Region

Telephone: 760-346-7491

Date of Government Version: 08/25/04

Database Release Frequency: Varies

Date of Last EDR Contact: 11/22/04

Date of Next Scheduled EDR Contact: 02/21/05

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)

Telephone: 951-782-3298

Date of Government Version: 07/01/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/08/04

Date of Next Scheduled EDR Contact: 01/03/05

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 858-467-2980

Date of Government Version: 09/10/04

Database Release Frequency: Annually

Date of Last EDR Contact: 11/29/04

Date of Next Scheduled EDR Contact: 02/28/05

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 EDR 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.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

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: 10/05/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/04
Date of Next Scheduled EDR Contact: 02/28/05

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

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: N/A
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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 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 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

1640 MONROVIA AVENUE
1640 MONROVIA AVENUE
COSTA MESA, CA 92627

TARGET PROPERTY COORDINATES

Latitude (North):	33.633900 - 33° 38' 2.0"
Longitude (West):	117.936203 - 117° 56' 10.3"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	413171.4
UTM Y (Meters):	3721764.5
Elevation:	111 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 ASTM 1527-00, Section 7.2.3. Section 7.2.3 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).

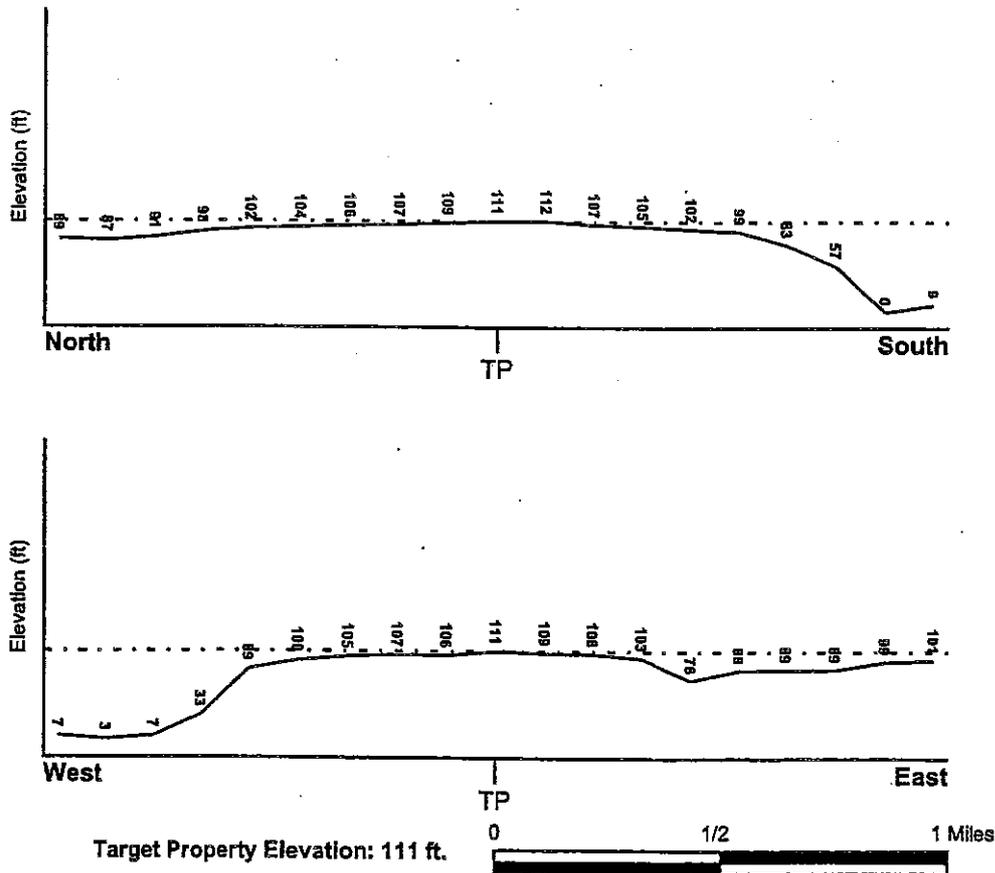
TOPOGRAPHIC INFORMATION

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 South
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: 06059C0054E

Additional Panels in search area: 06059C0046E

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
Location Relative to TP:	1/4 - 1/2 Mile SE
Site Name:	HUGHES AIRCRAFT CO
Site EPA ID Number:	CAD057468944
Groundwater Flow Direction:	GENERALLY SE IN THE ALLUVIAL ZONE AT AN APPROXIMATE RATE OF 250 TO 1,000 FEET PER YEAR AND GENERALLY SE IN THE MONTEREY FORMATION AT AN APPROXIMATE RATE OF 2 TO 25 FEET PER YEAR.
Measured Depth to Water:	33 to 45 feet in the alluvial zone and 48 to 57 feet in the Monterey formation.
Hydraulic Connection:	The shallow alluvial zone is considered a perched aquifer that overlies the silty clay Monterey formation.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

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>
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* ©1998 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge 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>
1	1/8 - 1/4 Mile NE	Not Reported
2	1/4 - 1/2 Mile North	W
3	1/2 - 1 Mile SSE	S
4	1/2 - 1 Mile SE	SSE
A5	1/2 - 1 Mile NNE	WSW
A6	1/2 - 1 Mile NNE	NW
7	1/2 - 1 Mile NNE	SE
8	1/2 - 1 Mile East	Not Reported
9	1/2 - 1 Mile ENE	S

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

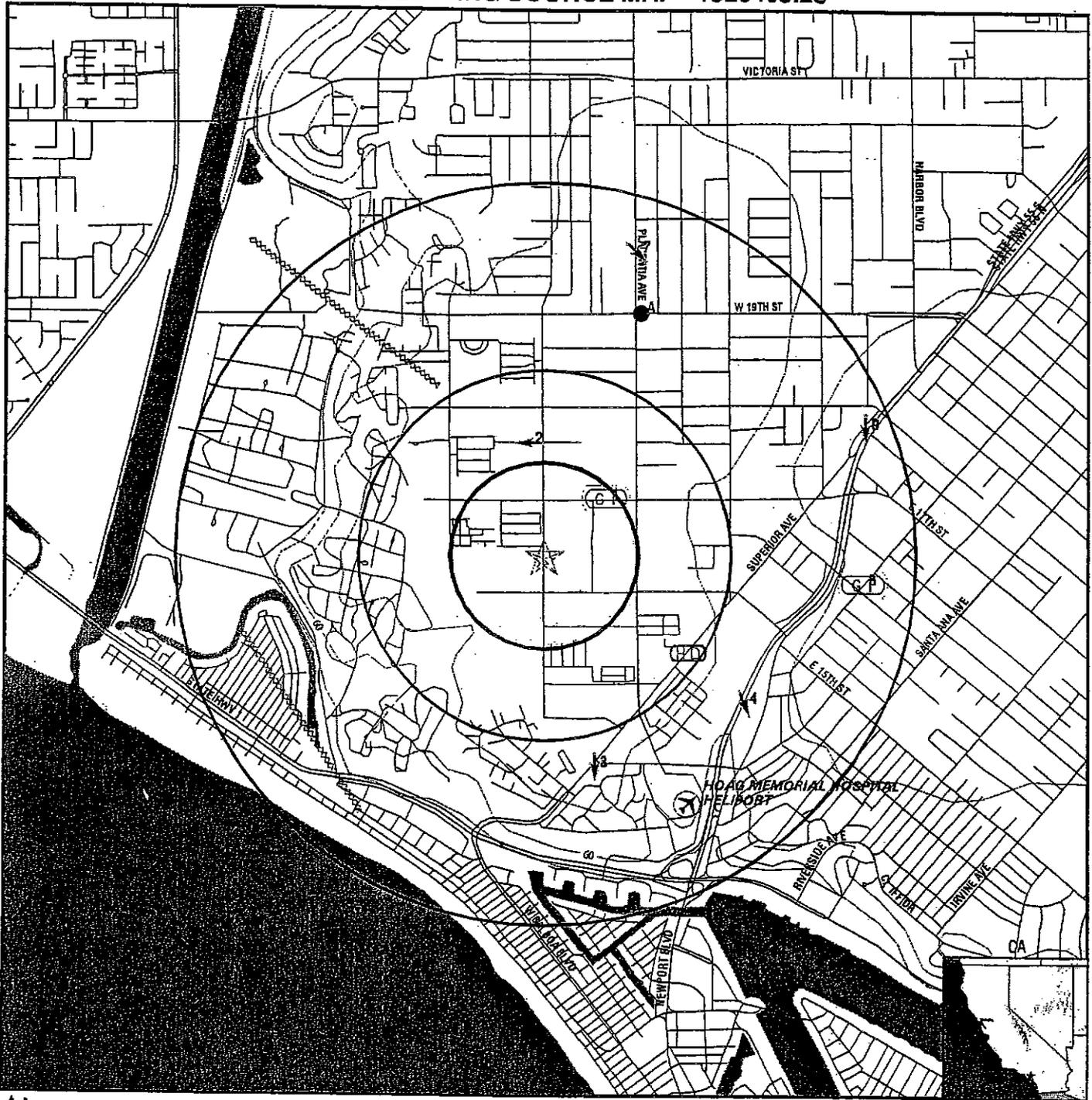
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

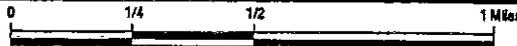
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1326493.2s



- 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: 1640 Monrovia Avenue
ADDRESS: 1640 Monrovia Avenue
CITY/STATE/ZIP: Costa Mesa CA 92627
LAT/LONG: 33.6339 / 117.9362

CUSTOMER: Environ Corporation
CONTACT: Bozena Szeremeta
INQUIRY #: 1326493.2s
DATE: December 15, 2004 10:42 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 NE 1/8 - 1/4 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001512T Not Reported Not Reported Not Reported 100 06/04/1996	AQUIFLOW 69441
2 North 1/4 - 1/2 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001460T W Not Reported Not Reported 44 03/1993	AQUIFLOW 33976
3 SSE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000428T S 44.3 45.3 Not Reported 03/20/1997	AQUIFLOW 68250
4 SE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000318T SSE 33.73 40.78 Not Reported 12/09/1997	AQUIFLOW 33978
A5 NNE 1/2 - 1 Mile Lower	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
A6 NNE 1/2 - 1 Mile Lower	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
7 NNE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000616T SE 10.44 11.28 Not Reported 10/04/1991	AQUIFLOW 55030

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

8 East 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000242T Not Reported 30 40 Not Reported 02/10/1987	AQUIFLOW	55029
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9 ENE 1/2 - 1 Mile Lower	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
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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 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] 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 data 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 D

Resumes

Farshad Razmdjoo

Education

1981 B.S., Civil Engineering, Thames Polytechnic, London, England

Registrations and Certifications

General Engineering Contractor, State of California, License No. 705467

Hazardous Materials Management Certificate, University of California, Irvine, 1989

Registered Environmental Assessor, State of California, No. 02185

Registered Environmental Professional, National Registry of Environmental Professionals, No. 2837

Experience

Mr. Razmdjoo is a Principal at ENVIRON International Corporation and has over 19 years of professional experience in the fields of environmental engineering, hazardous waste management, hydrogeology, and soil and civil engineering. He has conducted and managed projects involving preliminary (Phase I and II) site assessments, remedial investigations and feasibility studies (RI/FSs), site remediation designs and implementations, and soil/civil engineering studies. For the last ten years, Mr. Razmdjoo has been working with real estate development companies, insurance companies, financial institutions, oil companies, industrial and manufacturing companies, city and county governments, law firms, and unified school districts assessing environmental issues at commercial and industrial facilities throughout the United States. He has managed projects under federal and California environmental regulations and interacted with many regulatory agencies. He is currently managing several projects involved in remedial action design and implementation, real estate transaction due diligence searches, regulatory agency interaction, and litigation. Prior to joining ENVIRON in 1993, Mr. Razmdjoo held several consulting engineering positions, including over eight years as a Senior Project Engineer/Regional Manager of Applied Geosciences Inc., located in Tustin, California, managing hazardous waste and remediation projects. In addition, Mr. Razmdjoo has had several years experience in soil, civil, and environmental engineering projects in the United Kingdom and the Middle East. Mr. Razmdjoo has a B.S. in Civil Engineering from Thames Polytechnic, London, England.

Mr. Razmdjoo's project work at ENVIRON has included the following:

- Management of an IR/FS using CPT/HydroPunch and Geoprobe techniques, installation of multi-level ground water monitoring wells, evaluation and selection of a remedial alternative, and design and preparation of an interim remedial action plan for remediation of soil and ground water contaminated with dense non-aquas phase liquid (DNAPL) at a former manufacturing facility in Oxnard, California. The first phase of remediation included the excavation and placement of approximately 11,000 cubic yards of impacted soil into vapor extraction cells for on-site treatment. Soil vapor and ground water extraction systems have been installed and are currently being tested. The soil and ground water extraction systems include both horizontal and vertical extraction wells. The vapor and ground water treatment systems include air stripping, ultra violet oxidation, and vapor and liquid granulated activated carbon. All work is being

conducted under regulatory oversight of RWQCB - Los Angeles Region and Ventura County Air Pollution Control District.

- Management of the RI portion of an investigation at a California Superfund site in Los Angeles County under a consent order from Cal-EPA Department of Toxic Substances Control (DTSC). The project involved performing RI/FS, conducting human health and ecological risk assessments, and preparing a remedial action plan.
- Management of Phase I and II site assessments and estimation of potential remediation costs for a manufacturing company with six plants in Costa Mesa (Orange County), Perris (Riverside County), Ontario (San Bernardino County), Somerton (Arizona), Alliance (Ohio), and Winter Heaven (Florida).
- Assistance to a PRP at a major federal Superfund site in evaluation of a proposed methodology for developing cost allocation. Conducted a review and evaluation of the regional data related to other PRPs in evaluation and development of other alternatives for selecting cost allocation for each PRP.
- Management of a ground water investigation program at a former electronics manufacturing plant in Santa Ana, California. This included installation, development, and sampling of shallow ground water monitoring wells and evaluation and interpretation of hydrogeological and analytical data. The investigation was performed under the regulatory oversight of the California Regional Water Quality Control Board (RWQCB) - Santa Ana Region.
- Management of more than ten nationwide multi-site Phase I/Phase II environmental site assessments for a major real estate advisor company. This included evaluation of past and current information regarding the handling of potentially hazardous materials and design and implementation of Phase II investigations to determine the potential for environmental liabilities. The sites included industrial and commercial facilities such as aerospace manufacturing and maintenance facilities; metal plating facilities; electronic manufacturers; circuit board manufacturers; auto manufacturing facilities; strip malls; hotels; and other types of office and commercial buildings.
- Prepared sampling and analysis plan to evaluate the nature and extent of soil and ground water contaminated with tetrachloroethene (PCE) at a dry cleaning facility in Santa Ana, California. Based on the results of the investigation, ENVIRON obtained closure for the site from RWQCB - Santa Ana Region.
- As part of a potential real estate transaction of a 500-acre industrial park in Spokane, Washington, reviewed and evaluated several boxes of Phase I and II reports associated with different facilities at the park to determine the environmental liabilities associated with such an acquisition. Based on the review, prepared a report of findings including conclusions and recommendations for the review by the client.
- Provided litigation support services relating to fate and transport of organic compounds in soil and ground water, and appropriate remedial alternatives and cost associated for two facilities in southern California. The results of the evaluations were successfully used as part of the settlement negotiations with the opposing parties.

Farshad Razmdjoo

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- Designed and managed a site investigation program to evaluate the nature and the extent of soil contaminated with PCE at a dry cleaning facility in Aliso Viejo, California. Based on the results, several remedial alternatives were evaluated and two most feasible alternatives and associated cost were presented to the client. Based on the results of a preliminary risk assessment, site closure was obtained from the Orange County Health Care Agency.

Before joining ENVIRON in 1993, Mr. Razmdjoo held several engineering consulting positions, including the following:

- Regional Manager and Senior Project Engineer, Applied Geosciences Inc.
- Engineer, Riserite Construction & Consulting Engineers Ltd.
- Site Engineer, Tehran Berkeley Soil & Environmental Engineers

Mr. Razmdjoo's work as a project manager included numerous large-scale remedial investigation projects in which he has identified remedial action alternatives of both degraded soil and ground water sites, which involved petroleum hydrocarbons, chlorinated solvents, and heavy metals. Representative experience includes the following:

- Management of evaluation of remedial alternatives, development of remedial action plans and feasibility studies, and implementation of vapor-extraction systems for several sites contaminated with petroleum hydrocarbons and chlorinated solvents in southern California.
- Management and conduct of numerous remedial investigations in response to orders as part of the San Gabriel and San Fernando Ground Water Basin Superfund program.
- Assistance with the development and implementation of an aeration treatment program for soil contaminated with petroleum hydrocarbons at a site in southern California.
- Installation of ground water monitoring wells and vadose-zone monitoring instrumentation for a vapor-extraction system research study conducted jointly with a major oil company.
- Management and execution of numerous ground water investigations through out the western United States.
- Management and implementation of investigation and removal of more than 100 underground storage tanks and clarifiers.
- Management of a program involving numerous environmental assessments, subsurface investigation, and remediation monitoring for a nationally known food service company with stores through out the western and midwestern United States.
- Management of and participation in several asbestos surveys and resultant abatements or management plans.
- Management and conduct of hundreds of projects involving "due-diligence" searches for commercial and industrial real estate transactions.

Farshad Razmdjoo

- Management of and participation in investigations, remediation, and development of several former oil-field facilities.
- Compilation and assessment of ground water data for a lawsuit involving the storage and disposition of hazardous materials for a Class I hazardous waste landfill.
- Supervision and monitoring of the in situ treatment and remediation of petroleum products released into the soil from underground storage tanks.
- Management of preparation of statistically-based random sampling plan for collecting soil samples from approximately 15,000 cubic yards of stockpiled soil and associated excavation in Los Angeles County that was potentially contaminated with DEA. The soil was consequently spread and a bioremediation program was implemented. Following the bioremediation, the degraded soil, was randomly sampled and based on the results, excavation was backfilled with the remediated soil.

Mr. Razmdjoo has experience in conducting and supervising geotechnical investigations in the United States, the United Kingdom, and the Middle East. His responsibilities have included the supervision and coordination of geotechnical field and laboratory testing, logging of borings for geotechnical drilling programs, and soil sampling. Mr. Razmdjoo also has experience in supervising foundation construction.

Representative civil and geotechnical involvements in which Mr. Razmdjoo has participated are as follows:

- Installation of pad and strip foundations in London clay;
- Evaluation of changes to designs and drawings for a multi-unit housing development in the greater London metropolitan area;
- Conduct of drilling inspection and field laboratory testing for a manufacturing facility in Iran;
- Assistance in and review of geotechnical data for the foundation of a proposed prison in southern California; and
- Supervision of field activities for several foundation investigations in southern California.

Professional Affiliations

Orange County Bar Association

Association for Corporate Growth, Orange County Chapter

Environmental Professional Organization

Bozena E. Szeremeta

1

Education

- 1981 B.S. Chemistry, Technical University, Rzeszow, Poland
- 1983 M.S. Chemical Engineering, Technical University, Rzeszow, Poland

Registrations and Certifications

Registered Environmental Assessor, State of California, No.05160

OSHA 40-Hour Health and Safety Training

Experience

Ms. Szeremeta is a Manager at ENVIRON International Corporation, and has over 12 years of professional experience of experience in assessment and remediation of industrial, manufacturing, oil fields, and aerospace sites in southern California. She has performed and managed numerous projects involving Phase I and Phase II environmental assessments of properties and buildings for various clients, including property developers, insurance companies, lenders, and industrial and manufacturing companies. In addition, Ms. Szeremeta has conducted and managed projects involving environmental compliance audits, due diligence reviews, and regulatory interactions. Prior to joining ENVIRON, in 2004, Ms. Szeremeta worked for 10 years as a Senior Project Engineer/Senior Project Manager I for Blasland, Bouck & Lee (BBL) located in Irvine, California. In addition, Ms. Szeremeta has four years experience in manufacturing, industrial, and research settings as a chemical engineer.

Prior to working at ENVIRON, Ms. Szeremeta held the following positions:

Senior Project Manager I, Blasland, Bouck & Lee, Irvine, California

- Managed multi-site project involving Phase I environmental site assessments of aerospace manufacturing facilities in southern California, Michigan, Vermont, and North Carolina. Provided client with recommendations and cost analysis related to proposed additional soil and ground water investigations.
- Performed numerous environmental compliance audits for facilities such as dry cleaners, electroplating industries, and metal parts fabricators. Compared site operations with current local, state, and federal regulations, concerning reporting requirements, permitting, and hazardous materials storage and handling. Provided clients with recommendations in regards to compliance issues.
- Performed an evaluation of air permitting requirements associated with soldering operations at the manufacturing facility in Garden Grove, California. Provided client with recommendations in regards to compliance issues.
- Performed third-party reviews for a large property developer in southern California. The sites were predominantly industrial facilities undergoing assessment. The reviews were completed to identify potential concerns within the context of potential risk and future land use.

Bozena E. Szeremeta

2

- Direct involvement in confidential environmental assessments for Project Columbus, a Fortune 100 client project, of three facilities located in Colorado. The project sites were used for manufacturing and storage of medical equipment. Performed the work within a very limited and demanding schedule for use in purchase agreement.
- Designed, costed, and implemented soil investigation at dry-cleaning facility in southern California utilizing preliminary soil-gas survey data followed by soil boring drilling, including angle boring, and selected soil sampling. Provided regulatory support to client resulting in no-further action decision from the local agency.
- Managed and performed remediation efforts involving a former olive processing plant site in Fontana, California. Supervised excavation activities at various locations on-site and managed confirmatory sampling programs. Participated in delineation, removal, and disposal of contaminated soil. In addition, involved in the supervision of underground storage tank removal and the securing of agency closure.
- Managed, designed and implemented multi-phased program including soil boring drilling, ground water monitoring well installation, Hydro Punch sampling and soil/ground water sampling and analysis for a former industrial site in Lakewood, California involving chlorinated solvents.
- Managed and/or performed subsurface site characterization, contaminant assessments, and implemented soil remediation programs at numerous sites in southern California utilizing hollow-stem borehole drilling, test pit/trench excavations, and soil sampling related to leaking underground storage tanks, sumps, clarifiers, and supply lines, involving gasoline, diesel, and hydraulic oil contamination.

Environmental Engineer, The Reynolds Group, Tustin, California

- Managed and performed over 100 Phase I and Phase II environmental site assessments for many of the country's leading financial institutions, real estate developers, insurance companies, and individual investors.
- Conducted subsurface investigations at manufacturing and industrial sites, supervised drilling activities, sample collection and preparation of final reports. Participated in underground storage tank closures for a major oil company client. Responsible for obtaining all regulatory agencies required permits, supervision of excavation activities, sample collection, and the securing of regulatory agency closure.

Staff Chemist, TRC Environmental Corporation, Mission Viejo, California

- Conducted numerous Phase I environmental property assessments for various insurance companies. Included in these investigations were aerial photographs review, analysis of local geologic data, asbestos investigations, and soil and ground water studies.
- Assisted in performing several waste minimization studies pursuant to the California Hazardous Waste Source Reduction and Management Review Act of 1989 (Senate Bill 14). The studies included collecting data on waste streams and processes, identifying source reduction measures and evaluating measures using technical, economic, health and safety, and compliance considerations.

Bozena E. Szeremeta

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Ms. Szeremeta has four years experience in manufacturing, industrial, and research settings as a chemical engineer. Representative experience includes the following:

- Performed a variety of tests on potable and wastewater to determine sanitary and mineral conditions on a routine basis. Conducted analyses necessary to solve industrial discharge problems. Responsible for day to day activities involving preparation of standard solutions, reagents, and technical reports. Extensively utilized spectrophotometer AA and microscopy techniques.
- Performed variety of tests to examine the changing levels of steroid hormones and therapeutic drugs. Investigative techniques included radioimmunoassay (RIA), paper and column chromatography, spectrophotometer, scanner and electronic pipets.
- Prepared radioactive sources and standards for space science laboratories, nuclear power plants, hospitals and environmental research facilities. Developed methods to recover radioactive waste of cobalt and cadmium. Utilized electrodeposition methods to obtain high purity radioactive sources.

Professional Affiliations

American Society of Chemical Engineers
Environmental Professionals Organization
California Water Pollution Control Association

Carol L. Serlin

1

Education

1984 M.S., Hydrology and Water Resources, University of Arizona, Tucson

1979 B.S., Geology, Bucknell University

Registrations and Certifications

Registered Geologist, States of California, Arizona, and Oregon

Certified Professional Geologist

Experience

Carol Serlin is a Principal at ENVIRON International Corporation. She has over 22 years of experience in assessment and remediation of industrial, manufacturing, aerospace, petroleum, electronics, and waste disposal sites in the western United States. She has directed remedial investigations to assess hydrogeologic and geochemical conditions, and feasibility studies to evaluate appropriate remedial solutions. In addition, she has provided technical expertise in the areas of environmental risk management, environmental auditing and compliance, due diligence reviews, and litigation support, and consulted in insurance recovery cases involving soil and ground water contamination. Her work here has included the following:

- Supervised and conducted environmental compliance audits at active manufacturing facilities, including food processing facilities, agricultural product, coatings, electronics, plastics, steel, and rubber manufacturing plants, oil terminals and refineries, nuclear equipment repair facilities, and medical care facilities to assess compliance with applicable environmental regulations, and to evaluate soil and ground water conditions. Audits were conducted prior to facility purchase, sale or refinancing to identify and quantify cost factors related to characterization, environmental regulatory compliance (e.g., air, wastewater, safety, hazardous materials/waste), and remediation. Used uncertainty analyses to quantify costs. Helped facilities assess identified compliance issues.
- Directed and conducted numerous due diligence assessments of commercial and industrial facilities throughout the western United States. Assessments ranged from single sites to large portfolios and were conducted on behalf of purchasers, sellers, financial institutions and pension funds. Assessments complied with applicable ASTM standards. Depending on the scope of the assessment, also evaluated asbestos, lead-based paint, radon, and mold. For certain clients, included a quantification of environmental risk associated with the asset to help in evaluating purchase or sale pricing.
- Directed an investigation of two marine oil terminals located in the Port of Los Angeles in support of lease renegotiations. Responsible for overseeing preparation of EIRs for both facilities, scoping and executing subsurface investigations, conducting ground water remediation (containment/removal of free hydrocarbon product), negotiating with regulatory agencies and Port personnel, and addressing compliance issues related to spill management/control and safety hazards.

- Program manager for a rotating compliance auditing program conducted on behalf of a multi-national corporation. Assessed the corporation's US-based manufacturing facilities, which are located throughout the country. Conducted annual compliance audits at specified facilities to evaluate both areas of good practice, improved practice, and identify compliance issues. Covered environmental compliance, including regulatory compliance as well as energy use. Quantified potential liability associated with areas on non-compliance and ranked severity of issues. Worked with facilities to develop schedules and programs to address identified issues. Provided assistance in development of facility EMS.
- Directed investigation and remediation of a multi-acre former industrial and test facility in southern California under a DTSC consent order, which was issued to multiple parties. Operated on behalf of all parties to address soil and groundwater contamination to allow future development of the site. Contaminants of concern included chlorinated solvents, PCBs, perchlorate, NDMA, and metals. Interacted with various consultants, regulatory and public officials, and the general public. Provided briefings to interested parties on an ongoing basis during the course of the investigation/remediation. Oversaw preparation of plans for RI/FS, quarterly sampling, public participation, interim remediation, human health and ecological risk assessment, and oversaw implementation of all plans.
- Developed and directed a remedial investigation/feasibility study at a major Superfund site in the San Fernando Valley. Contaminants of concern included VOCs, petroleum hydrocarbons, metals and PCBs. Used decision analysis techniques to assist in evaluation of options for investigation and site restoration. Assisted the client in its claims against insurance companies, Superfund actions, and with litigation against neighboring property owners.
- Supervised a RCRA-Corrective Action Program at a closed Class I landfill in Southern California. Prepared various work plans and investigative reports as required by a RCRA Corrective Action Order and conducted investigations of soil gas, sediment, soil and ground water. Developed leachate removal program. Conducted statistical analysis of historic ground water data for risk assessment. Interfaced with the client and USEPA to identify a cost-effective scope of work, acceptable to both parties. Supervised preparation of a RCRA audit checklist for the landfill, which was reviewed and approved by DTSC. Supervised implementation of the audit program.
- Assisted in development of liability allocation approaches and presentations for private sector clients at several Superfund locations in California. Developed and documented allocation approaches, including novel approaches as well as traditional approaches using the Gore factors. Prepared exhibits for, and participated in, arbitration and mediation sessions.
- Served as a third party reviewer at several large manufacturing sites in the western United States. Reviewed the technical aspects of RCRA Corrective Action programs, and proposed work and budgets; and interacted with the regulatory agencies. Provided technical review of remedial investigation reports prior to submittal to the RWQCB, DTSC, and USEPA. Served as client's in-house project manager at one facility under RCRA Corrective Action for a period of six months after facility manager resigned. Responsibilities included schedule and budget management, technical oversight, and supervision of consultants.

- Conducted analysis of California CCR Titles 22 and 23 to determine ARARs for four sites in Long Beach, California. Responded to RWQCB comments regarding proposed ARARs and provided background materials for negotiations with DTSC.
- Provided technical litigation support at numerous locations in the Southwest where the occurrence, source, toxicity, and age of chlorinated solvent and/or petroleum hydrocarbon releases were an issue. Reviewed the results of previous investigations, compiled and interpreted geologic, hydrogeologic, and geochemical data, evaluated investigative and remedial costs, and conducted analytical ground water modeling to support theories. Provided technical support during arbitration proceedings through estimation of investigation/remediation costs, and evaluation of the necessity of expenditures to date.
- Conducted a RCRA facility inspection of a closing manufacturing facility in Los Angeles County to identify SWMUs. Identified approximately 50 SWMUs. Prepared an assessment report for internal use as a basis for agency negotiation.
- Managed subsurface investigations at two facilities in Los Angeles County (a chemical facility and a landfill) to assess, evaluate, and monitor the occurrence of petroleum hydrocarbons, chlorinated solvents, and metals in soil and ground water. Instituted a quarterly ground water monitoring program in compliance with RWQCB and LADPW guidelines. Interfaced and negotiated with regulatory personnel regarding the scope and schedule of the subsurface investigation, and interpretation of investigative results.
- Supervised an investigation at an aerospace facility in Southern California where high concentrations of chlorinated solvents have been identified in a perched aquifer. Evaluation of the contaminant plume was complicated by the occurrence of perched water, variable ground water flow directions, and ground water elevation fluctuations in the aquifer system. Interfaced with the RWQCB as the lead agency in order to identify a scope of work acceptable to both the client and regulators. Aided in development of interim remedial measures for the site.
- Provided due diligence reviews for numerous sites in California where chlorinated solvents had been released to soil and ground water. Reviews were conducted in order to assess site status, and evaluate cost of investigation/remediation conducted to date. Reviews were also conducted to assess effectiveness of operating remedial systems, and necessary changes were recommended.

Prior to joining ENVIRON, Ms. Serlin held the following positions:

Associate Hydrogeologist, Harding Lawson Associates, Tustin, California.

- Directed a RCRA inspection of a facility to identify and locate all solid waste management units (SWMUs) on site. Assessed potential pathways for human exposure from each unit. Identified 90 SWMUs during a 5-day site inspection. Prepared a RCRA Facility Assessment report and recommended further investigation as necessary
- Developed and supervised a ground water basin investigation for a small canyon watershed to determine the sustained safe yield of the aquifer. Tasks included field mapping, stream gaging, production well design and installation, step-drawdown tests, aquifer tests, and computer simulation to evaluate long-term yield.

- Served as field operations manager for a siting study at Arizona's first hazardous waste management facility. Directed field program and field personnel during drilling and installation of wells over 1,000 feet deep; continuous geological coring; geophysical logging; well development and sampling. Faults detected in the subsurface complicated the hydrogeologic regime. Interfaced with EPA, Region IX, and the Arizona Department of Water Resources to prepare a license application.
- Developed and directed a leak detection and monitoring program for a tank farm with 20 tanks, including a remedial investigation to evaluate the distribution of solvents in the layered aquifer. The investigation employed soil gas sampling, cone penetrometer and HydroPunch, well installation/sampling and aquifer testing. Participated in tank removal and reinstallation of double-walled tanks. Initiated a quarterly ground water quality monitoring and reporting program. Installed an interim ground water remediation system.
- Inspected a closed landfill site to determine compliance with Subchapter 15 monitoring requirements. Reviewed closure plan, and developed a ground water, vadose zone, and surface water monitoring plan to bring the facility into compliance with Subchapter 15 and AB 3525 requirements. Coordinated with Regional Water Quality Control Board (RWQCB) to obtain plan approval and implement plan.
- Supervised and implemented a detection monitoring and verification monitoring program to evaluate hexavalent chromium in a layered alluvial aquifer at a RCRA facility with multiple point sources. Study included use of geophysical techniques to define subsurface geology and locate contaminant plumes, well installation, aquifer testing, and soil/ground water sampling. Initiated a quarterly ground water quality sampling and reporting program for key wells. Coordinated with local RWQCB, DTSC, and facility personnel.
- Directed site assessments at three facilities to evaluate the distribution of hydrocarbons and chemicals in soil and ground water. Conducted site inspections, employee interviews, surface geophysical investigations, installation of wells and borings, and ground water and soil sampling and analysis. Prepared workplans, quality assurance plans, and final engineering reports.
- Served as technical manager for California's Low Level Radioactive Waste (LLRW) Siting Study. Responsibilities included reviewing and approving the scope of technical work, and coordinating and supervising field personnel. Technical tasks included performing ground water modeling and geologic mapping, overseeing well installation, and conducting an aquifer evaluation. Also performed geochemical sampling and age-dating of soil and ground water; used heat dissipation probes, thermocouple psychrometers and neutron probe access hole logging to evaluate and monitor the vadose zone; and completed geologic coring. Coordinated with the Department of Health Services (DHS), the Bureau of Land Management, and local agencies, and citizens' groups.
- Supervised all aspects of a remedial investigation and feasibility study at a closed solvent repackaging facility under a DTSC consent order. The investigation phase included evaluating community relations, directing the subsurface investigation, conducting risk assessments, and overseeing underground tank removal, facility demolition, and remedial

action. Coordinated closely with DHS, South Coast Air Quality Management District (SCAQMD), and the local fire department.

Project Geologist, Ecology and Environment, Inc., San Francisco, California.

- Designed and implemented a ground water and vadose zone contaminant migration study at a Class I landfill. Studies included electromagnetic-conductivity surveys to define subsurface inorganic contamination, soil gas sampling, monitoring well design and installation, aquifer testing, soil and ground water sampling, plume characterization and migration studies, runoff evaluation, water balance determination, and environmental fate analyses.
- Supervised and implemented supplemental remedial investigation involving installation, sampling, and testing of 13 nested wells at a Class I landfill containing inorganic and organic soil and ground water contamination. Developed bid specifications, a quality assurance/control plan, a field-operating plan, a sampling plan, and a safety plan. Worked in level B protection. Coordinated closely with federal, state, and local officials and with consulting firms representing responsible parties.
- Conducted a soil and ground water quality investigation adjacent to a landfill to confirm suspected off-site leachate migration. Program included installing clustered, depth-specific monitoring wells to 1,200 feet, geologic coring, and installation of lysimeters, ground water and soil pore water sampling, aquifer testing, and data analysis. Methane and vinyl chloride exiting borings often caused potentially explosive conditions. Worked closely with federal and local officials to direct the field program and provide input to a public information campaign.
- Designed and implemented a ground water monitoring program to evaluate the presence of dioxin and pesticides in soil and ground water. Assessed directional effects of prolonged agricultural ground water extraction on ground water flow system. Installed, sampled, and tested monitoring wells; conducted preliminary geologic mapping; and developed a geologic and hydrologic conceptual model of the site.
- Supervised an investigation performed by consultants to potentially responsible parties, at a site containing pentachlorophenol and creosote. Provided third-party review for EPA Region IX. Reviewed remedial investigation plans and reports, supervised field activities, and approved monitoring/extraction well locations and design. Worked closely with federal and local officials to gain community support.
- Directed an investigation of a multiple aquifer system to determine the extent of volatile organic chemical contamination resulting from a combination of industrial sources including leaking tanks, hazardous waste storage areas, and dry wells. Initiated a well canvassing program to identify and repair cascading wells to prevent contamination of deeper aquifers. Designed monitoring wells and interception wells. Participated in a multi-agency committee responsible for directing the soil and ground water investigation, installing over 50 wells from 150 to 900 feet, and developing a 3-D ground water flow/solute transport model capable of evaluating the alluvial system.

Carol L. Serlin

6

Staff Geologist, Woodward-Clyde Consultants, San Francisco, California.

- Conducted a hydrogeologic and geochemical evaluation of the Paradox Basin to determine its suitability as a potential high-level nuclear waste repository. Performed aquifer tests, tracer tests, brine sampling, drill-stem tests, and interval packer tests. Conducted aquifer testing of an approximate 6,000-foot deep well. Sampled springs in the Colorado River to evaluate the geochemical relationship between geologic units in the Paradox Basin that also outcropped in the Grand Canyon.

Professional Affiliations

Member, Association of Ground Water Scientists and Engineers.

Publications and Presentations

Serlin, C.L., and G.E. Bloom. 1997. Pre-remedial characterization of the unsaturated zone using point permeability testing (abstract and presentation). *The Seventh West Coast Conference on Contaminated Soils and Groundwater, March 1997, Oxnard, California.*

Serlin, C.L., and L.M. Kaplan. 1996. Field comparison of micropurge and traditional ground water sampling for volatile organic compounds. In *Proceedings of the 1996 Petroleum Hydrocarbons & Organic Chemicals in Ground Water, Prevention, Detection, and Remediation Conference, November 13-15, 1996, Houston, Texas.*

Hanrahan, T., J. Ench, C.L. Serlin, and C. Bennett. 1988. Site characterization quality assurance for the California Low Level Radioactive Waste Disposal Site Project, In *Proceedings of the Waste Management Symposium, February 28-March 3 1988, Tucson, Arizona.*

APPENDIX E

Form Reliance Letter

ENVIRON

RELIANCE LETTER

DATE

ADDRESSEE

Re: Environmental Assessment of [identify facility], dated [date of report]

SALUTATION:

ENVIRON International Corporation ("ENVIRON") hereby authorizes **[identify the specific party to whom reliance is granted]** to rely upon the above-referenced Assessment, recognizing that the conclusions in that report represent ENVIRON's professional judgment based upon the information available and conditions existing as of the date of the Assessment. You may rely upon the Assessment only if you agree that ENVIRON's total exposure and liability in connection with the Assessment to both our client **[identify client]** and all other parties to whom reliance has been granted to not exceed the limitations of liability in the Terms and Conditions agreed to by our client in the contract for this assignment. A copy of those Terms and Conditions are attached.

Please signify your agreement to the terms of this letter by signing where indicated below and returning an original to me for my files.

Very truly yours,

Principal

ACKNOWLEDGED AND AGREED TO:

FOR: _____

BY: _____

DATE: _____

COPY

**PHASE II SUBSURFACE INVESTIGATION,
ASBESTOS SURVEY, AND LEAD-BASED PAINT SURVEY
EATON CORPORATION
1640 MONROVIA AVENUE
COSTA MESA, CALIFORNIA**

**Privileged and Confidential
Attorney Work Product**

Prepared for

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Prepared by
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June 7, 2005

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1.0 INTRODUCTION

ENVIRON International Corporation (ENVIRON) is pleased to present the results of the Phase II Subsurface Investigation and asbestos and lead-based paint surveys performed at the former Eaton facility located at 1640 Monrovia Avenue, Costa Mesa, California (Site). ENVIRON performed the subsurface investigation in accordance with the scope of work outlined in ENVIRON's *Revised Work Plan to Conduct a Phase II Subsurface Investigation, Asbestos Survey, and Lead-Based Paint Survey* dated February 23, 2004. The objective of the subsurface investigation was to evaluate the potential that facility use had resulted in impact to subsurface soil and/or ground water at the Site. In addition, based on the age of the buildings and the fact that the buildings will be demolished, asbestos and lead based paint surveys were conducted at the Site. This report summarizes the tasks performed and the results obtained as part of the subsurface investigation, and asbestos and lead-based paint surveys.

2.0 BACKGROUND

ENVIRON completed a Phase I environmental site assessment (ESA) for the Site in January 2005. Based on the findings of the ESA, ENVIRON recommended additional subsurface investigation, an asbestos survey, and a lead-based paint survey at the Site.

The available historical information pertaining to the Site and information provided by Eaton Corporation ([Eaton], the tenant at the Site at the time) indicated historical manufacturing of various electromechanical components used in the aerospace industry. Reportedly, chlorinated solvents, including tetrachloroethene (PCE), trichlorotrifluoroethane (TCTFA), and 1,1,1-trichloroethane (1,1,1-TCA) were used for degreasing operations from the late 1950s until 1996. In addition, four degreasers (one in the "Shack" and three in Building 2) were used. 1,1,1-TCA was stored in a 220-gallon aboveground storage tank (AST) located in the southwestern portion of Building 2. Hazardous wastes (including solvent waste) were stored in drums located directly on the parking areas west and south of Building 2. The "Shack" also was used for plating and degreasing purposes. A concrete clarifier of unknown age and approximately 5 feet long, 2 feet wide, and 5 feet deep, is present between Building 1 and the "Shack" (Figure 2). ENVIRON's review of quarterly self-monitoring reports indicated that detectable volatile organic compounds (VOCs), were reported in discharge samples collected between 1994 and 1999. During the site visit, several areas of moderate to significant staining were observed inside the buildings, on building walls, on the bottom of a large concrete aboveground rectangular open tank located south of the "Shack," and on the floor inside the "Shack." ENVIRON concluded that industrial operations at the Site combined with the use of chlorinated solvents, known surface and subsurface features (degreasers and clarifier), and surface staining, left open the possibility of subsurface impact at the Site.

Information obtained from Orange County Health Care Agency (OCHCA) and the Counsel for Eaton included copies of previous site investigation reports. Review of the previous reports prepared by Woodward-Clyde Consultants (WCC, 1993) and ERM in 1994 (ERM, 1994) indicated that elevated concentrations of 1,1,1-TCA were identified in shallow soils beneath the "Shack." In addition, detectable concentrations of 1,1,1-TCA were identified in deeper soils in the vicinity of the "Shack." Based on the review of the previous reports, it appeared that the lateral and vertical extent of soil impacted with chlorinated compounds was not fully defined. Although OCHCA closed the case, OCHCA indicated that, "changes in the present or proposed land use may require further site characterization and /or site mitigation activity."

In addition, during the Site visit, several areas of moderate to significant staining were noted inside the buildings including:

1. The concrete floor beneath the gun washer located in a paint room in the northwestern portion of Building 2;
2. The concrete floor around the photo processing/etching equipment present in the CDI area in Building 2;
3. The concrete floor around a compressor located in the enclosure outside along the western wall of Building 2;
4. On the compressor and on the concrete floor in the "former" compressor room located in the southeast corner of Building 1; and
5. On the walls and the bottom of a large concrete above-ground rectangular open tank located south of the "Shack." The concrete around the tank was stained and cracks were visible in that area. In addition, visual evidence of significant chemical staining and deteriorated concrete was observed on the concrete floor throughout the "Shack."

ENVIRON concluded that the fact that the property has long been used for industrial operations and the visual evidence of spills or releases posed a potential environmental concern and recommended further investigation at the Site.

3.0 OBJECTIVE

The objective of the subsurface investigation was to evaluate the potential that Site operations had adversely impacted soil and/or ground water underlying the Site, in preparation for planned Site redevelopment. The investigation consisted of soil gas, soil, and ground water sampling to assess the current soil and ground water conditions, to evaluate the extent of Site impact, and the initial feasibility of redevelopment for commercial/residential use.

In addition, based on the age of the buildings (1957) and the fact that the buildings will be demolished as part of the forthcoming development, ENVIRON conducted a demolition-level asbestos survey and a lead-based paint survey.

4.0 FIELD ACTIVITIES

The field activities described herein were developed to provide information regarding the presence/absence of chemical contaminants to evaluate the need for further Site characterization or remedial action, if necessary, to be addressed during any Site redevelopment. The field activities also included asbestos and lead-based paint surveys to evaluate the presence/absence of asbestos-containing materials (ACMs) and/or lead-based paint in building materials at the Site.

4.1 Investigation Planning

Prior to conducting any subsurface work at the Site, ENVIRON conducted a site visit on March 28, 2005 to review all planned investigation locations for accessibility and to mark all investigative locations in the field. ENVIRON contacted Underground Services Alert to notify public and private utility agencies of ENVIRON's intent to drill at the Site. In addition to the services provided by Underground Service Alert, ENVIRON retained a private utility locator, Spectrum E.S.I. of San Fernando California, to locate and mark any subsurface utility lines in the vicinity of each boring location. ENVIRON also obtained permits from OCHCA for the borings proposed to penetrate the ground water table. Prior to initiation of sampling activities, the concrete or asphalt at each designated soil gas sampling location was cored to provide access to the subsurface. Subsequent to coring and prior to boring advanced, the core was placed back into the access hole and closed. In addition, at the request of Eaton's consultant, access holes were sealed with tape.

Prior to initiating the subsurface work at the Site, ENVIRON prepared a Site-specific Health and Safety Plan designed to minimize exposure of ENVIRON's field personnel to potentially hazardous materials. In order to minimize disturbance to the on-Site operations, ENVIRON coordinated all field activities with Eaton.

4.2 Soil Gas Sampling

The soil gas samples were collected in areas where VOCs were known to have been used (former degreasers and former areas of hazardous storage). The soil gas sampling borings were advanced inside in the southern and northwestern portions of Building 2, outside west and south of Building 2, and outside north and east of Building 1. These locations are shown on Figure 2. 43 soil gas borings were advanced using direct-push Geoprobe® equipment to the appropriate sampling depth (approximately 5 feet) by Vironex on April 13, 14, and 15, 2005. Probes were inserted to facilitate collection of soil gas samples. At the ground surface, the annulus was sealed with bentonite. Soil vapor sampling was conducted in general accordance with Department of Toxic Substances Control (DTSC) guidelines. A purge study was conducted to evaluate the optimum number of purge

volumes prior to sample collection. Additionally, leak-detection methods were employed in the field. Soil gas samples were analyzed on site by Jones Environmental, Inc.'s mobile laboratory. For quality control (QC) purposes, one duplicate and one ambient air sample were collected and analyzed during each day of sampling.

Prior to each use and reuse, the soil gas sampling probe was cleaned by washing with Alconox and water and allowed to dry prior to reuse in clean storage areas on the rig. Syringes and applicable fittings were cleaned by heating at 100 to 120 degrees Celsius for a minimum of ½ hour. The syringes were allowed to cool to ambient temperature prior to use at the next location. After sampling was completed at each location, the probe was removed from the borings. The boring then was backfilled with hydrated bentonite chips and patched at grade with material similar to that of the surrounding area.

4.3 Soil Sampling

Soil sample locations were selected based on potential environmental concerns identified during the historical review and the observations made during the site visit (use of paints and petroleum products, past use of metal-based solutions, petroleum products, and chlorinated solvents). Borings were advanced using direct push equipment at a total of 48 locations on April 11, April 18 through April 22, and April 29, 2005. A limited access rig, or hand auger and drive sampler, were used inside the buildings. The sampling locations are shown on Figure 2. The following is a summary of the soil sampling conducted:

- In the vicinity of the northwestern portion of Building 2, 13 soil borings were advanced. Eight borings were advanced in the paint rooms (SB-55, SB-56, SB-57, SB-58, SB-61), dark rooms (SB-59, SB-60), and compressor area (SB-62) with soil samples collected at approximately 1, 3, and 5 feet below ground surface (bgs). Four soil borings (SB-63, SB-65, SB-67, and SB-68) were advanced outside the building with soil samples collected at approximately 1, 5, and 10 feet bgs. One boring (SB-64) was advanced to the ground water table with samples collected at approximately 1- and 5-foot intervals thereafter from approximately 5 to 45 feet bgs.
- In the vicinity of the southwestern portion of Building 2, six soil borings were advanced. At two locations (SB-51 and SB-52), soil samples were collected at approximately 1, 3, and 5 feet bgs. At three locations (SB-50, SB-53, SB-54), soil samples were collected at approximately 1, 5, and 10 feet bgs. At one location (SB-49), the boring was advanced to the ground water table with samples collected at approximately 1- and 5-foot intervals thereafter from approximately 5 to 45 feet bgs.

- In the eastern portion of Building 1, eight soil borings were advanced (SB-24, SB-25, SB-26, SB-27, SB-28, SB-29, SB-30, and SB-31). At all eight locations, soil samples were collected at approximately 1, 3, and 5 feet bgs.
- In the vicinity of the clarifier and the above ground concrete tank, three soil borings were advanced (SB-32, SB-33, and SB-34). The soil samples were collected at approximately 1, 5, and 10 feet bgs.
- In the vicinity of the "Shack," 12 soil borings were advanced. At two locations (SB-37 and SB-38), soil samples were collected at approximately 1, 5, and 10 feet bgs. At eight locations (SB-35, SB-36, SB-39, SB-41, SB-42, SB-43, SB-44, and SB-45), soil samples were attempted at approximately 1- and 5-foot intervals from approximately 5 to 20 feet bgs; however, at one of these locations, SB-41, refusal was encountered at 15 feet. At two locations (SB-40 and SB-46), the boring was advanced to the ground water table with samples collected at approximately 1- and 5- foot intervals from approximately 5 to 45 feet bgs.
- In the south parking lot, four soil borings were advanced. At one location (SB-22), soil samples were collected at approximately 1, 5, and 10 feet bgs. At three of the locations (SB-19, SB-20, and SB-21), the borings were advanced to the ground water table with samples collected at approximately 1-foot and 5-foot intervals from approximately 5 to 45 feet bgs.
- To the north of Building 1, two soil borings were advanced. At one location (SB-48), soil samples were collected at approximately 1, 3, and 5 feet bgs. At the other location (SB-47), soil samples were collected at approximately 1, 5, and 10 feet bgs.

Prior to initiation of sampling activities, the concrete at designated soil sampling locations inside buildings and selected locations outside of buildings was cored to provide access to the subsurface. Prior to each use and reuse, soil sampling equipment was cleaned using an Alconox wash and clean water rinse and allowed to dry. After completion of sampling, the boring was backfilled and sealed at the surface using hydrated bentonite chips. The surface was patched using concrete or asphalt, as appropriate. All soil borings were visually logged in accordance with the Unified Soils Classification System (USCS), and the soils samples were monitored for the presence of volatile chemicals using a photoionization detector (PID) calibrated against an isobutylene standard.

Relatively undisturbed soil samples were collected using a geoprobe sampling device lined with 1-inch diameter stainless steel sampling sleeves. Soil samples designated for VOC analysis were collected in accordance with United States Environmental Protection Agency (USEPA) Method 5035. Each sample was collected by extracting and sealing three 5-gram aliquots from the designated sampling sleeve, using an Encore T-handle device loaded with the Teflon sampler, and then placing each aliquot into its own resealable envelope. Soil samples collected for extractable

fuel hydrocarbons (EFH), or diesel range (hydrocarbons range C₈-C₄₀) and metals analyses were retained in the designated sampling sleeves and sealed with Teflon-lined caps. All soil samples were labeled and stored on ice in a closed container. Soil samples were delivered to the laboratory within 24 hours of collection. Chain-of-custody procedures were followed during sample storage, transportation, and delivery. Soil samples collected, but not initially selected for chemical analysis, were archived at the laboratory pending the initial sampling results.

4.4 Ground Water Sampling

Prior to initiation of sampling activities, eight soil borings were selected for ground water sampling (SB-18 to SB-21, SB-40, SB-46, SB-49, and SB-64). Ground water sample locations were located near the "Shack," and west and south of Building 2 as shown on Figure 2. The borings were advanced using direct-push Geoprobe[®] equipment to approximately 3 to 5 feet below first ground water or approximately 45 to 50 feet.

During boring advancement, soil samples were collected at approximately 5-foot intervals for lithologic logging or analysis as discussed above. Once ground water was encountered, a 1½-inch ground water sampling probe was inserted to the desired depth via the Geoprobe[®] drill rods. The ground water sampling probe was retracted approximately 4 feet to expose a discrete screened interval. Ground water entered the probe through the a stainless steel screen and was withdrawn from the probe using dedicated disposable tubing with a check valve on the lower end.

Ground water was transferred into the appropriate laboratory-prepared sample vials, which were sealed, labeled in the field, placed into an ice-filled container, and delivered to a California-certified analytical laboratory using standard chain-of-custody protocols within 24-hours of collection. For Quality Control (QC) purposes, one duplicate sample and one equipment blank were collected.

Prior to each use and reuse, ground water sampling equipment was cleaned using an Alconox wash and clean water rinse, and the equipment was allowed to dry.

4.5 Chemical Analysis

The following analyses was performed by Del Mar Analytical Laboratory of Irvine, California and Jones Environmental of Fullerton, California.

- Soil gas samples were analyzed in the field using a mobile laboratory. Soil gas samples were analyzed at 43 locations for VOCs and Fuel Oxygenates by the USEPA Method 8260B.

- Soil samples were selected for laboratory analyses based on type of use of the area at the Site. Additional soil samples were analyzed based on preliminary laboratory results of the soil and soil gas samples. Over 200 soil samples were collected, and 14 soil samples were analyzed for EFH by modified USEPA Method 8015B; 12 samples were analyzed for Title 22 California Code of Regulations metals by USEPA Method 6010/7000 series; 74 soil samples were analyzed for VOCs by USEPA Method 8260B; and six samples were analyzed for hexavalent chromium by USEPA Method 218.6.
- Eight ground water samples were analyzed for VOCs by USEPA Method 8260B and hexavalent chromium by USEPA Method 218.6-Dissolved.

Each soil and ground water sample was analyzed on a standard turnaround (approximately seven working days). Upon receipt, ENVIRON conducted a quality assurance/quality control (QA/QC) review of the data which is included in Section 6.0.

4.6 Waste Containment

Soil cuttings produced during drilling and sampling operations were contained in a sealed and labeled 55-gallon Department of Transportation (DOT)-approved 55-gallon drums. The water generated during equipment decontamination procedures was also contained in sealed and labeled 55-gallon DOT-approved drum. The drums were stored at a single secure location on-Site pending appropriate off-site disposal.

4.7 Asbestos Survey

ENVIRON's review of information pertaining to the Site indicated that the buildings on the Site were constructed in approximately 1957; therefore, building construction materials may contain asbestos. ENVIRON retained Panacea, Inc. of La Mirada, California (Panacea) to conduct an asbestos survey of the three site industrial buildings and the on-site residence. The survey was conducted from April 13 through 15 and April 18, 2005. Over 150 bulk samples of building materials were collected. An Asbestos Hazard Emergency Response Act (AHERA) accredited building inspector performed the survey in accordance with Occupational Safety and Health Act (OSHA) regulations, which are contained in 29CFR1926.1101. The asbestos survey included bulk sampling of representative areas of accessible (e.g., excludes areas behind walls, ceilings, crawl spaces, and attics), suspect ACMs. Initial analysis of samples was performed using polarized light microscopy (PLM).

4.8 Lead-Based Paint Survey

ENVIRON retained Panacea to conduct a visual survey of painted surfaces at the Site to select lead-based paint sampling locations. During the visual survey, painted surfaces were observed for differing paint colors, substrates, building components, and functional areas to identify homogeneous areas for collection of samples. Once the buildings were visually assessed, approximately 1,300 sampling locations were selected and tested in the field for the presence of lead-based paint using an x-ray fluorescence (XRF) analyzer.

5.0 RESULTS

5.1 Lithology and Ground Water Occurrence

Based on subsurface investigations conducted to date, the shallow subsurface underlying the Site is comprised of fine to very fine sands, silty sands, and silts. Attachment A includes boring logs for the soils encountered at the Site. Ground water was encountered between 45 and 50 feet bgs. According to ENVIRON's review of the EDR report, the general ground water flow direction in the Site vicinity is toward the south or southeast; although, based on topography and the ground water sampling analytical results, the ground water flow at the Site may be toward the south or southwest.

The Site lies within the southeastern portion of the Central Basin, which extends over most of the Orange County Plain. The uppermost water-bearing units reported in the vicinity of the Site are the shallow perched alluvial zone that overlies the silty clay Monterey formation. The shallow ground water direction is estimated to be to the southeast. The alluvial zone is estimated to range from ground surface to a depth of approximately 45 feet with the Monterey Formation below this zone (EDR, 2004).

5.2 Soil Gas Sample Analytical Results

The soil gas sample analytical results are presented on Table 1, and the laboratory analytical results are included in Appendix B. The soil gas samples were collected at 43 locations at the Site at a depth of approximately 5 feet, and VOCs were detected at five of these locations. The following was detected in each area of the Site:

- In the vicinity of the northwestern portion of Building 2, 12 soil gas samples were collected. VOCs were detected in the samples from SB-55 and SB-57 including:
 - PCE was detected at soil gas location SB-55 and SB-57 at concentrations of 0.31 microgram per liter ($\mu\text{g/l}$) and 0.21 $\mu\text{g/l}$, respectively. These concentrations are below the Office of Environmental Health Hazard Assessment (OEHHA) soil gas screening number for residential scenario¹ of 0.47 $\mu\text{g/l}$ for PCE.
 - Toluene was detected at soil gas locations SB-55 and SB-57 at concentrations of 1.26 $\mu\text{g/l}$ and 1.08 $\mu\text{g/l}$, respectively. These concentrations are well below the OEHHA screening number of 320 $\mu\text{g/l}$ for toluene.

¹ California EPA, Office of Environmental Health Hazard Assessment, Human Exposure-Based Screening Numbers Developed to Aid Estimation of Cleanup Costs for Contaminated Soil, November 2004, January 2005 Revision.

- In the vicinity of the southwestern portion of Building 2, 12 soil gas samples were collected. VOCs were detected in the samples from SG-13, SB-51, and SB-52 including:
 - Benzene was detected at soil gas location SG-13, SB-51, and SB-52 at concentrations ranging from 0.25 $\mu\text{g/l}$ to 0.47 $\mu\text{g/l}$. These concentrations exceeded the OEHHA screening number of 0.085 $\mu\text{g/l}$ for benzene.
 - Toluene was detected at soil gas locations SG-13, SB-51, and SB-52, at concentrations ranging from 0.34 $\mu\text{g/l}$ to 1.86 $\mu\text{g/l}$. These concentrations are well below the OEHHA screening number of 320 $\mu\text{g/l}$ for toluene.
 - Trichloroethene (TCE) was detected at soil gas location SB-13 and SB-52 at concentrations of 0.28 $\mu\text{g/l}$ and 0.34 $\mu\text{g/l}$, respectively. These concentrations are below the OEHHA screening number of 1.3 $\mu\text{g/l}$ for TCE.
- In the vicinity of the "Shack," six soil gas samples were obtained, and all VOC concentrations were below the laboratory reporting limit.
- In the south parking lot, four soil gas samples were obtained, and all VOC concentrations were below the laboratory reporting limit.
- To the north of Building 1, four soil gas samples were obtained, and all VOC concentrations were below the laboratory reporting limit.
- To the south of Building 1, five soil gas samples were obtained, and all VOC concentrations were below the laboratory reporting limit.

5.3 Soil Sample Analytical Results

Soil sample analytical results are presented in Table 2, and the laboratory analytical results are included in Appendix B. The samples were collected at 48 locations at the Site at depths ranging from approximately one to 40 feet. The following were detected in each area of the Site:

- In the vicinity of the northwestern portion of Building 2, 12 soil borings were advanced. VOCs were detected in the samples SB-55, SB56, SB-57, SB-58, and SB-59, at which were collected within the paint rooms and darkrooms inside the building. The following were detected in the soil samples:
 - PCE was the only VOC detected in the paint room from locations SB-55, SB-56, SB-57, and SB-58. Samples collected at the 1-foot depth from locations SB-55 and SB-57 had PCE concentrations of 3.8 $\mu\text{g/kg}$ and 2.3 $\mu\text{g/kg}$, respectively. Samples collected at the 3-foot depth from locations SB-56 and SB-58 had PCE concentrations of 2.4 $\mu\text{g/kg}$ and 2.8 $\mu\text{g/kg}$, respectively. Samples collected at the 5-

foot depth from locations SB-55 and SB-57 had PCE concentrations of 1.8 µg/kg and 1.7 µg/kg, respectively. All of the reported PCE concentrations were well below the Environmental Protection Agency Region IX Preliminary Remediation Goals² (PRGs) for residential soils of 480 µg/kg.

- cis-1,2-DCE was detected at location SB-59 in the dark room at approximately 1 foot at a concentration of 1.6 µg/kg, and the concentration of PCE was below the laboratory reporting limit in the sample collected at approximately 5 feet. The cis-1,2-DCE concentrations were below the residential PRG of 43,000 µg/kg.
- EFH was detected at location SB-62 at a depth of approximately 3 feet at a concentration of 1,300 mg/kg (C₈-C₄₀). PRGs, which address human health risks, are not established for EFH. The California Regional Water Quality Control Board comparative soil screening levels (SSLs)³ for total petroleum hydrocarbons-diesel range (C₈-C₂₃) and total petroleum hydrocarbons-oil range (C₂₃-C₃₂) for protection of ground water are 1,000 mg/kg and 10,000 mg/kg, respectively, for ground water ranging between 20 and 150 feet below the contamination. Therefore, the EFH concentrations detected, which includes carbon chain range (C₈-C₃₂), are likely to be less than the SSLs.
- Metals were analyzed in four of the samples, SB-55, SB-57, SB-59, and SB-62. Arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were detected. All of the metal concentrations were below the residential PRGs and California Human Health Screening Levels (CHHSLs) with the exception of arsenic. The arsenic samples exceeded the residential PRG of 0.062 mg/kg and the CHHSL of 0.07 mg/kg. However, typical background concentrations⁴ of arsenic in California range from 0.3 mg/kg to 69 mg/kg with an average of 6.6 mg/kg, therefore arsenic concentrations detected at the Site were within these background levels. In addition, the arsenic concentrations were below the 11.3 mg/kg, the upper limit of the arsenic ambient range, defined as the 95 percent Upper Confidence Limit of the 99th Percentile Concentration derived from the statistical methodology used for health risk assessment purposes⁵.
- In the vicinity of the southwestern portion of Building 2, six soil borings were advanced. The following was detected in the soil samples:

² USEPA Region Preliminary Remediation Goals, 2004. <http://www.epa.gov/region09/waste/sfund/prg/index.htm>

³ California Regional Water Quality Control Board – Los Angeles Region, "Interim Site Assessment and Cleanup Handbook," May 1996.

⁴ Dragun and Chiasson, 1991. *Elements in North American Soils*. Hazardous Materials Control Resources Institute, Greenbelt, Maryland.

⁵ Evaluation of Arsenic as a Chemical of Concern at Proposed School Sites in the Los Angeles Area, Human and Ecological Risk Division, Department of Toxic Substances Control, undated.

- PCE was detected at soil location SB-51 at concentration of 2.0 $\mu\text{g}/\text{kg}$, and the concentration of PCE was below the laboratory reporting limit in the sample collected at approximately 5 feet. All of the reported PCE concentrations were below the residential PRG of 480 $\mu\text{g}/\text{kg}$.
- In the eastern portion of Building 1, nine soil borings were advanced. VOCs were analyzed in three of the borings, EFH were analyzed in eight of the borings, and metals were analyzed in three of the borings. The following was detected in the soil samples:
 - PCE was detected at location SB-25 at approximately 1 foot at a concentration of 3.8 $\mu\text{g}/\text{kg}$, and the concentration of PCE was below the laboratory reporting limit in the sample collected at approximately 5 feet. The reported PCE concentration was below residential PRG of 480 $\mu\text{g}/\text{kg}$.
 - EFH were detected in SB-23, SB-25, and SB-31 at approximately 1 foot at concentrations of 15 mg/kg, 9.8 mg/kg, and 5.4 mg/kg, respectively. The sample collected at SB-23 at 3 feet was below the laboratory reporting limit for extractable fuel hydrocarbons. The EFH concentrations reported are significantly less than the SSL for petroleum hydrocarbons, as discussed before.
 - Metals were analyzed at two of the locations, SB-27 and SB-31. Arsenic, barium, beryllium, chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were detected. As noted above, the arsenic samples exceeded the PRGs, but are well within typical background concentrations.
- In the vicinity of the clarifier and the above ground concrete tank, three soil borings were advanced. Soil samples from three borings were analyzed for VOCs, EFH, and metals. The following was detected in the soil samples:
 - *cis*-1,2-DCE was detected at soil location SB-32 at approximately 5 feet at a concentration of 4.4 $\mu\text{g}/\text{kg}$. All of the reported *cis*-1,2-DCE concentrations were below the residential PRG of 43,000 $\mu\text{g}/\text{kg}$.
 - EFH were detected in SB-33 at approximately 5 feet at a concentration of 68 mg/kg. The EFH concentration reported is significantly less than the SSL for petroleum hydrocarbons, as discussed above.
 - Metals were analyzed at all three locations, SB-32, SB-33, and SB-34. Arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were detected. As noted above, the arsenic samples exceeded the PRGs but are within typical background concentrations.

- In the vicinity of the “Shack,” 12 soil borings were advanced. The following was detected in the soil samples:
 - PCE was detected at locations SB-35, SB-39, SB-40, and SB-43. Samples collected at approximately 1 foot from locations SB-35 and SB-39 had PCE concentrations of 1.8 µg/kg and 8.7 µg/kg, respectively. A sample collected at approximately 5 feet was analyzed at location SB-35 and was below the laboratory reporting limit for PCE. Samples collected at approximately 10 feet from locations SB-40 and SB-43 had PCE concentrations of 2.0 µg/kg and 2.2 µg/kg, respectively. A sample collected at approximately 20 feet was analyzed at location SB-40 and was below the laboratory reporting limit for PCE. All of the reported PCE concentrations were below the residential PRG of 480 µg/kg.
 - 1,1,1-TCA was detected at locations SB-40, SB-41, and SB-42. A sample collected at approximately 1 foot from location SB-42 had a 1,1,1-TCA concentration of 1.5 µg/kg, respectively. A sample collected at approximately 5 feet from location SB-41 had a 1,1,1-TCA concentration of 3.5 µg/kg. Samples collected at approximately 10 feet from locations SB-40 and SB-41 had 1,1,1-TCA concentrations of 3.2 µg/kg and 5.5 µg/kg, respectively. A sample collected at approximately 10 feet from location SB-40 and samples collected at approximately 15 feet from locations SB-41 and SB-42 were below the laboratory reporting limit for 1,1,1-TCA. All of the reported 1,1,1-TCA concentrations were below the residential PRG of 1,200,000 µg/kg.
- In the south parking lot, four soil borings were advanced, SB-19, SB-20, SB-21, and SB-22. The following was detected in the soil samples:
 - PCE was detected at location SB-21 in a sample collected at 15 feet at a concentration of 2.4 µg/kg. A sample collected at approximately 30 feet at this location was below the laboratory reporting limit for PCE. The reported PCE concentration was below the residential PRG of 480 µg/kg.
- To the north of Building 1, two soil borings were advanced, and all VOC concentrations were below the laboratory reporting limit.

5.4 Ground Water Sample Analytical Results

Ground water analytical results of the Phase II Investigation are provided on Table 3 and Figure 4, and the laboratory analytical results are included in Appendix B. Ground water grab samples were collected at eight locations at the Site at a depth of approximately 45 to 50 feet. VOCs were

detected in all eight samples, and Chrome VI was below the laboratory reporting limit in all eight samples. The following is a summary of the VOCs detected:

- PCE was detected at all eight locations at concentrations ranging from 2.4 microgram per liter ($\mu\text{g/l}$) to 520 $\mu\text{g/l}$ (duplicate 190 $\mu\text{g/l}$). The highest concentration was reported in SB-18.
- TCE was detected at seven of the eight locations at concentrations ranging from 4.0 $\mu\text{g/l}$ to 26 $\mu\text{g/l}$ (duplicate 16 $\mu\text{g/l}$). The highest concentration was reported in SB-18.
- cis-1,2-DCE was detected at two of the eight locations, the duplicate sample from location SB-18 and location SB-64, at concentrations 2.2 $\mu\text{g/l}$ and 2.4 $\mu\text{g/l}$, respectively.

Although the shallow ground water likely is not used for water supply, regulatory agencies typically compare ground water concentrations with California maximum contaminant levels relative to drinking water standards (MCLs) (or federal MCLs if more restrictive) when reviewing site data. Therefore, the MCLs will be used as a screening level for the purpose of this report. Compounds that exceeded their respective screening levels included:

- PCE exceeded its California and federal MCL of 5 $\mu\text{g/l}$ at all eight grab ground water sampling locations.
- TCE exceeded its California and federal MCL of 5 $\mu\text{g/l}$ at locations SB-21, SB-40, and SB-18.

5.5 Data Validation

ENVIRON reviewed nine laboratory reports, dated April 19, April 26, April 29, May 3, May 4, May 5, May 6, and May 10, 2005 by Del Mar Analytical Laboratory (Del Mar). The reports contain analytical data for ground water and field QC samples collected on April 11, 14, 18, 19, 20, 21, 22, and 29, 2005. Selected samples were analyzed for VOCs by USEPA Method 8260B, for EFH by USEPA Method 8015 modified, for hexavalent chromium by USEPA Methods 7199/218.6, and for metals by USEPA Methods 7471A/6010B.

ENVIRON's review was based on data validation procedures established by the EPA as described in the USEPA Contract Laboratory Program, National Functional Guidelines for Organic Data Review, dated October 1999, and USEPA Contract Laboratory Program, National Functional Guidelines for Inorganic Data Review, dated July 2002. The QC information checked by ENVIRON included chain-of-custody forms, holding times, reporting limits, matrix spike/matrix spike duplicate (MS/MSD) analyses, laboratory control sample/ laboratory control sample duplicate

(LCS/LCSD), duplicates, and blanks. Based on the review, ENVIRON qualified laboratory data and noted data qualifiers on Tables 2 and 3.

5.6 Asbestos Survey Results

The results of the asbestos survey are included in Appendix C. Over 150 bulk samples of building materials were collected from the four buildings at the Site. The results of asbestos survey identified asbestos in various building materials including floor tiles and mastic, roof mastic, linoleum backing, joint compound, HVAC wrapping material, mastic associated with ceiling tiles, and piping on the roofs. Panacea recommended that friable and nonfriable ACMs that can become friable (greater than 1 percent) be removed prior to demolition of the buildings. Detailed information regarding the asbestos survey including drawings/sketches showing the condition, friability, asbestos-content, and location of the samples, the location of ACMs, conclusions and recommendations are provided in the Panacea's report included in Appendix C.

5.7 Lead-Based Paint Survey Results

The results of the lead based paint survey are included in Attachment D. Only very limited areas containing lead-based paint were discovered during this investigation. Detailed information regarding the lead-based paint survey is provided in the Panacea's report included in Appendix D.

6.0 CONCLUSIONS

In summary, the results of ENVIRON's subsurface investigation, asbestos survey, and lead based paint survey indicate the following:

Soil Gas

- VOCs were detected in only five soil gas sampling locations out of 43 (11.6 %) in the northwestern and southern portions Building 2. Both locations were identified as areas of concern based on the use of paints and the past use of chlorinated solvents. With the exception of benzene, detected concentrations of toluene, TCE, and PCE were significantly below the OEHHA screening numbers for residential scenario. Reported benzene concentrations exceeded the OEHHA screening number for benzene. Benzene detections are limited to the southwest portion of Building 2, and benzene was not detected in soil samples from the same area. Therefore, benzene detections represent a localized impact.

The general absence of VOCs in soil gas associated with the detected VOCs in ground water indicates that significant off-gassing from ground water to the shallow unsaturated zone is not occurring, likely due to the depth of ground water and the fine-grained nature of overlying soils. Therefore, the occurrence of VOCs in ground water is not likely to result in significant intrusion of these compounds into indoor air in current or planned buildings, and it is not likely to interfere with Site redevelopment, assuming that the maximum grading depth is 5 feet or less.

Soil

- 1,1,1-TCA, PCE, and cis-1,2-DCE were detected in soil samples collected in the northwestern portion of Building 2, and in and near the "Shack." VOC concentrations in all soil samples were significantly below the USEPA Region IX PRGs for residential scenario.
- EFH concentrations in soil samples were below the SSL for total petroleum hydrocarbons diesel and oil range. Also, metal concentrations in all soil samples were significantly below the USEPA Region IX PRGs for residential scenario with the exception of arsenic. However, the reported arsenic concentrations were within background concentrations of arsenic in California soils. In addition, detected arsenic concentrations were below the 11.3 mg/kg, the upper limit of the arsenic ambient range, defined as the 95 percent Upper Confidence Limit of the 99th Percentile Concentration derived from the statistical methodology used for health risk assessment purposes.

Ground Water

- Based on the subsurface investigations conducted to date, the shallow subsurface underlying the Site is comprised of silty sands, silts and silty clay, which could help minimize vertical migration of chemicals in the subsurface. Ground water underlying the Site occurs in fine sands encountered between a depth of 45 and 50 feet. Based on topography and the ground water sampling results, ground water flow may flow toward the south or southwest. The ground water flow direction will be evaluated in the near future.
- Concentrations of detected VOCs in ground water beneath the Site range from 2.4 µg/L to 520 µg/L for PCE, and from non-detect to 26 µg/L for TCE. Based on the results of the soil sampling, a major source of VOCs in soil was not identified. The VOC concentrations in soil were significantly lower than concentrations detected in ground water; however, during previous investigations high concentrations of 1,1,1-TCA were identified in shallow soils beneath the "Shack."
- According to information contained in the EDR report and based on ENVIRON's review of regulatory agency files, there are no readily obvious potential off-site sources for chlorinated solvents detected in ground water underlying the Site. Given the industrial use of the Site, the chlorinated solvents detected in ground water may be due to the former use of solvents at the Site. A review of the spatial pattern and magnitude of chlorinated solvent detections on Site indicates that the highest detections are in the vicinity of the "Shack" and southwest of the "Shack" and Building 1. However, upgradient concentrations of VOCs were not evaluated during this Site investigation.

Asbestos and Lead-based Paint

- ACMs and lead-based paint were detected in various buildings at the Site. ENVIRON recommends addressing ACMs and lead-based paint as part of the building demolition activities. No further investigation appears to be warranted.

Additional Phase II Investigation

- Based on the findings of the Phase II investigation, ENVIRON recommends additional investigation to define the extent of ground water impact, the ground water flow direction, confirm the levels of contaminants in ground water, and gather information necessary to evaluate remedial options. As part of this investigation, ENVIRON proposes to install up to eight ground water monitoring wells, four HydroPunch ground water sampling borings, one multiple-depth soil gas sampling boring and to analyze selected soil samples for physical and/or chemical parameters.

7.0 LIMITATIONS

The judgments, conclusions, and recommendations described in this report pertain to the conditions judged to be present or applicable at the time work was performed. Future conditions may differ from those described herein and this report is not intended for use in future evaluations of the Site. The purpose of this assessment was to provide information about the Site relative to the potential environmental concerns and the potential presence of hazardous/toxic materials at the Site. Any reliance on, or use of, this report by any third party shall be at such party's sole risk.

TABLES

TABLE 1
Summary of Detected Soil Gas Sampling Results
1640 Monrovia Avenue
Costa Mesa, California

Sample Location	Collection Date	Sample Depth (feet)	VOCs and Fuel Oxygenates by USEPA Method 8260B				
			Benzene (µg/l)	Toluene (µg/l)	TCE (µg/l)	PCE (µg/l)	
SG-1	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-2	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-3	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-4	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-5	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-6	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-7	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-8	4/15/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-9	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-10	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-11	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-12	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-13	4/13/2005	5	0.30	1.55	0.28	<0.10	
SG-14	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-15	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-16	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SG-17	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-18	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-18-DUP	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-19	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-20	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-21	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-22	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-35-1P	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-35-3P	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-35-7P	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-37	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-40	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-45	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-46	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-47	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	

TABLE 1
Summary of Detected Soil Gas Sampling Results
1640 Monrovia Avenue
Costa Mesa, California

Sample Location	Collection Date	Sample Depth (feet)	VOCs and Fuel Oxygenates by USEPA Method 8260B				
			Benzene (µg/l)	Toluene (µg/l)	TCE (µg/l)	PCE (µg/l)	
SB-48	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-49	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-50	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-51	4/15/2005	5	0.25	0.34	<0.10	<0.10	
SB-52	4/15/2005	5	0.47	1.86	0.34	<0.10	
SB-53	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-54	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-55	4/15/2005	5	<0.10	1.26	<0.10	0.31	
SB-57	4/15/2005	5	<0.10	1.08	<0.10	0.21	
SB-63	4/14/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-64	4/15/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-64-DUP	4/15/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-65	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-66	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-67	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-68	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
SB-68-DUP	4/13/2005	5	<0.10	<0.10	<0.10	<0.10	
OEHHA			0.085	320	1.300	0.470	

P:\U.Latham & Watkins\1640 Monrovia\0413467B\Tables 1-2-3 final.xls\Table 1 - Soil Gas

Notes:

- <0.10 = not detected at concentration above laboratory reporting limit
- OEHHA = Office of Environmental Health Hazard Assessment, California Environmental Protection Agency, Soil Gas Screening Numbers Below Buildings Constructed with Engineered Fill, Residential Scenario, January 2005 Revision
- DUP = duplicate sample
- µg/l = micrograms per liter
- PCE = Tetrachloroethene (Perchloroethene)
- TCE = Trichloroethene
- USEPA = United States Environmental Protection Agency
- VOCs = Volatile organic compounds
- VOCs that were not included were reported below the laboratory reporting limits

TABLE 3
Summary of Detected Ground Water Sampling Results
1640 Monrovia Avenue
Costa Mesa, California

Sample ID	Collection Date	Sample Depth (feet)	VOCs by USEPA Method 8260B			USEPA Method 6010B Chromium VI (µg/l)
			PCE (µg/l)	TCE (µg/l)	cis-1,2-DCE (µg/l)	
SB-18	4/19/2005	46-50	520	26	<10.0	<1.0
SB-18D	4/19/2005	46-50	190	16	2.2	<1.0
SB-19	4/29/2005	46-50	130	9.3	<4.0	<1.0
SB-20	4/14/2005	46-50	2.4	<2.0	<2.0	<1.0 UJ
SB-21	4/18/2005	46-50	190	9.9	<2.0	<1.0
SB-40	4/18/2005	46-50	140	14	<2.0	<1.0
SB-46	4/18/2005	46-50	31	4.7	<2.0	<1.0
SB-49	4/19/2005	46-50	64	4.1	<2.0	<1.0 R
SB-64	4/14/2005	46-50	26	4.0	2.4	<1.0
			5	5	6	0.2
			CDHS MCL			

P:\Latham & Watkins\1640 Monrovia\0413467B\Tables 1-2-3 final.xls\Table 3 - Ground Water

Notes:

<2.0 = Not Detected at concentration above laboratory reporting limits

µg/l = micrograms per liter

CDHS MCL = California Department of Health Services Maximum Contaminant Level

cis-1,2-DCE = cis-1,2-Dichloroethene

PCE = Tetrachloroethene (Perchloroethene)

R = Results unusable

TCE = Trichloroethene

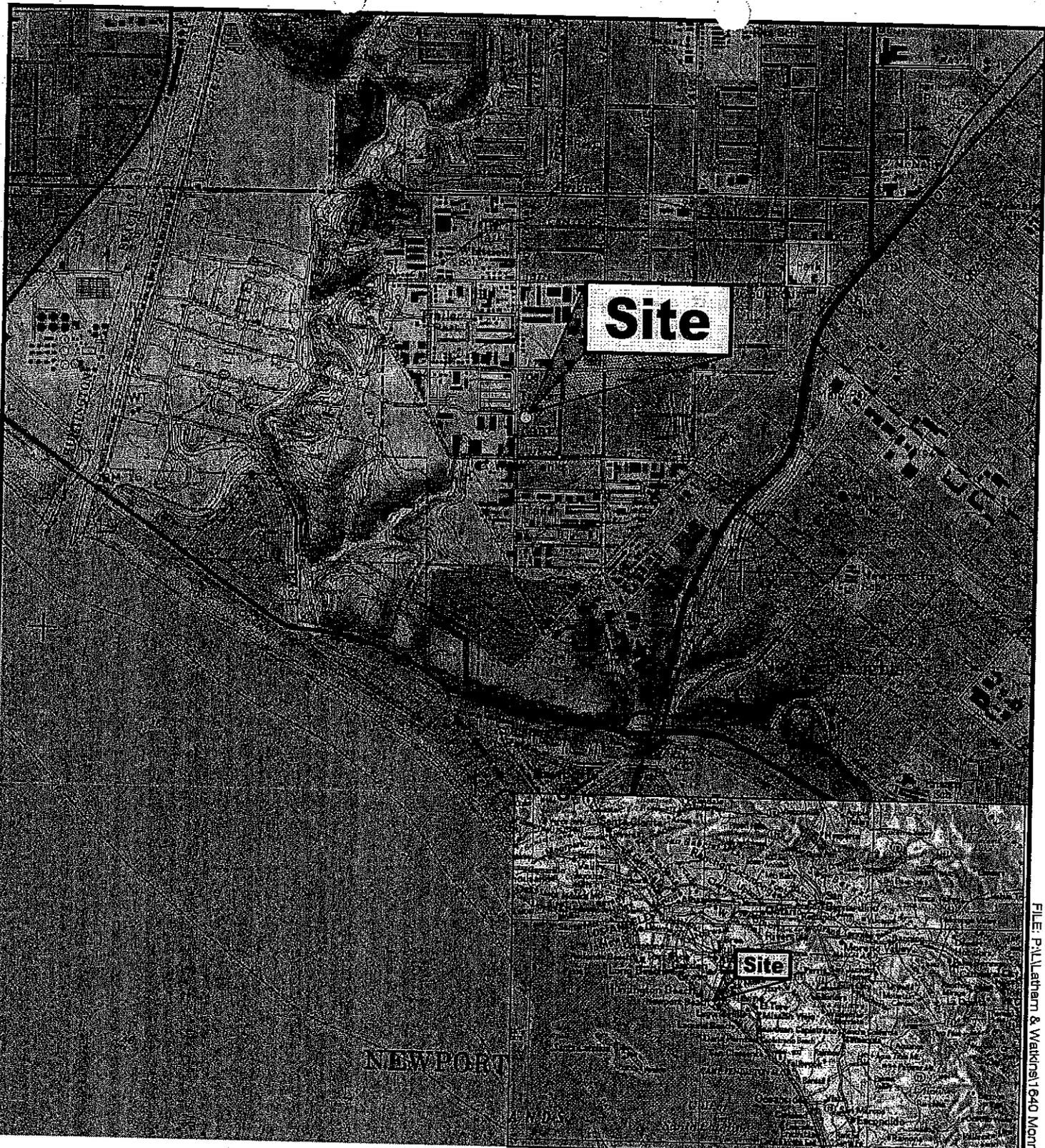
UJ = Analyte not detected, reporting limit approximate

USEPA = United States Environmental Protection Agency

VOCs = Volatile organic compounds

VOCs that were not included were reported below the laboratory reporting limits

FIGURES



SOURCE:
 U.S.G.S. 7.5 minute series (topographic)
 Newport Beach, CA Quadrangle, version 1978, current as of 1981



CONTOUR INTERVAL 5 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 SCALE 1:24000



ENVIRON

Site Vicinity Map
 1640 Monrovia Avenue
 Costa Mesa, California

Figure
1

Drafter: JJC

Date: 5/19/05

Contract Number: 04-13467B Approved:

Revised: 6/06/05

FILE: P:\Latham & Walker\1640 Monrovia\Drawings\04-13467B\13467B-01

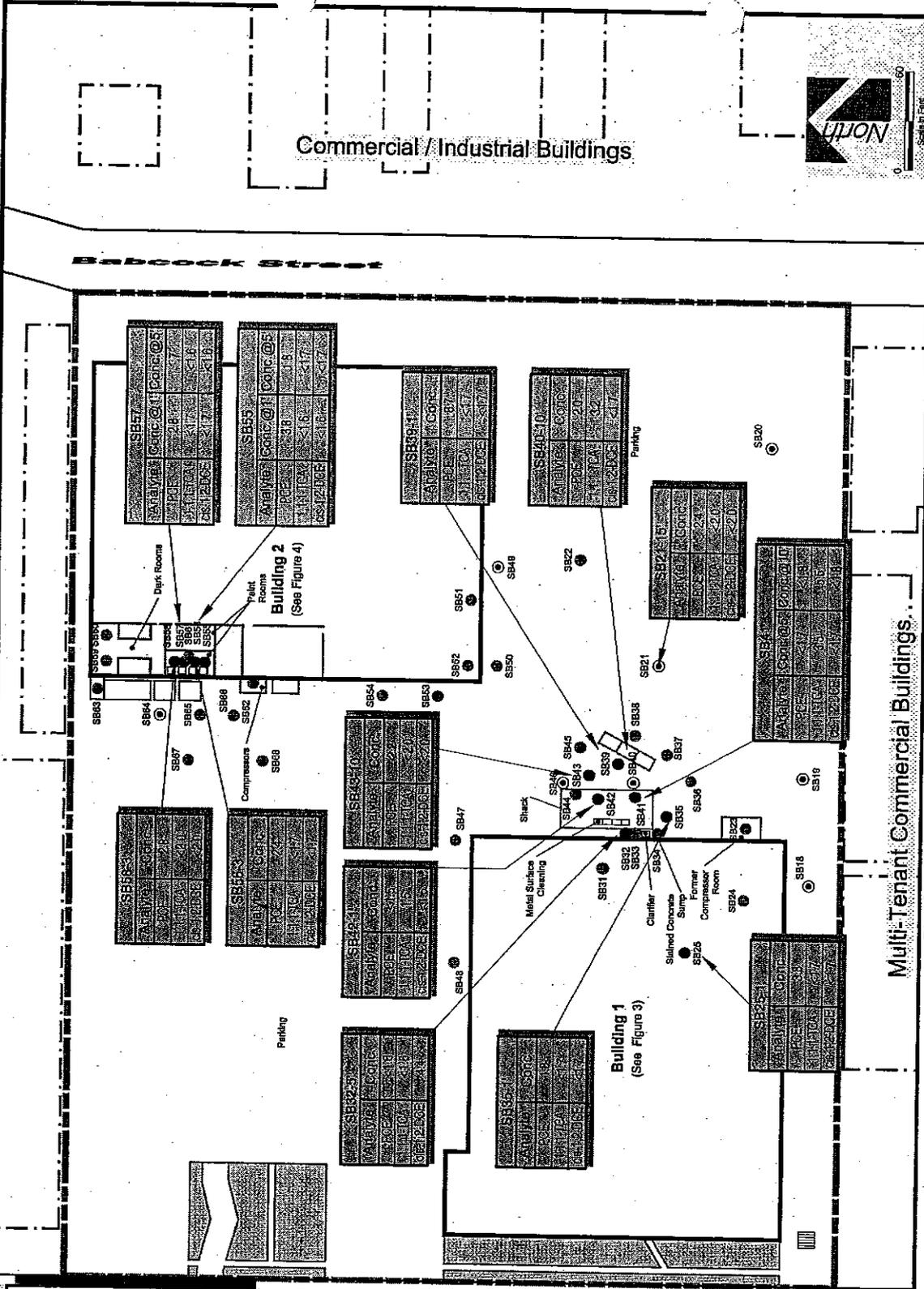


Figure 4

PROJECT NO.: 04-13467B

LEGEND

- Site Boundary
- Building Outline
- Landscaping Area
- Storm Drain
- Approximate Soil Sample Location with Non-Chloride VOC Concentration
- Approximate Soil Sample Location with Chloride VOC Concentration
- Approximate Soil Sample Location with Chloride VOC Concentration
- Approximate Soil Sample Location with Chloride VOC Concentration
- POC (Polynuclear Aromatic Hydrocarbons)
- TOE (Total Organic Extract)
- 4x-1,2-DOB de-1,3-Dioxinene
- VOC (Volatile Organic Compounds)
- Soil Sample Results

Notes: 1. All concentrations in soil samples are reported in micrograms per kilogram (µg/kg).
 2. Data subject to minor pending data validation.

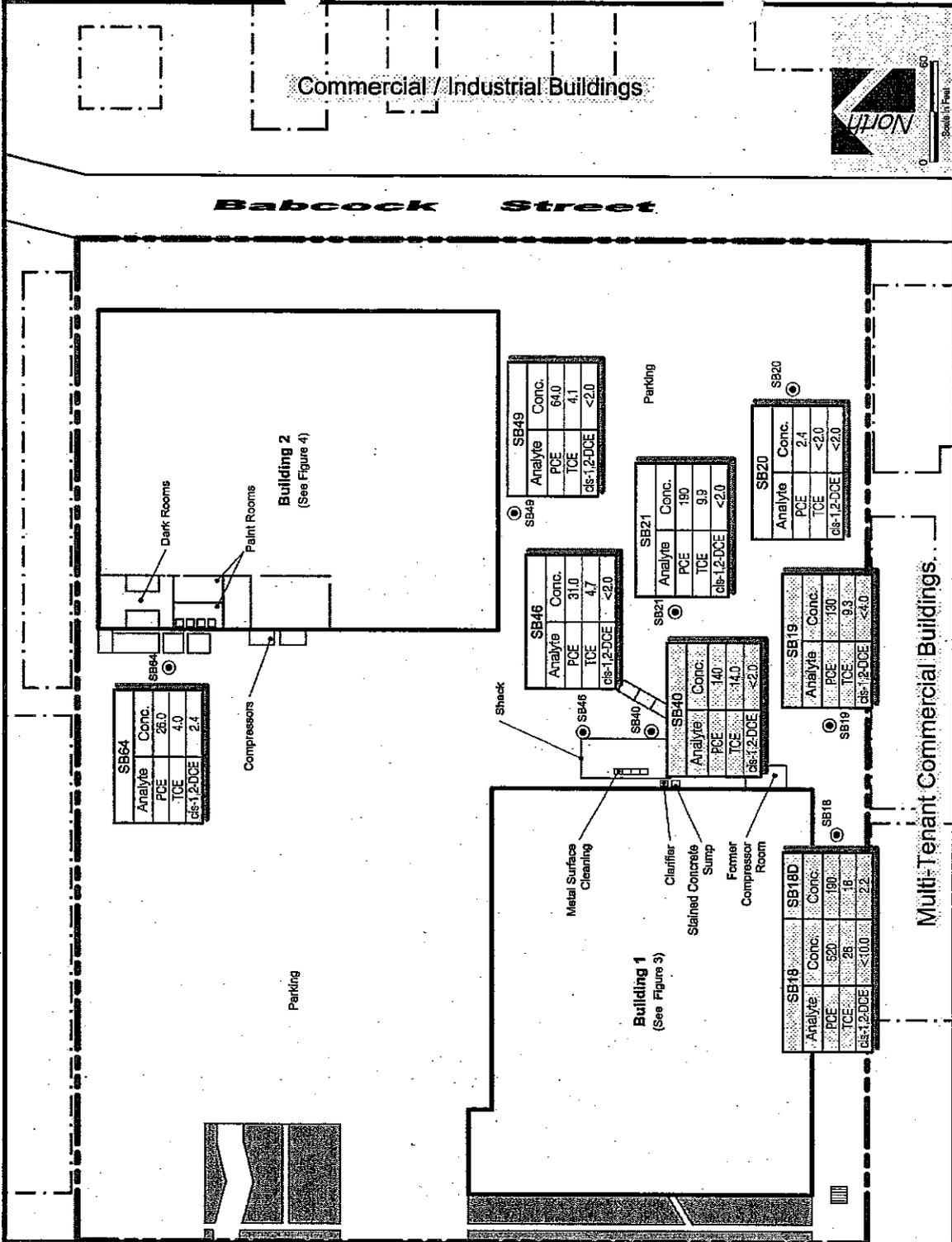
Monrovia Avenue

Multi-Tenant Commercial Buildings

Soil Sample VOC Results
 1640 Monrovia Avenue
 Costa Mesa, California

ENVIRON

DRAWN BY: JCS DATE: 5/19/07 REVISED: 5/19/07



LEGEND

- Site Boundary
- Building Outline
- Landscaped Area
- Storm Drain
- Approximate Ground Water Sample Location
- PCE Trichloroethylene
- TCE Trichloroethene
- Cl-1,2-DCE cis-1,2-Dichloroethane

Note: 1. All concentrations are reported in micrograms per liter (µg/L).
 2. Data subject to revision pending data validation.

Commercial / Industrial Buildings

Babcock Street

Monrovia Avenue

Multi-Tenant Commercial Buildings

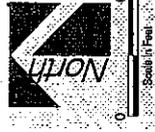


Figure 5

Ground Water Sample Results
 1640 Monrovia Avenue
 Costa Mesa, California

PROJECT NO.: 04-13467B

ENVIRON

DRAWN BY: JJC DATE: 6/18/03 REVISION: 005030



Shaw Environmental, Inc.

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April 23, 2007

Mr. Matthew B. Kaufman
Senior Vice President, Operations
Nexus Companies
1 MacArthur Place, Suite 300
Santa Ana, California 92707

*Response to Comments
Draft Final Screening Risk Assessment
Proposed Westside Lofts
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project Number I26504.01000000*

Dear Matt:

On January 8, I transferred employment to Shaw Environmental, Inc. (Shaw). A Draft Final Screening Risk Assessment (SRA; MACTEC, 2006) was submitted to the California Department of Toxic Substances Control (DTSC) while I was at MACTEC Engineering and Consulting, Inc. (MACTEC). This letter is being submitted by Shaw in response to the comments provided by DTSC Health and Ecological Risk Division (HERD) for the SRA portion of the response plan for the redevelopment of the property at 1640 Monrovia Avenue in Costa Mesa being called The Grand Plan II. We are pleased to deliver to Nexus Development Companies (Nexus) this draft letter in response to comments on the SRA in support of the Remedial Action Plan (RAP) for the proposed Westside Lofts property in Costa Mesa being conducted by California Environmental (CE)¹. This risk assessment is in support of a remedial action plan for the property, currently in preparation by California Environmental.

In support of unrestricted land use for the property, risk-based evaluation has been conducted for the data set obtained from the supplemental environmental assessment conducted by CE. The data were obtained to characterize volatile organic chemicals (VOCs), semi-volatile organic chemicals (SVOCs), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), chlorinated pesticides, and metals in soil, soil gas, and ground water. These data, as presented in Tables I through VIII prepared by CE, were relied upon in the preparation of the risk screening that is appended to the appropriate tables² and included in these responses to the DTSC HERD comments.

¹ California Environmental, 1161 Calle Suerte, Suite G, Camarillo, CA, (805) 445-7117, Point-of-contact: Charles I. Buckley, Certified Hydrogeologist No. 55.

² Tables VI and VII present ground-water elevations and ground-water chemical constituents, respectively, and are not used in the risk screening. They are presented here for continuity for the series of tables (I through VIII) originally prepared by CE for the response plan. Tables I through V and Table VIII contain risk/regulatory screening that should be considered part of the screening risk assessment.

Response to Comments

DTSC has been responsive in providing comments on draft plans, and it is sincerely appreciated since this supports an accelerated schedule for redevelopment that is necessary for this project. DTSC comments are listed below, along with responses/clarifications for each of the comments. In some cases, corrected tables or new exhibits are attached for clarification of the explanations provided.

- *DTSC: The text and tables must match.*

Response for Risk Assessment

The intent in constructing the screening risk assessment (SRA) was to match the presentation of the data in the site characterization report on a one-for-one basis to facilitate review and moving back and forth in the report. For that reason, the tables, I through VIII were presented in the SRA, in total and in order corresponding to the site characterization report. Only tables VI and VII are not used for a risk/regulatory screening, and they are identified in the text of the SRA and a footnote in the cover letter to these responses for clarification. We think that this is a useful way to facilitate review by the interested public.

- *DTSC: The text should be corrected to state that the screening risk assessments are presented in Tables I – II rather than in Tables I – V. Tables III – V represent the data from the soil samples for VOCs/TPH, SVOCs/Pesticides/PCBs, and for Title 22 metals, respectively.*

Response for Risk Assessment

See last response. The screening conducted in Tables I – V and Table VIII are compiled in the COC Table (see response entry below).

- *DTSC: HERD recommends some changes in the risk estimates presented in the table listing the chemicals of concern (COC). The source of the screening risk of 7E-05 due to the maximum concentration of benzene is unknown. Table I shows a screening risk of 6E-06 whereas Table II shows a screening risk estimate of 5E-06. As stated in specific comment #3, HERD recommends that the higher risk estimate of 6E-06 (see Table I) be presented in this table.*

Response for Risk Assessment

HERD's comment is appreciated and has been implemented in the Table of COCs, as follows:

Chemicals of Concern (COCs) Drivers for Remedial Action Based on Maximum Screening Results (COCs meet criteria of greater than 1E-6 ILCR or 1 HQ per USEPA, 1991)				
Table	COC Analyte	Max		Description
		Residential Risk (ILCR)	Hazard Quotient (HQ)	
I	Benzene PCE TCE	6E-6 7E-4 6E-6		Soil gas analysis by USEPA Method 8260; COC selection completed by Method TO 15 in Table II
II	Benzene	5E-6		Soil gas analysis by USEPA Method TO15 Frequency of Detection (fod), 4/8
	1,3-Butadiene	2E-6		fod, 2/8
	PCE	6E-4		fod, 8/8
	TCE	2E-6		fod, 6/8
	1,1,2,2-Tetrachloroethane	1E-6		fod, 1/8
III				VOCs/TPH in Soil No analytes meet criteria for VOC/TPH COCs in soil; no removal should be required.
IV	PCBs	2E-6		SVOCs/PCBs/Pesticides in Soil fod, 3/64; only one result above CHSL
V	Arsenic (As)	9E-5		Metals analyzed in soil fod, 59/59 Data set yields 95% UCL of 2.7 mg/kg (4E-5 ILCR), max conc of 6.1 mg/kg at 2 feet below ground surface (bgs) is reduced to 3.7 mg/kg (5E-5 ILCR) at 6 feet bgs.
	Vanadium (V)		1.3	fod, 59/59 Single detection above CHSL; 95% UCL is 40.4 mg/kg (0.8 HQ) compared to CHSL of 53 mg/kg
VI	Not used in risk screening - included only for continuity with site characterization report			
VII	Not used in risk screening - included only for continuity with site characterization report			
VIII	PCE			Exceeds Cal MCL
	TCE			Exceeds Cal MCL
Special notes for max concentration COCs that should not be considered as drivers for the remedial action: It is recommended that remedial action design not be based on the highlighted analytes based on their low frequency of detection (fod) for 1,3-butadiene and PCBs and low risk (2E-6 for each) or 95% UCL concentrations compared to background or risk-based concentration (arsenic and vanadium). Removal of measured 1,3-butadiene and PCBs concentrations are expected to be accomplished as part of the remedial action for the other COCs.				

Based on the results of the SRA, the drivers for constructing the Remedial Action Plan are PCE, TCE, and Benzene in soil gas. The response for groundwater is addressed as a separate consideration in the Remedial Action Plan based on the apparent source of PCE and TCE in up-gradient groundwater.

- *DTSC: The same comment applies to PCE and TCE. The screening risk estimate for 1,1,2,2-tetrachloroethane is 1.4E-6 instead of 2E-5, and the frequency of detection is 1/8 instead of 5/8. HERD recommends that the necessary corrections be reflected in the final screening risk assessment.*

Response to Risk Assessment

Corrections have been implemented for Table II, and the table is attached with these responses.

- *DTSC: The reference for the statement that the observed background arsenic concentrations in Costa Mesa range from 1 – 6.1 mg/kg should be identified in the report.*

Response for Risk Assessment

See the response and references for the next comment.

- *DTSC: HERD does not accept the document authored by Bradford, et al, 1996 as an appropriate source of background value for vanadium. If the reference used for the background concentration of arsenic in Costa Mesa has a corresponding value for vanadium, then this would be a more appropriate point of comparison. Otherwise, HERD recommends that vanadium be sampled and analyzed in the post-removal confirmation samples.*

Response for Risk Assessment

Arsenic. It is appreciated that the reference by Bradford, et al, 1996 is not site-specific and is not a sufficient reference for documenting an appropriate background concentration for naturally-occurring metals in soil on The Grand Plan II property. To address the site-specific aspect of the arsenic data set, ProUCL version 3.0.2 (USEPA, 2004) was applied. Exhibit I, attached, presents the results of the application.

The following information for arsenic (Advanced Environmental Concepts, 2002) may be found on the internet (pa40.ci.irvine.ca.us/pdf/AppendixF.pdf) and compared to the ProUCL statistical evaluation of the arsenic data set from the site characterization:

Arsenic (mg/kg) statistics in native soil	Spectrum 8, Planning Area 40	1640 Monrovia, Costa Mesa*
Number of Samples	66	59
Minimum Concentration	1.0	1.0
Maximum Concentration	6.9	6.1
Average Concentration	3.6	2.5
Standard Deviation	1.3	1.0
95% Upper Confidence Limit	3.9	2.7
*Based on ProUCL v. 3.0.2 analysis of arsenic data set		

These data indicate that, for sites within about 10 miles of one another and at about the same elevation above mean seal level, the statistical representations of the two data sets are almost

identical. This occurrence indicates the likelihood that the data sets represent arsenic background, including maximum results that include all the data from The Grand Plan II property.

On the basis of application of ProUCL and comparison to data for a site in the vicinity, it may be concluded that arsenic is not a chemical of concern and should not be used as a driver for development of the remedial response plan.

Vanadium. The application of ProUCL version 3.0.2 to the vanadium data set yields the results presented in Exhibit 2. The following representative statistics summarize the exhibit:

Vanadium (mg/kg) statistics in native soil	1640 Monrovia, Costa Mesa*
Number of Samples	59
Minimum Concentration	17
Maximum Concentration	69
Average Concentration	38.5
Standard Deviation	8.5
95% Upper Confidence Limit	40.4

In this case, comparison to other background studies need not be conducted, although the results may well be similar to those for arsenic. Instead, comparison of the 95% UCL concentration of vanadium, 40.4 mg/kg, to the CHHSL, 53 mg/kg), yields a Hazard Quotient (HQ) of 0.8.

However, comparison to vanadium concentrations in soil in the vicinity indicates that, like arsenic, vanadium should not be considered a COC or a driver for development of the remedial response plan. The Record of Decision for El Toro Marine Base (USEPA, 2000)³ indicates the following tabularized data for vanadium in soil at sites 2 and 17:

³ <http://www.epa.gov/superfund/sites/rods/fulltext/r0900148.pdf>

Vanadium	Number of Samples	Number of Analyses	Number of Detections	Range of Reported Concentrations (mg/kg)	MCAS El Toro Background (mg/kg)
Site 2					
Shallow Soil	32	32	32	3.5 – 49.4	71.8
Subsurface Soil	22	22	22	3.1 – 72.6	71.8
Site 17					
Shallow Soil	30	30	30	11.4 - 39	71.8
Subsurface Soil	15	15	15	1.9 – 57.3	71.8
Grand Plan					
Surface Soil	59	59	59	17 – 69	

*the range of reported concentrations for The Grand Plan property are in the range observed at the El Toro sites within about 10 miles of one another and at about the same elevation above mean seal level.

The El Toro Marine Base is near the Irvine Spectrum location and is at the essentially the same elevation above mean sea level. The results for vanadium background concentrations are expected to be the same or similar to those at the The Grand Plan II property, and that is what is found. This supports a conclusion that vanadium concentrations on The Grand Plan II property are within background, and vanadium should not be a COC or a driver for developing the response action plan for The Grand Plan II.

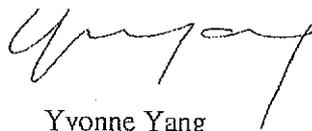
Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report is prepared for the exclusive use of Nexus Development Companies. Reliance on this report by third parties is at their sole risk. If additional information becomes available that might affect our conclusions, we request the opportunity to review the information, reassess the potential environmental concerns, and modify our opinion, if warranted.

We have enjoyed working with Nexus, California Environmental, and the DTSC in preparing this screening risk assessment and look forward to the completion of the redevelopment of the subject property.

Sincerely,
Shaw Environmental, Inc.



Larry R. Froebe, Ph.D., R.E.A. (California)
Senior Scientist
Risk Assessment & Toxicology



Yvonne Yang
Scientist 3
Technical Services

LRF/CIB:lrf

ATTACHMENTS

Tables

Table I. Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Table II. Laboratory Analysis of Soil Vapor by Method TO15

Table III. Laboratory Analysis of Soil Samples – VOCs/TPH

Table IV. Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides

Table V. Laboratory Analysis of Risk/Hazard Screening of Soil Samples – Title 22 Metals

Table VI. Groundwater Level Data

Table VII. Laboratory Analysis of Groundwater Samples – Natural Attenuation/General Chemistry

Table VIII. Laboratory Analysis of Groundwater Samples – Wells ($\mu\text{g/L}$)

Exhibits (for this response to comments)

Exhibit 1. Application of ProUCL version 3.0.2 to the Arsenic Data Set for Surface Soil

Exhibit 2. Application of ProUCL version 3.0.2 to the Vanadium Data Set for Surface Soil

REFERENCES

[CalEPA, 2005a, b, and c are corrections to references in the draft final screening risk assessment.]

Advanced Environmental Concepts, 2002, Appendix F: Human Health Risk Assessment, Spectrum 8, Planning Area 40, Irvine, California, Prepared by for City of Irvine, URL: pa40.ci.irvine.ca.us/pdf/AppendixF.pdf, November [downloaded on April 21, 2007].

CalEPA, 2005a, *Human-Exposure-Based Screening Numbers Developed to Aid Estimation of Cleanup Costs for Contaminated Soil*, Integrated Risk Section, Office of Environmental Health Hazard Assessment, November 2004, January 2005 Revision.

CalEPA, 2005b, *Guidance for the Evaluation and Mitigation of Substance Vapor Intrusion to Indoor Air, Interim Final*, Department of Toxic Substances Control, February 7.

CalEPA, 2005c, *Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties*, January 25.

MACTEC, 2006, Draft Screening Risk Assessment, Supplemental Assessment for Impacts in Soil, Soil Vapor, and Ground Water, Proposed Westside Lofts, 1640 Monrovia Avenue, Costa Mesa, California 92627, MACTEC Project Number 4951060501, August 21.

United States Environmental Protection Agency (USEPA), 1991, *Risk Assessment Guidance for Superfund, Volume 1: Human Health Evaluation Manual (Part B, Development of Risk-Based Preliminary Remediation Goals)*, OSWER Directive 9285.7-01B, NTIS PB92-963333, Office of Emergency and Remedial Response, Washington, DC 20460, December 13.

United States Environmental Protection Agency (USEPA), 2000, EPA/ROD/R09-00/148, EPA Superfund Record of Decision, El Toro Marine Corps Air Station, EPA ID: CA6170023208, OU4, El Toro, CA, 07/12/2000, URL: <http://www.epa.gov/superfund/sites/rods/fulltext/r0900148.pdf>.

TABLE I
Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Sample I.D.	Date	EPA Method 8260 (µg/L) Compounds Detected												
		Trichloro-fluoro-methane	1,1-DCA	cis-1,2-DCE	Benzene	Toluene	Xylenes	Ethyl-benzene	Freon 113	1,1-DCE	TCE	1,1,1-TCA	PCE	TPH C5-C11
	8/5/2005	<1	<1	<1		<1	<2	<1	8.4	<1		<1		--
	8/5/2005	<1	<1	<1		<1	<2	2.5	<1		<1			--
	8/5/2005	<1	<1	<1		<1	<2	8.2	1.1		<1			--
	8/5/2005	<1	<1	<1		<1	<2	1.6	<1		<1			--
	8/5/2005	<1	<1	<1		<1	<2	9.8	1.8		<1			--
	8/5/2005	<1	<1	<1		<1	<2	1.2	1.4		<1			--
	8/5/2005	1.1	<1	<1		<1	<2	8.1	11		<1			--
	8/5/2005	<1	<1	<1		<1	<2	3.5	2.9		<1			--
	8/5/2005	1.4	<1	<1		<1	<2	7.8	6.1		1.3			--
	8/5/2005	<1	<1	<1		<1	<2	2.3	2.1		1.5			--
	8/5/2005	<1	<1	<1		<1	<2	<1	<1		<1			--
	8/5/2005	1.3	<1	<1		<1	<2	<1	<1		<1			--
	8/5/2005	<1	<1	<1		<1	<2	<1	<1		<1			--
	8/5/2005	1.3	<1	<1		<1	<2	1.7	2.4		<1			--
	8/5/2005	<1	<1	<1		<1	<2	<1	<1		<1			--

TABLE I
Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Sample I.D.	Date	EPA Method 8260 (µg/L) Compounds Detected												
		Trichloro- fluoro- methane	1,1-DCA	cis-1,2- DCE	Benzene	Toluene	Xylenes	Ethyl- benzene	Freon 113	1,1-DCE	TCE	1,1,1-TCA	PCE	TPH CS- C11
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	<0.1	3.3	0.4	0.1	<0.1	<500	
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	6.8	1.1	0.4	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	6.9	1.1	<0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	1.7	0.3	<0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	2.7	0.3	0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	4.8	0.6	0.5	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	9.1	1.2	<0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	1.8	0.1	0.2	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	7.6	1	<0.1	<0.1	<500		
	5/9/2006	0.5	<0.1	<0.1	<0.1	<0.1	<0.2	12	1.6	<0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	2.2	0.2	<0.1	<0.1	<500		
	5/9/2006	<0.5	<0.1	<0.1	<0.1	<0.1	<0.2	2.3	0.3	<0.1	<0.1	<500		
	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.3	<0.2	2.5	0.1	<0.1	<0.1	<500		
	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.5	0.3	1.1	<0.1	<0.1	<0.1	<500		
	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.4	<0.2	1.6	<0.1	<0.1	<0.1	<500		

TABLE I
Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Sample I.D.	Date	EPA Method 8260 (µg/L) Compounds Detected													
		Trichloro-fluoro-methane	1,1-DCA	cis-1,2-DCE	Benzene	Toluene	Xylenes	Ethyl-benzene	Freon 113	1,1-DCE	TCE	1,1,1-TCA	PCE	TPH C5-C11	
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<500	
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.5	0.4	<0.1	<0.5	<0.1	0.5	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	0.1	<0.1	<0.1	<500		
050206C	5/11/2006	<0.1	<0.1	<0.1	<0.1	2	0.4	0.1	0.7	0.2	<0.1	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.5	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	0.3	<0.2	<0.1	2	0.1	<0.1	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/10/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/11/2006	<0.5	<0.1	0.1	<0.1	<0.3	0.3	<0.1	0.1	0.6	0.5	<0.1	<500		
050206C	5/11/2006	<0.5	1	0.1	<0.1	<0.3	1	0.2	1	2.1	1.1	<0.1	<500		
050206C	5/11/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/11/2006	<0.5	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	<0.5	<0.1	<0.1	<0.1	<500		
050206C	5/11/2006	0.7	<0.1	<0.1	<0.1	0.3	<0.2	<0.1	1.1	0.6	<0.1	<0.1	<500		
050206C	5/11/2006	0.9	<0.1	<0.1	<0.1	<0.3	<0.2	<0.1	0.6	0.4	<1.0	<0.1	<500		

TABLE I
Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Sample I.D.	Date	EPA Method 8260 (µg/L) Compounds Detected												
		Trichloro-fluoro-methane	1,1-DCA	cis-1,2-DCE	Benzene	Toluene	Xylenes	Ethyl-benzene	Freon 113	1,1-DCE	TCE	1,1,1-TCA	PCE	1PH C5-Cl1
	5/11/2006	<0.5	<0.1	<0.1	<0.1	1	8.9	<0.5	<0.5	<0.1	<0.1	<0.1	<0.1	<500
	5/11/2006	<0.5	<0.1	<0.1	<0.1	6		<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<500
R I S K / H A Z A R D S C R E E N I N G														
Data Descriptors														
Range (µg/L)		0.5-1.4	0.1-1.0	0.1-1.0	0.1-0.2	0.3-6.0	0.2-43.7	12-0.1	9.8-0.5	6.1-0.1	3.1-0.1	1.5-0.1	120-0.1	500-500
Max conc. (µg/L)		1.4	1	1	0.2	6	43.7	12	9.8	6.1	3.1	1.5	120	500
Carcinogen (c) / non-carcinogen (nc)		nc	nc	nc	ca	nc	nc	nc	nc	nc	ca	nc	ca	nc
Risk-Based Concentrations														
CHHSL (µg/L) [res]		NL	NL	15.9	0.0362	135	315	PP	NL	NL	0.528	991	0.18	NL
CHHSL (µg/L) [comm-ind]		NL	NL	44.4	0.122	378	879	PP	NL	NL	1.77	2,790	0.603	NL
ESL (µg/L) [res]		NL	1.5	7.3	0.084	83	21	PP	NL	42	1.2	NL	0.41	10
ESL (µg/L) [comm-ind]		NL	5.1	20	0.28	230	58	PP	NL	120	4.1	NL	1.4	29
Risk/Hazard Screening														
Risk (ILCR) [res]		NA	NA	NA	6E-06	NA	NA	NA	NA	NA	6E-06	NA	5E-05	NA
Risk (ILCR) [comm-ind]		NA	NA	NA	2E-06	NA	NA	NA	NA	NA	2E-06	NA	2E-04	NA
Hazard (HQ) [res]		DG	0.7	0.06	NA	0.04	0.04	NA	DG	0.1	NA	0.002	NA	*
Hazard (HQ) [comm-ind]		DG	0.2	0.02	NA	0.02	0.02	NA	DG	0.05	NA	0.001	NA	*
Cumulative Risk (ILCR) [res]					2E-05									1.0
Cumulative Risk (ILCR) [comm-ind]					2E-04									0.5
Non-cancer Summed Health Hazard Screening Estimate (HI) [res]														
Non-cancer Summed Health Hazard Screening Estimate (HI) [comm-ind]														

TABLE I
Laboratory Analysis of Soil Vapor – 1640 Monrovia Avenue

Sample I.D.	Date	EPA Method 8260 (µg/L) Compounds Detected											
		Trichloro-fluoro-methane	1,1-DCA	cis-1,2-DCE	Benzene	Toluene	Xylenes	Ethyl-benzene	Freon 113	1,1-DCE	TCE	1,1,1-TCA	PCE
<p>Legend:</p> <p>B – Benzene T – Toluene E – Ethylbenzene X – Xylene ID - Identification ND - not detected Max - maximum ca - carcinogenic nc - non-carcinogenic [res] - residential land use exposure scenario [comm-ind] - commercial-industrial land use exposure scenario µg/L = µg/m³ / 1000</p> <p>NA - not applicable for this screening because the risk-based concentration is not based on this type of health effect. DC - data gap for screening because the risk-based concentration is not listed or because of ND results that are greater than the risk-based concentration; see Table II and the TO15 results for the screening of the data gap results via the Johnson & Ettinger model.</p> <p>Detected concentrations that exceed the applicable risk-based concentration *all analytical results for TPH were ND <500 µg/L used only for purposes of filling data gaps; ESLs will not be used in the final risk assessment. Screening of vapor concentrations from greater than 5' bgs using CHHSLs referenced to 5' bgs adds conservatism to the evaluation.</p>													
<p>EPA - United States Environmental Protection Agency PCE - perchloroethylene aka perchloroethene aka tetrachloroethylene aka tetrachloroethene TCE - trichloroethylene aka trichloroethene 1,1-DCE - 1,1-dichloroethylene aka 1,1-dichloroethene cis-1,2-DCE = cis-1,2-dichloroethylene aka cis-1,2-dichloroethene Freon 113 - 1,1,2-trichloro-1,2,2-trifluoroethane TPH C5-C11 - total petroleum hydrocarbons of carbon fractions C5 through C11 (gasoline range) CHHSL - California Human Health Screening Level ESL - Environmental Screening Level ILCR - increased lifetime cancer risk HQ - hazard quotient HI - hazard index - ΣHQ (all nc chemicals) PP - CHHSL is postponed; ESL is listed (2003) but is out-of-date.</p>													

Data Table Prepared by California Environmental Risk/Hazard Screening for portion of table created by MACTEC Risk Screening Prepared by: LRF 7/25/06

Shaw Revisions Prepared by LRF 4/23/07
Shaw Revisions Checked by: *VM* 4/24/07

TABLE II
Laboratory Analysis of Soil Vapor Samples by Method T015

Propene is very volatile and does not have toxicity values for screening.	EPA - United States Environmental Protection Agency	*One or two health determinations these data not used in screening based on low T01	5'	5'
B - Benzene	PCE - perchloroethylene aka perchloroethane aka tetrachloroethylene aka tetrachloroethane		Ras	Ras
T - Toluene	TCE - trichloroethylene aka trichloroethane		CHHSL	ESL
E - Ethylbenzene	1,1-DCE = 1,1-dichloroethylene aka 1,1-dichloroethane		µg/L	µg/L
X - Xylene	cis-1,3-DCEB = cis-1,3-dichloroethylene aka cis-1,3-dichlorobutene	CESSV36 @ 3 ft. Carbon Dioxide	NL	NL
ID - Identification	TPH C5-C11 - total petroleum hydrocarbons of carbon fractions C5 through C11 (gasoline range)	1,1,1 - TCA	991	46
ND - not detected	CHHSL - California Human Health Screening Level	CESSV36 @ 7 ft.		
Max - maximum	ESL - Environmental Screening Level	1,1,1-TCA		
ca - carcinogenic	ILCR - increased lifetime cancer risk	CESSV39 @ 3 ft. Carbon Dioxide	NL	NL
nc - non-carcinogenic	HQ - hazard quotient	CESSV39 @ 7 ft. Carbon Dioxide	NL	NL
[res] - residential land use exposure scenario	HI - hazard index - ΣHIQ (all six chemicals)	Chloroform	NL	46
[com/ind] - commercial/industrial land use exposure scenario	fed - frequency of detection	1,1,1 - TCA	991	46
µg/L = µg/m ³ / 1000	MA - not applicable for this screening because the risk-based concentration is not based on this type of health effect.	Carbon Tetrachloride	0.069	0.058
NA - not applicable for this screening because the risk-based concentration or yields risk/hazard greater than 1E-6 ILCR/1.0 HQ in Johnson & Eltinger model		CESSV44 @ 3 ft. Carbon Dioxide	0.028	NL

Data Table Prepared by California Environmental Risk/Hazard Screening for portion of table created by MACTBC Risk Screening Prepared by: LRF 7/25/06

Shaw Revisions Prepared by LRF 4-23-07
Shaw Revisions Checked by: *[Signature]* 4/24/07

TABLE III
Laboratory Analysis of Soil Samples -- VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)								EPA Method 8015FC (mg/kg)			
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32	Total TPH	
CEB1 @ 5 ft. (MW7)	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB1 @ 10 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB1 @ 20 ft.	<5	<5	<5	<5	4.8	<5	<5	<5	<5	<5	<5	<5
CEB1 @ 30 ft.	<5	<5	<5	<5	22	<5	<5	<5	<5	<5	<5	<5
CEB1 @ 40 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB1 @ 50 ft.	<5	<5	<5	<5	110	10	<5	<5	<5	<5	<5	<5
CEB2 @ 5 ft. (MWS)	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB2 @ 10 ft.	<5	<5	<5	<5	19	<5	<5	<5	<5	<5	<5	<5
CEB2 @ 20 ft.	<5	<5	<5	<5	16	<5	<5	<5	<5	<5	<5	<5
CEB2 @ 30 ft.	<5	<5	<5	<5	8.4	<5	<5	<5	<5	<5	<5	<5
CEB2 @ 40 ft.	<5	<5	<5	<5	10	<5	<5	<5	<5	<5	<5	<5
CEB2 @ 50 ft.	<5	<5	<5	<5	65	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 5 ft. (MW9)	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 10 ft.	<5	<5	<5	<5	7.9	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 20 ft.	<5	<5	<5	<5	11	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 30 ft.	<5	<5	<5	<5	16	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 40 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEB3 @ 50 ft.	<5	<5	<5	<5	90	<5	<5	<5	<5	<5	<5	<5
CEHP1 @ 1 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP1 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP4 @ 4.5 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP4 @ 5 ft.	--	--	--	--	--	--	--	--	--	--	--	--
CEHP4 @ 8 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP5 @ 1.5 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP5 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP6 @ 2 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP6 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
CEHP7 @ 1.5 ft.	<5	<5	<5	<5	50	<5	Acetone 27	<5	<5	<5	<5	<5
CEHP7 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5

TABLE III
Laboratory Analysis of Soil Samples – VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)								EPA Method 8015FC (mg/kg)			
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32	Total TPH	
CEHP8 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP8 @ 9 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP9 @ 1.5 ft.	<5	<5	<5	<5	<5	<5	Acetone 45	<10	<10	<50	<70	
CEHP9 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP10 @ 1.5 ft.	<5	<5	<5	<5	<5	<5	Acetone 70	<10	<10	12	<70	
CEHP10 @ 5 ft.	<5	<5	<5	<5	<5	<5	Acetone 82	<10	<10	30	30	
CEHP11 @ 1.5 ft.	<5	<5	<5	<5	<5	<5	Acetone 57	<10	<10	11	<70	
CEHP11 @ 5 ft.	<5	<5	<5	<5	<5	<5	Bromoform 7.1	<10	<10	<50	<70	
CEHP12 @ 2.5 ft.	<5	<5	<5	<5	<5	<5	Acetone 35	<10	<10	10	<70	
CEHP12 @ 6 ft.	<5	<5	<5	<5	<5	<5	Acetone 31	<10	<10	<50	<70	
CEHP13 @ 2 ft.	<5	<5	<5	<5	<5	<5	Acetone 44	<10	24	240	260	
CEHP13 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP14 @ 2 ft.	<5	<5	<5	<5	16	<5	Acetone 52	<10	<10	<50	<70	
CEHP14 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP15 @ 2 ft.	<5	<5	<5	<5	<5	<5	Acetone 60	<10	<10	<50	<70	
CEHP15 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP16 @ 6 ft.	<5	<5	<5	<5	<5	<5	Acetone 140	<10	<10	12	<70	
CEHP16 @ 10 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP17 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP17 @ 10 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP18 @ 1.5 ft.	<5	<5	<5	<5	9.8	<5	<5 - <25	<10	<10	<50	<70	
CEHP18 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP19 @ 3 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP19 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP20 @ 3 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP20 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP21 @ 4 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP21 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP22 @ 2 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP22 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70	
CEHP23 @ 2 ft.	<5	<5	<5	<5	<5	<5	Acetone 57	<10	<10	<50	<70	
CEHP23 @ 5 ft.	<5	<5	<5	<5	22	<5	<5 - <25	<10	<10	<50	<70	
CEHP24 @ 2 ft.	<5	<5	<5	<5	27	<5	Acetone 50	<10	<10	32	32	
CEHP24 @ 5 ft.	<5	<5	<5	<5	27	<5	Acetone 50	<10	<10	13	<70	

TABLE III
Laboratory Analysis of Soil Samples – VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)							EPA Method 8015FC (mg/kg)			
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32	Total TPH
CEHP24 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70
CEHP25 @ 2 ft.	<5	<5	<5	<5	<5	<5	Acetone 46	<10	<10	<50	<70
CEHP25 @ 7 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70
CEHP26 @ 2 ft.	<5	<5	<5	<5	11	<5	Acetone 56	<10	<10	<50	<70
CEHP26 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70
CEHP27 @ 2 ft.	<5	<5	<5	<5	<5	<5	Acetone 35 Methylene chloride 12	<10	<10	<50	<70
CEHP27 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70
CEHP28 @ 2 ft.	<5	<5	<5	<5	6.5	<5	Acetone 53	<10	<10	<50	<70
CEHP28 @ 6 ft.	<5	<5	<5	<5	<5	<5	Acetone 28	<10	<10	<50	<70
CEHP29 @ 2 ft.	<5	<5	<5	<5	12	<5	Acetone 51	<10	<10	11	<70
CEHP29 @ 6 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	<10	<10	<50	<70
CEHP30 @ 2 ft.	<5	<5	<5	<5	31	<5	Acetone 50	<10	14	73	87
CEHP30 @ 6 ft.	<5	<5	<5	<5	<5	<5	Acetone 29 Methylene chloride 15	<10	<10	<50	<70
CEHP31 @ 1.5 ft.	<5	<5	<5	<5	9.6	<5	<5 - <25	<10	<10	<50	<70
CEHP31 @ 5 ft.	<5	<5	<5	<5	73	<5	Acetone 44 Methylene chloride 5.1	<10	<10	<50	<70
CEHP33 @ 2 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	--	--	--	--
CEHP33 @ 5 ft.	<5	<5	<5	<5	13	<5	<5 - <25	--	--	--	--
CEHP33 @ 10 ft.	<5	<5	<5	<5	11	<5	<5 - <25	--	--	--	--
CEHP33 @ 15 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	--	--	--	--
CEHP33 @ 20 ft.	<5	<5	<5	<5	11	<5	<5 - <25	--	--	--	--
CEHP33 @ 30 ft.	<5	<5	<5	<5	43	<5	<5 - <25	--	--	--	--
CEHP34 @ 2 ft.	<5	<5	<5	<5	29	<5	<5 - <25	--	--	--	--
CEHP34 @ 5 ft.	<5	<5	<5	<5	11	<5	<5 - <25	--	--	--	--
CEHP34 @ 10 ft.	<5	<5	<5	<5	74	<5	<5 - <25	--	--	--	--
CEHP34 @ 15 ft.	<5	<5	<5	<5	<5	<5	<5 - <25	--	--	--	--

TABLE III
Laboratory Analysis of Soil Samples – VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)										EPA Method 8015FC (mg/kg)			
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32	Total TPH			
CEHP42 @ 15 ft.	<5	<5	<5	<5	16	<5	<5 <25	--	--	--	--			
CEHP42 @ 20 ft.	<5	<5	<5	<5	8.8	<5	<5 <25	--	--	--	--			
CEHP42 @ 30 ft.	<5	<5	<5	<5	27	<5	<5 <25	--	--	--	--			
CEHP43 @ 5 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 10 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 20 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 30 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 33 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 40 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 45 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP43 @ 50 ft. (Offsite)	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP44 @ 5 ft.	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP45 @ 2 ft.	<5	<5	<5	<5	50	<5	<5 <25	--	--	--	--			
CEHP45 @ 5 ft.	<5	<5	<5	<5	12	<5	<5 <25	--	--	--	--			
CEHP45 @ 10 ft.	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP45 @ 15 ft.	<5	<5	<5	<5	<5	<5	<5 <25	--	--	--	--			
CEHP45 @ 20 ft.	<5	<5	<5	<5	21	<5	<5 <25	--	--	--	--			
CEHP45 @ 30 ft.	<5	<5	<5	<5	22	<5	<5 <25	--	--	--	--			
QA/QC SOIL														
Duplicate 5/12/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			
Duplicate 5/9/2006	<0.5	<0.5	<0.5	74	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			
Duplicate 5/11/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	Acetone 36	<10	<10	<50	<70			
Duplicate 5/11/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			
Duplicate 5/18/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			
Duplicate 5/10/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			
Duplicate 5/10/2006	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5 <25	<10	<10	<50	<70			

TABLE III
Laboratory Analysis of Soil Samples – VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)						EPA Method 8015FC (mg/kg)				
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32	Total TPH
-- R I S K / H A Z A R D S C R E E N I N G --											
Data Descriptors											
Range (µg/L)	<0.5-<0.5	<0.5-<0.5	<0.5-<0.5	<0.5-<0.5	<0.5 - 74	<5 - 10		ND - ND	ND - 24	ND - 240	ND - 260
Frequency of Detection (fod)	0/87	0/87	0/87	0/87	32/87	0/87		0/59	2/59	10/59	4/59
Max conc. (µg/L)	ND	ND	ND	ND	74	ND		ND	24	240	260
Carcinogen (c) / non-carcinogen (nc)	ca	nc	nc	nc	ca	ca	multiple	nc	nc	nc	nc
Risk-Based Concentrations											
CHHSL (µg/kg) [res]	NL	NL	NL	NL	NL	NL					
CHHSL (µg/kg) [comm-ind]	NL	NL	NL	NL	NL	NL					
ESL (µg/kg) [res]	44	2,900	3,300	1,500	88.0	260		100,000	100,000	500,000	NL
ESL (µg/kg) [comm-ind]	44	2,900	3,300	1,500	230.0	460		100,000	100,000	1,000,000	NL
PRC (µg/kg) [res]	640	520,000	400,000	270,000	480	53		NL	NL	NL	NL
PRC (µg/kg) [comm-ind]	1,400	520,000	400,000	420,000	1,300	110		NL	NL	NL	NL
Screening Risk/Hazard											
Risk (ILCR) [res]	ND	NA	NA	NA	6E-07	ND	NA	NA	NA	NA	NA
Risk (ILCR) [comm-ind]	ND	NA	NA	NA	6E-08	ND	NA	NA	NA	NA	NA
Hazard Quotient (HQ) [res]	NA	ND	ND	ND	NA	NA	0.3	ND	0.0002	0.0005	DG
Hazard Quotient (HQ) [comm-ind]	NA	ND	ND	ND	NA	NA	0.3	ND	0.0002	0.0005	DG

Cumulative Risk (ILCR) [res]	=	6E-07
Cumulative Risk (ILCR) [comm-ind]	=	6E-08
Non-cancer Summed Health Hazard Screening Estimate (HI) [res]	=	0.3
Non-cancer Summed Health Hazard Screening Estimate (HI) [comm-ind]	=	0.3

DG--The data gap for Total TPH is mitigated by the results for the carbon fractions.

The other detected analytes acetone and bromoform are non-carcinogens and are not significant contributors to the Hazard Index. Comparison of max concentration to residential ESL yields, as follows: Acetone, 82/240 = 0.3 HQ; Bromoform, 7.1/2,200 = 0.003 HQ; Methylene Chloride is a carcinogen with the max concentration corresponding to (15/77)*0.000001 = 2E-7 ILCR. All three other detections are potential lab contaminants, and acetone was detected in a duplicate analysis.

TABLE III
Laboratory Analysis of Soil Samples – VOCs/TPH

Sample I.D.	EPA Method 8260 (µg/kg)						EPA Method 8015FC (mg/kg)			
	B	T	E	X	PCE	TCE	All Other Analytes	C6-C12	C13-C22	C23-C32

Legend:

For screening, RBCs are used in the order: CHHSL > PRG > ESL (per DTSC preference)

B - Benzene
T - Toluene
E - Ethylbenzene
X - Xylene
ID - Identification
ND - not detected
Max - maximum
MtBE - Methyl tert Butyl Ether
MW - monitoring well
ca - carcinogenic
nc - non-carcinogenic
NL - not listed
NA - not applicable for this screening because the risk-based concentration is not based on this type of health effect.

[yes] - residential land use exposure scenario
[comm-ind] - commercial-industrial land use exposure scenario
[] - RBCs for risk/hazard screening pertain to surface soil, 0-10 ft bgs.

EPA - United States Environmental Protection Agency
PCE - perchloroethylene aka perchloroethene aka tetrachloroethylene aka tetrachloroethene
TCE - trichloroethylene aka trichloroethene
1,1-DCE - 1,1-dichloroethylene aka 1,1-dichloroethene
cis-1,2-DCE - cis-1,2-dichloroethylene aka cis-1,2-dichloroethene
TPH C5-C11 - total petroleum hydrocarbons of carbon fractions C5 through C11
CHHSL - California
PRG - Preliminary Remediation Goal
ESL - Environmental Screening Level
ILCR - increased lifetime cancer risk
HQ - hazard quotient
HI - hazard index - ΣHQ (all nc chemicals)

Shaw Revisions Prepared by: LRF 4-23-07
Shaw Revisions Checked by: *[Signature]* 4/24/07

Data Table Prepared by California Environmental
Risk Screening Prepared by: LRF 7/25/06

TABLE IV

Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides								
Sample L.D.	EPA Method 8270C	EPA Method 8082	EPA Method 8081A / Pesticides (µg/kg)					
	Semi-Volatile Organic Compds.	PCBs	Alpha-Chlordane	Gamma-Chlordane	4,4'-DDE	Dieldrin	4,4'-DDT	All other analytes
	(mg/kg)	(µg/kg)						
CEHP1 @ 1 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP1 @ 5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP2 @ 1 ft.	--	--	<1.7	<1.7	<1.7	2.7	<1.7	<1.7 - <5
CEHP2 @ 2.5 ft.	--	--	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP3 @ 1 ft.	--	--	1.9	<1.7	1.4	12	1.8	<1.7 - <5
CEHP3 @ 3 ft.	--	--	2.9	2.4	3.6	5.7	3.1	<1.7 - <5
CEHP4 @ 4.5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP4 @ 8 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP5 @ 1.5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP5 @ 5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP6 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP6 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP7 @ 1.5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP7 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP8 @ 5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP8 @ 9 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP9 @ 1.5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP9 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP10 @ 1.5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP10 @ 5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP11 @ 1.5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP11 @ 5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP12 @ 2.5 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP12 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP13 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP13 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--

TABLE IV

Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides								
Sample I.D.	EPA Method 8270C	EPA Method 8082	EPA Method 8081A / Pesticides (µg/kg)					
	Semi-Volatile Organic Compds.	PCBs	Alpha-Chlordane	Gamma-Chlordane	4,4'-DDE	Dieldrin	4,4'-DDT	All other analytes
	(mg/kg)	(µg/kg)						
CEHP14 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP14 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHA1 @ 6 in.	--	27	--	--	--	--	--	--
CEHA1 @ 1 ft.	--	<5	--	--	--	--	--	--
CEHA2 @ 6 in.	--	<5	--	--	--	--	--	--
CEHA2 @ 1 ft.	--	<5	--	--	--	--	--	--
CEHA3 @ 6 in.	--	30	--	--	--	--	--	--
CEHA3 @ 1 ft.	--	<5	--	--	--	--	--	--
CEHP15 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP15 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP16 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP16 @ 10 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP17 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP17 @ 10 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP18 @ 1.5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP18 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP19 @ 3 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP19 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP20 @ 3 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP20 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP21 @ 4 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP21 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP22 @ 2 ft.	Butyl Benzyl Phthalate 0.34	<5	--	--	--	--	--	--
CEHP22 @ 7 ft.	Butyl Benzyl Phthalate 0.39	<5	--	--	--	--	--	--
CEHP23 @ 2 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5

TABLE IV

Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides								
Sample I.D.	EPA Method 8270C	EPA Method 8082	EPA Method 8081A / Pesticides (µg/kg)					
	Semi-Volatile Organic Compds.	PCBs	Alpha- Chlordane	Gamma- Chlordane	4,4'-DDE	Dieldrin	4,4'-DDT	All other analytes
	(mg/kg)	(µg/kg)						
CEHP23 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP24 @ 2 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP24 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP25 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP25 @ 7 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP26 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP26 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP27 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP27 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP28 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP28 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP29 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP29 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP30 @ 2 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP30 @ 6 ft.	<0.33 - <1.7	<5	--	--	--	--	--	--
CEHP31 @ 1.5 ft.	Di-n-octyl Phthalate 0.47	<5	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5
CEHP31 @ 5 ft.	<0.33 - <1.7	<5	<1.7	<1.7	130	<1.7	13	<1.7 - <5
CEHP32 @ 6 in.	--	--	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7 - <5

TABLE IV

Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides								
Sample I.D.	EPA Method 8270C	EPA Method 8082	EPA Method 8081A / Pesticides (µg/kg)					
	Semi-Volatile Organic Compds.	PCBs	Alpha-Chlordane	Gamma-Chlordane	4,4'-DDE	Dieldrin	4,4'-DDT	All other analytes
	(mg/kg)	(µg/kg)						
R I S K / H A Z A R D S C R E E N I N G								
Data Descriptors								
Range	0.34 - 0.47	5 - 210	1.7 - 2.9	1.7 - 2.4	1.4 - 130	1.7-12	1.7 - 13	1.7
Frequency of Detection (fod)	3/55	3/64	0/76	0/76	3/17	3/17	3/17	0/17
Max conc.	multiple	210	2.9	2.4	130	12	3.1	1.7
Carcinogen (c) / non-carcinogen (nc)	nc -multiple	ca	ca	ca	ca	ca	ca	multiple
Risk-Based Concentrations								
CHHSL (µg/kg) [res]		89	430	430	1,600.0	35	1,600	
CHHSL (µg/kg) [comm-ind]		300	1,700	1,700	6,300.0	130	6,300	
ESL (µg/kg) [res]	--	220	440	440	NL	2.3	NL	--
ESL (µg/kg) [comm-ind]	--	740	1,700	1,700	NL	2.3	NL	--
PRG (µg/kg) [res]		220	1,600	1,600	1,700	30	1,700	
PRG (µg/kg) [comm-ind]		740	6,500	6,500	7,000	110	7,000	
Screening Risk/Hazard								
Risk (ILCR) [res]	ND	2E-06	7E-09	6E-09	1E-08	1E-07	2E-09	NA
Risk (ILCR) [comm-ind]	ND	7E-07	2E-09	1E-09	2E-08	1E-07	5E-10	NA
Hazard Quotient (HQ) [res]	DG	NA	ND	ND	NA	NA	NA	ND
Hazard Quotient (HQ) [comm-ind]	DG	NA	ND	ND	NA	NA	NA	ND

Cumulative Risk (ILCR) [res]	=	1E-06
Cumulative Risk (ILCR) [comm-ind]	=	8E-07
Non-cancer Summed Health Hazard Screening Estimate (HI) [res]	=	NA
Non-cancer Summed Health Hazard Screening Estimate (HI) [comm-ind]	=	NA

Legend:

- B – Benzene
- T – Toluene
- E – Ethylbenzene
- X – Xylene
- ID - Identification
- ND - not detected
- Max - maximum
- MtBE – Methyl tert Butyl Ether
- MW - monitoring well
- ca - carcinogenic
- nc - non-carcinogenic
- NL - not listed
- NA - not applicable for this screening because the risk-based concentration is not based on this type of health effect.
- [res] - residential land use exposure scenario
- [comm-ind] - commercial-industrial land use exposure scenario
- DG - data gap: Butylbenzyl phthalate was detected twice; and Di-n-octyl phthalate was detected once
- EPA - United States Environmental Protection Agency
- PCE - perchloroethylene aka perchloroethene, tetrachloroethylene, or tetrachloroethene
- TCB - trichloroethylene aka trichloroethene
- 1,1-DCE - 1,1-dichloroethylene aka 1,1-dichloroethene
- cis-1,2-DCB - cis-1,2-dichloroethylene aka cis-1,2-dichloroethene
- TPH C5-C11 - total petroleum hydrocarbons of carbon fractions C5 through C11
- CHHSL - California Human Health Screening Level
- PRG - Preliminary Remediation Goal
- ESL - Environmental Screening Level
- ILCR - increased lifetime cancer risk
- HQ - hazard quotient
- HI - hazard index - ΣHQ (all nc chemicals)

TABLE IV

Laboratory Analysis of Soil Samples – Semi-Volatiles/PCBs/Pesticides								
Sample I.D.	EPA Method 8270C	EPA Method 8082	EPA Method 8081A / Pesticides (µg/kg)					
	Semi-Volatile Organic Compds.	PCBs	Alpha-Chlordane	Gamma-Chlordane	4,4'-DDE	Dieldrin	4,4'-DDT	All other analytes
	(mg/kg)	(µg/kg)						

	Res	Res
	CHHSL	PRG
	mg/kg	mg/kg
*One- or few-hit detections		
Butylbenzyl Phthalate	0.34	12,000
Butylbenzyl Phthalate	0.39	12,000
Di-n-octyl Phthalate	0.47	2,400

These chemicals were not included in the screening because simple comparison to RBCs indicates that the contribution to risk/hazard is not significant.

 Detected concentrations that exceed the applicable risk-based concentration

Data Table Prepared by California Environmental Risk/Hazard Screening Prepared by: LRF 7/25/06

Shaw Revisions Prepared by LRF 4-23-07
 Shaw Revisions Checked by: YH 4/24/07

TABLE V
Laboratory Analysis and Risk/Hazard Screening of Soil Samples - Title 22 Metals (mg/kg)

Sample ID	Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium (III)	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
CEHP1 @ 1 ft.	5/9/2006	<8.7		150	<0.97	<0.97	17	30	7.1	12	<0.08	<2.9	19	<0.31	<1.9	<0.3	43	28
CEHP1 @ 5 ft.	5/9/2006	<8.7		48	<0.97	<0.97	17	13	12	<0.7	<0.08	<2.9	14	<0.31	<1.9	<0.3	34	41
CEHP4 @ 4.5 ft.	5/10/2006	<8.7		54	<0.97	<0.97	17	3.9	10	<0.7	<0.08	<2.9	8.3	<0.31	<1.9	<0.3	32	32
CEHP4 @ 8 ft.	5/10/2006	<8.7		600	<0.97	<0.97	28	13	23	11	<0.08	<2.9	28	<0.31	<1.9	0.304	53	73
CEHP5 @ 1.5 ft.	5/10/2006	<8.7		48	<0.97	<0.97	14	4.9	6.9	<0.7	<0.08	<2.9	7.3	<0.31	<1.9	<0.3	34	25
CEHP5 @ 5 ft.	5/10/2006	<8.7		31	<0.97	<0.97	9.2	ND	6.1	<0.7	<0.08	<2.9	6	<0.31	<1.9	<0.3	21	22
CEHP6 @ 2 ft.	5/11/2006	<8.7		68	<0.97	<0.97	18	6.2	8.8	<0.7	<0.08	<2.9	10	<0.31	<1.9	<0.3	28	37
CEHP6 @ 6 ft.	5/11/2006	<8.7		44	<0.97	<0.97	21	5.2	11	<0.7	<0.08	<2.9	11	<0.31	<1.9	<0.3	37	43
CEHP7 @ 1.5 ft.	5/11/2006	<8.7		73	<0.97	<0.97	16	9.7	9.1	<0.7	<0.08	<2.9	10	<0.31	<1.9	<0.3	35	29
CEHP7 @ 5 ft.	5/11/2006	<8.7		690	<0.97	<0.97	13	3.3	8.6	<0.7	<0.08	<2.9	8.9	<0.31	<1.9	<0.3	30	31
CEHP8 @ 4 ft.	5/11/2006	<8.7		60	<0.97	<0.97	17	9.5	13	<0.7	<0.08	<2.9	17	<0.31	<1.9	<0.3	38	44
CEHP8 @ 9 ft.	5/11/2006	<8.7		93	<0.97	<0.97	23	10	19	<0.7	<0.08	<2.9	17	<0.31	<1.9	<0.3	53	75
CEHP9 @ 1.5 ft.	5/11/2006	<8.7		110	<0.97	<0.97	17	7.5	18	28	<0.08	<2.9	17	<0.31	<1.9	<0.3	36	41
CEHP9 @ 5 ft.	5/11/2006	<8.7		400	<0.97	1.2	22	8.2	13	14	<0.08	<2.9	13	<0.31	<1.9	<0.3	41	57
CEHP10 @ 1.5 ft.	5/11/2006	<8.7		50	<0.97	<0.97	15	7.4	12	11	<0.08	<2.9	8.3	<0.31	<1.9	<0.3	33	33
CEHP10 @ 5 ft.	5/11/2006	<8.7		65	<0.97	<0.97	25	17	12	13	<0.08	<2.9	23	<0.31	<1.9	<0.3	48	50
CEHP11 @ 1.5 ft.	5/11/2006	<8.7		42	<0.97	<0.97	16	7.8	8.4	<0.7	<0.08	<2.9	6.6	<0.31	<1.9	<0.3	33	26
CEHP11 @ 5 ft.	5/11/2006	<8.7		54	<0.97	1	24	11	19	<0.7	<0.08	<2.9	22	<0.31	<1.9	<0.3	46	60
CEHP12 @ 2.5 ft.	5/11/2006	<8.7		62	<0.97	<0.97	28	9.8	9.4	<0.7	<0.08	<2.9	7.5	<0.31	<1.9	<0.3	52	27
CEHP12 @ 6 ft.	5/11/2006	<8.7		90	<0.97	<0.97	22	8.4	14	<0.7	<0.08	<2.9	14	<0.31	<1.9	<0.3	39	66
CEHP13 @ 2 ft.	5/11/2006	<8.7		71	<0.97	<0.97	21	9.7	9.4	<0.7	<0.08	<2.9	15	<0.31	<1.9	<0.3	40	45
CEHP13 @ 6 ft.	5/11/2006	<8.7		63	<0.97	<0.97	17	5.8	14	<0.7	<0.08	<2.9	11	<0.31	<1.9	<0.3	48	50
CEHP14 @ 2 ft.	5/11/2006	<8.7		51	<0.97	<0.97	18	8.6	6.2	<0.7	<0.08	<2.9	14	<0.31	<1.9	<0.3	36	21
CEHP14 @ 7 ft.	5/11/2006	<8.7		84	<0.97	<0.97	23	15	21	<0.7	<0.08	<2.9	21	<0.31	<1.9	<0.3	53	64
CEHP15 @ 2 ft.	5/11/2006	<8.7		87	<0.97	<0.97	18	9.9	8.9	<0.7	<0.08	<2.9	12	<0.31	<1.9	<0.3	37	34
CEHP15 @ 7 ft.	5/11/2006	<8.7		47	<0.97	<0.97	13	5.2	7.7	<0.7	<0.08	<2.9	8.6	<0.31	<1.9	<0.3	31	36
CEHP16 @ 6 ft.	5/11/2006	<8.7		64	<0.97	<0.97	19	7.1	12	<0.7	<0.08	<2.9	11	<0.31	<1.9	<0.3	41	39
CEHP16 @ 10 ft.	5/11/2006	<8.7		99	<0.97	1	24	8.6	15	<0.7	<0.08	<2.9	16	<0.31	<1.9	<0.3	42	59
CEHP17 @ 6 ft.	5/11/2006	<8.7		56	<0.97	<0.97	26	6.7	14	<0.7	<0.08	<2.9	12	<0.31	<1.9	<0.3	39	43
CEHP17 @ 10 ft.	5/11/2006	<8.7		69	<0.97	<0.97	21	8.1	15	<0.7	<0.08	<2.9	15	<0.31	<1.9	<0.3	46	51
CEHP18 @ 5 ft.	5/11/2006	<8.7		56	<0.97	<0.97	20	6.3	8.7	<0.7	<0.08	<2.9	12	<0.31	<1.9	<0.3	34	41
CEHP19 @ 1 ft.	5/11/2006	<8.7		130	<0.97	<0.97	23	13	19	11	<0.08	<2.9	30	<0.31	<1.9	<0.3	42	54
CEHP19 @ 7 ft.	5/11/2006	<8.7		89	<0.97	<0.97	26	8	11	11	<0.08	<2.9	16	<0.31	<1.9	<0.3	36	44
CEHP20 @ 3 ft.	5/11/2006	<8.7		78	1.1	<0.97	21	12	17	10	<0.08	<2.9	17	<0.31	<1.9	<0.3	44	48
CEHP20 @ 7 ft.	5/11/2006	<8.7		91	<0.97	<0.97	21	13	18	<0.7	<0.08	<2.9	16	<0.31	<1.9	<0.3	44	51
CEHP21 @ 4 ft.	5/12/2006	<8.7		42	<0.97	<0.97	18	5.8	8.3	<0.7	0.087	<2.9	12	<0.31	<1.9	<0.3	39	33
CEHP21 @ 7 ft.	5/12/2006	<8.7		36	<0.97	<0.97	7.9	3.6	6.2	<0.7	<0.08	<2.9	6.3	<0.31	<1.9	<0.3	17	21
CEHP22 @ 2 ft.	5/12/2006	<8.7		52	<0.97	<0.97	18	10	13	<0.7	<0.08	<2.9	18	<0.31	<1.9	<0.3	44	44
CEHP22 @ 7 ft.	5/12/2006	<8.7		52	<0.97	<0.97	22	16	13	<0.7	<0.08	<2.9	15	<0.31	<1.9	<0.3	44	44
CEHP23 @ 2 ft.	5/12/2006	<8.7		37	<0.97	<0.97	13	5.1	11	<0.7	<0.08	<2.9	9.1	<0.31	<1.9	<0.3	29	34
CEHP23 @ 5 ft.	5/12/2006	<8.7		47	<0.97	<0.97	15	7.7	9.7	<0.7	<0.08	<2.9	6.9	<0.31	<1.9	<0.3	34	29
CEHP24 @ 2 ft.	5/11/2006	<8.7		51	<0.97	<0.97	19	9.6	12	<0.7	<0.08	<2.9	8.2	<0.31	<1.9	<0.3	42	51
CEHP24 @ 5 ft.	5/11/2006	<8.7		51	<0.97	<0.97	19	9.6	12	<0.7	<0.08	<2.9	8.2	<0.31	<1.9	<0.3	41	33

TABLE V
Laboratory Analysis and Risk/Hazard Screening of Soil Samples - Title 22 Metals (mg/kg)

Sample ID	Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium (III)	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
CEHP24 @ 5 ft.	5/12/2006	<8.7		70	<0.97	<0.97	21	11	15	<9.7	<0.08	<2.9	17	<0.31	<1.9	<0.3	42	49
CEHP25 @ 2 ft.	5/12/2006	<8.7		39	<0.97	<0.97	18	5.4	13	<9.7	<0.08	<2.9	6.2	<0.31	<1.9	<0.3	37	31
CEHP25 @ 7 ft.	5/12/2006	<8.7		36	<0.97	<0.97	15	5.2	10	<9.7	<0.08	<2.9	10	<0.31	<1.9	<0.3	31	39
CEHP26 @ 2 ft.	5/12/2006	<8.7		42	<0.97	<0.97	18	6.7	10	<9.7	<0.08	<2.9	6.6	<0.31	<1.9	<0.3	38	30
CEHP26 @ 6 ft.	5/12/2006	<8.7		38	<0.97	<0.97	19	5.8	13	<9.7	0.13	<2.9	12	<0.31	<1.9	<0.3	35	42
CEHP27 @ 2 ft.	5/12/2006	<8.7		52	<0.97	<0.97	17	7.3	9.4	<9.7	<0.08	<2.9	8.4	<0.31	<1.9	<0.3	34	38
CEHP27 @ 6 ft.	5/12/2006	<8.7		59	<0.97	1.4	22	12	18	13	<0.08	<2.9	7.7	0.35	<1.9	<0.3	44	63
CEHP28 @ 2 ft.	5/12/2006	<8.7		46	<0.97	<0.97	14	5.9	13	15	<0.08	<2.9	6.7	<0.31	<1.9	<0.3	29	38
CEHP28 @ 6 ft.	5/12/2006	<8.7		93	<0.97	<0.97	22	8.8	12	<9.7	0.085	<2.9	13	<0.31	<1.9	<0.3	46	53
CEHP29 @ 2 ft.	5/12/2006	<8.7		76	<0.97	<0.97	17	8.6	21	24	<0.08	<2.9	9.7	<0.31	<1.9	<0.3	35	76
CEHP29 @ 6 ft.	5/12/2006	<8.7		73	<0.97	<0.97	16	5.8	9.5	10	<0.08	<2.9	10	<0.31	<1.9	<0.3	26	59
CEHP30 @ 2 ft.	5/12/2006	<8.7		99	<0.97	<0.97	19	6.3	14	16	0.087	<2.9	13	<0.31	<1.9	<0.3	31	49
CEHP30 @ 6 ft.	5/12/2006	<8.7		100	<0.97	1.4	26	10	14	11	0.124	<2.9	15	<0.31	<1.9	<0.3	44	64
CEHP31 @ 1.5 ft.	5/12/2006	<8.7		67	<0.97	<0.97	23	14	19	11	<0.08	<2.9	31	<0.31	<1.9	<0.3	49	59
CEHP31 @ 5 ft.	5/12/2006	<8.7		72	<0.97	<0.97	19	8.4	11	<9.7	<0.08	<2.9	10	<0.31	<1.9	<0.3	42	36
CEHP32 @ 6 ft.	5/12/2006	<8.7		51	<0.97	<0.97	14	6	14	14	<0.08	<2.9	7.6	<0.31	<1.9	<0.3	28	42

RISK/HAZARD SCREENING										
Date Descriptors	Range	Max conc.	Carcinogen (c) / non-carcinogen (nc)	Cumulative Risk (ILCR) [res]	Cumulative Risk (ILCR) [cumul-nd]	Hazard Quotient (HQ) [res]	Hazard Quotient (HQ) [cumul-nd]	Screening Risk/Hazard	Risk (ILCR) [res]	Risk (ILCR) [cumul-nd]
CHHS1 (mg/kg) [res]	30	0.07	nc	1 - 6.1	1 - 6.1	NA	NA	<8.7 - <8.7	30	0.07
CHHS2 (mg/kg) [cumul-nd]	389	0.24	nc	31 - 690	31 - 690	6.1	6.1	<8.7 - <8.7	389	0.24
PHG (mg/kg) [res]	3	0.062	nc	1.4	1.4	0.04	0.04	<0.97 - 1.1	3	0.062
PHG (mg/kg) [cumul-nd]	410	0.25	nc	67	67	0.01	0.01	1.4	410	0.25
Screening Risk/Hazard										
Risk (ILCR) [res]										
Risk (ILCR) [cumul-nd]										
Hazard Quotient (HQ) [res]										
Hazard Quotient (HQ) [cumul-nd]										

Legend:
 Cumulative Risk (ILCR) [res] =
 Cumulative Risk (ILCR) [cumul-nd] =
 Non-cancer Stochastic Health Hazard Screening Estimate (SH) [res] =
 Non-cancer Stochastic Health Hazard Screening Estimate (SH) [cumul-nd] =
 1.9 =
 ND = Not Detected

TABLE VI
Groundwater Level Data

Monitoring Well I.D.	Date	Elevation Reference Point Top of Casing	Depth to Groundwater (prior to purging)	Groundwater Elevation (relative to mean sea level)
MW1	6/15/2006	109.78	43.45	66.33
MW2	6/15/2006	109.67	44.1	65.57
MW3	6/15/2006	110.65 (*)	45.07	65.58
MW4	6/15/2006	110.16	45.42	64.74
MW5	6/14/2006	109.82	44.59	65.23
MW6	6/14/2006	109.59	42.98	66.61
MW7	6/14/2006	110.42	44.21	65.79
MW8	6/14/2006	109.75	43.24	66.51
MW9	6/15/2006	109.63	43.07	66.56

(*) Well Box Rim

Prepared by California Environmental

TABLE VII
Laboratory Analysis of Groundwater Samples-Natural Attenuation/General Chemistry

Sample I.D.	Date	pH	Chloride (mg/L)	Nitrate (mg/L)	DO (mg/L)	Sulfate (mg/L)	Methane (ug/L)	Ethane (ug/L)	Ethene (ug/L)	Fe ²⁺ (ug/L)	ORP (mV)	Alkalinity (mg/L)	TDS (mg/L)	Manganese (ug/L)	Turbidity
MW1	6/15/2006	6.86	2710	9	1.32	940	0.91	ND	ND	ND	17.4	328	6650	275	19.6
MW2	6/15/2006	4.49	2760	4	0.82	3610	31	ND	ND	44	283.1	ND	10400	18600	23.4
MW3	6/15/2006	6.85	5780	30	2.27	810	0.69	ND	ND	ND	50.9	35.5	11100	596	10
MW4	6/15/2006	6.81	6580	29	1.24	890	ND	ND	ND	ND	8.7	296	12700	340	--
MW5	6/14/2006	7.21	2560	21	2.84	770	ND	ND	ND	ND	26.1	560	5940	37	3.17
MW6	6/14/2006	7.04	2350	20	0.89	930	35	ND	ND	ND	35.7	444	6010	948	1.67
MW7	6/14/2006	7.27	3370	0.7	0.63	1150	8700	5.3	ND	0.86	-274.6	452	8870	4460	20.2
MW8	6/14/2006	7.27	2050	2	0.96	1980	7.6	ND	ND	ND	-29.2	564	6530	4070	157
MW9	6/15/2006	6.91	2340	20	1.02	1000	9	ND	ND	1.4	-1.2	496	6800	5570	69.2

DO = Dissolved Oxygen
Fe²⁺ = Ferrous Iron
ORP = Oxidation Reduction Potential

Prepared by California Environmental

TABLE VIII
Laboratory Analysis of Groundwater Samples - Wells (µg/L)

Sample ID	Date	EPA Method 8260											EPA Method 8270	EPA Method 314.0
		1,1,2-Trichloro-trifluoroethane	BTEX	Acetone	Chloroform	PCE	TCE	1,1-DCE	cis-1,2 DCE	Methylene Chloride	MtBE	1,4-Dioxane		
MW1	7/15/2005	--	<25	<500	<25	2600	100	<25	<50	ND	--	--	--	
	6/15/2006	<100	<25	<500	<25	2500	97	<25	19	<100	<100	3.6	1.6	
	8/2/2006	<1	<1	<1	<1	3300	120	<1	<1	<1	<1			
MW2	7/15/2005	--	<1	<50	<10	480	15	<10	<8	ND	--	--	--	
	6/15/2006	<2	<1	4.6	<10	89	3	<10	<2	0.3	<1	ND	ND	
	8/2/2006	<1	<1	<50	<10	600	18	<25	<10	<20	<2			
MW3	7/15/2005	<2	<25	<200	<10	980	34	<10	<20	ND	--	--	--	
	6/15/2006	<2	<25	<500	<25	1800	60	<25	<25	<100	<100	ND	5.4	
	8/2/2006	<1	<25	<500	<25	1900	61	<25	<25	<100	<100	-		
MW4	7/15/2005	--	--	--	--	1100	34	--	<20	ND	--	--	--	
	6/15/2006	<2	<10	<200	<10	1200	40	<10	<10	<40	<40	ND	6.4	
	8/2/2006	1.2	<10	<200	2.1	1200	41	2	3	<40	<40			
MW5	7/15/2005	--	<1	<1	<1	61	<2	<1	<2	ND	--	--	--	
	6/14/2006	3.2	<1	<1	0.4	58	1.9	2	<2	<2	<1	ND	4.5	
	8/2/2006	1.5	<1	<1	<1	46	1.5	1.7	<1	<1	<1			
MW6	7/15/2005	--	<2	<2	<2	62	3.8	<1	<2	ND	--	--	--	
	6/14/2006	1.2	<1	2	<1	120	4.3	<1	<1	<2	4.7	0.41	3.5	
	8/2/2006	<1	<1	<1	<1	17	2.6	<1	<1	<1	2.4			
MW7	6/14/2006	<2	<1	<1	<1	770	120	<1	33	<20	<1	0.78	ND	
	8/2/2006	<1	<1	<1	<1	510	90	<1	29	<1	<1			
MW8	6/14/2006	<2	<1	<1	<1	800	40	<1	10	<40	<1	0.89	ND	
	8/2/2006	<1	<1	<1	<1	2000	72	<1	21	<1	<1			
MW9	6/15/2006	<2	<10	<200	<10	1300	48	<10	5	<40	<40	0.45	1.7	
	8/2/2006	<1	<1	<200	<10	2200	<1	<10	<1	<40	<1			
CEHP43GW (Offsite)	7/26/2006	NR	<1	NR	<1	<1	<1	<1	<1	<1	<1	--	--	

TABLE VIII
Laboratory Analysis of Groundwater Samples - Wells (µg/L)

Sample ID	Date	EPA Method 8260										EPA Method 8270	EPA Method 314.0			
		1,1,2-Trichloro-trifluoroethane	BTEX	Acetone	Chloroform	PCE	TCE	1,1-DCE	cis-1,2 DCE	Methylene Chloride	MIBE			1,4-Dioxane	Perchlorate	
CEHP44GW (Offsite)	7/26/2006	NR	<1	NR	<1	43	4.5	1.3	<1	<1	<1	<1	<1	<1	--	--
Trip Blank	6/14/2006	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Trip Blank	6/15/2006	<2		4.2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Rinse Blank - 1	6/14/2006	<2	<1	27	<1	0.32	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
- - R I S K / R E G U L A T O R Y S C R E E N I N G - -																
Range (µg/L)		<2 - <100	<1 - <25	<1 - <500	0.37 - <25	0.32 - 2600	<1 - 120	<1 - <25	<1 - <50	ND - <100	<1 - <100	<1 - <100	ND - 3.6	ND - 6.4		
Max conc. (µg/L)		<100	<25	<500	<25	2600	120	<25	<50	<100	<100	<100	3.6	6.4		
Cal MCL (µg/L)		1,200	*	NL	NL	5	5	6	6	5	5	13	NL	NL		
PHG** (µg/L)		4,000	***	NL	NL	0.06	0.8	10	10	4	4	13	NL	6		

Legend:

- B - Benzene
 - T - Toluene
 - E - Ethylbenzene
 - X - Xylene
 - ID - Identification
 - ND - not detected
 - Max - maximum
 - MtBE - Methyl tert Butyl Ether
 - MW - monitoring well
 - ca - carcinogenic
 - nc - non-carcinogenic
 - exceeds Cal MCL
- EPA - United States Environmental Protection Agency
PCE - perchloroethylene aka perchloroethene aka tetrachloroethylene aka tetrachloroethene
TCE - trichloroethylene aka trichloroethene
1,1-DCE - 1,1-dichloroethylene aka 1,1-dichloroethene
cis-1,2-DCE - cis-1,2-dichloroethylene aka cis-1,2-dichloroethene
TPH C5-C11 - total petroleum hydrocarbons of carbon fractions C5 through C11
Cal MCL - California Maximum Contaminant Level (µg/L) -- promulgated for drinking water in drinking water systems
*BTEX is a mixture and does not have a unique Cal MCL
**Public Health Goal (PHG) -- goals for concentrations in drinking water
***The summed PHGs for benzene, toluene, ethylbenzene, and xylenes (BTEX) is 0.15 µg/L benzene + 150 µg/L toluene + 300 µg/L ethylbenzene + 1,800 µg/L xylenes = 2250.15 µg/L

Risk/Regulatory Screening portion of table prepared by MACTEC

Data Table Prepared by California Environmental Risk/Regulatory Screen Prepared by: LRF 8-18-06
Shaw Revisions Prepared by LRF 4-23-07
Shaw Revisions Checked by: *gfg 4/24/07*

Exhibit 1. Raw Arsenic Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Arsenic mg/kg	Sample ID	Date Collected	Matrix
2	CEHP1 @ 1 ft.	5/9/2006	Soil
1.7	CEHP1 @ 5 ft.	5/9/2006	Soil
1.8	CEHP4 @ 4.5 ft.	5/10/2006	Soil
2.4	CEHP4 @ 8 ft.	5/10/2006	Soil
2	CEHP5 @ 1.5 ft.	5/10/2006	Soil
1.1	CEHP5 @ 5 ft.	5/10/2006	Soil
2.4	CEHP6 @ 2 ft.	5/11/2006	Soil
2.1	CEHP6 @ 6 ft.	5/11/2006	Soil
1.7	CEHP7 @ 1.5 ft.	5/11/2006	Soil
2.1	CEHP7 @ 5 ft.	5/11/2006	Soil
2	CEHP8 @ 5 ft.	5/11/2006	Soil
2	CEHP8 @ 9 ft.	5/11/2006	Soil
4.8	CEHP9 @ 1.5 ft.	5/11/2006	Soil
2.3	CEHP9 @ 5 ft.	5/11/2006	Soil
2.5	CEHP10 @ 1.5 ft.	5/11/2006	Soil
2.5	CEHP10 @ 5 ft.	5/11/2006	Soil
1.8	CEHP11 @ 1.5 ft.	5/11/2006	Soil
4	CEHP11 @ 5 ft.	5/11/2006	Soil
2.3	CEHP12 @ 2.5 ft.	5/11/2006	Soil
1.9	CEHP12 @ 6 ft.	5/11/2006	Soil
1.8	CEHP13 @ 2 ft.	5/11/2006	Soil
1.7	CEHP13 @ 6 ft.	5/11/2006	Soil
2.1	CEHP14 @ 2 ft.	5/11/2006	Soil
2.4	CEHP14 @ 7 ft.	5/11/2006	Soil
2.6	CEHP15 @ 2 ft.	5/11/2006	Soil

Exhibit 1. Raw Arsenic Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Arsenic mg/kg	Sample ID	Date Collected	Matrix
2.1	CEHP15 @ 7 ft.	5/11/2006	Soil
2.3	CEHP16 @ 6 ft.	5/11/2006	Soil
2.1	CEHP16 @ 10 ft.	5/11/2006	Soil
1.7	CEHP17 @ 6 ft.	5/11/06	Soil
2.2	CEHP17 @ 10 ft.	5/11/2006	Soil
1.5	CEHP18 @ 1.5 ft.	5/11/2006	Soil
2.6	CEHP18 @ 5 ft.	5/11/2006	Soil
2.2	CEHP19 @ 3 ft.	5/11/2006	Soil
2.7	CEHP19 @ 7 ft.	5/11/2006	Soil
4.6	CEHP20 @ 3 ft.	5/11/2006	Soil
3.8	CEHP20 @ 7 ft.	5/11/2006	soil
2.8	CEHP21 @ 4 ft.	5/12/2006	soil
1.5	CEHP21 @ 7 ft.	5/12/2006	soil
2.1	CEHP22 @ 2 ft.	5/12/2006	soil
1.3	CEHP22 @ 7 ft.	5/12/2006	soil
2.3	CEHP23 @ 2 ft.	5/11/2006	soil
4	CEHP23 @ 5 ft.	5/11/2006	soil
2.7	CEHP24 @ 2 ft.	5/11/2006	soil
2.5	CEHP24 @ 5 ft.	5/11/2006	soil
1.4	CEHP25 @ 2 ft.	5/12/2006	soil
2.3	CEHP25 @ 7 ft.	5/12/2006	soil
2.1	CEHP26 @ 2 ft.	5/12/2006	soil
3.9	CEHP26 @ 6 ft.	5/12/2006	soil
2.8	CEHP27 @ 2 ft.	5/12/2006	soil
3.9	CEHP27 @ 6 ft.	5/12/2006	soil

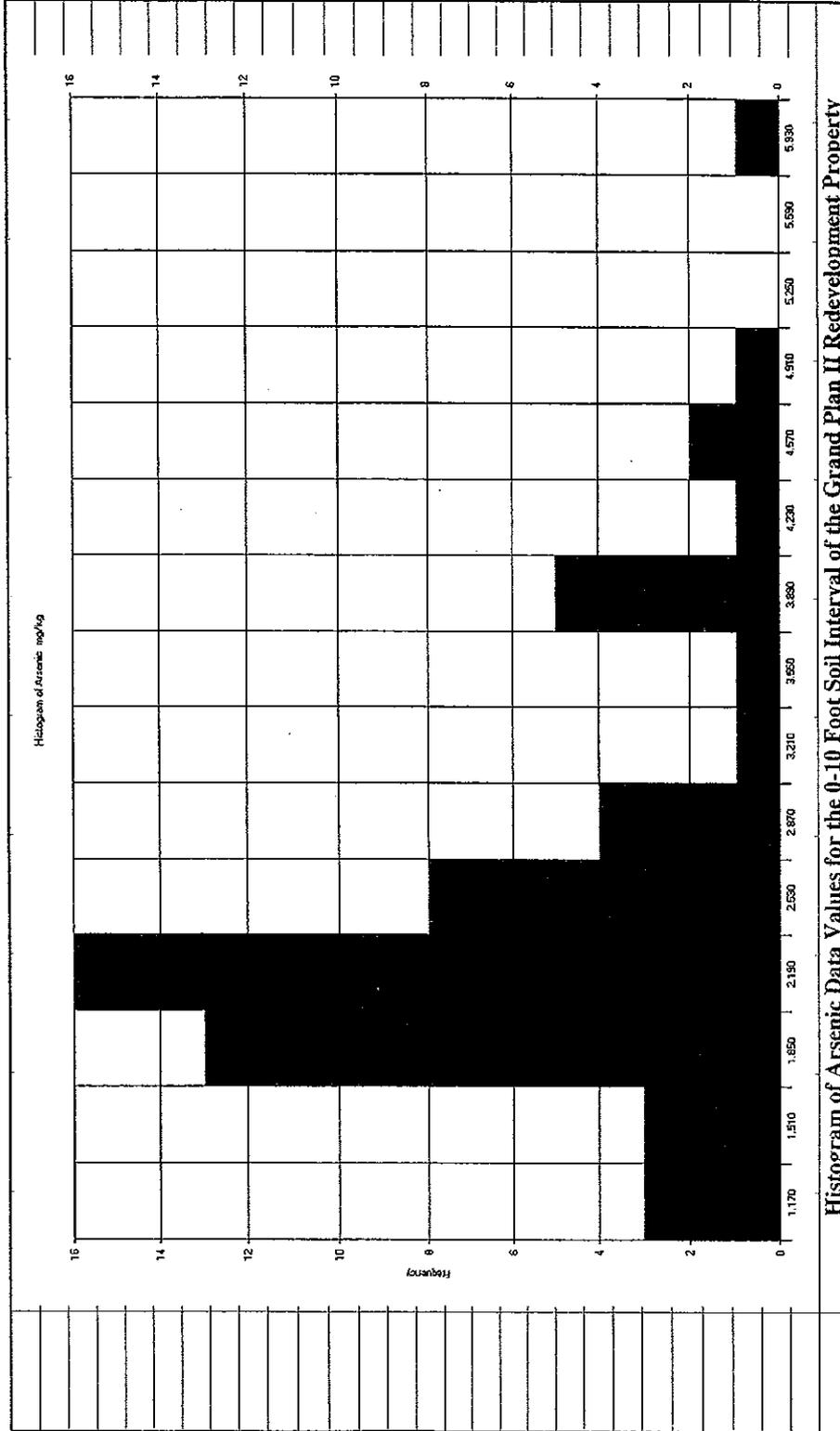
Exhibit 1. Raw Arsenic Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Arsenic mg/kg	Sample ID	Date Collected	Matrix
2.2	CEHP28 @ 2 ft.	5/12/2006	soil
4.1	CEHP28 @ 6 ft.	5/12/2006	soil
2.2	CEHP29 @ 2 ft.	5/12/2006	soil
2	CEHP29 @ 6 ft.	5/12/2006	soil
6.1	CEHP30 @ 2 ft.	5/12/2006	soil
3.7	CEHP30 @ 6 ft.	5/12/2006	soil
4.6	CEHP31 @ 1.5 ft.	5/12/2006	soil
3.2	CEHP31 @ 5 ft.	5/12/2006	soil
1	CEHP32 @ 6 in.	5/12/2006	soil

Excel-Algorithm Statistics

59	Count
1	Min, mg/kg
6.1	Max, mg/kg
2.52	Average, mg/kg
1.00	Standard Deviation

Exhibit 1. Histogram for Raw Arsenic Data in Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
 1640 Monrovia Street
 Costa Mesa, California 92627
 Shaw Project No. 126504



Histogram of Arsenic Data Values for the 0-10 Foot Soil Interval of the Grand Plan II Redevelopment Property

Exhibit 1. Raw Statistics for Arsenic in Site Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Street
Costa Mesa, California 92627
Shaw Project No. 126504

From File:

N:\Nexus Development Company\The Grand Plan II - Westside Lofts\Arsenic ProUCL 4-21-07.xls

Variable name:	NumObs	Minimum	Maximum	Mean	Median	Sd	CV	Skewness	Variance
----------------	--------	---------	---------	------	--------	----	----	----------	----------

Arsenic (mg/kg):	59	1	6.1	2.5169492	2.2	1.0012324	0.3977961	1.411191528	1.0024664
------------------	----	---	-----	-----------	-----	-----------	-----------	-------------	-----------

NumObs = number of observations, same as Excel statistics
 Minimum = smallest of observations, same as Excel statistics
 Maximum = largest of observations, same as Excel statistics
 Mean = in this case, same as Average from Excel statistics
 Median = middle value of ranked observations
 Sd = standard deviation, same as Excel statistics
 CV = coefficient of variation, indicates that data are well-grouped, as in histogram
 Skewness = positive skewness indicates distribution tail to higher values, as seen on histogram
 Variance = a measure of the spread of the data set

Exhibit 1. General Statistics UCLs for Arsenic in Site Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Street
Costa Mesa, California 92627
Shaw Project No. 126504

Data File:			Variable:	Arsenic	
N:\Nexus Development Company\The Grand Plan II - Westside Lofts\Arsenic ProUCL 4-21-07.xls					
Raw Statistics			Normal Distribution Test		
Number of Valid Samples	59	Lilliefors Test Statistic		0.2016684	
Number of Unique Samples	26	Lilliefors 5% Critical Value		0.1153474	
Minimum	1	Data not normal at 5% significance level			
Maximum	6.1				
Mean	2.5169492	95% UCL (Assuming Normal Distribution)			
Median	2.2	Student's-t UCL		2.734835	
Standard Deviation	1.0012324				
Variance	1.0024664	Gamma Distribution Test			
Coefficient of Variation	0.3977961	A-D Test Statistic		1.6558131	
Skewness	1.4111915	A-D 5% Critical Value		0.7521575	
		K-S Test Statistic		0.1539364	
Gamma Statistics		K-S 5% Critical Value		0.115903	
k hat	7.581852	Data do not follow gamma distribution			
k star (bias corrected)	7.2076335	at 5% significance level			
Theta hat	0.3319702				
Theta star	0.349206	95% UCLs (Assuming Gamma Distribution)			
nu hat	894.65853	Approximate Gamma UCL		2.7311267	
nu star	850.50075	Adjusted Gamma UCL		2.7366868	
Approx. Chi Square Value (.05)	783.80366				
Adjusted Level of Significance	0.0459322	Lognormal Distribution Test			
Adjusted Chi Square Value	782.21123	Lilliefors Test Statistic		0.128488	
		Lilliefors 5% Critical Value		0.1153474	
Log-transformed Statistics		Data not lognormal at 5% significance level			
Minimum of log data	0				
Maximum of log data	1.8082888	95% UCLs (Assuming Lognormal Distribution)			
Mean of log data	0.8556534	95% H-UCL		2.7353806	
Standard Deviation of log data	0.3624783	95% Chebyshev (MVUE) UCL		3.0403187	
Variance of log data	0.1313905	97.5% Chebyshev (MVUE) UCL		3.269915	
		99% Chebyshev (MVUE) UCL		3.7209125	
		95% Non-parametric UCLs			
		CLT UCL		2.7313548	
		Adj-CLT UCL (Adjusted for skewness)		2.7569435	
		Mod-t UCL (Adjusted for skewness)		2.7388263	
		Jackknife UCL		2.734835	
		Standard Bootstrap UCL		2.7302788	
		Bootstrap-t UCL		2.7776453	
		Hall's Bootstrap UCL		2.7663626	
RECOMMENDATION		Percentile Bootstrap UCL		2.7440678	
Data are Non-parametric (0.05)		BCA Bootstrap UCL		2.7661017	
Use Student's-t UCL		95% Chebyshev (Mean, Sd) UCL		3.0851288	
or Modified-t UCL		97.5% Chebyshev (Mean, Sd) UCL		3.3309806	
		99% Chebyshev (Mean, Sd) UCL		3.8139089	

Output from EPA-QA/QC-checked program

Exhibit 2. Raw Vanadium Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Vanadium mg/kg	Sample ID	Date Collected	Matrix
43	CEHP1 @ 1 ft.	5/9/2006	Soil
34	CEHP1 @ 5 ft.	5/9/2006	Soil
32	CEHP4 @ 4.5 ft.	5/10/2006	Soil
53	CEHP4 @ 8 ft.	5/10/2006	Soil
34	CEHP5 @ 1.5 ft.	5/10/2006	Soil
21	CEHP5 @ 5 ft.	5/10/2006	Soil
28	CEHP6 @ 2 ft.	5/11/2006	Soil
37	CEHP6 @ 6 ft.	5/11/2006	Soil
35	CEHP7 @ 1.5 ft.	5/11/2006	Soil
30	CEHP7 @ 5 ft.	5/11/2006	Soil
38	CEHP8 @ 5 ft.	5/11/2006	Soil
53	CEHP8 @ 9 ft.	5/11/2006	Soil
36	CEHP9 @ 1.5 ft.	5/11/2006	Soil
41	CEHP9 @ 5 ft.	5/11/2006	Soil
33	CEHP10 @ 1.5 ft.	5/11/2006	Soil
48	CEHP10 @ 5 ft.	5/11/2006	Soil
33	CEHP11 @ 1.5 ft.	5/11/2006	Soil
45	CEHP11 @ 5 ft.	5/11/2006	Soil
52	CEHP12 @ 2.5 ft.	5/11/2006	Soil
39	CEHP12 @ 6 ft.	5/11/2006	Soil
40	CEHP13 @ 2 ft.	5/11/2006	Soil
40	CEHP13 @ 6 ft.	5/11/2006	Soil
36	CEHP14 @ 2 ft.	5/11/2006	Soil
53	CEHP14 @ 7 ft.	5/11/2006	Soil
37	CEHP15 @ 2 ft.	5/11/2006	Soil

Exhibit 2. Raw Vanadium Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Vanadium mg/kg	Sample ID	Date Collected	Matrix
31	CEHP15 @ 7 ft.	5/11/2006	Soil
41	CEHP16 @ 6 ft.	5/11/2006	Soil
42	CEHP16 @ 10 ft.	5/11/2006	Soil
39	CEHP17 @ 6 ft.	5/11/06	Soil
46	CEHP17 @ 10 ft.	5/11/2006	Soil
34	CEHP18 @ 1.5 ft.	5/11/2006	Soil
42	CEHP18 @ 5 ft.	5/11/2006	Soil
36	CEHP19 @ 3 ft.	5/11/2006	Soil
44	CEHP19 @ 7 ft.	5/11/2006	Soil
69	CEHP20 @ 3 ft.	5/11/2006	Soil
44	CEHP20 @ 7 ft.	5/11/2006	soil
39	CEHP21 @ 4 ft.	5/12/2006	soil
17	CEHP21 @ 7 ft.	5/12/2006	soil
44	CEHP22 @ 2 ft.	5/12/2006	soil
29	CEHP22 @ 7 ft.	5/12/2006	soil
34	CEHP23 @ 2 ft.	5/11/2006	soil
42	CEHP23 @ 5 ft.	5/11/2006	soil
41	CEHP24 @ 2 ft.	5/11/2006	soil
42	CEHP24 @ 5 ft.	5/11/2006	soil
37	CEHP25 @ 2 ft.	5/12/2006	soil
31	CEHP25 @ 7 ft.	5/12/2006	soil
38	CEHP26 @ 2 ft.	5/12/2006	soil
35	CEHP26 @ 6 ft.	5/12/2006	soil
34	CEHP27 @ 2 ft.	5/12/2006	soil
44	CEHP27 @ 6 ft.	5/12/2006	soil

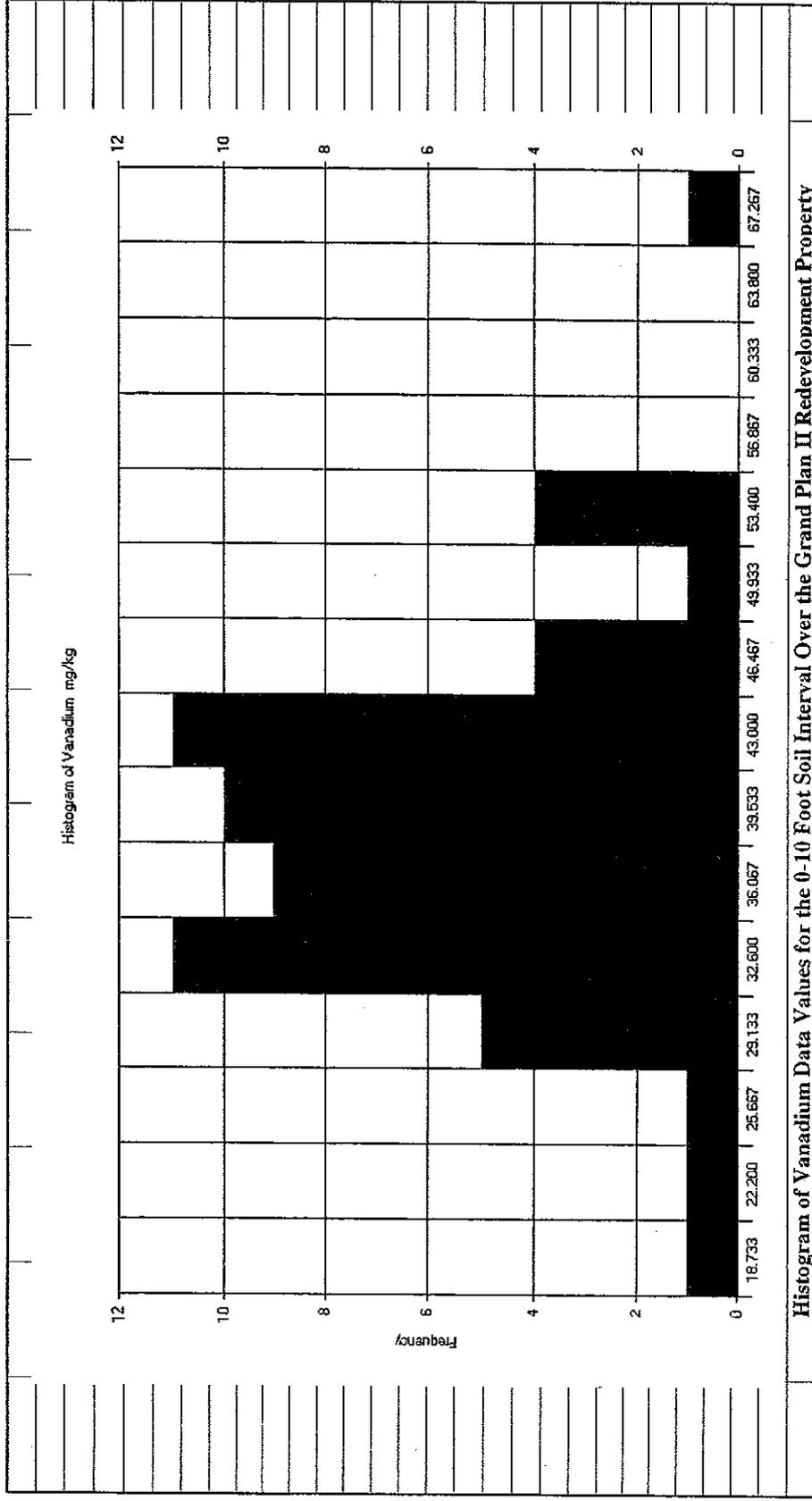
Exhibit 2. Raw Vanadium Data Set for ProUCL v. 3.0.2 Statistics
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Avenue
Costa Mesa, California 92627
Shaw Project No. 126504

Vanadium mg/kg	Sample ID	Date Collected	Matrix
29	CEHP28 @ 2 ft.	5/12/2006	soil
46	CEHP28 @ 6 ft.	5/12/2006	soil
35	CEHP29 @ 2 ft.	5/12/2006	soil
26	CEHP29 @ 6 ft.	5/12/2006	soil
31	CEHP30 @ 2 ft.	5/12/2006	soil
44	CEHP30 @ 6 ft.	5/12/2006	soil
49	CEHP31 @ 1.5 ft.	5/12/2006	soil
42	CEHP31 @ 5 ft.	5/12/2006	soil
28	CEHP32 @ 6 in.	5/12/2006	soil

Excel-Algorithm Statistics

59	Count
17	Min. mg/kg
69	Max. mg/kg
38.58	Average, mg/kg
8.50	Standard Deviation

Exhibit 2. Histogram for Raw Vanadium Data in Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Street
Costa Mesa, California 92627
Shaw Project No. 126504



**Exhibit 2. Raw Statistics for Vanadium in Site Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Street
Costa Mesa, California 92627
Shaw Project No. 126504**

From File: N:\Nexus Development Company\The Grand Plan II - Westside Lofts\Vanadium ProUCL 4-23-07.xls

Variable name:	NumObs	Minimum	Maximum	Mean	Median	Sd	CV	Skewness	Variance
Vanadium (mg/kg):	59	17	69	38.576271	38	8.4978768	0.2202877	0.55068092	72.21391

NumObs = number of observations, same as Excel statistics
 Minimum = smallest of observations, same as Excel statistics
 Maximum = largest of observations, same as Excel statistics
 Mean = in this case, same as Average from Excel statistics
 Median = middle value of ranked observations
 Sd = standard deviation, same as Excel statistics
 CV = coefficient of variation, indicates that dat are well-grouped, as in histogram
 Skewness = positive skewness indicates distribution tail to higher values, as seen on histogram
 Variance = a measure of the spread of the data set

Exhibit 2. General Statistics UCLs for Vanadium in Site Soil From ProUCL 3.0.2
Proposed Westside Lofts, Grand Plan II
1640 Monrovia Street
Costa Mesa, California 92627
Shaw Project No. 126504

Data File:		Variable:	Vanadium
N:\Nexus Development Company\The Grand Plan II - Westside Lofts\Vanadium ProUCL 4-23-07.xls			
Raw Statistics		Normal Distribution Test	
Number of Valid Samples	59	Lilliefors Test Statistic	0.0921655
Number of Unique Samples	27	Lilliefors 5% Critical Value	0.1153474
Minimum	17	Data are normal at 5% significance level	
Maximum	69		
Mean	38.576271	95% UCL (Assuming Normal Distribution)	
Median	38	Student's-t UCL	40.425559
Standard Deviation	8.4978768		
Variance	72.21391	Gamma Distribution Test	
Coefficient of Variation	0.2202877	A-D Test Statistic	0.4147355
Skewness	0.5506809	A-D 5% Critical Value	0.7488158
		K-S Test Statistic	0.0781114
Gamma Statistics		K-S 5% Critical Value	0.1154611
k hat	20.514574	Data follow gamma distribution	
k star (bias corrected)	19.48276	at 5% significance level	
Theta hat	1.8804324		
Theta star	1.9800209	95% UCLs (Assuming Gamma Distribution)	
nu hat	2420.7198	Approximate Gamma UCL	40.522384
nu star	2298.9657	Adjusted Gamma UCL	40.571998
Approx. Chi Square Value (.05)	2188.5564		
Adjusted Level of Significance	0.0459322	Lognormal Distribution Test	
Adjusted Chi Square Value	2185.8801	Lilliefors Test Statistic	0.0905387
		Lilliefors 5% Critical Value	0.1153474
Log-transformed Statistics		Data are lognormal at 5% significance level	
Minimum of log data	2.8332133		
Maximum of log data	4.2341065	95% UCLs (Assuming Lognormal Distribution)	
Mean of log data	3.6280665	95% H-UCL	40.677753
Standard Deviation of log data	0.2280802	95% Chebyshev (MVUE) UCL	43.66818
Variance of log data	0.0520206	97.5% Chebyshev (MVUE) UCL	45.854959
		99% Chebyshev (MVUE) UCL	50.150462
		95% Non-parametric UCLs	
		CLT UCL	40.396021
		Adj-CLT UCL (Adjusted for skewness)	40.480771
		Mod-t UCL (Adjusted for skewness)	40.438778
		Jackknife UCL	40.425559
		Standard Bootstrap UCL	40.370933
		Bootstrap-t UCL	40.485125
RECOMMENDATION		Hall's Bootstrap UCL	40.549775
Data are normal (0.05)		Percentile Bootstrap UCL	40.423729
		BCA Bootstrap UCL	40.474576
Use Student's-t UCL		95% Chebyshev (Mean, Sd) UCL	43.398649
		97.5% Chebyshev (Mean, Sd) UCL	45.485296
		99% Chebyshev (Mean, Sd) UCL	49.584109