

C. 714.875.1362

O. 949.645.5326

F. 949.645.0466

1805 Peninsula Pl.

Costa Mesa, CA 92627

www.aabyhei.com

Date

Client

Client's Bank or Company

2468 Client's Address

Any City, CA 91234



Re: SAMPLE Phase 1 Environmental Site Assessment
Two Industrial Buildings
123 and 125 Any Street
Any Town, California

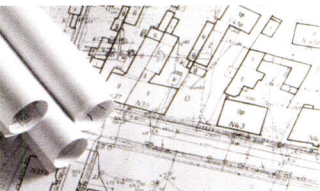
Dear Client:

Enclosed is the SAMPLE Environmental Site Assessment report on the two industrial buildings at 123 and 125 Any Street in the City of Any Town in Any County, California. All of the agencies responded to our requests for information, with the exception of the Any County Health Care Agency. Information obtained in the process of completing this assessment does not indicate the presence of recognized environmental conditions.

Hayden Environmental appreciates this opportunity to be of service to you and to Client's Bank or Company. If you have any additional questions regarding this report, please call me at 949/645-5326.

Sincerely,

Christopher M. Hayden, REA
President



**SAMPLE PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT**

**Two Industrial Buildings
123 and 125 Any Street
Any Town, California**

Prepared for

Client
Client's Bank or Company

2007

Prepared by

Hayden Environmental
1805 Peninsula Place
Costa Mesa, CA 92627
949/645-5326

Project 07-SAMPLE

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PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted consistent with generally accepted environmental consulting practices within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, R.E.A., consistent with the proposal submitted to Client's Bank or Company (Client). The information contained in this ESA was obtained from personal inspection, from various government agencies and from sources deemed to be reliable.

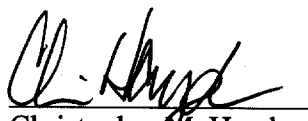
SAMPLE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**Two Industrial Buildings
123 and 125 Any Street
Any Town, California**

Project 07-SAMPLE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in Section 312.10 of 40 CFR 312.

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



Christopher M. Hayden
Registered Environmental Assessor



1 SUMMARY

This ESA was performed on the two industrial buildings at 123 and 125 Any Street in Any Town, California (hereinafter collectively referred to as the "Subject Property").

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, Any County and City of Any Town records, it can be concluded that there is no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this ESA is to identify "recognized environmental conditions" in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-05 defines "recognized environmental condition" as "the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of an hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property."

2.2 Scope of Work

As agreed to between Hayden Environmental and Client's Bank or Company, the scope of work for this ESA included the following:

- Site Inspection
- Surrounding Property Observation
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspection of Owner/Operator's Books and Records
- Inspection of City or County Building Permits
- Inspection of City or County Fire Department Records
- Inspection of County Health Care Agency Files
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Search for Records of Permits for Underground or Aboveground Storage Tanks
- Inspection of Historical Aerial Photographs

- Research of Archive City Directories for Subject Property and Adjoining Properties
- Preparation and Presentation of Two Reports

2.3 Limitations and Exceptions of Assessments

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

Hayden Environmental is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA regarding the possible presence or absence of, any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water

2.4 Limiting Conditions

There were no limiting conditions with regard to the ability of Hayden Environmental to conduct the property inspection portion of this ESA. Access was made available to all parts of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

Neither the Client nor Hayden Environmental were aware of any previous environmental Assessments or investigations.

2.6 Data Gaps

A data gap exists in one area in this report. In the records search section, the Any County Health Agency has not responded to a request for information. This data gap does not impair the ability of Hayden Environmental to form an opinion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION AND USE HISTORY

3.1 Site and Improvement Description

The Subject Property consists of a rectangularly shaped, approximately 31,964 square foot (0.73 acre), parcel of land. It is located on the northern side of Any Street. It is located to the southeast of Upper Avenue and to the northwest of Newport Boulevard. Placentia Avenue is located to the west. The addresses are 123 and 125 Any Street. The assessor's parcel number is 123-456-78.

The topography for the general area of Subject Property is flat. The elevation is approximately 87 feet above sea level, and the land slopes slightly to the northeast. The Santa Ana River is to the west. The subsurface in the general area consists of approximately 100 feet of silt, consolidated Quaternary age marine and alluvium deposits, according to DMG Open-File Report 80-19 by Edward Spottle, Davis Fuller, Rich Greenwood and Henry Mumm. This report does not provide information on the groundwater in this area, nor does the Any County Water District Groundwater Contour Map.

Structure The structure on the 114 West 16th Street portion of the Subject Property is of concrete block construction. The roof is bowed and the slab is on grade. The 118 West 16th Street building is of concrete panel, slab on grade construction. The roof is also bowed.

Interior Improvements The office interiors of the Subject Property consists of carpet and tile, some of which in the warehouse is 9" x 9", flooring; the walls are frame and sheetrock; and the ceilings are suspended acoustic tile and finished sheetrock.

Parking and Landscaping The parking surface at the Subject Property is an asphalt surface, and no significant staining was observed. The asphalt surface is in fair condition. The landscaping consists of one tree, and it is in good condition. No signs of stressed vegetation were observed. No stained soil was observed.

Utilities The utility service to the Subject Property is provided by a variety of vendors. Gas is provided by Southern California Gas Corp.; electricity by Southern California Edison; trash removal by Ware Disposal Co., Inc.; water by Mesa Consolidated Water District; and sewer treatment by Any County Sanitation District.

3.2 Subject Property - Use History

Both of the buildings on the Subject Property are currently occupied by Any Auto Body. The company operates an auto body repair and painting business.

3.2.1 Subject Property - Past Uses

Past uses for the Subject Property were determined by reviewing aerial photographs dating back to 1938, as provided by Geopak/Sycamore Creek Productions; by researching archive cross directories dating back to 1955 at the Sherman Library in Corona Del Mar, California; and by searching building department files at the City of Any Town.

The 1938 aerial photo showed the Subject Property to be undeveloped, with no evidence of activity observed. The 1953 photo showed the 118 Any Street building. The 1963 photo showed both of the buildings on the Subject Property.

The City of Any Town permit files showed the following for the two addresses:

114 Any Street The earliest permit found in the file for this address was dated August 31, 1955. It was issued to Lorenz Spitz to construct an approximately 5,000 square foot concrete panel manufacturing building on 114 Any Street. The lot size was given as 31,932 square feet. The permit stated that two buildings were located on the site at the time the application was submitted. The use of the building stated that the manufacturing involved "Incombustible materials". An electrical permit, dated September 10, 1986, was issued to Caster Tool & Die to alter a machine shop. An electrical permit, dated June 6, 2001, was issued to Mr. Owner to install a paint spray booth.

118 Any Street The earliest permit found in the file for this address was dated August 15, 1955. It was issued to American Helicopter Inc. to add partitions for offices in an approximately 5,520 square foot storage building on 118 Any Street. The lot size was given as 31,932 square feet. The permit stated that one building was located on the site. A permit, dated October 26, 1955, was issued to American Helicopter to install a tool crib in a storage building. A plumbing permit, dated March 24, 1986, was issued to Mr. Owner. The tenant was shown to be Soldermask. A permit, dated March 19, 1989, was issued to Any Auto Body to legalize a paint spray booth.

The archive cross directories showed the following for the two addresses:

114 Any Street The directories from 1955 to 1987 did not list this address. The 1990 directory showed the occupant to be Castle Tool & Die.

118 Any Street The 1955 directory showed the occupant to be Aralite Division of Fairchild Engine Corp. The 1960 directory showed the occupant to be American Helicopter. The directories from 1965 to 1980 showed the occupant to be Aralite Inc. The 1985 directory showed the occupant to be American Corvair. The 1987 directory showed the occupant to be Soldermask. The 1990 directory showed the occupant to be Any Auto Body.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property. The current uses are as follows:

Northeast To the northeast of the Subject Property, at 1680 Upper Avenue, is a Ramada Inn.

Southeast To the southeast, at 126 "A" Any Street, is Any Auto Service.

Southwest To the southwest, across Any Street, is Seabreeze Villas, a collection of residential units.

Northwest To the northwest, at 110 Any Street, is Any Motoring.

Nothing was observed on any of these properties that would be of environmental concern to the Subject Property.

3.3.1 Adjoining Properties - Past Uses

Prior uses for the properties discussed above were determined by reviewing an aerial photograph taken in 1938 as provided by Geopak/Sycamore Creek Productions and by examining the Any Quad, California USGS Topographic Map. The photo and the map are discussed in Section 3.4 below.

3.4 Historical Aerial Photograph and USGS Map Analysis

Historic aerial photographs for the Subject Property dating back to 1938, as provided by Geopak/Sycamore Creek Productions, were examined. This photos revealed the following:

- A photo taken in **1938** showed the Subject Property and the adjoining properties to be undeveloped, with no evidence of activity observed. The immediate area was mostly undeveloped. Structures were observed in the areas to the west and north. Few structures were observed nearby.
- A photo taken on **1953** showed the 118 Any Street building on Subject Property, with the balance of the site shown to be undeveloped. Structures that may have been industrial were observed on the adjoining properties to the southeast and northwest. A collection of smaller structures was observed on the adjoining property to the southwest, across 16th Street. The adjoining property to the northeast appeared to be undeveloped. Larger structures were observed to the northwest and southwest. Small structures which appeared to be residential were observed to the east and southwest.
- A photo taken in **1963** showed the Subject Property to be developed with two structures. The adjoining properties to the northeast, southeast and northwest were shown to be developed with structures that appeared to be industrial in use. The adjoining property to the northwest was developed with a collection of smaller structures that appeared to be residential in use.

The immediate area was mostly developed with industrial buildings. No structures that appeared to be gasoline stations were observed nearby.

Copies of these aerial photos can be seen in Appendix C.

USGS Map Analysis The 7.5 Minute United States Geological Service Topographic Map for the Subject Property is named the Any Quad, California map. The map, which was laid out in 1965, showed no individual structures on the Subject Property or on the adjoining properties. Industrial buildings were shown to the southwest along 16th Street, to the south and to the northwest. An area to the west, east of the Santa Ana River, was labeled Oil Field. The map was photorevised in 1981. The revised map showed no newer structures or other changes on the Subject Property or on the adjoining properties. Newer industrial buildings were shown to the southwest, on 16th Street to the west of Superior Avenue (newer buildings are shown in purple in the revised map). Several newer industrial buildings were observed throughout the area to the west. A portion of the 7.5 Minute Any Quad USGS Map is reproduced in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- National Priority Delisted (NPDL) Within 1/2 Mile
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) Within 1/2 Mile
- CERCLIS No Further Remedial Action Planned (NFRAP) Within 1/2 Mile
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (TSD) Within 1.0 Mile
- RCRA Hazardous Waste Generator (RCRAGN) Within 1/4 Mile
- RCRA No Longer Regulated (RCRANLR) Within 1/8 Mile
- Federal EPA Institutional Controls/Engineering Controls (Fed IC/EC) Within 1/4 Mile
- Emergency Response Notification System for Spills (ERNS) Within 1/8 Mile
- Tribal Lands Within 1.0 Mile
- **STATE OF CALIFORNIA AND LOCAL GOVERNMENT SOURCES**
- California/Tribal EPA (Cal Sites) Within 1.0 Mile
- California Spills (Spills) Within 1/8 Mile

- California/Tribal Solid Waste Landfills (SWL) Within 1.0 Mile
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 1/2 Mile
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 1/4 Mile
- California/Tribal EPA Institutional Controls (Cal IC) Within 1/4 Mile
- California/Tribal EPA Engineering Controls (Cal EC) Within 1/4 Mile
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 1/2 Mile
- California/Tribal EPA Brownfields (Brownfields) Within 1/2 Mile
- Toxic Release Inventory System (TRIS) Within 1/4 Mile
- California Permits (Permits) Within 1/4 Mile
- California Other (Other) Within 1/8 Mile

A compilation of the Federal State of California and Tribal databases is included in Appendix D.

SUBJECT PROPERTY POSTINGS The Subject Property is posted onto databases.

- One of the Subject Property addresses, 118 Any Street, is posted onto the RCRANLR list. The occupant is shown to be Soldermask Inc. The posting states that the company is no longer required to register with RCRA for this address. The posting does not indicate that any spills or leaks took place.

ADJOINING PROPERTY POSTINGS None of the adjoining properties are posted onto databases.

NEARBY PROPERTY POSTINGS Five sites within 1/8 of a mile are posted onto databases. Two of these sites are posted onto the RCRA list only. In that neither of these postings indicate that spills or leaks have occurred, it is not likely that the activities on these sites would have affected the environmental condition of the Subject Property. The other posted sites are as follows:

- Two sites 0.09 miles to the southwest, at 134 and 126 Commercial Way, are posted onto the UST list. The occupant is shown to be Crank Bros. Roofing Co. The UST postings do not provide information on the number, contents or capacity of the USTs on this site. In that the postings do not indicate that any unauthorized releases occurred, it is not likely that the USTs on this site would have affected the environmental condition of the Subject Property.
- A site 0.10 miles to the southwest, at 592 Superior Avenue, is posted onto the SWL list. The occupant is shown to be Any City Yard Dump. The SWL posting states that this was a solid waste disposal facility. The Operational Status is given as Closed. In that the posting does not

indicate that any soil or groundwater contamination has occurred, it is not likely that the landfill activities on this site would have affected the environmental condition of the Subject Property.

- A site 0.12 miles to the northeast, at 1640 Superior Avenue, is posted onto the LUST and Other lists. The occupant is shown to be Weber Family Trust. The LUST and Other postings state that an authorized release of gasoline occurred. The Status is given as "Remedial Action". In that the remedial action has begun, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.

OTHER PROPERTY POSTINGS Given the fact that the Subject Property is located in an mixed use area with several multi-tenant industrial buildings nearby, it is not unusual for several sites within ASTM designated distances to be posted onto one or more databases.

- A site 0.16 miles to the southeast, at 196 16th Street, is posted onto the LUST and RCRA lists. The occupant is shown to be Mesa Center Automotive Inc. The LUST posting states that only the soil was affected by an authorized release of gasoline. The Status is given as "Case Closed" as of December 7, 1987. The RCRA posting states that small quantities of hazardous wastes are generated on this site. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.21 miles to the northwest, at 671 West 17th Street, is posted onto the RCRA, UST and LUST lists. The occupants are shown to be Argo-Tech Corporation and J. C. Carter Co., Inc. The RCRA posting states that large quantities of hazardous wastes are generated on this site. The UST posting states that above ground storage tanks (ASTs) were located on this site. The LUST posting states that an authorized release of TCE occurred. The Status is given as "Post Remedial Action Monitoring". In that the remedial action has been completed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.23 miles to the northeast, at 176 17th Street, is posted onto the LUST list. The occupant is shown to be Classic Car Wash. The LUST posting states that only the soil was affected by an authorized release of gasoline. The Status is given as "Case Closed" as of December 27, 1999. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.23 miles to the southwest, at 121 Industrial Way, is posted onto the LUST list. The occupant is shown to be Newport Autoworks. The LUST posting states that only the soil was affected by an authorized release of waste oil. The Status is given as "Case Closed" as of April 25, 1990. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.25 miles to the northeast, at 195 East 17th Street, is posted onto the UST and LUST lists. The occupants are shown to be Chevron #9-0819 and G and M Oil #52. The UST posting

does not provide information on the number, contents or capacity of the USTs on this site. The LUST postings state that authorized releases of gasoline occurred. The Statuses for both are given as "Case Closed", one as of August 17, 2006 and January 4, 1996. In that the LUST cases have been closed, it is not likely that the unauthorized releases on this site would have affected the environmental condition of the Subject Property.

- A site 0.27 miles to the southwest, at 705 Ohms Way, is posted onto the LUST list. The occupant is shown to be Ford's Automotive. The posting states that only the soil was affected by an authorized release of waste oil. The Status is given as "Case Closed" as of April 16, 1993. In that the case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.28 miles to the southwest, at 1540 Superior Avenue, is posted onto the LUST list. The occupant is shown to be Jim Lee Plumbing. The posting states that an authorized release of gasoline occurred. The Status is given as "Case Closed" as of September 3, 1986. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.29 miles to the southwest, at 741 Ohms Way, is posted onto the Cal Sites list. The occupant is shown to be Hartman Enterprises. The posting states that an occupant disposed of waste solvent on the site. The volume of material was given as two (2) gallons per year. Given the volume of material spilled, it is unlikely that the disposal of waste solvent on this site would have affected the environmental condition of the Subject Property.
- A site 0.29 miles to the southwest, at 735 Ohms Way, is posted onto the LUST list. The occupant is shown to be Smith and Sons Properties. The posting states that only the soil was affected by an authorized release of gasoline. The Status is given as "Case Closed" as of March 11, 1991. In that the case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.46 miles to the southwest, at 500 Superior Avenue, is posted onto the LUST, Cal Sites, UST, RCRA COR, RCRA TSD and RCRA GN list. The occupants are shown to be Hughes Aircraft and Raytheon Systems. One of the LUST posting states that only the soil was affected by an authorized release of diesel fuel. The Status of this LUST case is given as "Case Closed" as of August 7, 1991. The Second LUST posting indicates that groundwater was affected by an unauthorized release of solvents. The Status is given as "Pollution Characterization". The Cal Sites posting states that this site was a RCRA facility. The UST postings do not include any information on the number, contents or capacity of the USTs on this site. The RCRA GN posting states that the company was a generator of small quantities of hazardous wastes. The RCRA TSD and RCRA COR postings state that violations occurred in the late 1980s and early 1990s. In that the site is down gradient, it is not likely that the unauthorized releases on this site would have affected the environmental condition of the Subject Property.

There is no indication that any of the posted sites have affected the environmental condition of the Subject Property. There is a known regional groundwater impact in the area.

4.2 Regional Source

4.2.1 Regional Water Quality Control Board

The Santa Ana Regional Water Quality Control Board maintains a list of sites with leaking underground storage tanks (LUST). Ms. Annette Subriar, the List Manager with the Regional Board, did not find either of the Subject Property addresses on the LUST list.

4.3 County Sources

4.3.1 Any County Health Agency (HA)

In Any County, the Health Agency (HA) is the repository of many items pertaining to the environment for the Subject Property. HA is responsible for inspecting facilities that use or store hazardous materials, for supervising remediation of sites in the county and investigating spills, releases or illegal dumping of hazardous materials. A request for information was submitted to this agency. As of the date of this report, the HA has not yet responded. When the HA does respond, any information of environmental significance will be communicated to the Client.

4.3.2 Any County Integrated Waste Management (IWM)

In Any County, the Integrated Waste Management Department is the agency responsible for citing and monitoring landfills for solid waste management in the county. IWM, along with the Any County Health Care Agency, assembled a list in 1993 of county, city and privately operated active and inactive landfills and transfer stations throughout the county. One landfill is shown to be within one mile of the Subject Property. It is the Newport City Dump #1 landfill, which is shown to have been located to the northwest of the intersection of 19th Street and Whittier Avenue.

4.3.3 Any County Sanitation District

The Any County Sanitation District (ASD) treats sewage generated in a large portion of the county, including the City of Any Town. The district also issues and monitors industrial wastewater discharge permits. The Source Control Division with ASD did not have any files for the Subject Property.

4.4 Municipal Sources

4.4.1 City of Any Town Building Department

The City of Any Town Building Department files are examined as part of an ESA to determine the age of buildings and to obtain additional information of environmental significance. City of Any Town permit files showed the following for the two buildings:

114 Any Street The earliest permit found in the file for this address was dated August 31, 1955. It was issued to Lorenz Spitz to construct an approximately 5,000 square foot concrete panel manufacturing building on 114 Any Street. The lot size was given as 31,932 square feet. The permit stated that two buildings were located on the site at the time the application was submitted. The use of the building stated that the manufacturing involved "Incombustible materials". An electrical permit, dated September 10, 1986, was issued to Caster Tool & Die to alter a machine shop. An electrical permit, dated June 6, 2001, was issued to Mr. Owner to install a paint spray booth.

118 Any Street The earliest permit found in the file for this address was dated August 15, 1955. It was issued to American Helicopter Inc. to add partitions for offices in an approximately 5,520 square foot storage building on 118 Any Street. The lot size was given as 31,932 square feet. The permit stated that one building was located on the site. A permit, dated October 26, 1955, was issued to American Helicopter to install a tool crib in a storage building. A plumbing permit, dated March 24, 1986, was issued to Mr. Owner. The tenant was shown to be Soldermask. A permit, dated March 19, 1989, was issued to Any Auto Body to legalize a paint spray booth.

Copies of the building department documents for the Subject Property can be seen in Appendix E.

4.4.2 Any Town Fire Department

The City Any Town Fire Department (AFD) is the repository of many items pertaining to the environment for the Subject Property. AFD is responsible for inspecting facilities that use or store hazardous materials, for issuing permits for underground fuel storage tanks; and for investigating leaks, spills, releases or illegal dumping of hazardous materials. A request for information was submitted to this agency. Michelle Rudaitis with the AFD responded to the request with a statement that no UST records exist for either of the Subject Property addresses.

5 SUBJECT PROPERTY INSPECTION

The Subject Property was visited on Any Date, 2007 by Chris Hayden, R.E.A. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of two industrial buildings which are currently occupied by Any Auto Body. Use and storage of hazardous materials were observed on the day of the inspection, along with generation and storage of hazardous wastes. The inspection of the two building showed the following:

114 Any Street This portion of the Subject Property houses the two (2) paint spray booths, as can be seen in Photograph 2 in Appendix C. In the paint mixing room, dozens of containers of paint and several containers of paint additives were observed, as can be seen in Photograph 3. In the In the spray paint gun cleaner area, two (2) five gallon containers of solvent were observed, as can be seen in Photograph 4. Elsewhere in this building, five (5) five gallon containers of reducer and one (1) five gallon container of tar and adhesive remover were observed.

118 Any Street This building is used by Any Auto Body to perform body work on vehicles. No use or storage of hazardous materials were observed in this building, as can be seen in Photograph 5.

In the yard area, two drums were observed, as can be seen in Photograph 6. One of the drums contained new solvent and the other contained waste solvent. These drums were located in a secondary confinement trough.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. A pole mounted transformer was observed in the southern corner of the Subject Property. The transformer did not appear to be leaking, and no evidence of past leaks were observed. The transformer would be the property of the Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes currently generated on the Subject Property are placed into dumpsters provided and serviced by Waste Management. On the day of the inspection, the dumpster contained masking materials and packing materials.

5.4 Indications of Hazardous Waste Disposal

Hazardous wastes currently generated on the Subject Property include waste spray gun solvent sludge and waste paint filters. The most recent pick up of waste solvent sludge took place on July 18, 2007, when 51.2 gallons were removed from the site by PCL. The most recent pick up of waste paint filters took place on May 17, 2006, when one drum was removed from the site by May 17, 2006.

5.5 Indications of Asbestos Containing Materials (ACMs)

Given the age of the structures on the Subject Property, they were built prior to and in 1955, it is possible that asbestos containing materials (ACMs) were used in the construction. ACM manufacture was phased out in the 1970s, and halted altogether in 1979. Should a remodel be planned, the materials to be removed should be tested. If ACMs are discovered, the following recommendations should be adhered to:

- Notify Contractors and Subcontractors working in the building.
- Use a certified and licensed asbestos abatement contractor to perform any removal of ACM prior to any demolition activity that will disturb the materials.
- Implement an Asbestos operations and Maintenance (O & M) Program to manage in-place ACMs.

6 INTERVIEW

An important part of any Phase 1 is interviews with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, an informal interview was conducted with Mr. Occupant, the owner of Any Auto Body. Mr. Occupant provided access to all parts of the Subject Property, showed where hazardous materials were stored and produced manifests for the removal of the hazardous wastes. He stated that his company has occupied the 118 Any Street building since the late 1980s and the 114 Any Street building since 1999. The previous occupant of 114 Any Street was a towing company, according to Mr. Occupant. Additionally, Fire Department Worker with the AFD provided information on that agencies files.

7 FINDINGS, OPINIONS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected
- The surrounding properties were observed
- Historic aerial photographs were examined
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property
- The databases from state and federal regulatory agencies were examined

Findings included the following:

- Prior to construction, the Subject Property and the adjoining properties were undeveloped. A 1953 photo showed that the 118 Any Street building had been built. A 1963 photo showed that the 114 Any Street building had been built.
- A former occupant of the Subject Property, Soldermask, is posted onto the RCRANLR list.
- The current occupant, Any Auto Body, originally occupied the 118 Any Street in the late 1980s, and has occupied the 114 Any Street building since 1999.
- Use and storage of hazardous materials were observed on the site on the day of the inspection, including solvents and paint additives.

The Environmental Site Assessment on the industrial buildings located at 123 and 125 Any Street in the City of Any Town in Any County, was performed in conformance with the scope and limitations of ASTM Standard Practice. In the opinion of HEI Corp., this assessment has revealed no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. Therefore, it can be concluded that no further action is required.

APPENDIX A
LIMITATIONS

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discusses the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.

APPENDIX B

USGS MAP / PLAT MAP

APPENDIX C

SUBJECT PROPERTY PHOTOGRAPHS 1938, 1953 AND 1963 AERIAL PHOTOGRAPHS

APPENDIX D
REGULATORY DATABASE LISTS

APPENDIX E

CITY OF ANY TOWN BUILDING DEPARTMENT DOCUMENTS

APPENDIX F

STATEMENT OF QUALIFICATIONS FOR HAYDEN ENVIRONMENTAL