

FINAL ENVIRONMENTAL IMPACT REPORT

Volume II

SCH #2004071095

West Haven Specific Plan

(PSP03-006)

APPENDIX F

**Phase I Environmental Site Assessment and
Limited Site Characterization of Slegers Dairy**

**Phase I Environmental Site Assessment Update at
Minaberry Trust Property**

**Phase I Environmental Site Assessment of 35+
Acre Minaberry Trust Property**

LOR GEOTECHNICAL GROUP, INC.
Soil Engineering ▲ Geology ▲ Environmental

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L.D. KING

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
35± ACRE MINABERRY TRUST PROPERTY
APN 218-151-19 AND -23
ONTARIO AREA
SAN BERNARDINO COUNTY, CALIFORNIA**

**PROJECT NO. 31396.2
SEPTEMBER 8, 2000**

Prepared For:

JMS Properties
P.O. Box 10757
Costa Mesa, California 92627

Attention: Mr. Jim Fahs

LOR GEOTECHNICAL GROUP, INC.
Soil Engineering ▲ Geology ▲ Environmental

September 8, 2000

JMS Properties
P.O. Box 10757
Costa Mesa, California 92627

Project No. 31396.2

Attention: Mr. Jim Fahs

We are pleased to submit the results of our Phase I Environmental Site Assessment conducted for the 35 ± acre Minaberry Trust (APN 218-151-19 and -23) property located on the northeast corner of Turner and Schaefer Avenues in the Ontario area of San Bernardino County, California.

This Phase I Environmental Site Assessment was planned and executed based upon a scope of services generally outlined in our proposal letter, dated August 17, 2000, and in other written and verbal communications with your office.

We appreciate the opportunity to work with you on this important project. If you have any questions or comments please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,
LOR Geotechnical Group, Inc.



M. Kevin Osmun, PE
Vice President

MKO:qam

Distribution: Addressee (2)

TABLE OF CONTENTS

	<u>Page No.</u>
EXECUTIVE SUMMARY	1
INTRODUCTION	1
METHODOLOGY	2
CONCURRENT INVESTIGATION	2
GEOLOGIC AND HYDROLOGIC SETTING	3
Groundwater Hydrology	3
HISTORY OF SITE USAGE	3
Aerial Photograph Review	4
Building Records Review	6
Sanborn Maps/City Directories	6
SITE RECONNAISSANCE	6
Adjacent Properties	7
METHANE GAS	7
REGULATORY AGENCY REVIEW	8
ENVIRONMENTAL DATABASE SEARCH	8
CONCLUSIONS AND RECOMMENDATIONS	8
LIMITATIONS	9
CLOSURE	10
APPENDICES	
Appendix A - Index Map	
- Site Map	
- Photographs	
Appendix B - VISTA Database Report	

JMS Properties
September 8, 2000

Project No. 31396.2

EXECUTIVE SUMMARY

The site consists of two parcels totaling 35± acres. The parcels are bounded by Turner Avenue on the west, a power line easement and the extension of Schaefer Avenue on the south, another power line easement on the east and residences to the north. The area around the site is residential and agricultural/dairy. Prior site usage, dating back before 1962 was agricultural (vineyards).

There are two high voltage power line easements adjacent the south and east sides of the site. No structures are present on the site. A small pile of household trash and debris was noted near the center of the site. The trash consisted on wood, concrete, green waste, and furniture. No drums, barrels, or containers were noted. A wet area is present within the southeast side of Parcel 23 apparently due to runoff from the adjacent dairy. Methane gas from dairy properties is a concern, however, aerial photographs indicate the site and surrounding area was vineyards in 1962 and the site remained vineyards through the years. No impact to the site from methane gas is anticipated. Prior agricultural use (vineyards) at the site may have included the use of presently banned or restricted pesticides. However, based on our past experience we have found that after grading of former agricultural sites with pesticides no significant levels of pesticides are found. Therefore, unrestricted use of the site is warranted.

INTRODUCTION

During August of 2000, LOR Geotechnical Group, Inc. performed a Phase 1 Environmental Site Assessment, (ESA) for the 35± acre Minaberry Trust property located on the northeast corner of Turner and Schaefer Avenues, Ontario area of San Bernardino County, California. This Phase 1 ESA was conducted for JMS Properties in general accordance with the Standard Practice for Environmental Site Assessments, ASTM E 1527-00. The purpose of this Phase 1 ESA was to identify, to the extent feasible pursuant to the processes described within, recognized environmental conditions in connection with the property. As such this report is intended to permit JMS Properties and their designates to satisfy one of the requirements to qualify for the innocent landowner defense under CERCLA in that all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice has been conducted.

JMS Properties
September 8, 2000

Project No. 31396.2

The approximate location of the site within its regional setting is presented on Enclosure A-1, within Appendix A.

The scope of this Phase I ESA included: 1) A reconnaissance of the site and surrounding properties, to determine the current site use and conditions; 2) document reviews of historical maps and aerial photographs of the site and surrounding area to indicate past site uses; 3) review of available records and lists from public and regulatory agencies; 4) interviews with current site occupants, public and regulatory agencies; and 5) preparation of this report.

The findings of our Phase I ESA, as well as our conclusions and recommendations are presented in the following sections of this report.

METHODOLOGY

Our Phase I ESA for the site included contacting local agencies, such as the County of San Bernardino, Building and Safety Department, Agricultural Office and Fire Department, Hazardous Materials Division for information regarding permits for the site and information about the area, with respect to potential environmental concerns. In addition, current Federal, State, and County lists and databases were reviewed to ascertain the presence of listed environmentally impaired sites within the immediate area of the property and to determine their impact to the site, if any.

Concurrent with our regulatory agency interviews and literature research, an aerial photograph review on file at the County of San Bernardino Flood Control Department dating from 1962 to 2000 were reviewed. A site reconnaissance was conducted in order to determine the current site usage and note any significant environmental concerns relative to the site or surrounding properties.

CONCURRENT INVESTIGATION

Concurrent with the Phase I ESA a Preliminary Geotechnical Investigation (PGI) was conducted by this firm for the site. The PGI placed 12 exploratory trenches and 4 exploratory borings to a maximum depth of 15 feet to 51.5 feet respectively, below the ground surface. The trenches and borings did not uncover any subsurface structures, soil staining or unusual odors. Surficial wetness was noted in the

JMS Properties
September 8, 2000

Project No. 31396.2

southeast portion of the site apparently from run off from the adjacent dairy surface impoundment. A boring placed in this area did not detect any increase in soil moisture at depth indicating the wetness is surficial.

GEOLOGIC AND HYDROLOGIC SETTING

Regionally, the site is within the Peninsular Ranges Geomorphic Province. The site is underlain by alluvial fan material derived from streams originating from the San Gabriel Mountains north of the site. The alluvium at the site, which is on the order of several hundred feet thick, consists of silts, sands, and gravels. Recent sand dune deposits interbed the alluvial fan material in some areas of the site. Based on the Preliminary Geotechnical Investigation trenching conducted by this firm at the site, the site is underlain by soils composed of sand and silty sand with gravel.

Groundwater Hydrology

The site lies within the Chino Groundwater Basin. The Chino Groundwater Basin is bounded on the north by the San Gabriel Mountains, on the east by the Rialto-Colton Barrier, to the west by the Chino Hills, and to the south by the Santa Ana River. Significant portions of the basin have been affected by elevated concentrations of nitrate and total dissolved solids as a result of the long-term agricultural and dairy activities in the area. Pesticides are not a contaminant in the groundwater. The local groundwater flow direction is estimated to be to the south-southwest in the general direction of the surface topography.

There are not public water wells within one mile of the site. According to the Chino Basin Watermaster groundwater is approximately 125 feet below the site.

HISTORY OF SITE USAGE

To obtain a history of previous site usage, a search was conducted by this firm for available aerial photographs of the area on file at the Riverside County Flood Control which had extended coverage up into the area of the site. The search obtained aerial photographs taken of the site and surrounding area from 1962 through 2000. The County of San Bernardino, Building and Safety Department was contacted for information regarding permits for the site. In addition, Vista Information Solutions Inc.

JMS Properties
September 8, 2000

Project No. 31396.2

was contacted for available Sanborn Map and City Directory coverage of the site. The results of our historic review are presented below.

Aerial Photograph Review

Aerial photographs of the area on file at the Riverside County Flood Control collection, were reviewed by a geologist from this firm. The search reviewed aerial photographs taken of the site and surrounding area in 1962, 1974, 1980, 1984, 1988, 1990, and 2000.

The aerial photographs reviewed consisted of vertical aerial stereographic photograph pairs of varying scales. These photographs were viewed using stereoscopes with magnifications of 2X and 4X for three-dimensional enhancement. Due to the relatively large photographic scales involved, the analysis and subsequent interpretation of detail from aerial photographs sometimes requires a degree of subjective judgement. The degree of certainty on the interpretation of details depends upon such factors as the scale and the quality of the photograph. However, an analysis of aerial photographs will reveal the general site history as to the relative use of the land, possible ground disturbance, activities, etc.

A brief summary of the site and surrounding conditions during the various times, as reflected in the photographs is given below.

1. January 30, 1962, Photo Nos. 3-544, Scale 1" = 2000'

These early photographs indicate that during this time period the entire site was utilized for agricultural use. This is evident by very faint closely spaced parallel lines of grape vines. However, many of these are covered in sands which appear to blow from the northeast. The plants on the southern parcel are darker and easier to see. The only structures visible are two large electrical towers which run along the west and south end of the site. The site is bordered on the west by a small dirt road. The surrounding region appears to be similar vineyards. There is a small dairy approximately 1/4 mile east of the site.

2. May 24, 1974, Photo Nos. 2-3, Scale 1" = 2000'.

The site and immediate surrounding region appear as described in the previous photographs, except that the grapevines are much more evident in well cared for rows. Also there are now several additional dairies in the immediate region. The closest of these is adjacent the site to the south. This has a large milking barn just south of the site and numerous livestock pens. Another dairy is adjacent the site on the east. A large hole has been excavated just east of the site. This appears to be a water impounding pond for the dairy. There is a third dairy just northeast of the site, located on the southwest corner of Chino and Haven Avenues. This also has a run off pond which is adjacent the site to the northeast.

3. January 23, 1980, Photo Nos. 2-3, Scale 1" = 2000'.

The site and immediate surrounding region appear as described in the previous photographs, except that there is now a farm house on the dairy just south of the site.

4. February 27, 1984, Photo Nos. 1778-1779, Scale 1" = 2000'.

The site and immediate surrounding region appear as described in the previous photographs.

5. June 3, 1988, Rupp Aerial, Photo Nos. J-22, Scale 1" = 1200'.

The site and immediate surrounding region appear as described in the previous photographs.

6. January 21, 1990, Photo Nos. 2-1, Scale 1" = 1600'.

The site appears as described in the previous photographs. The land just north of the site has been graded into a series of pads for residential housing and 25 homes are under construction. The land just west of the site, across Turner Avenue which has been paved, is now fully developed residential housing. The site is now bordered on the north and west by residential development and on the south and east by dairies.

JMS Properties
September 8, 2000

Project No. 31396.2

7. January 29, 2000, Photo Nos. 2-1, Scale 1" = 1600'.

The vineyards on the site have been removed and the site is now vacant land. There are three or four very small objects visible which are too small to identify but may be irrigation devices of some sort. The housing tract to the north is completely finished.

Building Records Review

The County of San Bernardino Building and Safety Department was contacted for building permit information on the site. They requested we visit the Assessor's Office to obtain the building permit numbers for them to look up the records. The Assessor's Office (Ontario) had only no permit numbers on file for the site.

Sanborn Maps/City Directories

We contracted with VISTA Information Solutions, Inc. (VISTA) to determine if any Sanborn Maps or City Directories were available for the site. A search was conducted and no Sanborn Map coverage or City Directories were available for the site.

SITE RECONNAISSANCE

A site reconnaissance was conducted on August 21, 2000, by a representative of this firm. To orient our site reconnaissance a Site Topographic Map was provided. A copy of the Site Topographic Map is presented as enclosure A-2 within Appendix A.

The subject site consists of two (APN 218-151-19 and -23) parcels of land located at the far southern terminus of Turner Avenue, just outside of the city of Ontario. The dimension of the two parcels are rectangular, each one about 667 feet by 1150 feet or 35 ± acre total. At the time of our visit the site had dense covering of weeds and "tumbleweed" brush. Due to this dense covering of brush, the majority of the site was difficult to observe for low lying structures, such as possible agricultural lines, groundwater wells, etc. However, no structures were observed on the site. Two Edison high voltage power lines are present adjacent the site, one along the south and one along the east property line. On the southeast of the site there were two Edison towers with one additional tower noted northeast of the site. A small amount of trash was noted near the center of the site along a dirt road. The trash consisted of wood,

JMS Properties
September 8, 2000

Project No. 31396.2

concrete, green waste, and furniture. No drums, barrels, or containers were noted in the trash on the site. Along the southeast side of Parcel 23 is a wet area which appears to be caused by run off from the dairy surface impoundment located east of the site.

Adjacent Properties

The site is bordered on the north by the backyards of a series of residential homes, and a small nursery on the far northeast. The nursery was situated under the Edison easement northeast of the site. The areas across Turner Avenue, west of the site, was occupied by a tract of residential homes. South of the site is a high voltage power line and Schaefer Avenue easement followed by a dairy. Dairies were also located east of another high voltage power line easement east of the site. There were two very large ponds, each about 150 feet in diameter, associated with these dairies. One of these was near the southeastern corner of the site, with the other pond near the northeast corner. These appeared to be facilities designed to capture run off water from the dairy and impound the water. These did not appear to be lined.

Color photographs of the site and surrounding properties are presented within Appendix A.

METHANE GAS

Methane gas has been associated with dairy properties in the region. The methane gas is produced by the anaerobic decomposition of organic matter. Typically, these areas are swales, drainages, manure stockpiles, and surface impoundment where organics are concentrated. The site does not appear to have a potential for methane gas due to its past use as a vineyard. The potential for methane gas to migrate onto the site from the adjacent dairies, if present, is considered very low due to the power line easement along the east and the power line and roadway easement to the south which will provide a buffer zone for any methane gas.

JMS Properties
September 8, 2000

Project No. 31396.2

REGULATORY AGENCY REVIEW

County and State agencies were contacted, and a records search was performed in an effort to identify any known environmentally impaired sites or incidents of hazardous waste storage or disposal violations within the immediate area of the subject property. For accidental spills of hazardous materials within the county of San Bernardino, the county of San Bernardino Fire Department, Hazardous Materials Division, generally acts as the lead agency. The County of San Bernardino Fire Department was contacted for information regarding the site. At this time we have not received a response to our request for records. Based on the agricultural use of the site and lack of any structures, we do not expect any records. When we receive the letter from the County stating no records are available or records are received, it will be forwarded under separate cover.

The San Bernardino County Agricultural Office was contacted and they indicated their files only go back two years and they had no recent records for the site.

ENVIRONMENTAL DATABASE SEARCH

LOR Geotechnical Group, Inc. contracted with Vista Information Solutions Inc, (Vista) to provide an environmental database search for information regarding landfills, underground storage tanks, hazardous waste sites, generators or oil and gas wells on the site and surrounding properties. No mapped sites were found in VISTA's search of available government records within the ASTM search results.

A copy of the Vista Database Search, which includes the complete list of all the databases searched is enclosed within Appendix B.

CONCLUSIONS AND RECOMMENDATIONS

Prior site usage was agricultural (vineyards), however, based on our experience with similar sites no significant levels of pesticides, if they were used at the site, should be expected after the site has been graded. The site has never been occupied by a dairy and the potential for methane gas on the site is considered very low. Therefore, unrestricted use of the property is warranted.

JMS Properties
September 8, 2000

Project No. 31396.2

We have performed a Phase I Environmental Site Assessment in general conformance with the Scope of Work required by ASTM E1527-00, for the 35 ± acre Minaberry Trust property (APN 218-151-19 and -23) located in the Ontario area of San Bernardino County, California. This Phase I Environmental Site Assessment has revealed no evidence of recognized environmental conditions associated with the subject site.

LIMITATIONS

LOR Geotechnical Group, Inc. has performed our services within the limits prescribed by our client, with the usual thoroughness and competence of the Environmental Profession. LOR Geotechnical Group, Inc. (LOR) makes no other warranty or representation, either express or implied.

The conclusions in this report are based upon readily available data obtained from interviews with public, regulatory and governmental agencies, literature researched and information provided by consultants. It is assumed and expected that the information provided is accurate. LOR does not guarantee the accuracy or completeness of any information provided nor shall LOR be responsible for errors, omissions or damages arising out of the use of this information. The information obtained was solely for the project and scope of services described.

This report and the contents resulting from this assessment are not intended or represented to be suitable for extensions or modifications of the project area, or for use on any other project.

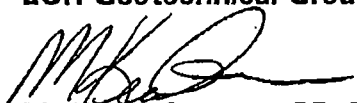
JMS Properties
September 8, 2000

Project No. 31396.2

CLOSURE

We appreciate this opportunity to be of service and trust this report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office.

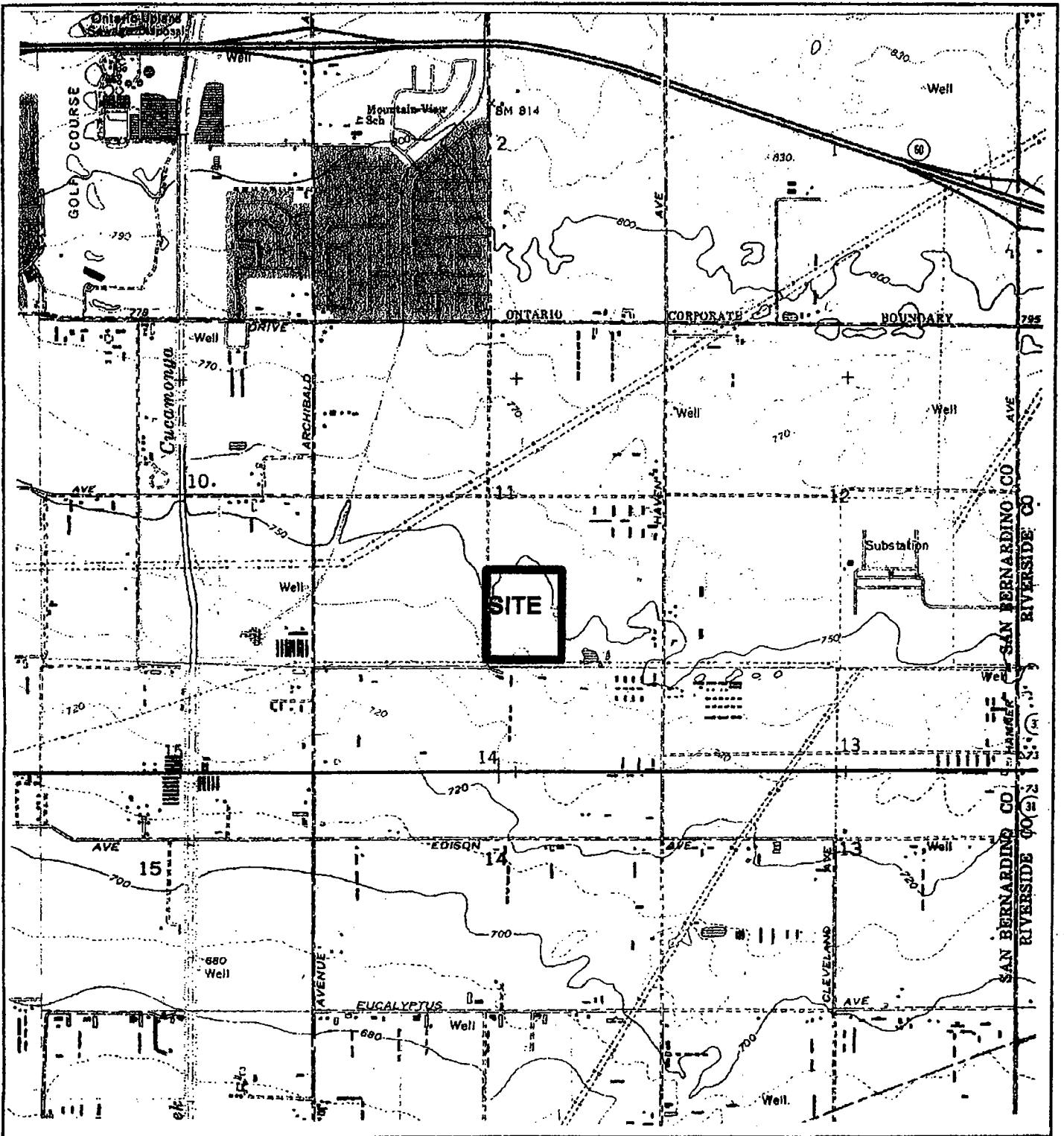
Respectfully submitted,
LOR Geotechnical Group, Inc.


M. Kevin Osmun, PE, REA 642
Vice President



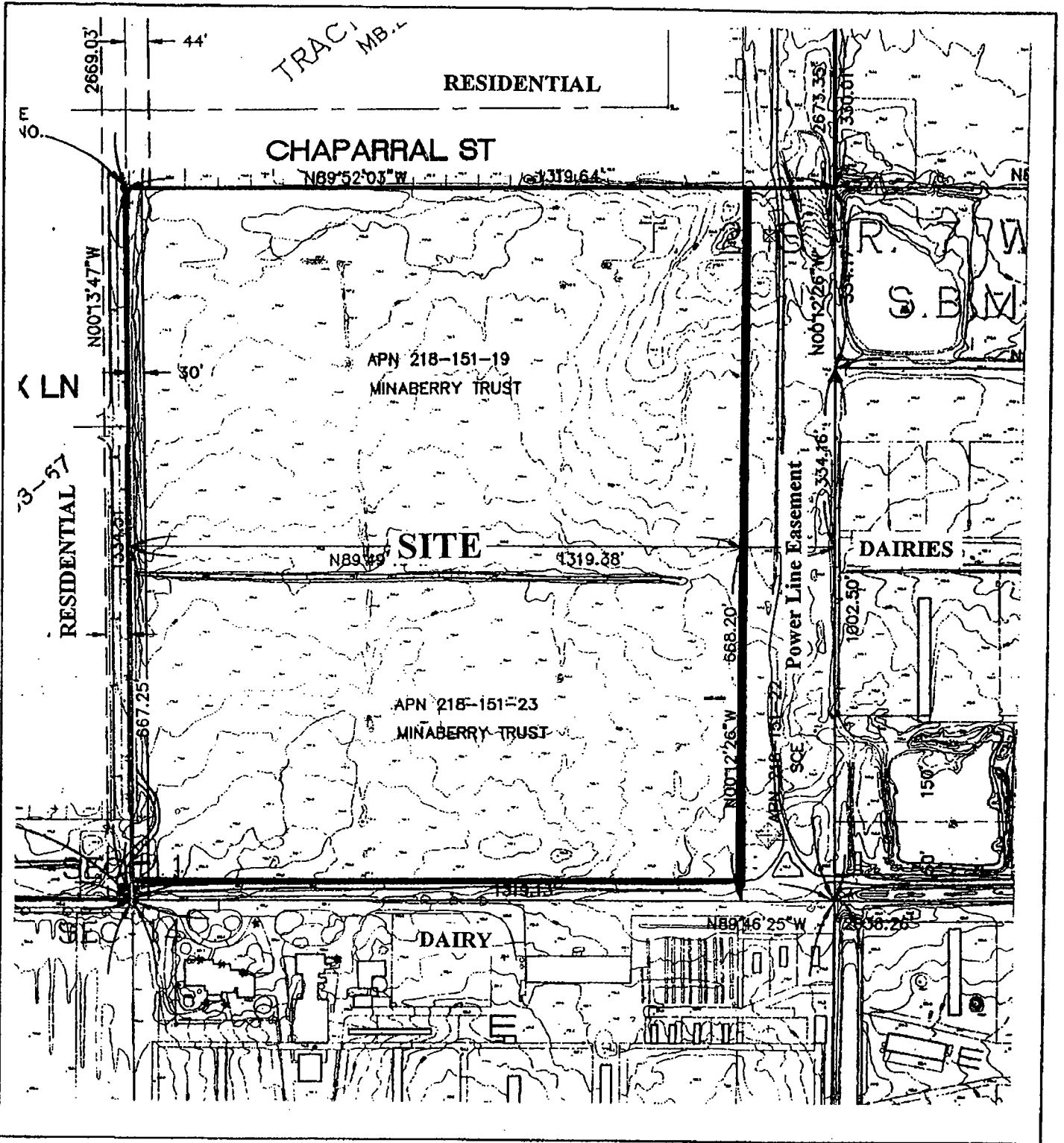
Distribution: Addressee (4)

APPENDIX A



INDEX MAP

PROJECT:	MINABERRY TRUST PROPERTY	PROJECT NO.:	31396.2
CLIENT:	JMS PROPERTIES	ENCLOSURE NO.:	A-1
LOR Geotechnical Group, Inc.		DATE:	SEPTEMBER 2000
		SCALE:	1:25,000

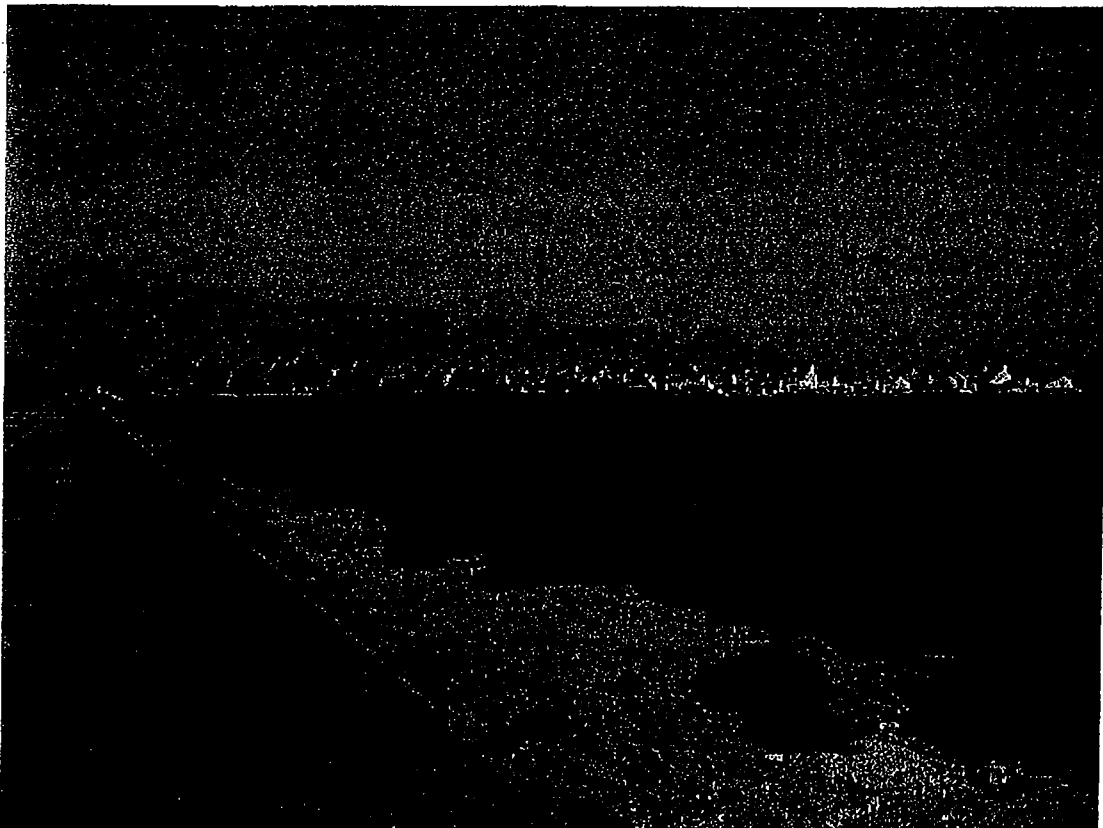


SITE MAP

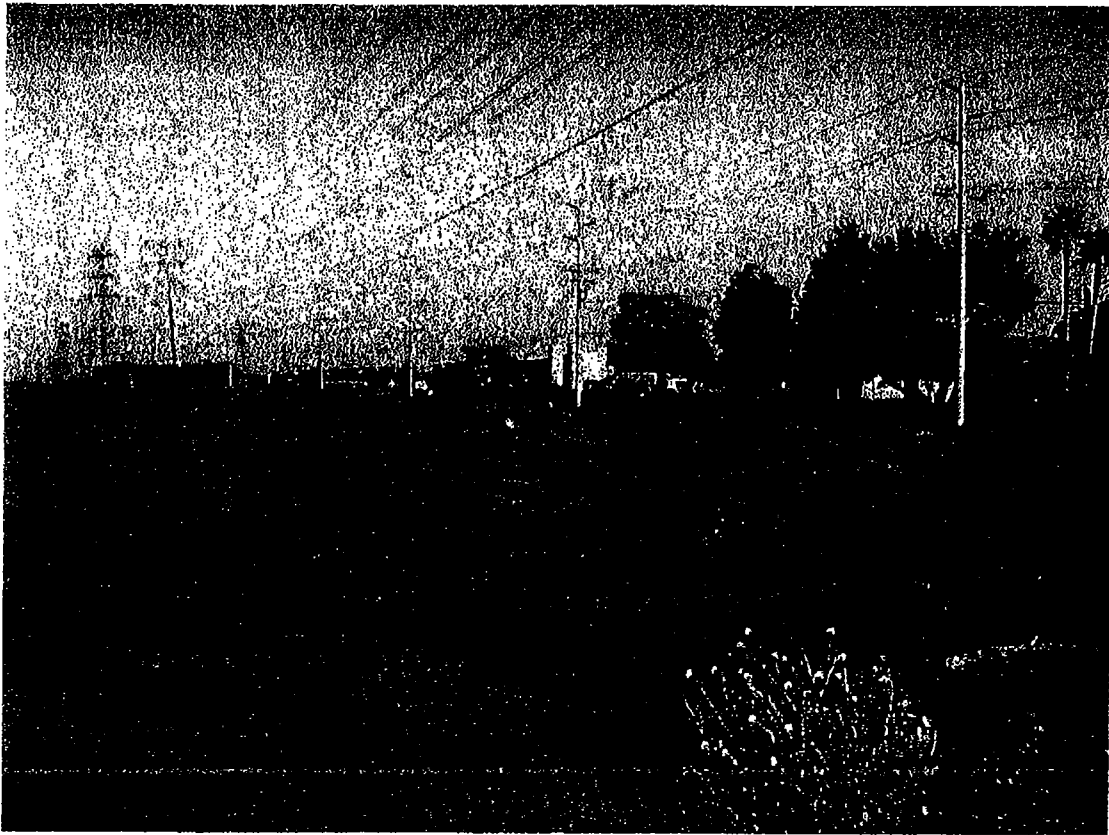
PROJECT:	MINABERRY TRUST PROPERTY	PROJECT NO.: 31396.2
CLIENT:	JMS PROPERTIES	ENCLOSURE NO: A-2
LOR Geotechnical Group, Inc.		DATE: SEPTEMBER 2000
		SCALE: NO SCALE



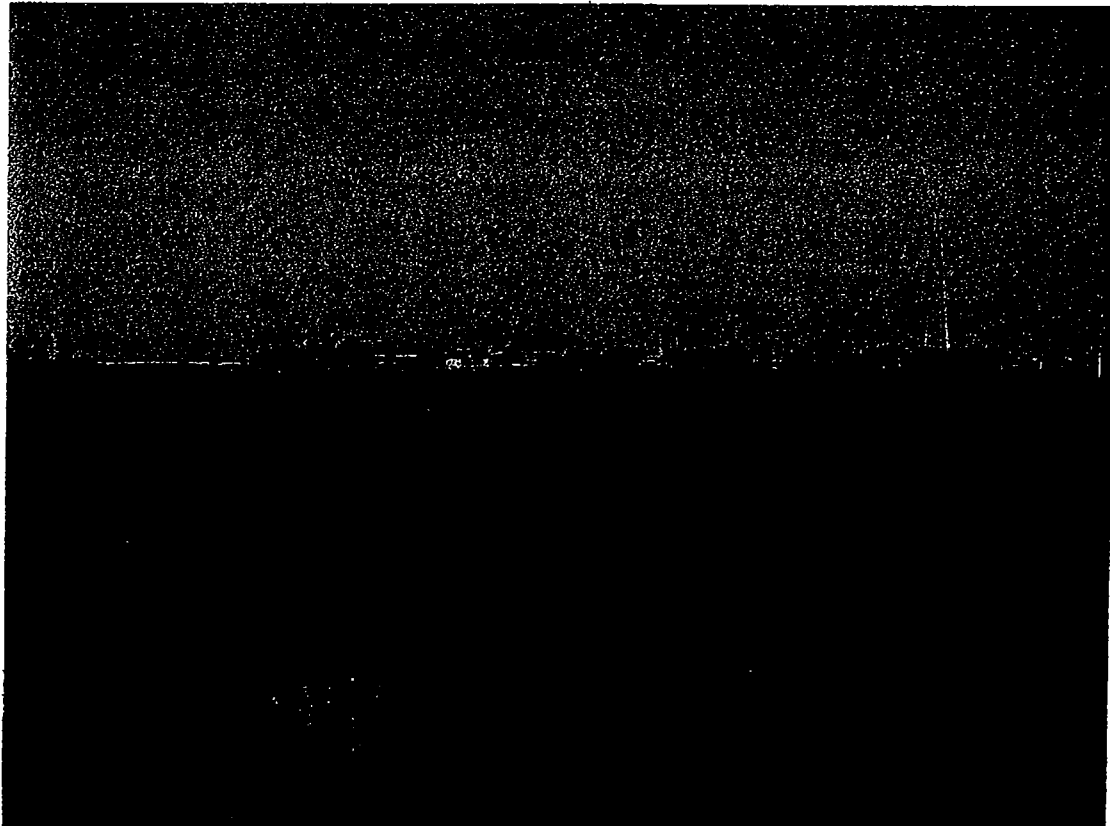
VIEW LOOKING SOUTH DOWN TURNER AVENUE FROM NORTHWEST CORNER OF THE SITE. SITE IS TO THE LEFT WITH SINGLE FAMILY RESIDENCES TO THE RIGHT.



VIEW ACROSS THE SITE LOOKING NORTHEAST FROM THE SOUTHWEST CORNER. TURNER AVENUE BORDERS THE SITE ON THE WEST. SINGLE FAMILY RESIDENTIAL AREA VISIBLE NORTH OF THE SITE.



VIEW LOOKING EAST-SOUTHEAST ACROSS SOUTH END OF SITE. NOTE POWER LINES ALONG FUTURE ALIGNMENT OF SCHAEFER ROAD. DAIRY IS SHOWN SOUTH OF THE POWER POLES.



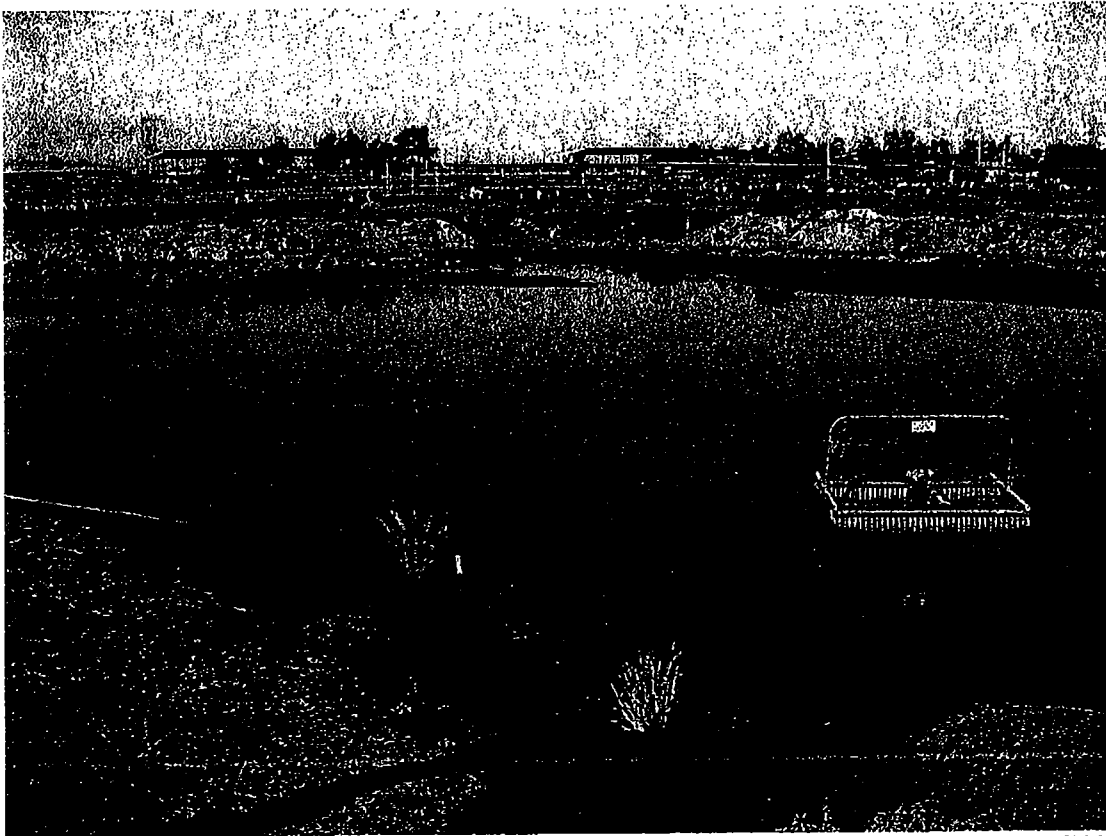
LOOKING EAST ACROSS SITE FROM SOUTHWEST CORNER. POWER LINES ARE PRESENT ALONG FUTURE ALIGNMENT OF SCHAEFER ROAD. DAIRIES ARE SHOWN EAST OF THE SITE.



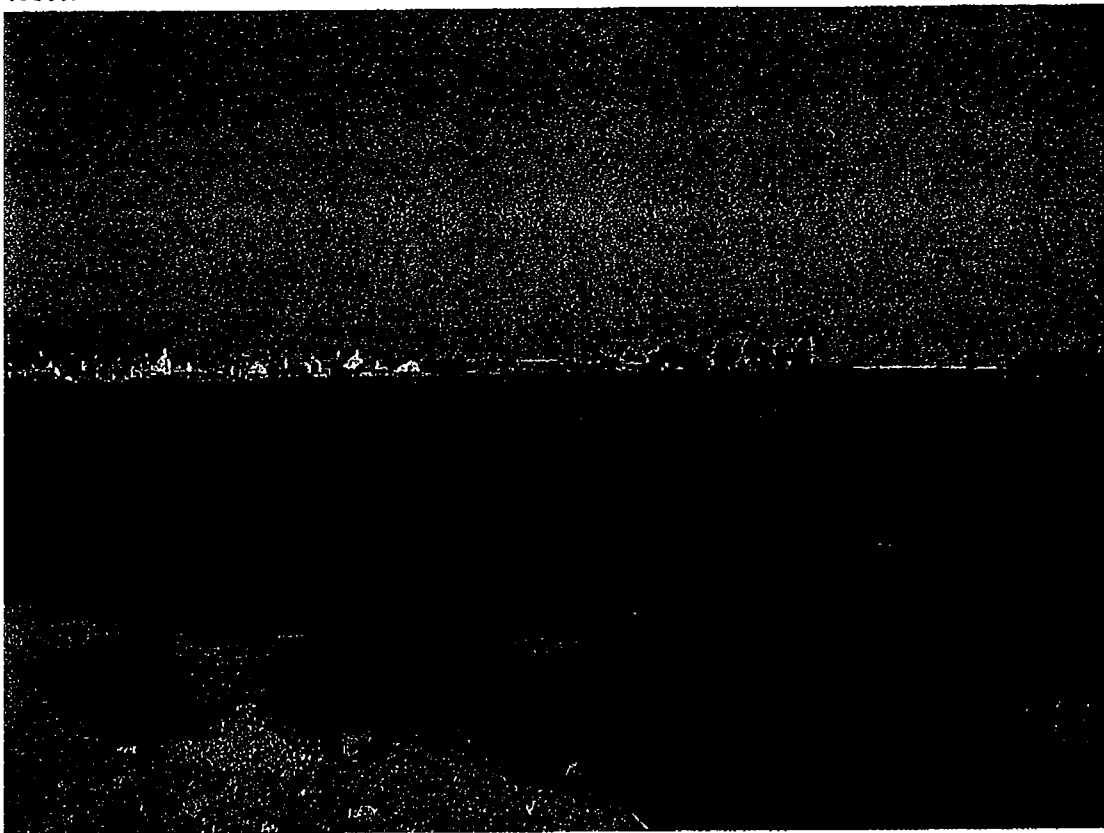
**VIEW LOOKING NORTHWEST ACROSS SITE FROM THE SOUTHEAST CORNER OF THE SITE
WITHIN POWER LINE EASEMENT. SINGLE FAMILY RESIDENCES ARE NORTH OF THE SITE.**



**VIEW LOOKING SOUTH AT POWER LINE EASEMENT SOUTH OF SITE AT TURNER AVENUE
SHOWING AGRICULTURAL FIELD SOUTHWEST OF SITE.**



DAIRY POND JUST EAST OF THE SITE AND POWER LINE EASEMENT LOOKING NORTHEAST FROM THE SITES SOUTHEAST CORNER.



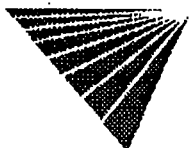
VIEW TO NORTHEAST FROM NEAR THE SOUTHWEST CORNER OF THE SITE. POWER LINES ARE VISIBLE EAST OF THE SITE AND SINGLE FAMILY RESIDENCES ARE NORTH OF THE SITE. END DUMPED FILL AND CONSTRUCTION DEBRIS IS VISIBLE OFF SITE AT BOTTOM OF PICTURE.

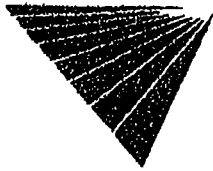
APPENDIX B

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: Not Provided Minaberry Trust NEC of Schafer and Turner Aves Ontario Area, CA 91761 Cross Street: APN 218-151-19 -23 Latitude/Longitude: (34.006266, 117.582517)	3139602 LOR Geotechnical Group, Inc. 6121 Quail valley Ct. Riverside, CA 92507

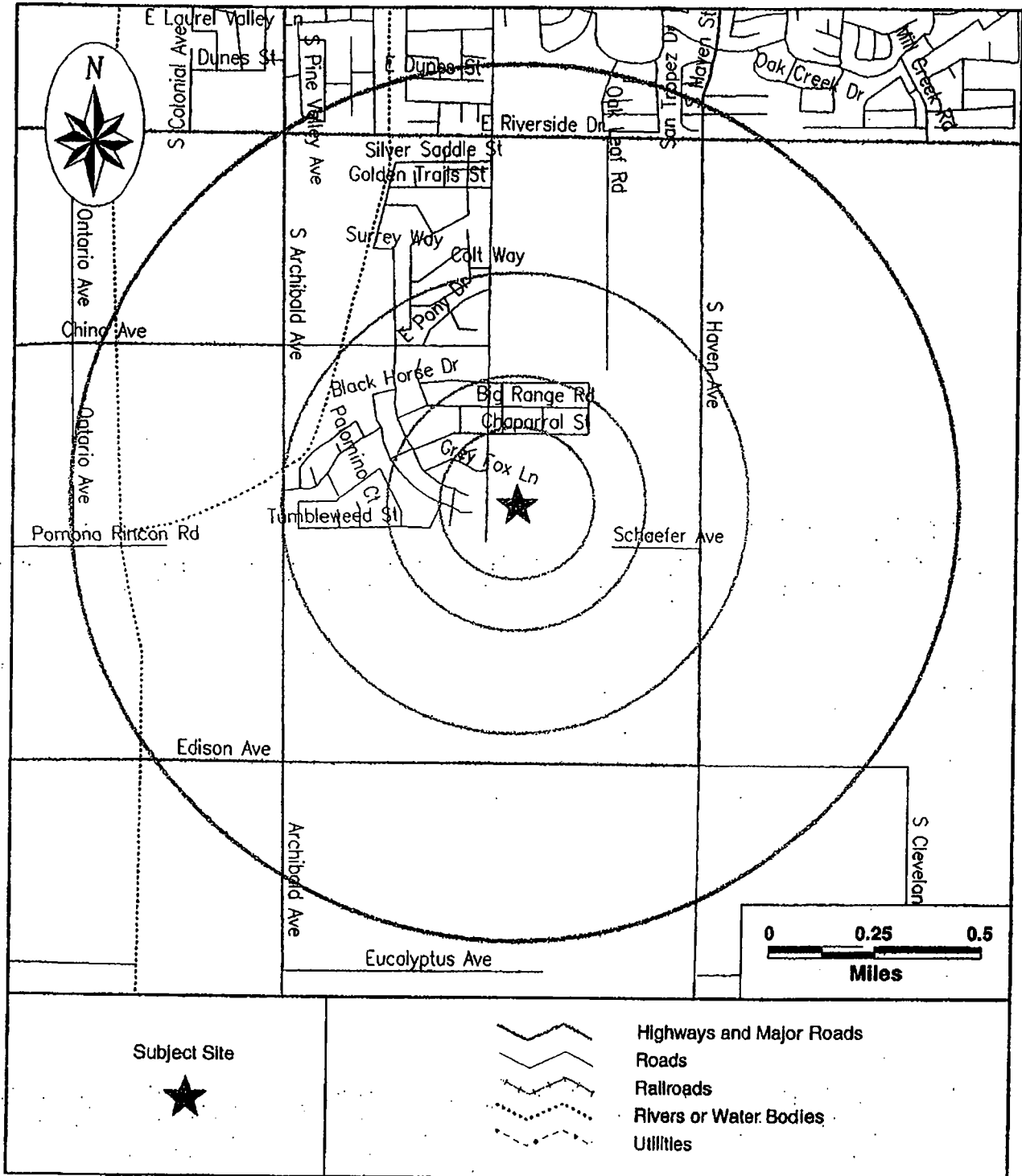
Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and (ISD) associated ISD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	-
US EPA ISD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE LUST Leaking Underground Storage Tanks	0	0	0	-
STATE SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:				
STATE UST Registered underground storage tanks	0	0	-	-
STATE AST Registered aboveground storage tanks	0	0	-	-
D) Databases searched to 1/8 mile:				
US EPA ERNS Emergency Response Notification System of spills	0	-	-	-
US EPA LG GEN RCRA registered large generators of hazardous waste	0	-	-	-
US EPA SM GEN RCRA registered small generators of hazardous waste	0	-	-	-
STATE SPILLS State spills list	0	-	-	-





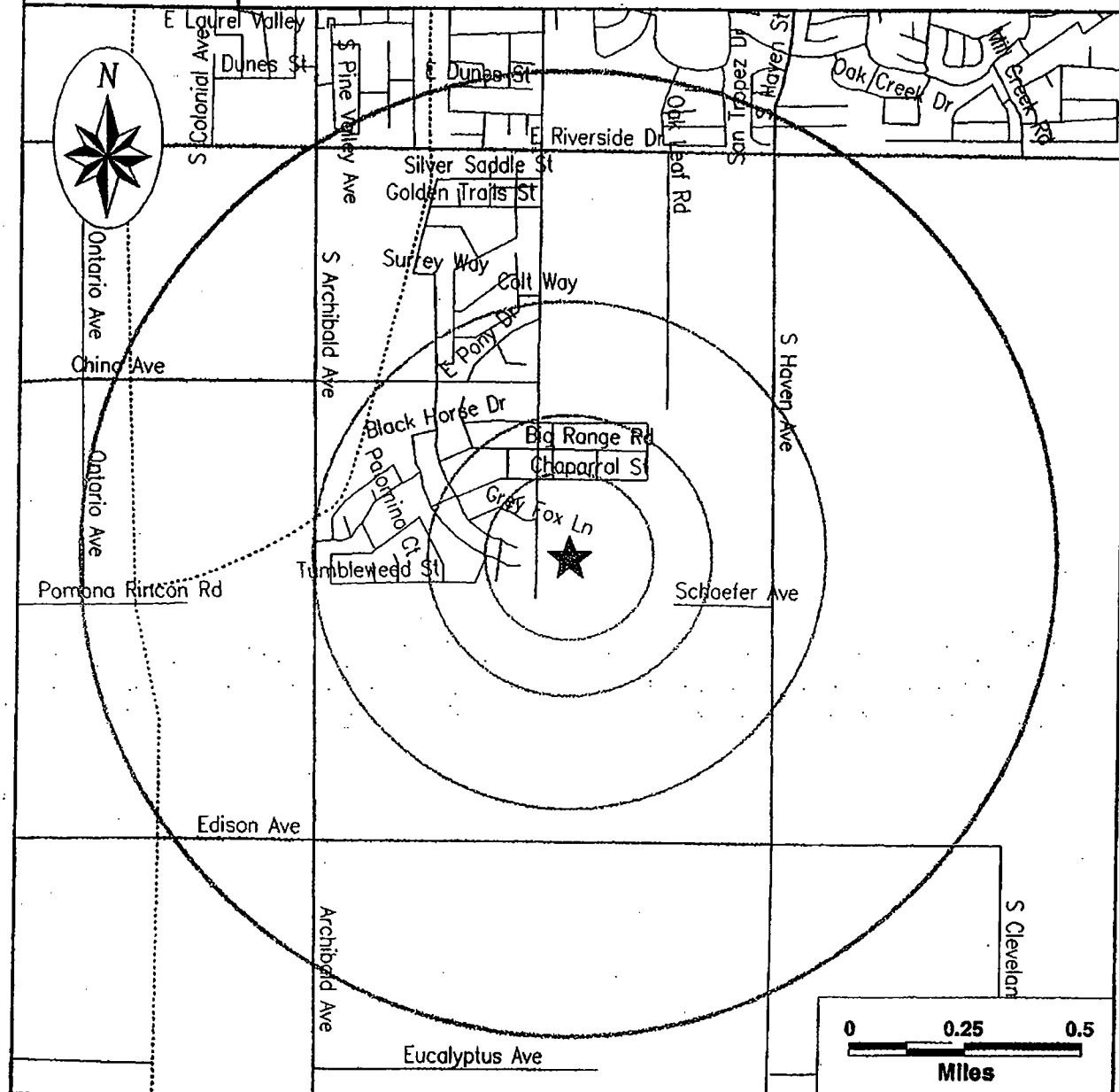
SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

Map of Sites within 1 Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities					

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403
 Report ID: 082100001

Date of Report: August 21, 2000

SITE ASSESSMENT REPORT

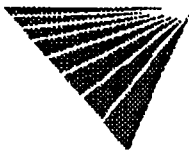
SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A				B			C		D			
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	IG GEN	SM GEN
	VISTA ID DISTANCE DIRECTION													
No Records Found														

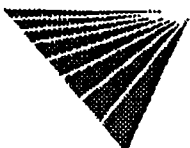
MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				B			C		D			
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	IG GEN	SM GEN
	VISTA ID DISTANCE DIRECTION													
No Records Found														

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B			C		D			
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	IG GEN	SM GEN
	VISTA ID DISTANCE DIRECTION													
No Records Found														

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B			C		D			
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	IG GEN	SM GEN
	VISTA ID DISTANCE DIRECTION													
No Records Found														



UNMAPRED SITES	A			B			C		D					
	NPL	CORRACIS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUIS	SWLF	EUST	FAST	ERNS	LG GEN	SM GEN	SPIELS
VISTA ID 501006498 ONTARIO (DISTRICT B) ONTARIO, CA										X				



SITE ASSESSMENT REPORT

DETAILS

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

No Records Found

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

No Records Found

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

No Records Found

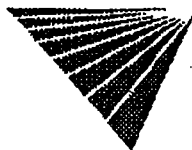
SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



UN-MAPPED SITES

Records Found, No Details Displayed



SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 19 The agency release date for National Priorities List was April, 2000.

The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

SPL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 113 The agency release date for CalSites Database was January, 2000.

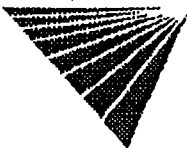
This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 14 The agency release date for RCRIS Corrective Action Sites was December, 1999.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSDF permit.

RCRIS-TSDC VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 556 The agency release date for RCRIS TSDs Subject to Corrective Action was December, 1999.

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



8) DATABASES SEARCHED TO 1/2 MILE

**CERCLIS
SRC#: 17**

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was April, 2000.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).

**NFRAP
SRC#: 18**

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for No Further Remedial Action Planned was April, 2000.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without 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.

**SCL
SRC#: 112**

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for CalSites Database was January, 2000.

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

**RCRIS-TSD
SRC#: 12**

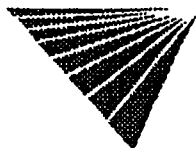
VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for RCRIS Treatment, Storage and Disposal Facilities was December, 1999.

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

**SWLF
SRC#: 23**

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.



SWLF
SRC#: 163

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Solid Waste Inventory System was November, 1999.

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

LUST
SRC#: 164

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Leaking Underground Storage Tank Information System was January, 2000.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-8532.

C) DATABASES SEARCHED TO 1/4 MILE

UST
SRC#: 45

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Underground Storage Tanks was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

AST
SRC#: 60

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Aboveground Storage Tanks was December, 1999.

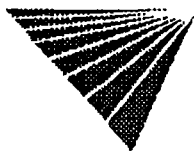
This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for Emergency Response Notification System was August, 1999.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.



RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Large Quantity Generators was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Small Quantity Generators was December, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

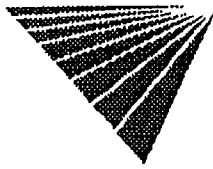
SPILLS
SRC#: 110

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Region 8 SLIC Listing was July, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8.
The agency may be contacted at: 909-782-4499.

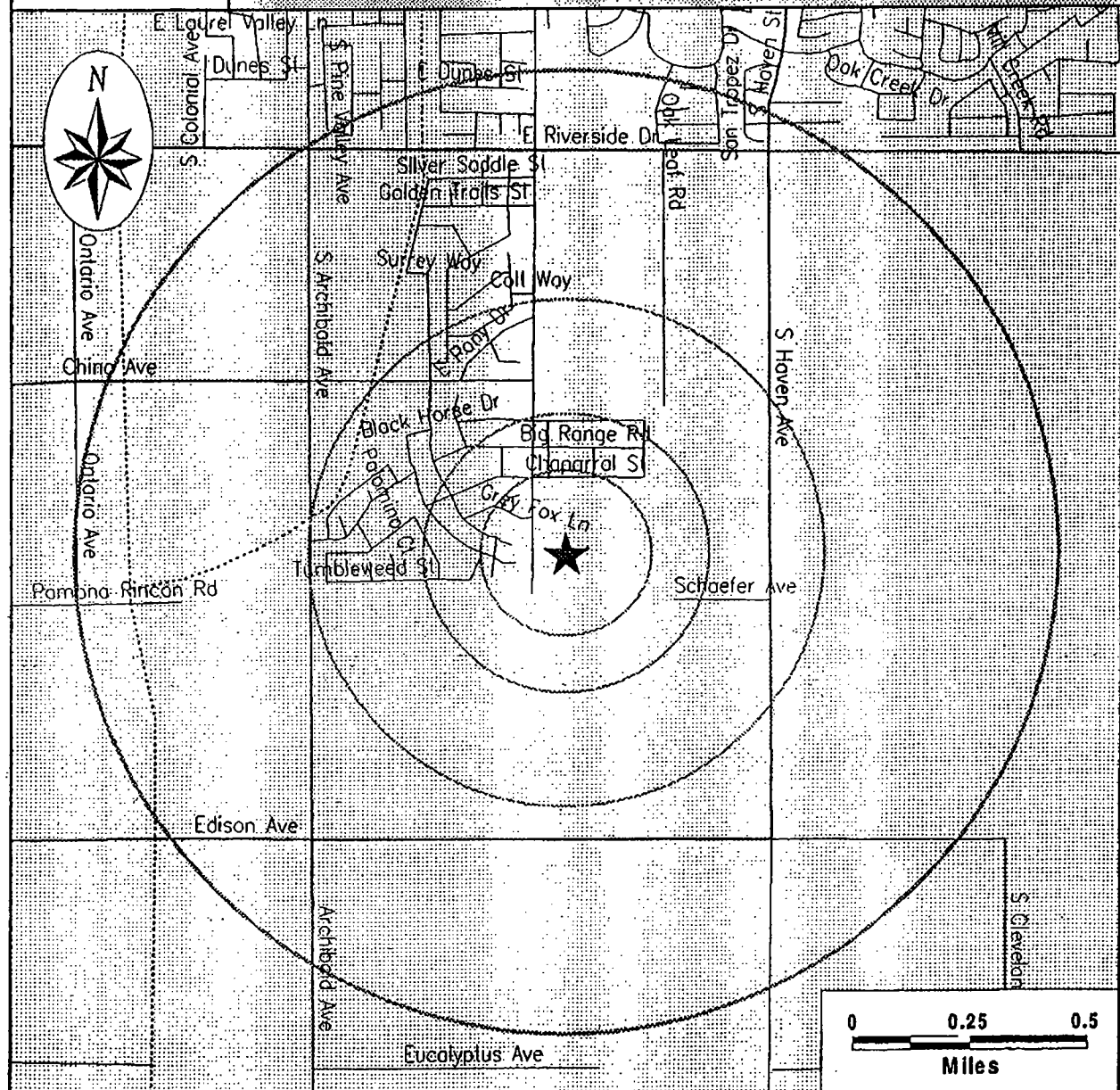
End of Report



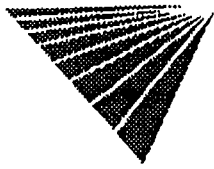


SITE ASSESSMENT REPORT

Map of Sites within 1 Mile

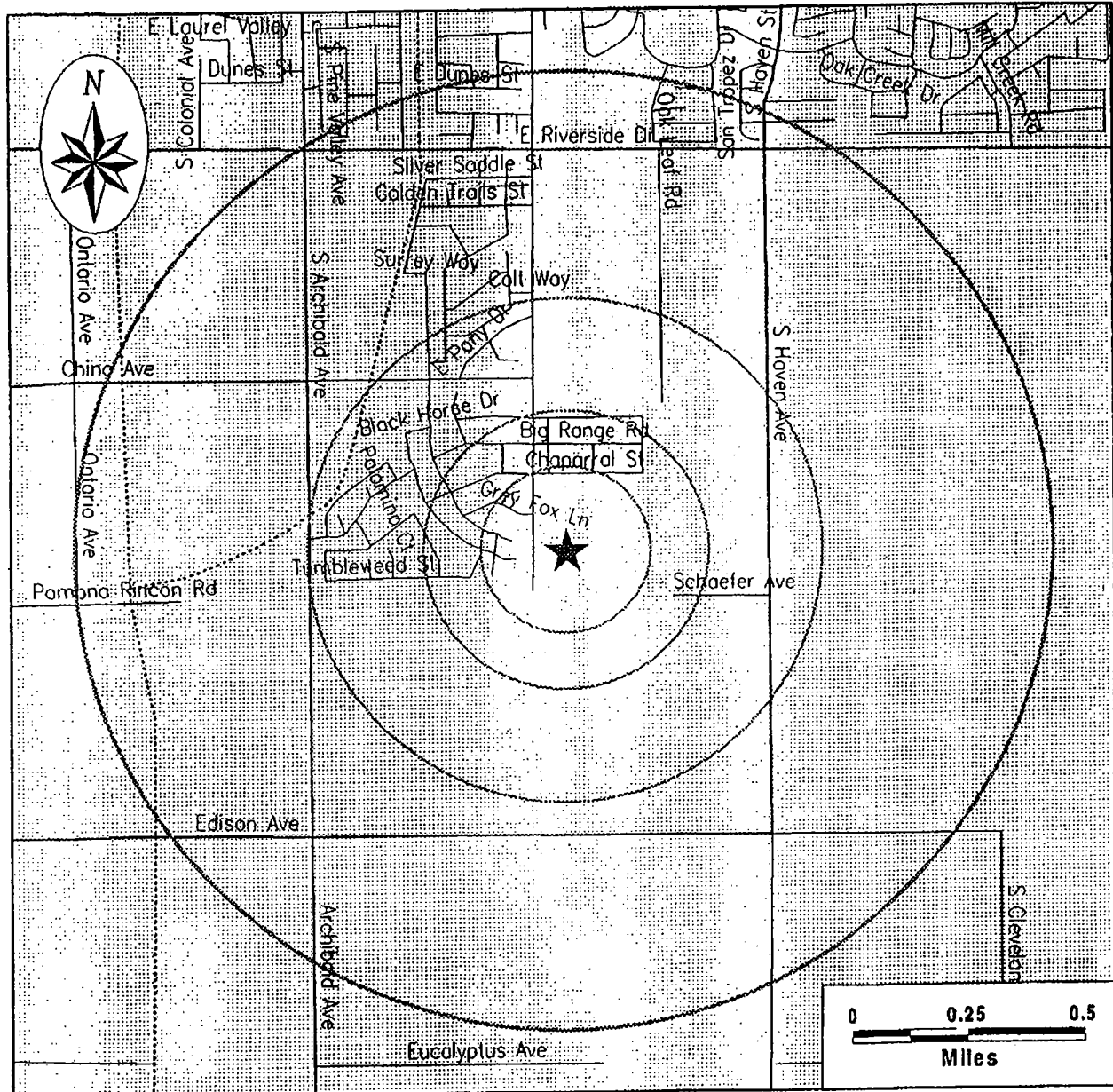


Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites Multiple Sites	 NPL, SPL, CORRACTS (TSD)	 CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	 UST	 ERNS, GENERATORS
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities					



SITE ASSESSMENT REPORT

Street Map



Subject Site



Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

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**PHASE I ENVIRONMENTAL
SITE ASSESSMENT UPDATE
MINABERRY TRUST PROPERTY
APN'S 218-151-19 AND -23
CITY OF ONTARIO, CALIFORNIA**

**PROJECT NO. 31396.21
APRIL 22, 2004**

Prepared For:

**Centex Homes
250 Commerce
Irvine, California 92602**

Attention: Mr. David Hutchins

LOR **GEOTECHNICAL GROUP, INC.**
Soil Engineering ▲ Geology ▲ Environmental

April 22, 2004

Centex Homes
250 Commerce
Irvine, California 92602

Project No. 31396.21

Attention: Mr. David Hutchins

Subject: Phase I Environmental Site Assessment Update, Minaberry Trust Property
(APN 218-151-19 and -23), Ontario area, San Bernardino County,
California.

Attached herewith is the Phase I Environmental Site Assessment Update conducted
by this firm for the Minaberry Trust Property, Ontario, California.

This Phase I ESA Update was planned and executed based upon a scope of services
generally outlined in our Work Authorization dated April 12, 2004.

We appreciate the opportunity to provide this service for the property. If you have any
questions or comments regarding this evaluation, please do not hesitate to contact this
firm at your convenience.

Respectfully submitted,
LOR Geotechnical Group, Inc.

Table of Contents

Page No.

INTRODUCTION	1
SCOPE OF WORK	1
NON-SCOPE CONSIDERATIONS	2
BACKGROUND	2
SITE RECONNAISSANCE	3
Adjacent Properties	4
SITE HISTORY (2000 TO PRESENT)	4
REGULATORY AGENCY RECORDS REVIEW	4
ENVIRONMENTAL DATABASE REVIEW	5
Division of Oil, Gas, and Geothermal Resources	5
Orphan Summary	5
Database Summary	6
CONCLUSIONS AND RECOMMENDATIONS	6
STATEMENT OF QUALIFICATIONS	6
LIMITATIONS	7
TIME LIMITATIONS	8
CLOSURE	8
APPENDICES	

 Appendix A - Index Map, Site Map, Aerial Photograph, and Color Photographs

 Appendix B - The EDR Radius Map™ Report

Centex Homes
April 22, 2004

Project No. 31396.21

INTRODUCTION

During April of 2004, a Phase I Environmental Site Assessment (ESA) Update was conducted by this firm for the Minaberry Trust Property (APN's 218-151-19 and -23), located on the northeast corner of Turner and Schafer Avenues, Ontario, California. This update was based upon the Phase I Environmental Site Assessment for the 35 ± acre Minaberry Trust Property (APN's 218-151-19 and -23), Ontario area, San Bernardino County, California, dated September 8, 2000, Project No. 31396.2, prepared by this firm for JMS Properties. This update will use information contained in that report prepared for the site.

The subject site is a 35 ± acres, roughly square shaped property consisting of 2 parcels, Assessor's Parcel Numbers (APN's) 218-151-19 and -23, located on the northeast corner of Turner and Schaefer Avenues in the City of Ontario, San Bernardino County, California. It is our understanding that the property is to be developed residentially. The approximate location of the site within its regional setting is presented on the enclosed Index Map, enclosure A-1 with Appendix A.

SCOPE OF WORK

The purpose of this Phase I ESA Update is to document environmental issues for the time period of September 2003 to the present. To meet this objective, LOR Geotechnical Group, Inc. performed a site visit, search of regulatory agency records, and regulatory database review to identify and evaluate potential sources of hazardous and/or toxic materials on or adjacent to the site. The above scope of work was conducted utilizing the American Society of Testing Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (E 1527-00) as a guideline. LOR assessed whether the past (September 2000 to the present) use at the site has created the potential to impact the site or require mitigation.

This report outlines our methodology and procedures in conducting this update and provides conclusions and recommendations based on our findings.

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April 22, 2004

Project No. 31396.21

NON-SCOPE CONSIDERATIONS

The following environmental issues are outside the scope of ASTM E 1527-00 and were not addressed in this report.

- Radon
- Lead in Drinking Water
- Lead-Based Paint
- Wetlands
- Cultural Land Historical Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Mold and Mildew
- Asbestos

BACKGROUND

The following environmental report was previously prepared for the site and was used as the basis for this update:

LOR Geotechnical Group, Inc. (LOR)

Phase I Environmental Site Assessment 35 ± acre Minaberry Trust Property (APN's 218-151-19 and -23), Ontario area, San Bernardino County, California, California, dated September 8, 2000, prepared using the guidelines of the ASTM Standard Practice for Phase I Environmental Site Assessments (E 1527-00).

The Phase I Environmental Site Assessment indicated the site was historically agricultural (vineyards) since prior to 1962. The site use at the time of the Phase I was vacant uncultivated land. The Phase I Environmental Site Assessment addressed the potential for methane gas and prior pesticide use at the site and indicated these should be of no concern. No Building Department records, Sanborn Map, or City Directory

Centex Homes
April 22, 2004

Project No. 31396.21

coverage was available for the site due to its historic vacant/agricultural usage. Some minor trash and debris was noted on the site, however, no drums or barrels were noted.

During a concurrent Preliminary Geotechnical Investigation, 12 trenches and 4 exploratory borings were placed over the site. The exploratory trenches and borings did not uncover any buried trash, subsurface structures, or note any unusual odors or soil staining.

The report did not reveal any recognized environmental conditions which could adversely affect the property's residential development potential.

SITE RECONNAISSANCE

A site reconnaissance was conducted on April 15, 2004, by a representative of this firm. In order to orient our site reconnaissance a copy of the site map from the Phase I ESA report along with an aerial photograph of the site was utilized. A copy of the Site Map and aerial photograph are presented as enclosure A-2 and A-3, respectfully within Appendix A.

The subject site is composed of a roughly square shaped parcel of land of just over 35 acres in size situated on the northeast corner of Turner and Schaefer Avenues, Ontario, California.

The dimension of the overall site is approximately 1170, east-west, by 1240 feet. The topography of the site was generally planar with a slight fall to the south. However along the far eastern end there was a wide drainage pattern running to the south with this portion of the site several feet lower. At the time of our visit the site had a relatively dense covering of weeds and "tumbleweed" brush. No structures were observed on the site. A small borrow area was noted in the north portion of the site, where an adjacent homeowner had borrowed the soil for his backyard. A very small amount of trash was noted near and along the perimeters of the site and a small pile near the center of the site along a dirt road. These materials were predominately green waste, with a slight amount of wood, concrete, and furniture. No drums, barrels, or containers were noted in the trash on the site.

Centex Homes
April 22, 2004

Project No. 31396.21

Along the eastern side of the site there is a high voltage Edison line with towers just offsite. A smaller, but similar, Edison line runs along the south side of the site, along the alignment of Schaefer Avenue, presently a paper street.

Adjacent Properties

The site is bordered on the north by the backyards of a series of residential homes, and a small nursery on the far northeast. The nursery was situated under the Edison easement northeast of the site. The areas across Turner Avenue, west of the site, was occupied by a tract of residential homes. South of the site is a high voltage power line and Schaefer Avenue easement followed by a dairy. Dairies were also located east of another high voltage power line easement east of the site. There were two very large ponds, each about 150 feet in diameter, associated with these dairies. One of these was near the southeastern corner of the site, with the other pond near the northeast corner. These appeared to be facilities designed to capture run off water from the dairy and impound the water. These did not appear to be lined.

Color photographs of the site and surrounding properties are presented within Appendix A.

SITE HISTORY (2000 TO PRESENT)

To update the site history, a search was conducted for post September 2000 aerial photographs on file at the Riverside County Flood Control and Water Conservation District. The search revealed that no additional aerial photographs of the site and surrounding area were available. No search of County of San Bernardino or City of Ontario Building Department for building records were available as the site is still vacant and undeveloped land with no structures. No Sanborn Map or City Directory search was conducted due to the Phase I ESA results of no records found.

REGULATORY AGENCY RECORDS REVIEW

For accidental spills of hazardous materials within the County of San Bernardino, the County of San Bernardino, Fire Department, Hazardous Waste Division (SBCFDHMD) generally acts as the lead agency. This agency was contacted for any files they may have on the site. They previously issued a letter dated October 5, 2003, which stated

Centex Homes
April 22, 2004

Project No. 31396.21

that they did not find records for the subject site. At the time of this report, they have not responded to our current request for records. Based on the site being vacant land and the previous letter from the SBCFDHMD, dated October 2000, stating that no records were found for the site, we do not anticipate any records will be found; however, if records are found, they will be forwarded under separate cover.

ENVIRONMENTAL DATABASE REVIEW

LOR Geotechnical Group, Inc., contracted with EDR to provide an environmental database search for the subject site. The database search provides information regarding landfills, underground storage tanks, hazardous waste generators, etc., on the site and surrounding properties in accordance with ASTM Standards. One mapped site was found in EDR's search of available government records within the ASTM search radius. A copy of the EDR report, which provides a complete list of the ASTM and non-ASTM databases searched, is provided within Appendix B.

Dick Dyksta Dairy, located south of the site at 10129 Schafer Avenue is listed in the Historical UST database for one UST, however, the size and contents were not listed. The site is also listed on the State Water Resources Control Board Waste Discharge System Non-ASTM database (CA WDS) due to disposal of waste and water run-off associated with confined and concentrated animal feeding. Annual reports are submitted to the Regional Water Quality Control Board (RWQCB), Santa Ana region with respect to manure hauling manifest and storm water and on-site water run-off.

Division of Oil, Gas, and Geothermal Resources

The California Division of Oil, Gas, and Geothermal Resources maintains a list of all producing and abandoned oil and gas wells within the State of California. Maps of the area were reviewed, and the subject site does not lie immediately within an area of abandoned or producing gas and/or oil wells.

Orphan Summary

The orphan summary, which is a list of all sites whose location is not readily identified and may be near the site was reviewed. Our review of this list indicated there were

Centex Homes
April 22, 2004

Project No. 31396.21

no listed sites on or adjacent to the subject site, and there should be no impact from these sites due to their distance from the subject site.

Database Summary

Based on the information provided by the public, regulatory and governmental agencies, and information obtained during our records search, and database review, the subject site does not appear to be a hazardous waste property or border zone property as defined in Section 25221 of the State of California's Health and Safety Code.

CONCLUSIONS AND RECOMMENDATIONS

We have performed this Phase I ESA Update in general conformance with ASTM E 1527-00 for the Minaberry Trust Property, APN's 218-151-19 and -23, located in Ontario, California. This update has revealed no evidence of recognized environmental conditions associated with the site.

STATEMENT OF QUALIFICATIONS

Mr. M. Kevin Osmun has over 18 years experience in the environmental field. Mr. Osmun directs LOR Geotechnical Group's environmental operations and has conducted over 300 Phase I Environmental Site Assessments for the private and public sectors. The properties have ranged from agricultural to commercial/industrial. In addition to his experience with environmental assessments for property transfers, he has managed projects that require mitigation prior to and during development. Mr. Osmun is well versed in hazardous waste sampling and characterization methodologies in soil and groundwater regimes and risk assessments. Projects have ranged from leaking UST's, solid waste landfills, TSD facility closures to single spill response. LOR Geotechnical Group, Inc. is one of three firms that provides report review for underground storage tank closure for the County of San Bernardino, Fire Department Hazardous Materials Division.

Mr. Osmun has a B.S. in geology from Wayne State University, Detroit, Michigan. He is a Registered Professional Civil Engineer and Environmental Assessor II in the State of California.

Centex Homes
April 22, 2004

Project No. 31396.21

LIMITATIONS

This report was prepared solely for the use and benefit of LOR's client, Centex Homes, they may release this information to third parties, who may use and rely upon this information at their discretion. However, any use of or reliance upon this information by a party other than Centex Homes and shall be solely at the risk of such third party and without legal recourse against LOR Geotechnical Group, Inc.; its subsidiaries and affiliates; or their respective employees, officers, or directors; regardless of whether the action in which recovery of damages is sought is based upon contract, statute, or otherwise. This information shall not be used or relied upon by a party which does not agree to be bound by the above statement.

The content and conclusions provided by LOR in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with the site owner, regulatory agencies and other pertinent individuals, a review of available public documents, subsurface exploration and laboratory testing of soil samples, and our professional judgement based on said information at the time of preparation of this document. Any subsurface samples results and observations presented herein are considered to be representative of the area of investigation; however, soil conditions may vary between sample locations and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which may vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the conclusions of this report.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. LOR Geotechnical Group, Inc. (LOR) is not responsible for the accuracy of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report, and the interpretation of such data based upon our experience and background, and no warranty, either expressed or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

Centex Homes
April 22, 2004

Project No. 31396.21

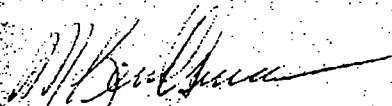
TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or adjacent properties. In addition, changes in the Standards-of-Practice and/or Governmental Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a significant amount of time without a review by LOR Geotechnical Group, Inc., verifying the suitability of the conclusions and recommendations.

CLOSURE

We appreciate this opportunity to be of service and trust this report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office.

Respectfully submitted,
LOR Geotechnical Group, Inc.



M. Kevin Osmun, PE, REA II 20058
Vice President

MLH:MKO:mmm

Distribution: Addressee (4)



APPENDIX A

**Index Map, Site Map, Aerial Photograph,
and Color Photographs**

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Soil Engineering ▲ Geology ▲ Environmental

LETTER OF TRANSMITTAL

April 22, 2004

Centex Homes
250 Commerce
Irvine, California 92602

RECEIVED

Project No. 31396.21

APR 23 2004

Attention: Mr. David Hutchins

CENTEX HOMES

Subject: Phase I Environmental Site Assessment Update, Minaberry Trust Property (APN 218-151-19 and -23), Ontario area, San Bernardino County, California.

We are forwarding:

Subsurface Soils Investigation	4	Phase I ESA Update
Compaction Reports		Preliminary Geotechnical Investigation
Levee Characterization		Preliminary Soils Investigation

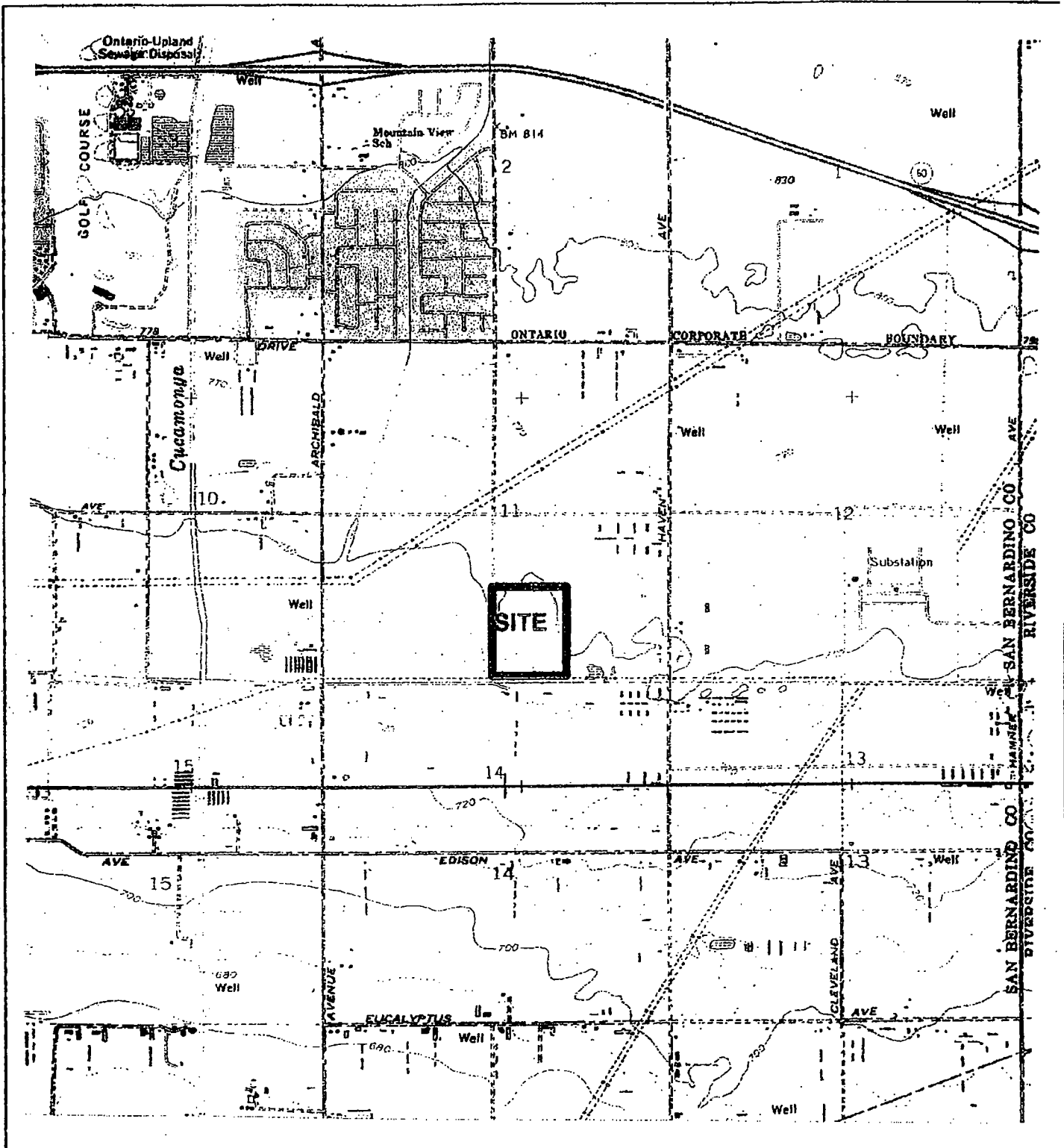
Remarks:

LOR Geotechnical Group, Inc.

Myra M. Mora

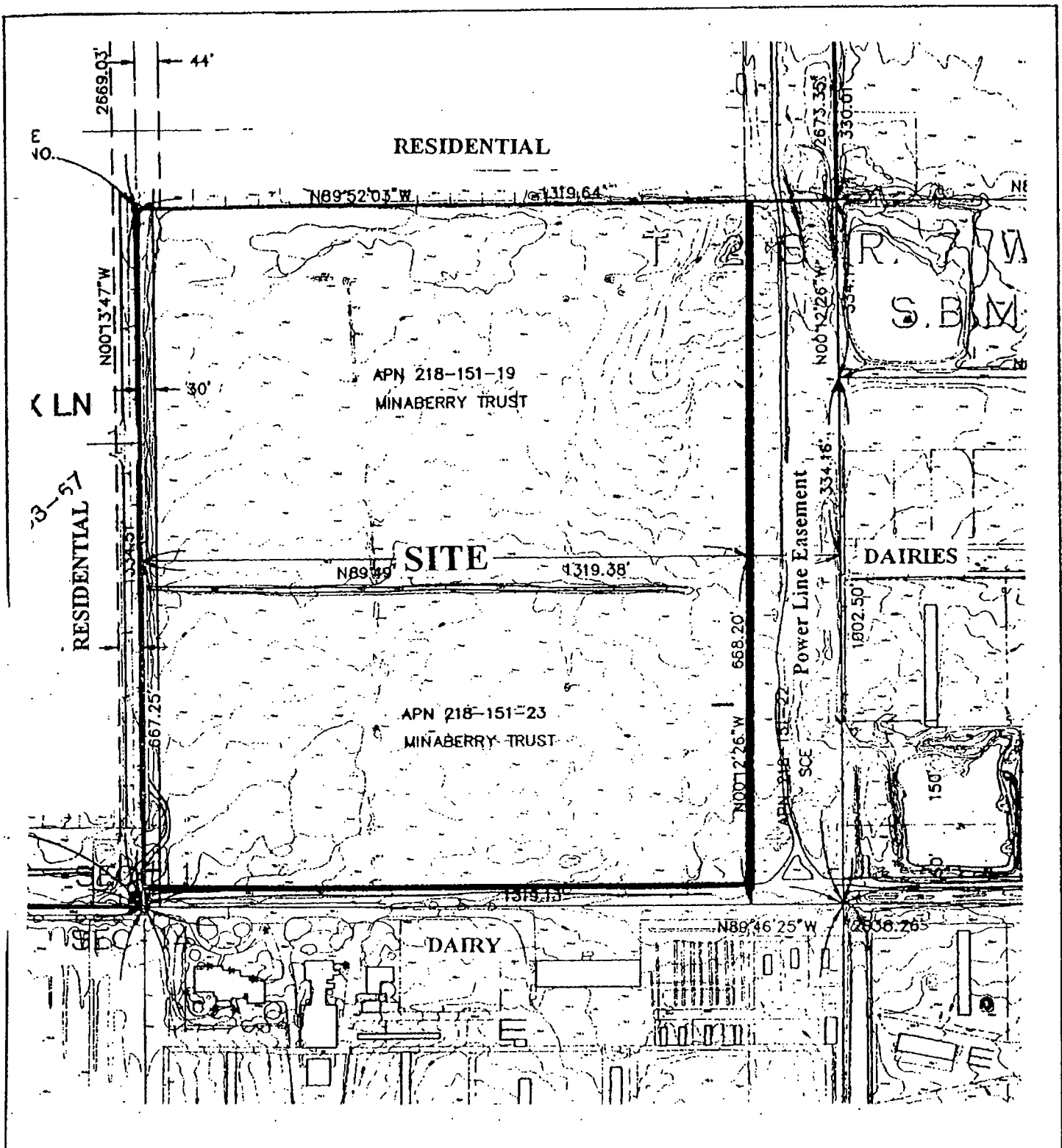
Myra M. Mora
Administrative Assistant

Distribution: Addressee (1)



INDEX MAP

PROJECT:	MINABERRY TRUST PROPERTY, ONTARIO, CALIFORNIA	PROJECT NO.:	31396.21
CLIENT:	LEWIS INVESTMENT COMPANY, LLC	ENCLOSURE:	A-1
LOR Geotechnical Group, Inc.		DATE:	APRIL 2004
		SCALE:	1:25,000



SITE MAP FROM PHASE I ESA

PROJECT:	MINABERRY TRUST PROPERTY, ONTARIO, CALIFORNIA	PROJECT NO.:	31396.21
CLIENT:	LEWIS INVESTMENT COMPANY, LLC	ENCLOSURE:	A-2
LOR Geotechnical Group, Inc.		DATE:	APRIL 2004
		SCALE:	NO SCALE



PHOTO 1 - VIEW FACING SOUTHEASTERLY FROM TURNER AVENUE SHOWING THE SITE (VACANT) AND THE RESIDENTIAL PROPERTY NORTH OF THE SITE.



PHOTO 2 - VIEW FACING SOUTH FROM THE NORTH SIDE OF THE SITE SHOWING ITS VACANT CHARACTER.



PHOTO 3 - VIEW FACING NORTH SHOWING THE RESIDENCES TO THE NORTH OF THE SITE. IN THE FOREGROUND IS THE BORROW AREA THAT A RESIDENT HAS MADE TO OBTAIN SOME FILL DIRT FOR HIS BACK YARD.

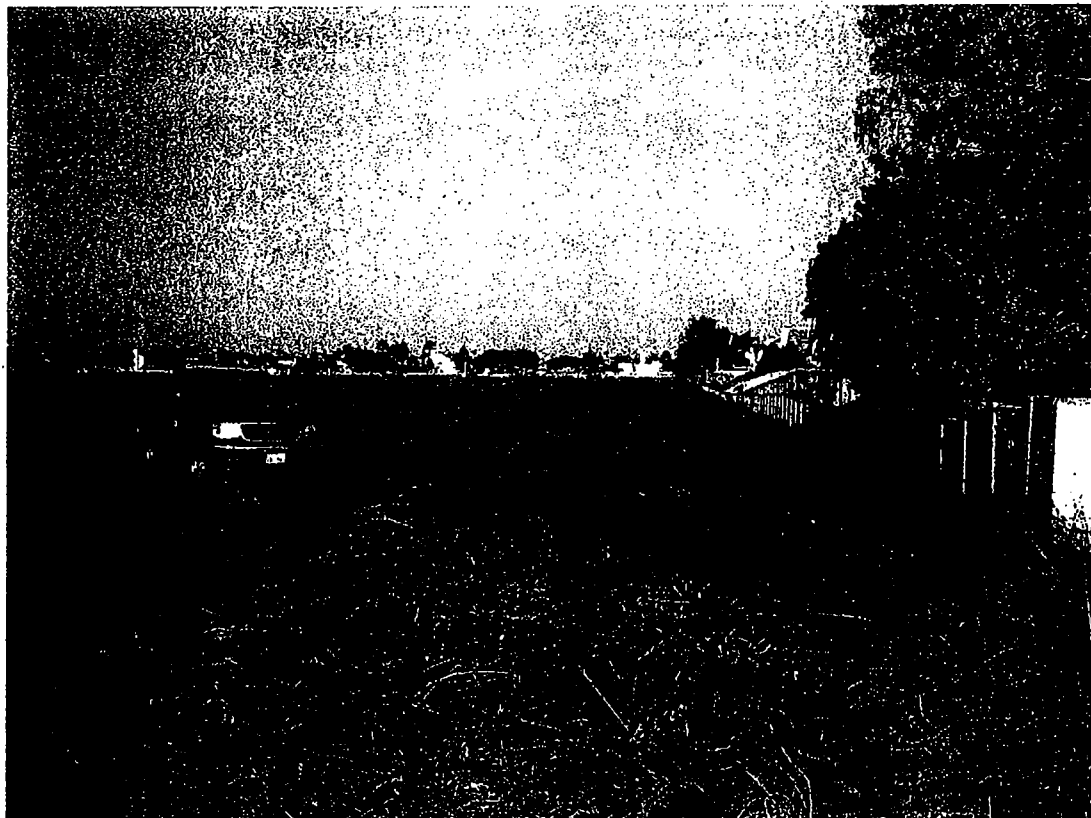


PHOTO 4 - VIEW FACING WEST FROM THE NEC OF THE SITE SHOWING THE SITE TO THE LEFT AND RESIDENCES TO THE RIGHT (NORTH).



PHOTO 5 - VIEW FACING NORTH AT THE SWC OF THE SITE SHOWING THE SITE TO THE RIGHT WITH SOME SMALL MOUNDS OF FILL AND TURNER AVENUE IN THE BACKGROUND.

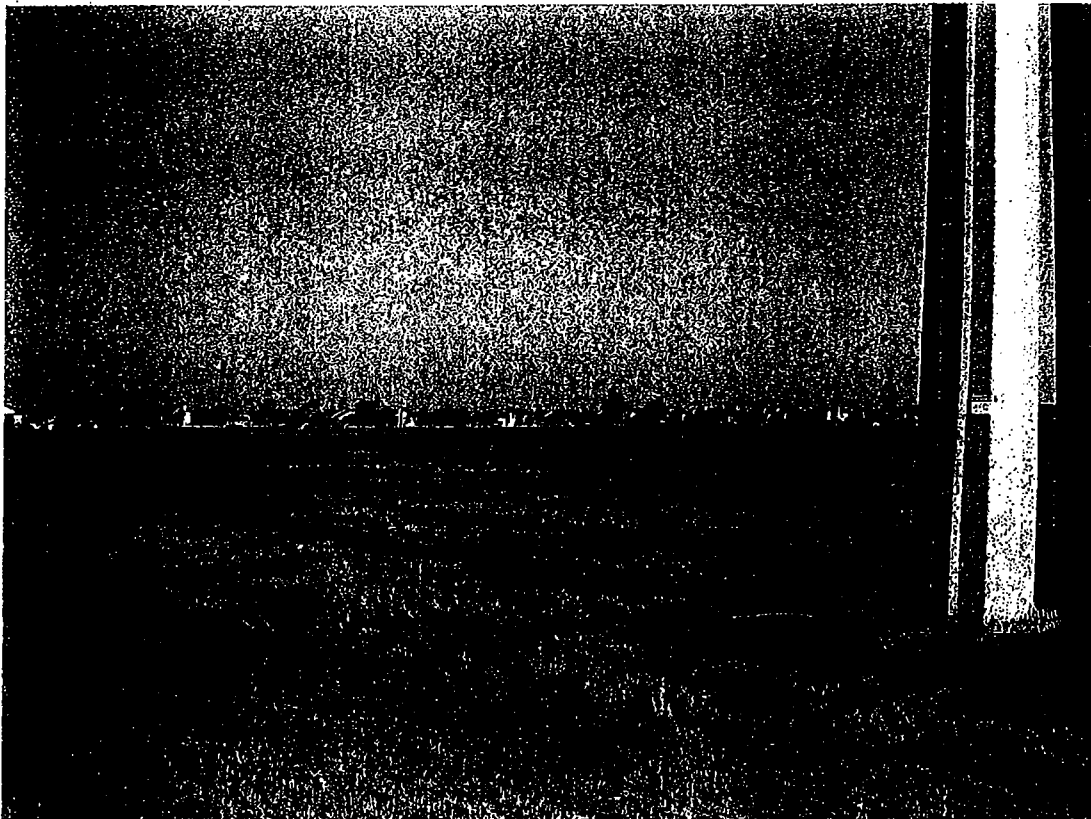


PHOTO 6 - VIEW FACING NORTHWESTERLY FROM THE SEC OF THE SITE SHOWING THE VACANT NATURE OF THE SITE. IN THE BACKGROUND ARE THE RESIDENTIAL PROPERTIES TO THE WEST AND NORTH OF THE SITE.

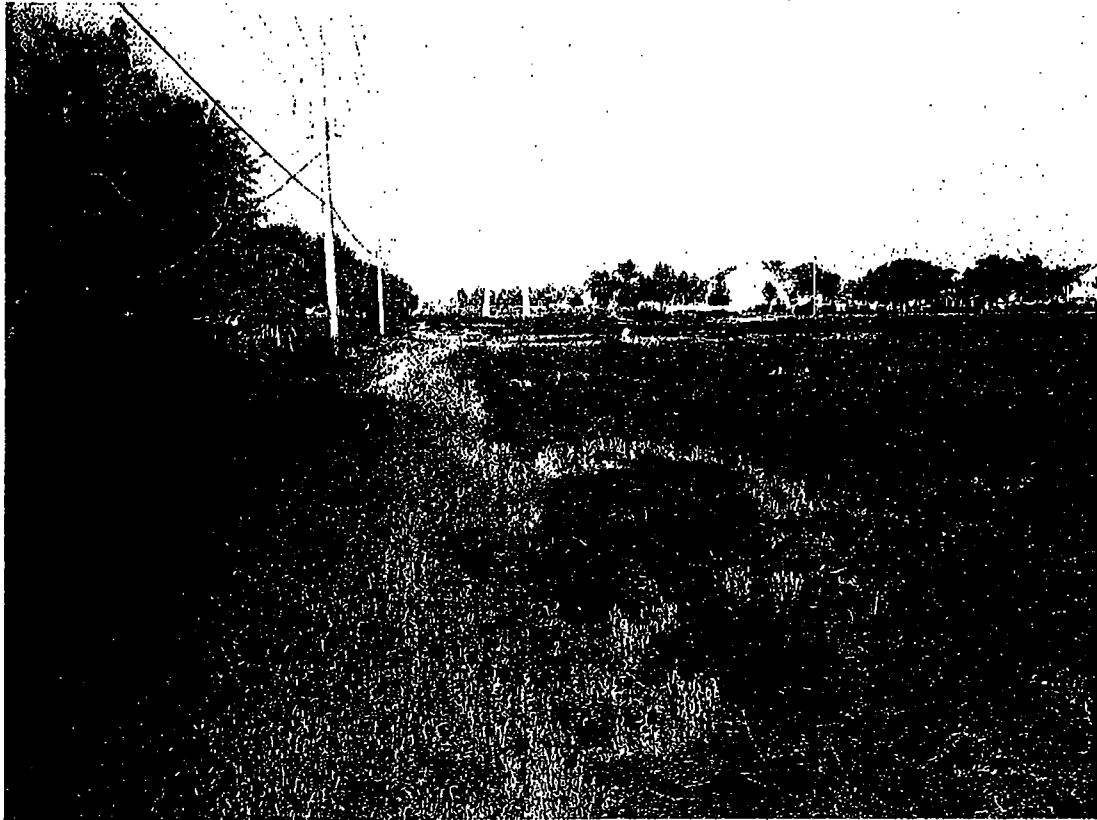


PHOTO 7 - VIEW FACING WEST FROM NEAR THE CENTER OF THE SITE AT THE SOUTH PROPERTY LINE SHOWING THE SITE TO THE RIGHT AND THE DAIRY TO THE LEFT. HIGH VOLTAGE POWER POLES ARE VISIBLE OVERHEAD.

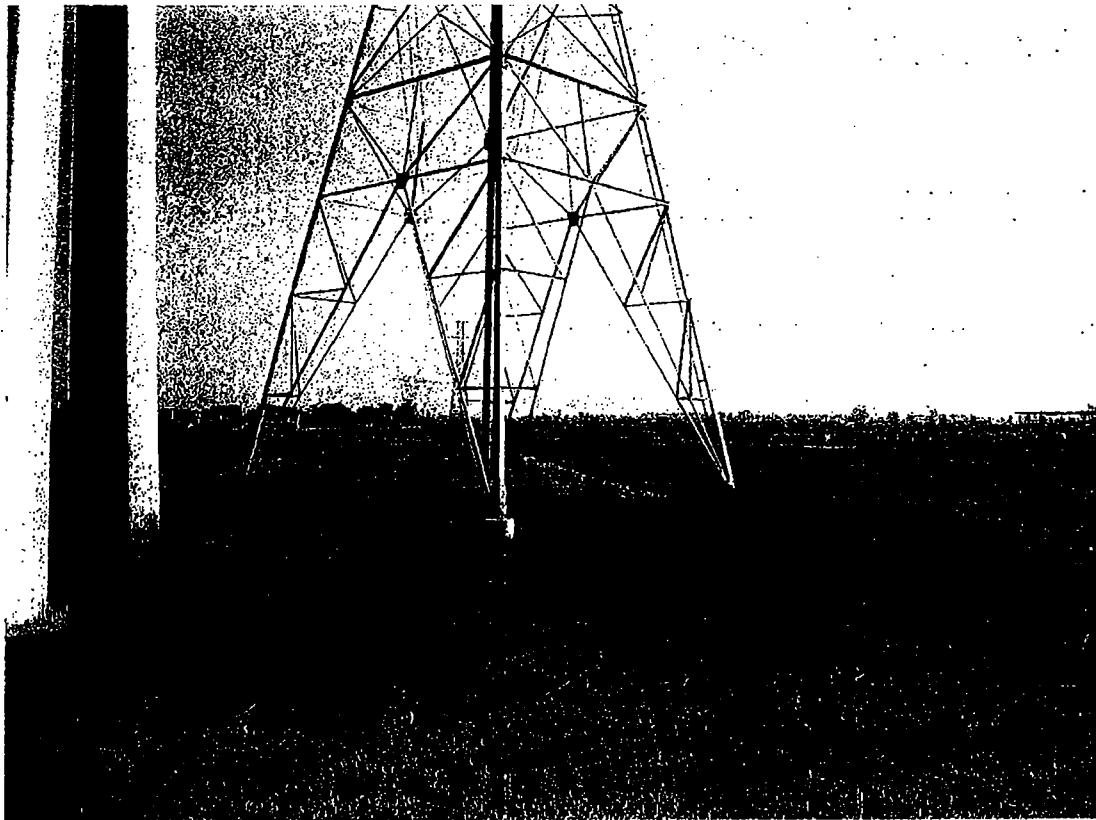


PHOTO 8 - VIEW FACING NORTH FROM THE SEC OF THE SITE SHOWING THE SITE TO THE LEFT AND A DAIRY TO THE RIGHT (EAST). THE LEGS OF THE HIGH VOLTAGE POWER POLES ARE VISIBLE IN THE FOREGROUND.



PHOTO 9 - VIEW FACING EAST FROM THE SWC OF THE SITE SHOWING THE SITE TO THE LEFT AND A DAIRY TO THE RIGHT (SOUTH). IN THE FOREGROUND IS A SMALL PILE OF FILL.

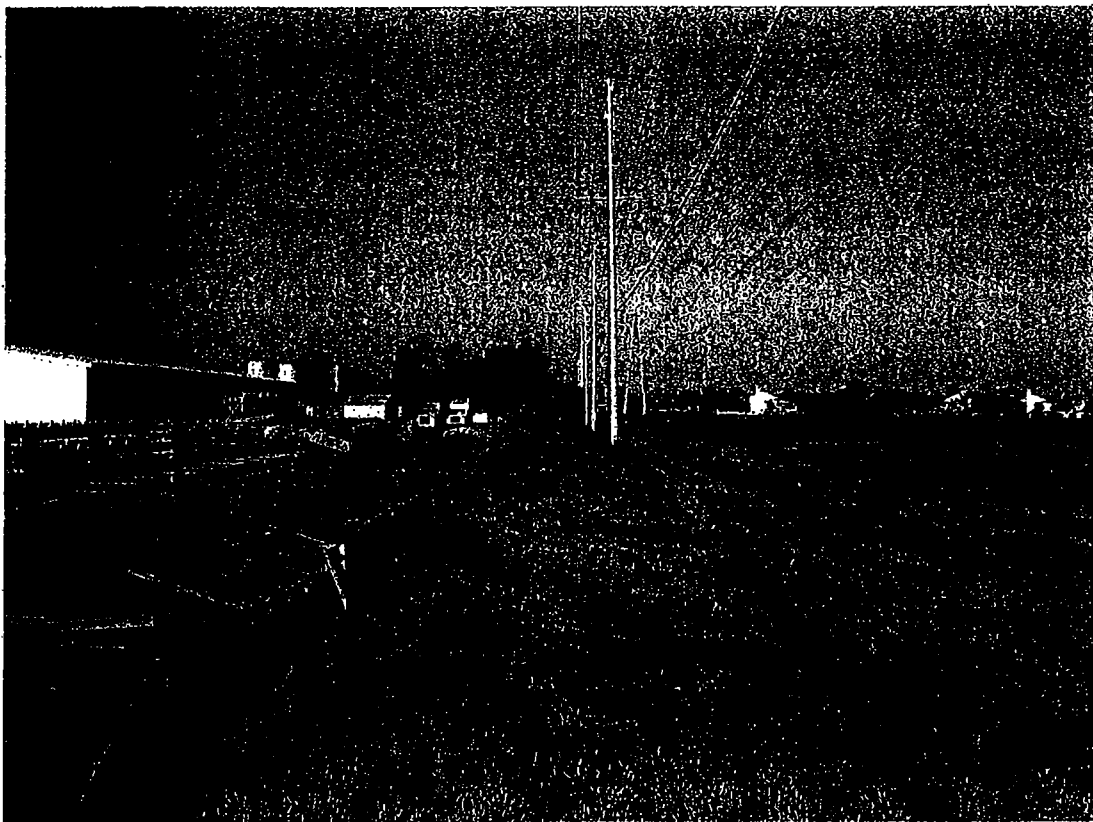


PHOTO 10 - VIEW FACING WEST FROM THE SEC OF THE SITE SHOWING THE SITE TO THE RIGHT AND THE DAIRY TO THE LEFT.



PHOTO 11 - VIEW FACING SOUTHWESTERLY LOOKING ACROSS THE SITE FROM THE NEC OF THE SITE.



PHOTO 12 - VIEW FACING SOUTH FROM THE NEC OF THE SITE SHOWING THE SITE TO THE RIGHT AND A DAIRY TO THE LEFT (EAST).



PHOTO 13 - VIEW FACING NORTH FROM THE SOUTHEAST PORTION OF THE SITE SHOWING A SMALL AMOUNT OF TRASH INCLUDING A COUPLE OF TIRES ON THE SITE.

APPENDIX B

EDR Radius Map™ Report



EDR™ Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Minaberry Trust APN 218-151-19,-23
NEC of Turner/Schaefer
Ontario, CA 91761**

Inquiry Number: 01176604.1r

April 21, 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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	6
Orphan Summary.....	8
Government Records Searched/Data Currency Tracking.....	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the 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

NEC OF TURNER/SCHAEFER
ONTARIO, CA 91761

COORDINATES

Latitude (North): 34.006400 - 34° 0' 23.0"
Longitude (West): 117.583200 - 117° 34' 59.5"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 446145.2
UTM Y (Meters): 3762824.5
Elevation: 748 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 34117-A5 GUASTI, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites

EXECUTIVE SUMMARY

Cal-Sites	Calsites Database
CHMIRS	California Hazardous Material Incident Report System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN.	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
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
DOD	Department of Defense Sites
US BROWNFIELDS	A Listing of Brownfields 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
EMI	Emissions Inventory Data
REF	Unconfirmed Properties Referred to Another Agency
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET	Hazardous Waste Information System
San Bern. Co. Permit	Hazardous Material Permits

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
-----------------------	--

BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
-----------------------------	--------------------------------

EXECUTIVE SUMMARY

VCP..... Voluntary Cleanup Program Properties

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.

STATE ASTM STANDARD

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 is 1 CA FID UST site 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>
DICK DYKSTRA DAIRY	10129 SCHAEFER	1/8 - 1/4 SSW	A1	6

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 is 1 HIST UST site 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>
DICK DYKSTRA DAIRY	10129 SCHAEFER AVE	1/8 - 1/4 SSW	A2	6

EXECUTIVE SUMMARY

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

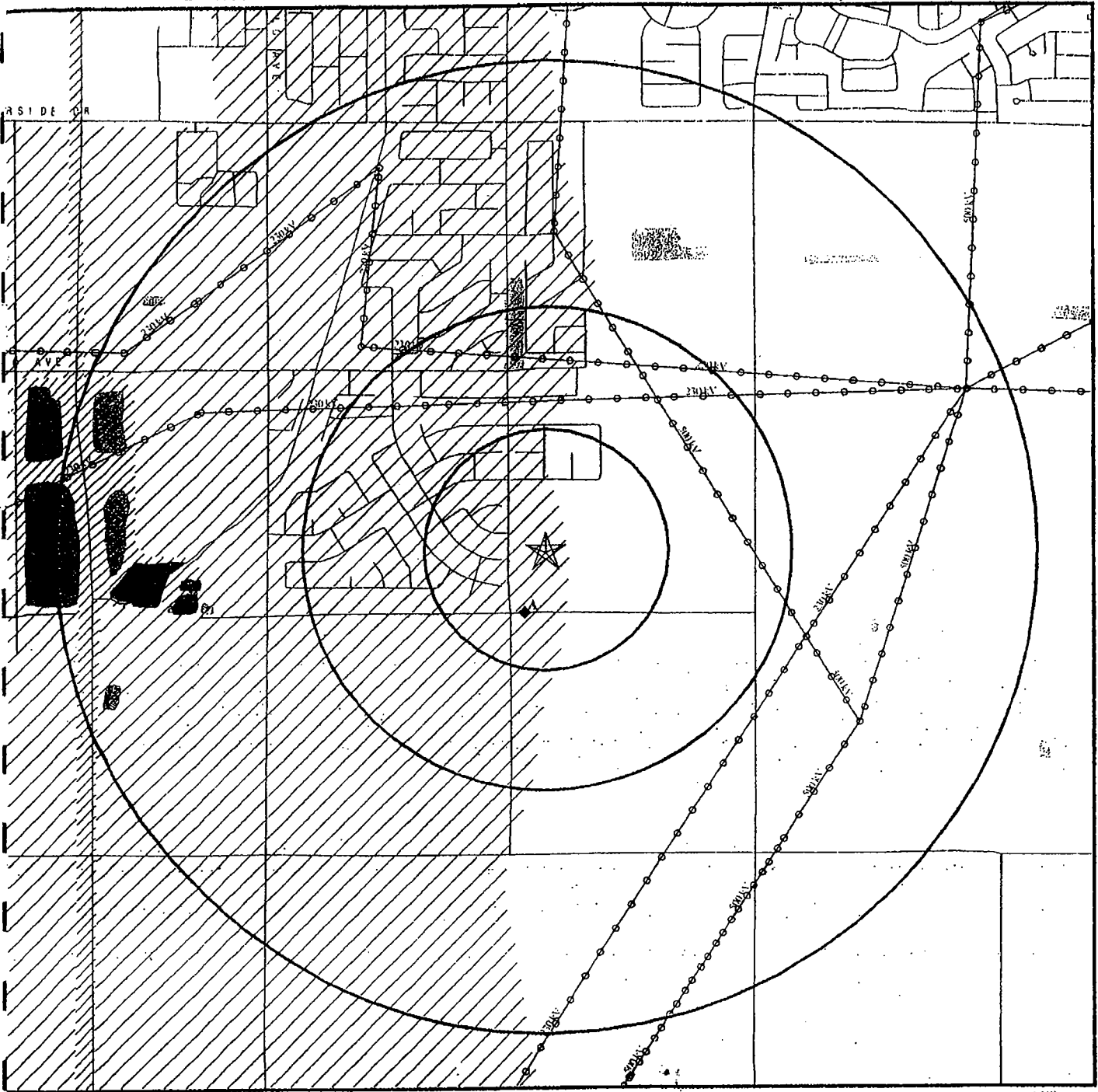
Site Name

DUNLOP TIRE CORPORATION
EXXON STATION #507
MCI TELECOMMUNICATIONS

Database(s)

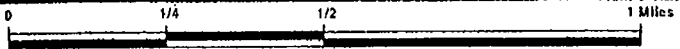
SWF/LF
HIST UST
San Bern. Co. Permit

OVERVIEW MAP - 01176604.1r - LOR Geotechnical Group, Inc.



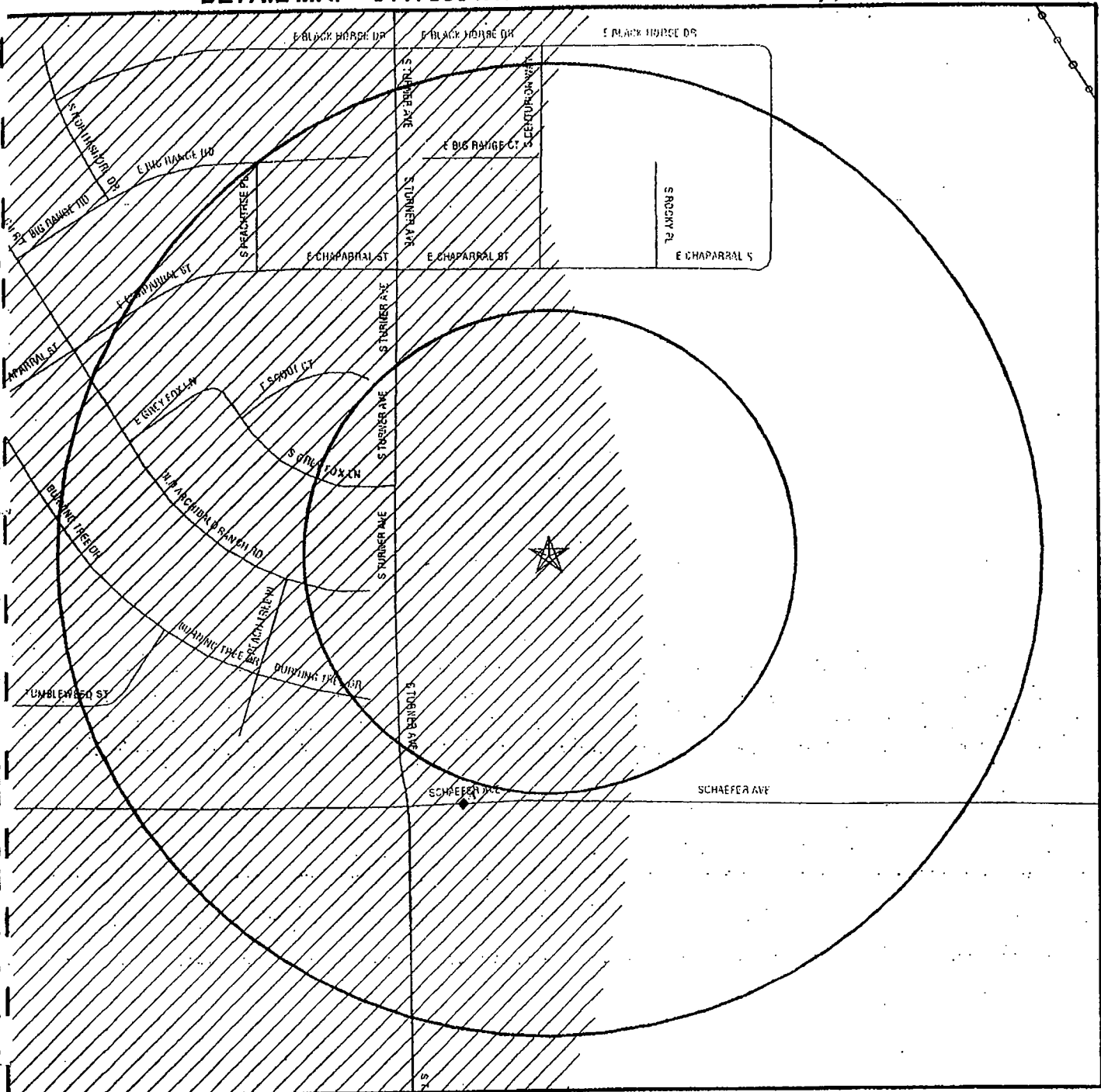
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▩ 500-year flood zone
- Federal Wetlands
- Areas of Concern



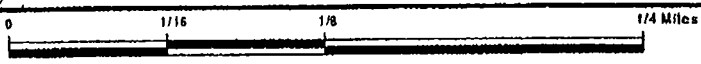
TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:	Minaberry Trust APN 218-151-19,-23 NEC of Turner/Schaefer Ontario CA 91761 34.0064 / 117.5832	CUSTOMER: CONTACT: INQUIRY #: DATE:	LOR Geotechnical Group, Inc. M. Kevin Osmun 01176604.1r April 21, 2004 4:05 pm
---	--	--	---

DETAIL MAP - 01176604.1r - LOR Geotechnical Group, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern



TARGET PROPERTY: Minaberry Trust APN 218-151-19-.23 ADDRESS: NEC of Turner/Schaefer CITY/STATE/ZIP: Ontario CA 91761 LAT/LONG: 34.0064 / 117.5832	CUSTOMER: LOR Geotechnical Group, Inc. CONTACT: M. Kevin Osmun INQUIRY #: 01176604.1r DATE: April 21, 2004 4:05 pm
--	---

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	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	0	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
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	0	0	NR	NR	0
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	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	1	NR	NR	NR	1
HIST UST		0.250	0	1	NR	NR	NR	1
<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		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
DOD		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	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
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		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
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
EMI		TP	NR	NR	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
San Bern. Co. Permit		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
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:

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 Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1 DICK DYKSTRA DAIRY CA FID UST S101618928
SSW 10129 SCHAEFER N/A
 1/8-1/4 ONTARIO, CA 91761
 723 ft.

Site 1 of 2 in cluster A

Relative:
 Lower

Actual:
 742 ft.

FID: 36001604 Regulate ID: 00027947
 Facility ID: 36001604
 Reg By: Active Underground Storage Tank Location
 Cortese Code: Not reported SIC Code: Not reported
 Status: Active Facility Tel: (714) 947-3976
 Mail To: Not reported
 10129 SCHAEFER
 ONTARIO, CA 91761
 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

A2 DICK DYKSTRA DAIRY CA WDS U001569965
SSW 10129 SCHAEFER AVE HIST UST N/A
 1/8-1/4 ONTARIO, CA 91761
 723 ft.

Site 2 of 2 in cluster A

Relative:
 Lower

Actual:
 742 ft.

WDS:
 Facility ID: Santa Ana River 365591001
 Facility Contact: DICK DYKSTRA Facility Telephone: 0
 SIC Code: 241 SIC Code 2: Not reported
 Agency Name: DYKSTRA, DICK
 Agency Address: 10129 SCHAEFER AVENUE
 ONTARIO 91761
 Agency Contact: DICK DYKSTRA Agency Phone: (909) 947-2099
 Design Flow: 0.0001 Million Gal/Day Baseline Flow: 0 0001 Million Gal/Day
 Facility Type: Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. The treatment and/or disposal of agricultural return water is included in this category.
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
 Agency Type: Private
 Waste Type: Stormwater Runoff - Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
 Solid Wastes - Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
 Threat to Water: Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Aesthetic impairment would include nuisance from a waste treatment facility.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

Database(s) EDR ID Number
EPA ID Number

DICK DYKSTRA DAIRY (Continued)

U001569965

disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Reclamation: No reclamation requirements associated with this facility.

POTW: The facility is not a POTW.

NPDES Number: CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: 8

UST HIST:

Facility ID: 27947

Facility Status: Not reported

Total Tanks: 1

Region: STATE

Owner Name: DICK DYKSTRA DAIRY

Box Number: Not reported

Owner Address: 10129 SCHAEFER
ONTARIO, CA 91761

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ANGELS CAMP	U001568976	EXXON STATION #507	HIGHWAY 49	91761	HIST UST
ONTARIO	S103426909	DUNLOP TIRE CORPORATION	525 CONCOURSE		SWF/LF
ONTARIO	S105298769	MCI TELECOMMUNICATIONS	STATE ST	91761	San Bern. Co. Permit

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: 01/29/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655 6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/07/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

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: 02/26/04

Date Made Active at EDR: 04/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04

Elapsed ASTM days: 11

Date of Last EDR Contact: 03/22/04

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: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/15/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/25/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/08/04

RCRIS: Resource Conservation and Recovery Information System

Source: EPA

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS 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: 03/09/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/18/04
Elapsed ASTM days: 15
Date of Last EDR Contact: 01/19/04

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: 01/26/04

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: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

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.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/09/04
Database Release Frequency: Annually

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

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: 01/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/06/04
Date of Next Scheduled EDR Contact: 05/01/04

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: 02/09/04
Database Release Frequency: Quarterly

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

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: 12/18/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/20/04
Date of Next Scheduled EDR Contact: 07/19/04

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: 01/15/04
Database Release Frequency: Quarterly

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

MINES: Mines Master Index File

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

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/12/04
Date of Next Scheduled EDR Contact: 05/24/04

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: 12/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

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

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202-564-0746

A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

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

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 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: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(f) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

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 administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 03/23/04
Date of Next Scheduled EDR Contact: 06/21/04

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

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: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

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: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

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: 01/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

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: 03/02/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 03/03/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/03/04

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: 03/02/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/03/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/03/04

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: 12/31/02
Date Made Active at EDR: 08/07/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/11/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/23/04

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).

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: 01/29/04

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: 04/19/04

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: 02/02/04

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: 03/15/04
Date Made Active at EDR: 04/14/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/17/04
Elapsed ASTM days: 28
Date of Last EDR Contact: 03/16/04

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: 03/11/04

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

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: 03/04/04
Date Made Active at EDR: 03/31/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/04/04
Elapsed ASTM days: 27
Date of Last EDR Contact: 04/13/04

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: 916-341-5700

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/04/04
Date Made Active at EDR: 04/06/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/04/04
Elapsed ASTM days: 33
Date of Last EDR Contact: 04/13/04

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: 03/02/04

Date Made Active at EDR: 03/24/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/03/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 03/03/04

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: 02/09/04

Date Made Active at EDR: 03/01/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/10/04

Elapsed ASTM days: 20

Date of Last EDR Contact: 01/27/04

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: 03/11/04

Date Made Active at EDR: 03/31/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/12/04

Elapsed ASTM days: 19

Date of Last EDR Contact: 01/27/04

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: 02/25/04

Date Made Active at EDR: 03/24/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/01/04

Elapsed ASTM days: 23

Date of Last EDR Contact: 02/23/04

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: 02/02/04

Date of Next Scheduled EDR Contact: 05/01/04

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: 03/09/04

Database Release Frequency: Annually

Date of Last EDR Contact: 04/05/04

Date of Next Scheduled EDR Contact: 07/05/04

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: 04/05/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04

Date of Next Scheduled EDR Contact: 06/21/04

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: 01/05/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/06/04

Date of Next Scheduled EDR Contact: 07/05/04

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: 03/02/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04

Date of Next Scheduled EDR Contact: 05/31/04

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: 12/31/01

Database Release Frequency: Varies

Date of Last EDR Contact: 04/20/04

Date of Next Scheduled EDR Contact: 07/19/04

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: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

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: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

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: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

HAZNET: Hazardous Waste Information System

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: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

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: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/09/03
Date of Next Scheduled EDR Contact: 04/26/04

Underground Tanks

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

Date of Government Version: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/09/03
Date of Next Scheduled EDR Contact: 04/26/04

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/01/04
Date of Next Scheduled EDR Contact: 05/31/04

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: 01/14/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/15/04
Date of Next Scheduled EDR Contact: 05/10/04

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: 01/27/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 02/20/04
Date of Next Scheduled EDR Contact: 05/17/04

City of El Segundo Underground Storage Tank

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

Date of Government Version: 03/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Long Beach Underground Storage Tank

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

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

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

City of Torrance Underground Storage Tank

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

Date of Government Version: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

HMS: Street Number List

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

Date of Government Version: 09/30/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/17/03
Date of Next Scheduled EDR Contact: 02/16/04

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: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

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: 02/10/04
Database Release Frequency: Semi-Annually

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

NAPA COUNTY:

Sites With Reported Contamination

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

Date of Government Version: 03/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

Closed and Operating Underground Storage Tank Sites

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

Date of Government Version: 10/02/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 03/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

List of Industrial Site Cleanups

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

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

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/17/04
Date of Next Scheduled EDR Contact: 06/21/04

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: 12/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

Underground Storage Tank Tank List

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

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

SACRAMENTO COUNTY:

CS - Contaminated Sites

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

Date of Government Version: 01/29/04
Database Release Frequency: Quarterly

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

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/04
Database Release Frequency: Quarterly

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

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: 01/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

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: 10/31/03
Database Release Frequency: Quarterly

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

SAN FRANCISCO COUNTY:

Local Oversight Facilities

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

Date of Government Version: 03/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

Underground Storage Tank Information

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

Date of Government Version: 03/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN MATEO COUNTY:

Fuel Leak List

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

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

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

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: 04/07/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/02/04
Date of Next Scheduled EDR Contact: 07/12/04

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

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

Date of Government Version: 12/31/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

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: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SOLANO COUNTY:

Leaking Underground Storage Tanks

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

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

Underground Storage Tanks

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

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

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

Date of Government Version: 01/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/26/04
Date of Next Scheduled EDR Contact: 04/26/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

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: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

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: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

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: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/15/04
Date of Next Scheduled EDR Contact: 07/12/04

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.

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

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 01/27/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/23/04

Date of Next Scheduled EDR Contact: 05/24/04

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: 01/21/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04

Date of Next Scheduled EDR Contact: 07/12/04

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: Quarterly

Date of Last EDR Contact: 02/16/04

Date of Next Scheduled EDR Contact: 05/17/04

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: 02/10/04

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04

Date of Next Scheduled EDR Contact: 06/07/04

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-255-3125

Date of Government Version: 01/01/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/04

Date of Next Scheduled EDR Contact: 07/05/04

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.

Date of Government Version: 09/09/03

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04

Date of Next Scheduled EDR Contact: 06/07/04

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: 01/21/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04

Date of Next Scheduled EDR Contact: 07/05/04

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Last EDR Contact: 02/26/04
Date of Next Scheduled EDR Contact: 06/28/04

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4408

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: 01/12/04
Database Release Frequency: No Update Planned

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

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: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

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: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

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: 03/28/03
Database Release Frequency: Quarterly

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

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: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional 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: 01/28/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/26/04
Date of Next Scheduled EDR Contact: 04/26/04

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

SLIC REG 6L: SLIC Sites
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 03/09/04
Database Release Frequency: Varies

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

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: 01/01/04
Database Release Frequency: Semi-Annually

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

SLIC REG 7: SLIC List
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 02/27/04
Database Release Frequency: Varies

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

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

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: 12/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/04/04

EDR PROPRIETARY HISTORICAL DATABASES

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.

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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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

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 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

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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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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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LOR GEOTECHNICAL GROUP, INC.
Soil Engineering ▲ Geology ▲ Environmental

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
AND LIMITED SITE CHARACTERIZATION
SLEGERS DAIRY
10401 EAST RIVERSIDE DRIVE
ONTARIO
SAN BERNARDINO COUNTY, CALIFORNIA**

**PROJECT NO. 11938.2
JUNE 28, 2004**

Prepared For:

Centex Homes
250 Commerce, Suite 100
Irvine, California 92602-1318

Attention: Mr. David Hutchins

LOR **GEOTECHNICAL GROUP, INC.**
Soil Engineering ▲ Geology ▲ Environmental

June 28, 2004

Project No. 11938.2

Centex Homes
250 Commerce, Suite 100
Irvine, California 92602-1318

Attention: Mr. David Hutchins

Subject: Phase I Environmental Site Assessment and Limited Site Characterization,
Slegers Dairy, 10401 East Riverside Drive, Ontario, San Bernardino
County, California.

Attached herewith is the Phase I Environmental Site Assessment and Limited Site Characterization Report for the Slegers Dairy, 10401 East Riverside Drive, Ontario, San Bernardino County, California.

This Phase I Environmental Site Assessment and Limited Site Characterization was planned and executed based upon a scope of services generally outlined in our Work Authorization dated June 2, 2004.

We appreciate the opportunity to provide these services for this property. If you have any questions or comments regarding this evaluation, please do not hesitate to contact this firm at your convenience.

LOR Geotechnical Group, Inc.

Table of Contents

Page No.

EXECUTIVE SUMMARY	1
INTRODUCTION	2
NON-SCOPE CONSIDERATIONS	3
METHODOLOGY AND PROCEDURES	3
REVIEW OF EXISTING REPORTS	4
GEOLOGIC AND HYDROLOGIC SETTING	5
Geology	5
Hydrology	5
HISTORY OF SITE USAGE	6
Aerial Photograph Review	6
County Assessor's Office Records Review	10
City Directory and Sanborn Maps	11
Owner/Operator Interview	11
Site History Summary	12
SITE RECONNAISSANCE	12
Adjacent Properties	15
METHANE GAS	16
REGULATORY AGENCY RECORDS REVIEW	16
ENVIRONMENTAL DATABASE REVIEW	17
CA FID UST	18
HIST UST	19
Division of Oil, Gas, and Geothermal Resources	19
Geotracker	19
Orphan Summary	19
Database Summary	20

Table of Contents

Page No.

LIMITED SITE CHARACTERIZATION 20
 Soil Sampling Methodology and Procedure 20
 Laboratory Analytical Results 21

CONCLUSIONS AND RECOMMENDATIONS 22

STATEMENT OF QUALIFICATIONS 23

LIMITATIONS 24

TIME LIMITATIONS 25

CLOSURE 25

APPENDICES

- Appendix A - Index Map, Assessor's Parcel Map, and Color Photographs
- Appendix B - The EDR - Aerial Photography Print Service
- Appendix C - The EDR - City Directory *Abstract* and Sanborn® Map Report
- Appendix D - Key Site Manager Questionnaire
- Appendix E - The EDR Radius Map with GeoCheck® Report
- Appendix F - Soil Sample Location Map and Laboratory Analytical Results for Soil Samples

Centex Homes
June 28, 2004

Project No. 11938.2

EXECUTIVE SUMMARY

A Phase I ESA and LSC was conducted by this firm for the Slegers Dairy located at 10401 East Riverside Drive in Ontario, San Bernardino County, California. The subject site has been used agriculturally throughout its researched history, for both farming and dairy uses. Currently, the site use is as a dairy. The structures at the site include one house with garage and storage structures, milk barn facilities, corrals with canopies, calf pens, commodity barn (feed storage area), storage structure, a concrete basin used for feed storage, a diesel AST, and two groundwater production wells.

Due to the age of some of the site structures, materials containing asbestos and lead-based paint may be present. Structural demolition at the site should be performed in accordance with regulatory agencies having jurisdiction.

The site has two groundwater production water wells; one is an old irrigation well and the other is currently used for domestic and dairy operation purposes. If either of the groundwater production wells are to be destroyed/abandoned, they should be done so in accordance with current regulatory requirements. Other subsurface structures such as irrigation lines, water lines, septic tanks, leach lines, and underground utilities, will be encountered during site development.

There is an easement for a high pressure natural gas pipeline present at the subject site; this pipeline leads into the northeast portion and heads southwest towards the southwest corner.

A Limited Site Characterization was conducted during this Phase I Environmental Site Assessment in order to determine if the past use of the site included organochlorine pesticides. The Limited Site Characterization indicated trace to low concentrations of organochlorine pesticides were present at the locations sampled. These concentrations are below the EPA PRG's, and therefore, no adverse environmental impact to the site is anticipated from the previous agricultural use.

The site appears to have a potential for methane gas due to its past and current use as a dairy.

Centex Homes
June 28, 2004

Project No. 11938.2

There are no environmentally impaired properties within one mile of the subject site which would have an adverse environmental impact to the subject site.

Trash and debris, drums and other containers with gasoline, oil, lubricant, paint, acid, bleach, and iodine, and one diesel AST were noted at the site. Minor oil and diesel staining were noted. These do not present an adverse environmental condition; however, any containers and associated chemicals should be removed and properly recycled or disposed of prior to residential development. All of the trash and debris appeared suitable for disposal in a Class III (Municipal) landfill, however, the numerous tires present may require special handling. No unusual odors or distressed vegetation were noted.

Based on the results of this Phase I ESA and LSC, the subject site does not appear to have any recognized environmental conditions associated with it.

INTRODUCTION

During June of 2004, LOR Geotechnical Group, Inc., performed a Phase I Environmental Site Assessment (ESA) for the Slegers Dairy located at 10401 East Riverside Drive in Ontario, San Bernardino County, California. This Phase I ESA was conducted for Centex Homes and their designates in general accordance with the Standard Practice for Environmental Site Assessments, ASTM E 1527-00. The purpose of this Phase I ESA was to identify, to the extent feasible pursuant to the processes described within, recognized environmental conditions in connection with the property and its intended use by Centex Homes for residential development.

Concurrent with our Phase I ESA, a Limited Site Characterization (LSC) was conducted. The Limited Site Characterization was conducted to assess concentrations of organochlorine pesticides present in the site soils which may be present from past agricultural activities.

The approximate location of the site within its regional setting is presented on Enclosure A-1, within Appendix A.

The scope of this assessment included: 1) A reconnaissance of the site and immediate vicinity; 2) review of the data available from various regulatory agencies; 3) interviews

Centex Homes
June 28, 2004

Project No. 11938.2

with the site owner/operator and public and regulatory agencies; 4) a LSC to determine if pesticides used at the site were present in the near surface soils; 5) aerial photograph review; and 6) preparation of this report.

The findings of our Phase I ESA and LSC, as well as our conclusions and recommendations, are presented in the following sections of this report.

NON-SCOPE CONSIDERATIONS

The following environmental issues are outside the scope of ASTM E 1527-00 and were not addressed in this report.

- Radon
- Lead in Drinking Water
- Wetlands
- Cultural Land Historical Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Mold and Mildew

METHODOLOGY AND PROCEDURES

During our research for this Phase I Environmental Site Assessment, various public agencies and individuals were contacted in order to provide insight into the previous and current uses of the site areas with respect to environmental impairments. The County of San Bernardino Fire Department Hazardous Materials Division, the County of San Bernardino Assessor's Office, and the Regional Water Quality Control Board, Santa Ana Region were contacted for information regarding permits for the subject site, underground storage tanks, hazardous materials incidents, and general information about the area to ascertain the past uses with respect to environmental concerns.

Centex Homes
June 28, 2004

Project No. 11938.2

Federal and state lists and databases were reviewed to ascertain the presence of known environmentally impaired sites within the area of the site and to determine their impact, if any, to the subject site.

Aerial photographs on file at the San Bernardino County Flood Control District dating from 1938 through 2001 were examined to investigate the past use of the subject site and the surrounding region. Environmental Data Resources, Inc. (EDR) provided aerial photographs from 1938 through 2002 for inclusion in the Phase I report, which were also examined.

Concurrent with our public and governmental agency interviews and literature research, a site reconnaissance of the property was conducted. The site reconnaissance was conducted in order to determine current uses of the site and the potential for soil and/or possible groundwater contamination based on aboveground visual observation.

A Limited Site Characterization was conducted to determine if potential pesticide use at the site had included organochlorine pesticides, which are persistent in the environment.

REVIEW OF EXISTING REPORTS

The following report was reviewed by this firm as a part of the Phase I ESA:

- Leighton and Associates, Inc. Results of a Due-Diligence Geotechnical Study for the Proposed 26-Acre Residential Development, Southwest of Riverside Drive and Haven Avenue, City of Ontario, California, dated November 15, 2002, Project No. 020796-001.

The Geotechnical Study was conducted for approximately 26 acres of the current 36 ± acres of property for which this Phase I ESA was conducted. The Geotechnical Study was conducted for a planned residential development to be located on the 26 acres and omitted 10 acres located at the southwest corner of Riverside Drive and Haven Avenue, which was planned for commercial use. The Geotechnical Study reported the site was an operating dairy with structures on the north side of the property and the south side pasture and retention ponds. The report details the placement of 20

Centex Homes
June 28, 2004

Project No. 11938.2

exploratory trenches over the 26 acres to a maximum depth of 10 feet deep. Although done specifically to address geotechnical conditions at the site, no unusual odors, soil staining, or underground structures were encountered. Fill was encountered in some of the trenches up to 2 feet thick. No groundwater or bedrock were encountered.

GEOLOGIC AND HYDROLOGIC SETTING

Geology

The site is situated on a series of coalescing alluvial fans emerging from the San Gabriel Mountains located to the north. These fans have been deposited from the mountains onto the valley floor from erosional processes and the rapid uplifting of the mountains. The depth to bedrock at the site was not determined for this investigation, but is anticipated to be on the order of several hundred feet.

Hydrology

The subject site lies within the Chino Groundwater Basin. The Chino Groundwater Basin is bounded on the north by the San Gabriel Mountains, on the east by the Rialto-Colton Barrier, to the west by the Chino Hills, and to the south by the Santa Ana River. Significant portions of the basin have been affected by elevated concentrations of nitrate and total dissolved solids as a result of the long-term agricultural and dairy activities in the area. Pesticides are not a contaminant in the groundwater, however groundwater plumes including trichloroethylene (TCE) and/or tetrachloroethylene (PCE) are present in the local area originating from the Ontario Airport and the Milliken Landfill, which are located approximately 2 miles north and 1.3 miles northeast of the subject site, respectively. These plumes do not cross the subject site, and are not anticipated to do so; therefore, these plumes should not have an adverse environmental impact to the subject site.

According to the Chino Basin Water Master's October 2002, Initial State of the Basin Report, groundwater in the area of the site is at a depth of $185 \pm$ feet below the ground surface (bgs). The local groundwater flow direction is estimated to be to the south-southwest in the general direction of the surface topography.

HISTORY OF SITE USAGE

To obtain a history of previous site usage for the site, a search was conducted by this firm for available historical aerial photographs of the area on file at the San Bernardino County Flood Control District. In addition, the County of San Bernardino Assessor's Office was contacted for building permit and historical information regarding the site. EDR was also contacted for City Directory and Sanborn Map coverage. The owner/operator of the subject site, Mr. Ben Slegers, was interviewed to obtain past use and other historical information.

Aerial Photograph Review

A search was conducted for available aerial photographs of the area on file at the San Bernardino County Flood Control District (SBCFCD) collection, by a representative from this firm. The search reviewed aerial photographs taken of the site and surrounding area in 1938, 1955, 1969, 1970, 1972, 1978, 1986, 1991, 1996, and 2001, the latest available photograph on file. We also looked at EDR aerial photographs from 1938, 1953, 1968, 1977, 1989, 1994, and 2002.

The aerial photographs reviewed at the SBCFCD consisted of vertical aerial stereographic photograph pairs of varying scales. These photographs were viewed using stereoscopes with magnifications of 2X and 4X for three dimensional enhancement. Due to the relatively large photograph scales involved, the analysis and subsequent interpretation of detail from aerial photographs sometimes requires a degree of subjective judgment. The degree of certainty on the interpretation of details depends upon such factors as the scale and the quality of the photograph. However, an analysis of aerial photographs can many times reveal the general site history as to the relative use of the land, possible ground disturbance, activities, etc.

A brief summary of the site and surround conditions during the various times, as reflected in the photographs is given below:

Centex Homes
June 28, 2004

Project No. 11938.2

1. June 3, 1938, Flight No. AXL/AXM, Photo Nos. 41-81 & -82, Scale 1" = 1,800'

In these early photographs, the subject site and surrounding properties are farm land. The subject site is bordered to the north by Riverside Drive and to the east by Haven Avenue, both paved roads. Haven Avenue is a dirt road north of Riverside Drive. Power poles are evident along the north side of the subject site. There is a vineyard in the east half and dry farm land in the west half of the subject site. In the north-central portion of the subject site, just south of Riverside Drive, are three structures which appear to be a barn and two small sheds. There are trees present along Riverside Drive and Haven Avenue. There are four trees along the approximate middle (north-south) of the subject site.

Immediately west of the subject site is an orchard, possibly citrus, and dry farm land. To the south are vineyards, including a tower associated with high voltage power transmission lines. To the east are vineyards and associated farm structures and another high voltage power transmission tower are present. To the north are vineyards, including a compound immediately north of the subject site, which includes an "L" shaped structure with the legs pointing to the west and south.

The areas shown in the photographs are predominately agricultural, including vineyards, orchards, and dry farm land with little structural development. The high voltage lines that cut across the southeast and south central portions of the subject site are running in a northeast to southeast direction.

2. November 7, 1955, Flight No. F-34, Photo Nos. 1-107 & 1-108, Scale 1" = 1,300'

There is a new structure, possibly for storage, present at the subject site immediately east of those seen previously. The eastern three-quarters of the site is now vineyards. The surrounding properties are relatively the same as previously shown.

The areas shown in the photographs are still agricultural with a minor increase in structural development. Lower Deer Creek and Cucamonga Creek to the west of the site have been artificially channeled.

3. February 27, 1969, Flight No. C-295, Photo Nos. 89 & 90, Scale 1" = 2,200'

The subject site now includes a dairy with a house and pool, milk barn, new storage structure, corrals, and hay barns. There is a linear scar across the subject site leading from the east central border to the southwest corner, which is probably due to the installation of the high pressure natural gas pipeline currently present. The structures shown in the 1938 photographs are absent. Most of the vineyards at the subject site are absent; some are dry farm land. There appears to be numerous rectangular retention basins running north to south and located just south of the corrals. Most of the structures to the east are absent with no vineyards and land reverting to a native state. The orchard to the west is largely absent. There are still vineyards to the south, west, and north. Immediately north of the subject site there appears to be a newly constructed small dairy with a house, milk barn, and corrals.

The high voltage power transmission lines and associated towers are absent. Some increases in commercial and residential development are evident. A significant number of dairies are present east of the subject site. Approximately 1.25 miles north-northeast of the site, just northwest of Milliken Avenue and Mission Boulevard, appears to be a disturbed area that may be a landfill.

4. February 7, 1970, Flight No. C-297, Photo No. 13, Scale 1" = 2,200'

Stereo coverage was not available for the subject site and surrounding properties.

The subject site and surrounding properties are essentially the same as shown in the previous photographs. No vineyards are present on the subject site.

5. October 30, 1972, Flight No. C-193, Photo No. 67, Scale 1" = 2,200'

Stereo coverage was not available for the subject site and surrounding properties.

The subject site and surrounding properties are essentially the same as shown in the previous photographs. However, the dairy to the north has added two corrals and two hay barns and the property to the northeast of the subject site has irrigated and dry land farming of crops.

Centex Homes
June 28, 2004

Project No. 11938.2

Increase in structural development, including dairies, are evident. The 60 Freeway is now present approximately 0.75 miles north of the subject site.

6. January 21, 1978, Flight No. C-279, Photo Nos. 62 & 63, Scale 1" = 2,000'

The subject site is essentially the same as previously described. There is a dairy now present to the east of the site beyond Haven Avenue. There are irrigated crops, possibly alfalfa, to the northeast and southeast of the subject site.

Significant residential development has occurred east of the site. The I-15 Freeway is under construction north of the 60 Freeway.

7. February 25, 1986, Flight No. C-450, Photo Nos. 63 & 64, Scale 1" = 2,200'

There is a small structure present just south of the southeast corner of the corrals and hay barns at the subject site. There is a residential tract under development immediately north of the site with Creekside Lake, a man-made lake, a part of this development. To the northeast of the subject site is a commercial building, multi-unit residential structures, and single-family homes, some of which are under construction. The property immediately west of the site is vacant and appears to be part of a corridor being prepared for utilities.

Significant commercial and residential development has occurred. Construction of the I-15 Freeway is complete just south of the 60 Freeway.

8. July 1, 1991, Flight No. C-487, Photo Nos. 78 & 79, Scale 1" = 2,200'

There is a new structure near the southeast corner of the corrals in the west portion of the subject site. The retention basins have been reconfigured to one dozen basins along most of the south end of the site. There are calf pens evident immediately south of the west end of the newly added corrals. There is dry land farming immediately south of the power transmission. The residential tract to the north is complete including a small golf course to the northeast of the subject site. The residential development to the northeast is complete.

Centex Homes
June 28, 2004

Project No. 11938.2

The I-15 Freeway is completed south of the 60 Freeway. Continued residential and commercial development is evident.

9. April 20, 1996, Flight No. C-528, Photo Nos. 66 & 67, Scale 1" = 2,100'

The subject site and surrounding properties remain essentially as described in the previous photographs.

Additional commercial development is evident.

10. June 15, 2001, Flight No. C-541, Photo Nos. 78 & 79, Scale 1" = 2,200'

The subject site is essentially the same as previously shown. The property to the south and west appear to be parts of a nursery operation, including several structures. There is a residential tract present to the west beyond the nursery operation and high voltage power transmission lines and towers.

Residential and commercial development have nearly eliminated agricultural land; few vineyards, dairies, and farm land.

Copies of electronic aerial photographs of the site taken in 1938, 1953, 1968, 1977, 1989, 1994, and 2002, provided by EDR, are included within Appendix B.

County Assessor's Office Records Review

The County of San Bernardino Assessor's Office in Ontario was contacted on June 23, 2004 for building records for the subject site. Ms. Linda Ellis indicated that the residence at the subject site was built off-site in 1960, and was moved on-site in 1968. All dairy structures, except for some corrals and canopies added later, were built in 1966 under a general building permit numbered 16157, dated January 24, 1966. The small parcel associated with the irrigation well, Assessor's Parcel Number 0218-151-21, had an implement shed in 1925, remodeled in 1958, and was removed between 1961 and 1966. A pumping plant, presumably the existing irrigation well and pump house, was installed in 1960. According to assessor's records, one-third interest in the irrigation well belongs to a couple with the last name of Wind. No

Centex Homes
June 28, 2004

Project No. 11938.2

records were found which would be associated with an adverse environmental impact to the subject site.

City Directory and Sanborn Maps

The site address at 10401 East Riverside Drive was chosen for the search of city directory information. The information provided shows the target address is listed from 1975 to 2003 under L. M. Slegers, Hubert Slegers Dairy, Thelma M. Slegers, West Star Dairy, and Ben Slegers. All these names are associated with the past and current Slegers dairy operation at the subject site. No listings prior to 1975 were available for the subject site. The surrounding addresses included commercial and residential properties listed from 1956 to 2003. The EDR - City Directory *Abstract* is included in Appendix C.

No coverage of Sanborn fire insurance maps was available for the subject site. The Sanborn® Map Report from EDR is included within Appendix C.

Owner/Operator Interview

Mr. Ben Slegers was interviewed on June 14, 2004 by Mr. Mathew L. Hunt of this firm, regarding the history and current use of the subject site. According to Mr. Slegers, when the site was purchased in 1966, the subject site was vacant farm land. Utilities for the subject site include electric, natural gas, two groundwater production wells (one is for irrigation and the other is domestic), and septic systems. The irrigation well has not been used by the Slegers. Mr. Slegers does not recall any power lines crossing the subject site, but acknowledges the high pressure natural gas pipeline present in the east and south portions of the subject site.

There is currently one aboveground storage tank (AST) used to store fuel present at the subject site. The AST has 500 gallons of capacity for storage of red-dyed (off-road) diesel fuel; the AST is situated on concrete. Mr. Slegers stated there have been no underground storage tanks during their operation of the subject site.

Mr. Slegers indicated that they have their equipment maintenance performed by an off-site company with no storage of waste oil on-site.

Centex Homes
June 28, 2004

Project No. 11938.2

Mr. Slegers stated that during their operation of the subject site, organochlorine pesticides have not been used.

A copy of the Key Site Manager Questionnaire is included in Appendix D.

Site History Summary

The subject site was farm land, including dry land crops and grape vineyard, with an associated well and pump house until 1966, when it became a dairy built by the Slegers. From 1966 to the present, the subject site has operated as a dairy.

SITE RECONNAISSANCE

A site reconnaissance was conducted on June 14, 2004 by Mr. Mathew L. Hunt of this firm. To orient our site reconnaissance, a copy of the Assessor's Parcel Map was provided for our use. A copy of the Assessor's Parcel Map is provided as Enclosure A-2 within Appendix A.

The subject site is approximately 36 ± acres located at the southwest corner of Riverside Drive and Haven Avenue. Vegetation at the subject site includes weeds and landscaped grasses, trees, and bushes associated with the house and milk barn. The topography is relatively planar, sloping down gently to the south-southwest; some fill, up to approximately 2 feet, appears to be present across much of the subject, which sits higher than the surrounding properties. Structures at the subject site include one house with garage and storage structures, milk barn facilities, corrals with canopies, calf pens, commodity barn (feed storage area), storage structure, a concrete basin used for feed storage, a diesel AST, and two groundwater production wells. There are also twelve retention basins for the control of wastewater from dairy operations in the southern portion of the subject site; at the time of our visit, about half of the retention basins were dry. The subject site is largely unfenced with some corral fencing along the east and north boundaries and some metal chain-link fencing present along the south boundary to the east; berms are present along the west, south, and east boundaries to control off-site runoff.

The residence at the subject site with the address of 10401 Riverside Drive is located in the north central portion near the north boundary. A concrete drive leads south

from Riverside Drive to the house and associated garage. Along the east side of this drive is a 3-foot concrete slab, two metal-sided storage structures, and the irrigation groundwater production well with associated pump house. The storage structures are used to store personal items, including a boat and refrigerator.

Along Riverside Drive are numerous power poles and associated lines. Three power poles with multiple transformers are present with no signs of leakage.

The milk barn with associated half circle concrete drive is located near the north boundary west of the house. The 500-gallon diesel fuel AST is present at the east side of the milk barn; some diesel staining was noted on concrete beneath the AST, but not in nearby soil. Other tanks near the milk barn include the milk tank at the northwest corner of the barn, the water tank near the southwest corner of the barn, and an aboveground feed storage tank immediately east of the diesel AST. The milk barn includes a bathroom, chemical storage room (including compressors and electrical facilities), and milk tank room; these rooms are located at the north end of the barn. Chemicals present in and near the milk barn included 1-gallon containers, 5-gallon buckets, and 30- and 55-gallon plastic drums with oil, lubricant, acid-based detergent, pipeline and bulk tank acid (phosphoric and sulfuric), and 1% or less iodine solutions used for teat dip. An emergency backup diesel-powered generator and associated metal-sided housing are present at the northeast corner of the milk barn. An empty plastic gasoline container is present in the housing for the backup generator. Oil staining was observed on an exhaust pipe and concrete at the north side of the generator. Some oil staining was also observed in the chemical storage room beneath a compressor on the concrete floor.

Just southwest of the milk barn is a storage structure (metal-sided building) that houses the domestic groundwater production well with associated pressure tank. Items being stored include dairy wipes, medicated feed crumbles, teat dip (bleach) in a 55-gallon plastic drum, acid-based detergent in a 55-gallon plastic drum, sacks of copper sulfate, old hose, tire, metal siding, wooden pallet, old metal milk can, sacks of powdered milk, bio-hazard container with used syringes, two 1-gallon containers of propylene glycol, and a 1-gallon paint can. A small office is located at the southwest corner of the storage structure. Next to the office at the south wall is a work bench with tagging supplies, tools, and parts. There is a medical cabinet with supplies in the northwest corner of the storage structure. At the east side of the storage structure

Centex Homes
June 28, 2004

Project No. 11938.2

is some trash and debris including metal, wood, tire, household trash, plastic, and rubber hose.

To the east and west of the milk barn are concrete drives that lead south from Riverside Drive along the east and west sides of corrals with canopies in the west portion of the subject site. Along these drives are hay pole barns. At the southeast corner of the corrals in the west portion is a commodity barn used to store various feed materials. Two heavy-duty loaders are present, used for moving feed materials. A spot of minor oil and diesel staining of soil is present west of the commodity barn on the north side of a dirt/paved drive. An old feed truck, an animal trailer with the top cut off, a flatbed trailer, metal bucket for a loader, and a metal implement of some sort are present east of the commodity barn; an animal trailer is present west of the commodity barn on the north side of the dirt/paved drive.

South of the oil- and diesel-stained soil is a tall metal tank used to store whey, which is used as a feed additive. Near the whey tank are two aboveground feed storage tanks. Near the tanks are several pumps, a 6.5-gallon plastic container with gasoline, and a 5-gallon bucket with oil.

South and southeast of the corrals in the west portion and commodity barn are twelve retention basins. East-southeast of the commodity barn along the north side of a berm for a retention basin is some trash and debris, including styrofoam, over 20 tires, wood, and metal. The berms along the retention basins appear to have a significant amount of manure in them. Minor trash and debris are present in association with the retention basins. Some metal debris, apparently associated with the nursery operation to the south, is present in the southwest corner of the subject site. The berm along the south side of the site includes numerous items of trash and debris, including cardboard, empty paint buckets, metal, wood, mattress, plastic, green waste, and metal fencing. Much of this trash and debris appears to be from the nursery operation immediately south of the subject site.

North-northeast of the commodity barn are numerous calf pens. Near the pens is a large pile of wood comprised of old calf pens. To the north and northeast of the calf pens and south, southeast, and east of the house is a concrete drive leading east to west amongst corrals with canopies. To the east and southeast of the calf pens is open pasture that is irrigated with water from the easternmost retention basin. There

Centex Homes
June 28, 2004

Project No. 11938.2

is an old feed bin, 1-quart containers with oil, and 6.5-gallon containers with gasoline adjacent to this retention basin where a hose leads out of the water in the basin towards an irrigation pipe. Some old metal irrigation piping is also present near the basin.

There is an easement for a high pressure natural gas pipeline present at the subject site that leads from Haven Avenue into the northeast portion, and heads to the southwest towards the southwest corner. Some markers are present at the subject site for this pipeline. A berm for some retention basins is present along this pipeline where it is present amongst the retention basins.

Except as noted above, there are no significant quantities of hazardous materials present. Due to the age of the structures, materials containing asbestos and lead-based paint may be present and any demolition should be in accordance with the agencies having jurisdiction.

No signs of distressed vegetation or unusual odors were noted.

Adjacent Properties

Haven Avenue and Riverside Drive, both paved roadways, border the subject site to the east and north, respectively. To the east beyond Haven Avenue is a dairy. To the northeast beyond the intersection of Haven Avenue and Riverside Drive is a daycare or preschool. To the north beyond Riverside Drive is a storm drain channel and associated residential tract. To the northwest is the Creekside Golf Course, which appears to be a small course, probably 9 holes, associated with the residential development to the north. Immediately west of the subject site are high voltage power lines and towers, beyond which is a residential tract. To the south of the subject site is a nursery plant operation; significant trash and debris present in/on the berm along the south side of the subject site, in the southwest corner of the subject site, and adjacent to the west of the subject site, none of which appeared to have any potential for adverse environmental impact to the subject site, is associated with this nursery operation.

Drive-by observations of the adjacent properties did not reveal any aboveground sources of potential contamination which might adversely affect the site.

Centex Homes
June 28, 2004

Project No. 11938.2

Color photographs of the site and adjacent properties are presented within Appendix A.

METHANE GAS

Methane gas has been associated with dairy properties in the region. The methane gas is produced by the anaerobic decomposition of organic matter. Typically, these areas are swales, drainages, manure stockpiles, and surface impoundment where organics are concentrated. The subject site appears to have a potential for methane gas due to its past and current use as a dairy.

REGULATORY AGENCY RECORDS REVIEW

County and state agencies were contacted, and a records search was performed in an effort to identify any known environmentally impaired (hazardous waste/substance) sites or incidents of hazardous waste storage or disposal violations within the immediate area of the subject property.

For records relating to environmental compliance and hazardous materials/waste within the County of San Bernardino, the County of San Bernardino Fire Department, Hazardous Materials Division (SBCFD-HMD), generally is the lead agency. The Regional Water Quality Control Board (RWQCB), Santa Ana Region or SBCFD-HMD may act as the lead agency for soil or groundwater contamination investigations and remediation.

The SBCFD-HMD was contacted for any records they may have on file for the subject site. At this time, we have not had a response to our request for a search of their files for information on the subject site. We do not anticipate any records will be found by the SBCFD-HMD, based on the history of the subject site and interview with the owner/operator. However, if records are supplied, they will be forwarded under separate cover.

The Regional Water Quality Control Board (RWQCB), Santa Ana region was contacted, and they indicated that they had records on file for the subject site. A review of their records indicated that wastewater discharge requirements began for the subject site in 1972. In 1980, there was a violation of the discharge requirements involving the

breach in one of the retention basins, which was repaired. New waste discharge requirements for the subject site were implemented by the RWQCB in 1994, 1999, and 2001. Recent operations at the subject site included approximately 1,000 cows and 300 calves. In June 2002, there was another violation involving deficient berms at the subject site boundary. Recent dairy operations are in relatively good order and within general compliance of applicable RWQCB regulations for wastewater discharge requirements for dairy runoff.

ENVIRONMENTAL DATABASE REVIEW

LOR Geotechnical Group, Inc., contracted with EDR to provide an environmental database search for the subject site. The database search provides information regarding landfills, underground storage tanks, hazardous waste generators, etc., on the site and surrounding properties in accordance with ASTM Standards. Two mapped sites were found in EDR's search of available government records within the ASTM search radius. A copy of the EDR report, which provides a complete list of the ASTM and non-ASTM databases searched, is provided within Appendix E. A summary of the ASTM databases are tabulated below:

FEDERAL DATABASES		
Database Abbreviation	Search Distance (miles)	Results
NPL	1.0	None
Proposed NPL	1.0	None
CERCLIS	0.5	None
NFRAP	0.25	None
CORRACTS	1.0	None
RCRIS - TSD	0.5	None
RCRIS - Lg. Quantity Generator	0.25	None
RCRIS - Sm. Quantity Generator	0.25	None
ERNS	Site	None

Database Abbreviation	Search Distance (miles)	Results
STATE DATABASES		
AWP	1.0	None
Cal-sites	1.0	None
CHMIRS	Site	None
Cortese	0.5	None
Notify 65	1.0	None
Toxic Pits	1.0	None
State Landfills	0.5	None
WMUDS/SWAT	0.5	None
LUST	0.5	None
CA Bond Exp. Plan	1.0	None
UST	0.25	None
VCP	0.5	None
Indian LUST	0.5	None
Indian UST	0.25	None
CA FID UST	0.25	1 Site, See Below
HIST UST	0.25	1 Site, See Below

CA FID UST

The California Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank (UST) locations from the State Water Resource Control Board. One site is listed in this database within 0.25 mile of the subject site. The site, Karen Knudsen & Son, Inc. is located at 8657 Riverside Drive, and is listed as an active UST location. This CA FID UST site is not anticipated to have an adverse environmental impact to the subject site due to lack of reported UST release(s).

HIST UST

The State Water Resources Control Board (SWRCB) maintains the Historical UST List which contains active and inactive UST locations. This database listed one site within 0.25 mile of the subject site. The site listed is Karen Knudsen & Son, Inc. (classified as a dairy farm), which is discussed in the CA FID UST section of this report. This site is listed with two 1,000-gallon UST's of unreported construction; one was installed in 1956 for storage of regular gasoline and the other was installed in 1979 for storage of premium gasoline. This site is not anticipated to have an adverse environmental impact to the subject site due to the lack of reported UST release(s) and estimated local groundwater flow direction.

Division of Oil, Gas, and Geothermal Resources

The California Division of Oil, Gas, and Geothermal Resources maintains a list of all producing and abandoned oil and gas wells within the State of California. Maps of the area were reviewed, revealing that the subject site does not lie immediately within an area of abandoned or producing gas and/or oil wells.

Geotracker

The California State Water Resources Control Board maintains an online database, Geotracker, for UST and leaking underground storage tank (LUST) sites. The site and immediate surrounding properties did not appear in the database as either UST or LUST sites.

Orphan Summary

The orphan summary, which is a list of all sites whose location is not readily identified and may be near the site was reviewed. Our review of this list indicated there are no listed sites on, but there is one site listed adjacent to the subject site. This site, Northview Dairy, is listed in the Haznet database (non-ASTM) for hazardous waste manifests involving the off-site transport and disposal of aqueous solutions with less than 10% organic residues totaling approximately 12.5 tons, which should pose no significant environmental impact to the subject site. Other sites listed in the orphan summary should pose no impact due to their distance from the subject site.

Database Summary

Based on the information provided by the public, regulatory and governmental agencies, and information obtained during our records search, and database review, the subject site does not appear to be a hazardous waste property as defined in Section 25221 of the State of California's Health and Safety Code.

LIMITED SITE CHARACTERIZATION

Our research indicates the site has had farming activities, including dry land crops, vineyards, and a dairy, dating back at least to the 1930's. Due to this extended agricultural history we performed a Limited Site Characterization which involved sampling of the near surface soils for organochlorine pesticides. Organochlorine pesticides, such as dichlorodiphenyltrichloroethane (DDT), were historically used for pest control on farms. These types of pesticides can be highly persistent in the environment. The sampling was conducted randomly over the site using a hand trowel to obtain samples at depths of 6 to 12 inches deep. The location of the samples taken is presented on the enclosed Soil Sample Location Map within Appendix F.

Soil Sampling Methodology and Procedure

The field sampling equipment consisted of a clean hand trowel and clean glass jars.

To minimize the chance of cross-contamination between samples, all sampling equipment was decontaminated prior to its use in the following manner:

- Wash with water and Alconox detergent solution
- Rinse twice with distilled water

A total of seven soil samples were obtained from a depth of 6 to 12 inches deep by transferring soil from the trowel into a clean glass jar. The soil was examined for signs of staining, discoloration, or odors. The samples did not exhibit any noticeable staining, discoloration or odors. The glass jar was sealed with a Teflon lined cap and immediately placed in a cooler for transport to the laboratory. Chain-of-Custody (CoC) documentation was maintained and accompanied the samples to the laboratory.

All field work was documented in the following manner. The sample labels were filled out with the sample number, location, depth, and the date and time of sampling. Upon delivery of the samples to the laboratory for analysis, the CoC form was signed by authorized personnel and a copy was retained by LOR. The samples were tested by Centrum Analytical Laboratories, a state-certified hazardous waste analytical laboratory.

The quality assurance/quality control (QA/QC) program in effect during the performance of all field activities included the following items:

1. Complete documentation of all field activities.
2. Use of appropriate CoC forms.
3. Use of clean sampling equipment.
4. Proper equipment decontamination according to accepted Environmental Protection Agency (EPA) Protocol.

Laboratory Analytical Results

Laboratory analysis was conducted on all seven soil samples. The samples were analyzed for the presence of organochlorine pesticides such as DDT using EPA Method 8081A. The results are summarized in the following table:

Sample No.	Pesticide (mg/kg)
S-1	ND
S-2	0.156 DDT
S-3	ND
S-4	0.033 DDT
S-5	0.009 DDT
S-6	0.054 DDT
S-7	0.029 DDT

mg/kg - milligrams per kilogram (parts per million) DDT - includes the metabolites DDE and DDD
ND - none detected

Centex Homes
June 28, 2004

Project No. 11938.2

The results of this initial testing indicated no significant organochlorine pesticides were present in the near surface soils. The trace to low concentrations of dichlorodiphenyldichloroethylene (DDE), a metabolite of DDT, detected in five of the seven soil samples, indicates that DDT was used on the site a long time ago, prior to the current site dairy operations. The concentrations reported on all constituents are well below the EPA's preliminary remediation goals (PRG's) for residential soils. These analytical results indicate no further testing for pesticides is deemed necessary and unrestricted use of the property is warranted.

A copy of the Centrum Analytical laboratory results and Chain-of-Custody are presented within Appendix F.

CONCLUSIONS AND RECOMMENDATIONS

The subject site has been used agriculturally throughout its researched history, for both farming and dairy uses. Currently, the site use is as a dairy. The structures at the site include one house with garage and storage structures, milk barn facilities, corrals with canopies, calf pens, commodity barn (feed storage area), storage structure, a concrete basin used for feed storage, a diesel AST, and two groundwater production wells.

Due to the age of some of the site structures, materials containing asbestos and lead-based paint may be present. Structural demolition at the site should be performed in accordance with regulatory agencies having jurisdiction.

Two groundwater production wells are known to be present on the site. If either of these wells are to be destroyed/abandoned, they should be done so in accordance with current regulatory requirements of the Riverside County Department of Environmental Health. Other subsurface structures such as irrigation lines, water lines, septic tanks, leach lines, and underground utilities, will be encountered during site development.

There is an easement for a high pressure natural gas pipeline present at the subject site; this pipeline leads into the northeast portion and heads southwest towards the southwest corner.

A Limited Site Characterization was conducted during this Phase I Environmental Site Assessment in order to determine if the past use of the site included organochlorine

Centex Homes
June 28, 2004

Project No. 11938.2

pesticides. The Limited Site Characterization indicated trace to low concentrations of organochlorine pesticides were present at the locations sampled. These concentrations are below the EPA PRG's, and therefore, no adverse environmental impact to the site is anticipated from the previous agricultural use.

No methane gas study for the site was conducted as a part of this Phase I ESA. The site appears to have a potential for methane gas due to its past and current use as a dairy.

There are no environmentally impaired properties within one mile of the subject site which would have an adverse environmental impact to the subject site.

Trash and debris, drums and other containers with gasoline, oil, lubricant, paint, acid, bleach, and iodine, and one diesel AST were noted at the site. Minor oil and diesel staining were noted. These do not present an adverse environmental condition; however, any containers and associated chemicals should be removed and properly recycled or disposed of prior to residential development. All of the trash and debris appeared suitable for disposal in a Class III (Municipal) landfill, however, the numerous tires present may require special handling. No unusual odors or distressed vegetation were noted.

We have performed this Phase I ESA in general conformance with the Scope of Work required by ASTM Standard E 1527-00 for Centex Homes. Based on the results of this Phase I ESA and LSC, the subject site does not appear to have any recognized environmental conditions associated with it.

STATEMENT OF QUALIFICATIONS

Mr. Mathew L. Hunt has over 5 years experience in the environmental field. Mr. Hunt works under LOR Geotechnical Group's environmental operations and has conducted over 60 Phase I Environmental Site Assessments for the private and public sectors. The properties have ranged from agricultural to residential to commercial/industrial. In addition to his experience with environmental assessments for property transfers, he has worked on projects that require mitigation prior to development. Mr. Hunt is well versed in hazardous waste sampling and characterization methodologies in soil and groundwater regimes for groundwater monitoring, site assessment, and site

Centex Homes
June 28, 2004

Project No. 11938.2

remediation. Projects have ranged from leaking UST's at gasoline stations to commercial and government (including CERCLA sites) projects involving metals, perchlorate, and solvents.

Mr. Hunt has a B.S. in soil science from California Polytechnic State University, San Luis Obispo and a M.S. in soil and water science from the University of California, Riverside. He is a Registered Environmental Assessor I in the State of California.

LIMITATIONS

This report was prepared solely for the use and benefit of LOR's client, Centex Homes and their designates, they may release this information to third parties, who may use and rely upon this information at their discretion. However, any use of or reliance upon this information by a party other than Centex Homes shall be solely at the risk of such third party and without legal recourse against LOR Geotechnical Group, Inc.; its subsidiaries and affiliates; or their respective employees, officers, or directors; regardless of whether the action in which recovery of damages is sought is based upon contract, statute, or otherwise. This information shall not be used or relied upon by a party which does not agree to be bound by the above statement.

The content and conclusions provided by LOR in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with the site owner, regulatory agencies and other pertinent individuals, a review of available public documents, subsurface exploration and laboratory testing of soil samples, and our professional judgement based on said information at the time of preparation of this document. Any subsurface samples results and observations presented herein are considered to be representative of the area of investigation; however, soil conditions may vary between sample locations and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which may vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the conclusions of this report.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. LOR Geotechnical Group, Inc. (LOR) is not responsible for the accuracy of information provided by other individuals or entities

Centex Homes
June 28, 2004

Project No. 11938.2

which is used in this report. This report presents our professional judgement based upon data and findings identified in this report, and the interpretation of such data based upon our experience and background, and no warranty, either expressed or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or adjacent properties. In addition, changes in the Standards-of-Practice and/or Governmental Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a significant amount of time without a review by LOR Geotechnical Group, Inc., verifying the suitability of the conclusions and recommendations.

CLOSURE

We appreciate this opportunity to be of service and trust this report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office.

Respectfully submitted,
LOR Geotechnical Group, Inc.



Mathew L. Hunt, REA I 7902
Environmental Scientist

MLH:mmm

Distribution: Addressee (4)

