

**Phase I Environmental Site Assessment
Northeast of South Amelia Avenue and East Foothill
Boulevard, Glendora and San Dimas, California**



LEIGHTON AND ASSOCIATES, INC.

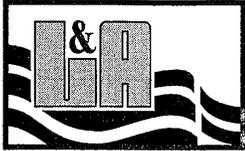
Geotechnical and Environmental Engineering Consultants

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
NORTHEAST OF SOUTH AMELIA AVENUE AND
EAST FOOTHILL BOULEVARD,
GLENORA AND SAN DIMAS,
CALIFORNIA, 91741 and 91773**

Project No. 980169-002

July 21, 1998

Prepared For:
NJD Ltd.
3300 East First Street, Suite 510
Denver, Colorado 80206



LEIGHTON AND ASSOCIATES, INC.

Geotechnical and Environmental Engineering Consultants

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Project No. 980169-002

To: NJD Ltd.
3300 East First Street, Suite 510
Denver, Colorado 80206

Attention: Kim Scott

Subject: Phase I Environmental Site Assessment, Northeast of South Amelia Avenue and East Foothill Boulevard, Glendora and San Dimas, California, 91741 and 91773

Leighton and Associates, Inc. completed this Phase I Environmental Site Assessment for the subject property. The Phase I ESA was performed in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-97.

We appreciate the opportunity to serve your environmental and geotechnical needs. If you have any questions regarding this report, please contact me at your convenience.

Respectfully submitted,

LEIGHTON & ASSOCIATES, INC.

Gregory R. Millikan, R.G.
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QA/QC 
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Distribution: 3 (addressee)
U:\Leighton Archive\980169 NJD Ltd. - Glendora\phase I ESA final report

EXECUTIVE SUMMARY

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) at the subject site. The ESA was performed for RBF Associates, Inc. in substantial conformance with the scope and limitations of ASTM Practice E1527-97. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 1.5 of this report. The purpose of this ESA was to identify recognized environmental conditions on the site. The scope of work for this assessment included records review, site reconnaissance, interviews, and report.

The site is located northeast of South Amelia Avenue and East Foothill Boulevard in Glendora, California. Based on the fact that the site consists of three separate parcels, the site was divided into Parcel 1, Parcel 2, and Parcel 3 (Refer to Figure 1).

Parcel 1

No evidence of recognized environmental conditions were found in connection with the parcel.

Parcel 2

No evidence of recognized environmental conditions were found in connection with the parcel.

Parcel 3

No evidence of recognized environmental conditions were found in connection with the parcel.

The review of environmental database records indicates that no mapped sites were found in the appropriate ASTM search of available ("reasonably ascertainable") government records on the subject property.

The review of environmental database records indicates that four mapped sites were found in the appropriate ASTM search of available ("reasonably ascertainable") government records within the ASTM search radius around the subject property. None of the mapped sites appear to have the potential to adversely impact the subject property (due to database information, relative distance, and /or suspected hydrogeologic gradient) except for the following:

- *Mapped Site #1, "San Dimas Red Phosphorous"*, is listed on the CERCLIS database of 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. This EPA Fund financed site was allegedly a drug lab where chemicals were discovered during a drug lab raid. Red phosphorous is a red to violet powder, whose properties are intermediate between those of white and black phosphorus. Less active than the white form, red phosphorus reacts only at high temperatures. Red phosphorus is relatively non-toxic unless it contains the white form as an impurity. Cleanup and removal action are the reported primary plan status for this site, though the database reports the actual start date and completion date for the cleanup as "unknown". This site is mapped on the eastern boundary line of Parcel 2. As red phosphorus is an insoluble chemical in water, the likelihood of the chemical adversely affecting the groundwater at the site is considered low. Based on the reported database information and the insolubility of red phosphorus, it appears that this site is not likely to have the potential to adversely impact the subject property.
- *Mapped site #4, "Texaco SS #61-106-001368"*, is listed on the State LUST (Leaking Underground Storage Tank) Database and is reported as having "soil only" affected by "waste oil". The reported status of the site is "case closed". This site is mapped approximately ½ mile southwest of the western half of Parcel 2. Based on the reported case closure and the distance from the subject



property, it appears that this site is not likely to have the potential to adversely impact the subject property.

Based upon the information obtained during this assessment, Leighton finds no evidence of recognized environmental conditions (as defined in Section 1.2 of this report) in connection with the property.

The following is an additional finding of this assessment:

- Past agricultural use on Parcel 2 and in the vicinity of the site as a whole suggests the possibility that agricultural chemicals, including pesticides and /or herbicides, may have been applied to the site.

Based upon the findings of the assessment, Leighton presents an opinion of the impact of the additional finding of the assessment:

- Any past agricultural use at the site or in the vicinity of the site is of concern. However, as any applications of pesticides and/or herbicides that may have taken place at those locations would have occurred over 25 years ago, the likelihood of any latent, residual agricultural chemical concentrations adversely affecting the site is considered low.



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1. INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment at the subject site for NJD Ltd. in substantial conformance with the scope and limitations of ASTM Practice E1527-97. This work was performed in accordance with the scope, terms and conditions of our proposal No. P98102-062 dated June 19, 1998.

1.2 Purpose

The standard purpose of a Phase I ESA is to identify recognized environmental conditions on a site. The term *recognized environmental conditions* is defined by ASTM Standard E 1527-97 as "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

1.3 Scope of Work

The scope of work included the following tasks:

- Record Review;
- Site Reconnaissance;
- Interviews; and
- Report.

The Phase I ESA did not include subsurface or geotechnical evaluation of the site; air, soil, and/or ground-water sampling and analysis; consideration of possible future contamination of the site from adjacent or surrounding facilities or properties; or investigations for asbestos, lead, or radon.

1.4 Limitations and Exceptions

The findings and professional opinions presented in this report are based on the information made available to Leighton (in most cases from previous reports and from public records) and could change if additional information becomes available. In performing our professional



services, Leighton applied present engineering and scientific judgment and used a level of effort consistent with the standard of practice measured on the date of this report and in the vicinity of the project site for projects of similar scope. Leighton makes no warranties, either express or implied, concerning the completeness of the data made available to us for this study. Leighton specifically withholds certification of any type concerning the absence of contamination at the site.

1.5 Limiting Conditions and Methodology

The methodology used during this assessment conforms with current standard of care in the performance of Phase I ESAs in southern California. The list of references used for this study is included as Appendix A. Leighton, using Vista Information Solutions, Inc.'s Starview™ Real Estate software, version 2.5.1, conducted a search of available environmental records. A copy of the database report is included as Appendix B.

Government records documenting the history of hazardous materials in this area are generally reliable for only the past ten years or less; therefore, undocumented sites or events may exist, and early records of the site may not have been made available by the agencies for review.

The scale of the historic aerial photographs preclude detailed observations of small-scale features on the site.

The site visit walk was conducted along negotiable paths where limitations were not imposed by physical obstructions (i.e. steep terrain, adjacent structures, bodies of water, paved areas, fenced areas, dense brush) and/or limiting conditions (i.e., rain, snow, inaccessibility).

The following conditions at the site limited our observation of the property:

- Areas of Parcels 1, 2, and 3 were not observed during our site visit due to dense brush;
- The interiors of the apparently abandoned homes and abandoned structures on and adjacent to the western portion of Parcel 2 were not observed due to the fact that Leighton did not have permission from the current owner of the property to enter these structures;
- The residence in the southeastern corner of Parcel 3 was not observed due to the fact that Leighton did not have permission from the current occupant of the property to enter this residence; and
- Areas of Parcels 1, 2, and 3 were not observed during our site visit due to steep mountainous terrain.



2. SITE DESCRIPTION

2.1 Site Location

The site is located northeast of South Amelia Avenue and East Foothill Boulevard in Glendora, California. The site is located in the southern half of Section 27 and the northern half of Section 34, T1N, R9W of the San Bernardino Baseline and Meridian (Figure 1 – Site Location Map).

2.2 Site and Vicinity Characteristics

Based on the fact that the site consists of three separate parcels, for the purposes of this report the site was divided into three parcels, Parcel 1, Parcel 2, and Parcel 3 (See Figure 1).

Parcel 1

Parcel 1 consists of vacant raw land. The elevation ranges from approximately 1,120' above mean sea level in the southwest corner of the parcel to approximately 1,560' above mean sea level in the northeast corner of the parcel.

The parcel is bounded on the north by vacant raw land comprising the Angeles National Forest. The parcel is bounded on the east by Parcel 2; vacant raw land is present east of Parcel 2. The eastern half of the parcel is bounded on the south by Parcel 2. The western half of the parcel is bounded on the south by single family detached residential structures. The site is bounded on the west by a debris basin at the mouth of Morgan Canyon; single family detached residential structures are present west of the debris basin.

Parcel 2

Parcel 2 consists of vacant raw land and two apparently abandoned homes and structures located on or adjacent to the parcel. The elevation ranges from approximately 1,200' in the southwest corner of the parcel to approximately 1,800' in the northeast corner of the parcel.

The parcel is bounded on the north by vacant raw land comprising the Angeles National Forest. The parcel is bounded on the east by vacant raw land; a correctional facility, "Los Angeles County Juvenile Camp", and single family detached residential structures are present east of the vacant raw land. The eastern half of the parcel is bounded on the south by vacant raw land; single family detached residential structures are present south of the vacant land. The western half of the parcel is bounded on the south by single family detached residential structures; the Glendora Country Club is present south of the single family detached residential structures. The southern half of the parcel is bounded on the west by single family detached residential structures. The northern half of the parcel is bounded on the west by Parcel 1.

Parcel 3

Parcel 3 consists of vacant raw land with a horse ranch, "Sierra LaVerne", in the northern half of the parcel, and a single family detached residential structure in the southeast corner of the parcel.



The elevation ranges from approximately 1,080' in the southern section of the parcel to approximately 1,200' in the center of the parcel.

The parcel is bounded on the north by Parcel 2; vacant raw land comprising the Angeles National Forest is present north of Parcel 2. The northern half of the parcel is bounded on the east by Parcel 2; vacant raw land is present east of Parcel 2. The southern half of the parcel is bounded on the east by vacant raw land. The parcel is bounded on the south by single family detached residential structures. The southern half of the parcel is bounded on the west by vacant raw land and single family detached residential structures; the Glendora Country Club is present west of the single family detached residential structures. The northern half of the parcel is bounded on the west by Parcel 2; single family detached residential structures are present west of Parcel 2.

2.3 Onsite Structures and Improvements

Parcel 1

A paved road leading to a debris basin is present in the southwest corner of the parcel. A paved road, "Morgan Ranch Road", extends onto the western half of the parcel, ending approximately 50' to 100' inside the parcel boundary.

Parcel 2

Two boarded up, apparently abandoned, houses and two storage structures are present in the southern area of the western portion of the parcel. An east trending, single lane dirt road, "Wildwood Motorway", bisects the parcel. A north trending, single lane dirt road, "Ferguson Motorway", is present in the northeastern portion of the parcel; begins near the center of the parcel at Wildwood Motorway and exits at the northeast corner of the parcel. A single lane paved road, "Wildwood Ranch Road", is present in the southeastern corner of the western portion of the parcel.

Parcel 3

A single lane, northeast trending dirt road crosses the near the northern boundary; corrals, barns, trucks, mobile homes, trailers, and automobiles are present along the entire length of the road. Corrals, circular horse training structures, horse shelters, and horse trailers are present in the northwest area of the parcel. A corral, two or three shacks, a barn, a stockpile of horse manure, and two mobile home trailers are present in the northeast area of the parcel. Several boarded up, apparently abandoned structures are present in the northwest area of the parcel. A residential structure and a paved road leading to the residential structure are present in the southeast corner of the parcel.

The local water purveyor is the City of Glendora. According to the City of Glendora, there are two sources of potable water at the site. Ground water constitutes approximately 80% of the potable water, with the Metropolitan Water District supplying the remaining approximately 20%.



2.4 Current Uses of the Property

Parcel 1

The parcel is vacant raw land overgrown with grasses, trees, and brush.

Parcel 2

The parcel is vacant raw land overgrown with grasses, trees, and brush. Two boarded up, apparently abandoned houses and two storage structures are present on or adjacent to the southern section of the western portion of the parcel.

Parcel 3

The northern half of the parcel is currently used as a horse ranch called "Sierra LaVerne" with another horse ranch located in the canyon northeast of Sierra LaVerne. The remainder of the parcel is vacant raw land overgrown with grasses, trees, and brush, except for a portion of the southeast corner, where the parcel is used for residential purposes.

2.5 Past Uses of the Property

Parcel 1

The parcel has been vacant raw land as early as 1938 to the present.

Parcel 2

The parcel has been vacant raw land as early as 1938 to the present day. Two residential structures have been present in the southeast area of the western portion of the parcel as early as 1966 to the present day.

Parcel 3

The parcel has been vacant raw land as early as 1938 through the present day. An approximately 400'x50' area of land in the southwest corner was an orchard as early as 1938 and as late as 1953. The northern half of the parcel was an orchard from as early as 1953 to at least as late as 1966. A single residential structure was present in the northwest corner of the parcel as early as 1966 to the present day. Two structures were present in the northeast area of the parcel as early as 1972 to the present day.

Since portions of Parcel 3 were formerly used for agriculture, there exists the possibility that chemicals, including pesticides and/or herbicides, were applied to the site. However, as any applications that may have taken place at these locations would have occurred over 25 years ago, the likelihood of any latent, residual agricultural chemical concentrations adversely affecting the site is considered low.



2.6 Current and Past Uses of Adjoining Properties

Current Uses of Adjoining Properties

Parcel 1

Vacant raw land comprising the Angeles National Forest is present north of the parcel. Parcel 2 is present east of the parcel; vacant raw land is present east of Parcel 2. Parcel 2 is present to the south of the eastern half of the parcel. Single family detached residential structures are present south of the western half of the parcel. A debris basin is present west of the parcel; single family detached residential structures are present west of the debris basin.

Parcel 2

Vacant raw land comprising the Angeles National Forest is present north of the parcel. Vacant raw land is present east of the parcel; a correctional facility, "Los Angeles County Juvenile Camp" and single family detached residential structures are present east of the vacant land. Vacant land is present south of the eastern half of the parcel; single family detached residential structures are present south of the vacant land. Single family detached residential structures are present south of the western half of the parcel; the Glendora Country Club is present south of the single family detached residential structures. Single family detached residential structures are present west of the parcel.

Parcel 3

Parcel 2 is present north of the parcel; vacant raw land comprising the Angeles National Forest is present north of Parcel 2. Parcel 2 is present east of the northern half of the parcel; vacant raw land is present east of Parcel 2. Vacant raw land is present east of the southern half of the parcel. Single family detached residential structures are present south of the parcel. Vacant raw land and single family detached residential structures are present west of the southern half of the parcel; the Glendora Country Club is present west of the single family detached residential structures. Parcel 2 is present west of the northern half of the parcel; single family detached residential structures are present west of Parcel 2.

Past Uses of Adjoining Properties

Vacant raw land was present north of the site as early as 1938 to the present day.

Vacant raw land and several dirt roads were present east of the site as early as 1938 to the present day. The Los Angeles County Juvenile Camp complex of structures currently present approximately .4 miles east of the site was present as early as 1953.

Vacant raw land, orchards and a dirt road were present south of the site as early as 1938 to as late as 1953; orchards, residential structures and a golf course were present south of the site as early as 1966 to the present day.



Vacant raw land and orchards were present west of the site as early as 1938 and as late as 1953. Scattered residential structures, residential developments, and a golf course were present west of the site as early as 1966 to the present day.



3. RECORDS REVIEW

3.1 Standard Environmental Record Sources

Leighton, using Vista Information Solutions, Inc.'s Starview™ Real Estate software, version 2.5.1, conducted a search of available environmental records. The search met the specific requirements of ASTM Standard E1527-97 associated with government databases, search distances, and data currency. The review of environmental database records indicates that no mapped sites were found on the subject property. A copy of the database report is included as Appendix B.

The review of environmental database records indicates that no mapped sites were found in the appropriate ASTM search of available ("reasonably ascertainable") government records on the subject property.

The review of environmental database records indicates that four mapped sites were found in the appropriate ASTM search of available ("reasonably ascertainable") government records within the ASTM search radius around the subject property. None of the mapped sites appear to have the potential to adversely impact the subject property (due to database information, relative distance, and /or suspected hydrogeologic gradient) except for the following:

- *Mapped Site #1, "San Dimas Red Phosphorous"*, is listed on the CERCLIS database of 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. This EPA Fund financed site was allegedly a drug lab where chemicals were discovered during a drug lab raid. Red phosphorous is a red to violet powder, whose properties are intermediate between those of white and black phosphorus. Less active than the white form, red phosphorus reacts only at high temperatures. Red phosphorus is relatively non-toxic unless it contains the white form as an impurity. Cleanup and removal action are the reported primary plan status for this site, though the database reports the actual start date and completion date for the cleanup as "unknown". This site is mapped on the eastern boundary line of Parcel 2. As red phosphorus is an insoluble chemical in water, the likelihood of the chemical adversely affecting the groundwater at the site is considered low. Based on the reported database information and the insolubility of red phosphorus, it appears that this site is not likely to have the potential to adversely impact the subject property.
- *Mapped site #4, "Texaco SS #61-106-001368"*, is listed on the State LUST (Leaking Underground Storage Tank) Database and is reported as having "soil only" affected by "waste oil". The reported status of the site is "case closed". This site is mapped approximately ½ mile southwest of the western half of Parcel 2. Based on the reported case closure and the distance from the subject property, it appears that this site is not likely to have the potential to adversely impact the subject property.

The review of environmental database records also describes 87 sites that, due to poor or inadequate address information (incorrect zip code, incomplete street address, etc.) cannot be plotted on the map. Based on the information provided in the database report, and their relative location to the subject property, it appears that these 87 sites are not likely to have the potential to adversely impact the subject property.



3.2 Physical Setting

The U.S.G.S. (United States Geological Service) 7.5-Minute California Quadrangle topographic maps, Glendora 1966 (photorevised 1972) and San Dimas 1966 (photorevised 1981), were reviewed. These maps were used as the base maps for Figure 1. Topography, elevations, and certain cultural features are depicted in Figure 1.

The following items were noted on the map as of 1966:

Parcel 1

- The parcel is mapped as scrub;
- A northwest trending unimproved dirt road, "Ferguson Motorway" is mapped crossing through the extreme northeast corner of the parcel; and
- No structures are mapped on the parcel.

Parcel 2

- The parcel is mapped as scrub, with trees mapped bordering the intermittent streams;
- A southwest trending intermittent stream and a spring are mapped crossing the western half of the parcel;
- A south/southeast trending intermittent stream is mapped crossing the northeast corner of the parcel;
- A south trending intermittent stream is mapped in the southeast corner of the parcel;
- An east trending unimproved dirt road, "Wildwood Motorway", is mapped bisecting the parcel;
- A northwest trending unimproved dirt road, "Ferguson Motorway", is mapped in the northeast corner of the parcel;
- "Wildwood Canyon", "Shuler Canyon", and "Sycamore Canyon" are mapped in the western half, the southeast corner and the northeast corner of the parcel, respectively; and
- A light duty dirt road and two approximately 80'x50' structures are mapped in the southeast corner of the western half of the parcel.

Parcel 3

- An approximately 300'x400' area adjacent to the northern boundary of the parcel is mapped as scrub;
- An approximately 100'x50' structure is mapped adjacent to the eastern boundary line in the southern half of the parcel; and
- A northeast trending unimproved dirt road is mapped crossing the northern area of the parcel.

Entire Subject Site Vicinity

- Four south/southwest intermittent streams are mapped north of the site;
- A southeast trending undeveloped dirt road, "Ferguson Motorway", is mapped north of the west half of the site;
- An east trending dirt road, "Bluebird Motorway", is mapped approximately 4,400' north of the site;
- "Angeles National Forest" is mapped north and east of the site;
- A spring is mapped approximately 100' north of the northeast corner of the site;



- Water tanks are mapped approximately 4,100', 4,200', and 4,650' north of the site;
- A west trending unimproved dirt road leading to two approximately 40'x40' structures are mapped approximately 3,150' north of the site;
- A radio facility is mapped approximately 3,700' northeast of the site;
- A water tank is mapped approximately 2,500' northeast of the site;
- A north trending unimproved dirt road, "Sycamore Flat Motorway", is mapped approximately 2,400' northeast of the site;
- A north/northeast trending light duty road leading to 8 structures, mapped as "County Juvenile Camp" are mapped approximately 2,400' east of the site;
- Two south trending light duty unimproved roads are mapped east of the site;
- Three water tanks are mapped approximately 3,500' east, and 3,500' and 4,500' southeast of the site;
- San Dimas Canyon Park is mapped approximately 2,800' east of the site;
- Two reservoirs are mapped approximately 1,800' east and 3,400' southeast of the site;
- A heavy duty road, "Foothill Blvd", is mapped approximately 2,750' south of site;
- Five light duty roads with approximately fifty approximately 50'x50' structures mapped adjacent to them are mapped south of the site;
- A golf course is mapped approximately 1,500' south/southwest of the site;
- Two water towers are mapped approximately 500' south of the southwest corner of the site;
- Pink tinting indicating residential development is mapped west of the southern half of the site;
- Four approximately 50'x50' structures are mapped adjacent to light duty roads west of the western half of the site;
- A southwest trending intermittent stream is mapped approximately 400' west of the western half of the site;
- A debris basin is mapped approximately 100' west of the western half of the site;
- A north trending undeveloped dirt road is mapped approximately 600' west of the northern half of the site;
- A water tower is mapped approximately 1,000' west of the northern half of the site; and
- Approximately 35 approximately 40'x60' structures, and several light duty roads are mapped approximately 4,400' northwest of the site.

The following items were noted on the 1972/1981 photorevisions of the maps:

Parcel 1 Site

- No on site changes.

Parcel 2 Site

- No on site changes.

Parcel 3 Site

- An approximately 60'x50' structure and an approximately 40'x40' structure are now mapped in the northeast corner of the parcel.



Site Vicinity

- A west trending four lane heavy duty road, "State Route 30", is now mapped approximately 3,300' south of the site.

No environmental concerns on the site or in the immediate vicinity of the site were noted based on the topographic map review.

3.3 Historical Use Information - Aerial Photographs

Selected years of aerial photographs were examined to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Aerial photographs were reviewed for the following years: 1938, 1953 (Appendix A):

1938

Parcel 1

The parcel appears to be vacant raw land covered with trees and brush. A south trending tree-lined stream is visible in the eastern half of the parcel. No structures, roads, or other improvements are visible on the parcel in the photograph.

Vacant raw land and a southwest trending tree-lined stream are visible north of the parcel. Vacant raw land and a south trending stream are visible east of the parcel. Vacant raw land is visible south of the parcel. A single lane east trending dirt road is visible south of the eastern half of the parcel. An orchard is visible approximately 500' south of the western half of the parcel. Vacant raw land and a southwest trending tree-lined stream are visible west of the parcel; vacant raw land and orchards are visible west of these.

Parcel 2

The parcel appears to be vacant raw land with three single lane dirt roads visible on the parcel. A cluster of trees is visible in the southern half of the western area of the parcel. A south trending stream is visible in the northeast corner of the parcel. No structures or other improvements are visible on the parcel in the photograph.

Vacant raw land and south trending tree-lined streams are visible north of parcel. Vacant raw land, south trending dirt roads, and a southeast trending stream are visible east of the parcel. An approximately 450'x200' area of graded land at the location of the present day County Juvenile Camp is visible approximately ½ mile east of the parcel. Vacant raw land and a southwest trending tree lined stream are visible south of the eastern half of the parcel; orchards are visible south of the vacant raw land. Vacant raw land and an approximately 60' in diameter circular structure are visible south of the western half of the parcel; an orchard is present south of and adjacent to the vacant raw land and circular structure. The circular structure is likely an above ground storage tank used to store water for irrigation purposes of the adjacent orchard.



Parcel 3

The parcel appears to be vacant raw land. An approximately 400'x50' orchard is visible in the southwest corner of the parcel. A north trending dirt road is visible in the central northern portion of the parcel. No structures or other improvements are visible on the parcel in the photograph.

Vacant raw land and three single land dirt roads are visible north of the parcel. An approximately 1,500'x600' cluster of trees is visible adjacent to and north of the northern boundary of the parcel. Vacant raw land and a southwest trending tree-lined stream are visible east of the parcel. Orchards, an approximately 150'x200' area of graded land (likely in preparation for agricultural use) and a circular structure (likely an above ground storage tank used to store water for irrigation purposes of the adjacent orchards) are visible south of the parcel. An approximately 50'x20' structure and an approximately 20'x10' structure (likely used in association with the orchards) are visible immediately east of the circular structure. Vacant raw land is visible west of the northern half of the parcel. Vacant raw land and orchards are visible west of the southern half of the parcel. A circular structure (likely an above ground storage tank used to store water for irrigation purposes of the adjacent orchards) is visible approximately 1,150' west of the southern half of the parcel.

1953

Parcel 1

The parcel appears essentially unchanged from the previous photograph.

The vicinity appears essentially unchanged from the previous photograph. The orchard visible south of the western half of the parcel is planted closer to the parcel, now visible approximately 200' south of the parcel. An approximately 50'x30' structure is now visible approximately 200' south of the parcel in the orchard.

Parcel 2

The parcel appears essentially unchanged from the previous photograph.

The vicinity appears essentially unchanged from the previous photograph. The approximately 450'x200' section of graded land present east of the parcel is no longer present; an approximately 120'x20' structure is now visible at that location. The orchard visible west of the parcel is still present; 11 structures spaced approximately 800' apart are now visible within this orchard. Scattered structures and orchards are present west of the orchards and 11 structures.

Parcel 3

The parcel appears essentially unchanged from the previous photograph. An orchard is now visible in the northern half of the parcel. A northeast trending, single lane dirt road and a circular structure (likely an aboveground storage tank used to store water for irrigation purposes of the surrounding orchards) are now visible in the northeastern area of the parcel.

The vicinity appears essentially unchanged from the previous photograph. The approximately 150'x200' area of graded land and the circular structure visible south of the parcel in the previous photograph are no longer present; an orchard is now visible at that location.



No environmental concerns were observed in the photographs on the site or in the vicinity of the site except for the following:

- Agricultural chemicals, including pesticides and/or herbicides, may have been applied to the site and to adjoining properties in support of historic farming efforts. However, as any applications that may have taken place at these locations would have occurred over 25 years ago, the likelihood of any latent, residual agricultural chemical concentrations adversely affecting the site is considered low.

3.4 Additional Historical Use Record Sources

Additional information regarding historical use of the subject site was obtained through interviews with persons associated with the site. That information is contained in Section 5 of this report.

3.5 Oil Field Records

The California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Los Angeles and Orange Counties records were reviewed. CDOGGR Maps W 1-2 and W 1-5 were reviewed. The maps indicate that there were no documented oil wells drilled on or in a one-mile radius of the site.

3.6 Previous Reports

No previous environmental reports were provided to Leighton by the client for our review.

3.7 User's Responsibilities

No environmental liens currently recorded against the property were reported to Leighton by the client. (Leighton has no knowledge whether or not the client checked reasonably ascertainable recorded land title records to identify environmental liens, if any, that are currently recorded against the property that is the subject of this assessment.)

The client did not report to Leighton any information based on their specialized knowledge or experience that may be material to identifying recognized environmental conditions in connection with the property.



4. SITE RECONNAISSANCE

4.1 Observed Uses and Conditions

On June 16, 1998, Leighton representatives visited Parcel 2. On July 16, 1998, a Leighton representative visited Parcel 1 and portions of Parcel 3. On July 17, 1998, a Leighton representative visited the remaining portions of Parcel 3. The objective of the site visit was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. Leighton meets this objective by visually and physically observing the property and any structures(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. (Limitations to the site visit are described in section 1.4 and 1.5 of this report.)

The site visit attempts to identify uses and conditions to the extent visually and physically observed at the site as set forth in section 8.4 of the ASTM Standard. Leighton did not observe any uses and conditions at the site that were of concern that may be likely to indicate recognized environmental conditions in connection with the property.

4.2 Additional Observations

Parcel 1

A paved road leading to a debris basin was observed in the southwest corner of the parcel. A paved road, "Morgan Ranch Road", was observed extending onto the western half of the parcel at the western boundary, ending approximately 50 to 100 feet inside the parcel boundary. A northwest trending dirt road, "Ferguson Motorway", was observed crossing the northeast corner of the parcel.

Parcel 2

A boarded up, apparently abandoned house and storage structure were observed in the southern area of the western half of Parcel 2. A single land dirt road beginning at Country Club Drive trends north through the western half of the parcel. This road meets an east trending single lane dirt road, "Wildwood Motorway", which bisects the parcel. A north trending single land dirt road, "Ferguson Motorway", breaks off from Wildwood Motorway near the center of the parcel and runs adjacent to them out of the northwest boundary of the parcel. The parcel appears to be used as a hiking trail and as a horse trail, apparent by the footprints and horse manure found along Wildwood Motorway. An approximately 500'x850' plateau (numerous clean-cut tree stumps and a lean-to made of tree branches with a hammock inside were observed on this plateau) was observed in the northeastern area of the western half of the parcel. A Los Angeles Department of Public Works (LADPW) detention basin was observed adjacent to and west of the western boundary of the parcel. An empty 55-gallon drum was observed in the southwest corner of the parcel. A cattle ranch was observed east of and adjacent to the east boundary of the parcel.



An approximately 50'x30' storage area was observed approximately 100' south of the southern boundary of the eastern half of the parcel. The following items were observed in the storage area: rolled up chain link fencing; one-inch PVC and steel pipe sections, cinder blocks; a plastic, unlabeled, closed-top 55-gallon drum $\frac{3}{4}$ full of an unknown liquid; a plastic, unlabeled, closed-top 50-gallon drum $\frac{3}{4}$ full of an unknown liquid; and a slightly rusty, unlabeled, closed-top, 5-gallon steel bucket $\frac{3}{4}$ full of an unknown liquid. The 55-gallon, 50-gallon, and 5-gallon containers were observed to be free of defects, wear or damages.

An approximately 10' high and 60' in diameter steel circular above-ground storage tank, labeled "Country Club Reservoir", was observed 400' south of the southern boundary of the western portion of the parcel. An approximately 8' high and 80' in diameter above-ground storage tank, presumably for water, was observed approximately 100' south of the "Country Club Reservoir". The second tank was surrounded by a 4' high cinder block wall.

An approximately 10'x10' stockpile of wood and a dilapidated truck with an approximately 1,000 gallon cylinder tank mounted on the back was observed near the center of the parcel adjacent to Wildwood Motorway.

Parcel 3

A horse ranch, "Sierra LaVerne", was observed in the northern portion of the parcel. Corrals, barns, trucks, mobile homes, trailers, and automobiles were observed along an east trending single lane dirt road in the northern portion of the parcel. A corral, two or three shacks, a barn, a stockpile of horse manure, and two mobile home trailers were observed in the northeast corner of the parcel. The following items were observed in the northwest corner of the parcel: Horse corrals, a circular horse training structure, horse shelters, numerous 55 gallon drums cut in half full of water or horse-food, numerous 55-gallon drums painted red and white (assumably for horse training purposes), stacks of lumber and concrete rubble, two hot water heaters, farm equipment, bales of chain link fencing, piles of irrigation piping, a broken down dune buggy, an arc welding generator, piles of manure, and white plastic barrel tops from 10-gallon barrels full of water, and numerous boarded up buildings. A paved road leading to a residential structure was observed in the southeast corner of the parcel.



5. INTERVIEWS

As part of our assessment, Leighton made reasonable attempts to conduct interviews. The objective of the interview is to obtain information indicating recognized environmental conditions in connection with the property as defined in Section 1.2 of this report. Questions may be asked in person, by telephone, or in writing (i.e., questionnaire), in the discretion of the environmental professional. The content of the questions asked is decided in the discretion of the environmental professional(s) provided that the questions shall generally be directed towards identifying recognized environmental conditions in connection with the property.

5.1 Interviews with Owner(s) and/or Occupant(s)

On July 10, 1998, Leighton contacted Kim Scott (KS), of NJD Ltd., in an attempt to interview him regarding the current and past uses and conditions of all three parcels of the site. KS reported to Leighton that he had no knowledge of the property. KS referred Leighton to the following contacts for the current owners of the properties: Parcel 1: Bill Raymond Sr. of The Walton Company; Parcel 2: Robin Laing of North Hills Realty; and Parcel 3: William Ellis of Morgan, Lewis, & Brockes.

On July 10, 1998, Leighton contacted Mr. Bill Raymond Sr. (BR) of the Walton Company, the contact for the current owner of Parcel 1, in an attempt to interview him regarding the current and past uses and conditions of Parcel 1. BR reported to Leighton that he had owned $\frac{1}{4}$ of the property for the last 25 years, and that the current owner, Mr. Octavius Morgan (OM), had owned the property for the last 50 years. BR provided Leighton with a number to contact OM regarding his property. BR knew of no adverse environmental conditions in connection with the parcel. On June 10, 1998, Leighton faxed BR an interview questionnaire to be filled out and completed; as of the date of this report Leighton has received no response. Any response to the questionnaire will be forwarded as an addendum to this report if the response materially changes the environmental site assessment.

On July 10, 1998, Leighton contacted OM in an attempt to interview him regarding the current and past uses and conditions of Parcel 1. Leighton suggested the OM complete an interview questionnaire and OM agreed. On July 13, 1998, Leighton sent OM via overnight delivery-mail an interview questionnaire and a self-addressed stamped envelope to be completed and returned by OM. On July 17, 1998, Leighton received the completed questionnaire. OM reported that the current uses of the adjoining properties of Parcel 1 are for real estate development. The past use of the adjoining properties were active citrus operations. A copy of the completed questionnaire is included in Appendix C.

On July 10, 1998, Leighton attempted to contact Robin Laing (RL) of North Hills Realty, the contact for the current owner of Parcel 3, in an attempt to interview her regarding the current and past uses and conditions of Parcel 3; RL was unavailable and Leighton left a message. On July 13 and July 14, 1998, Leighton made two additional attempts to contact RL, but again RL was unavailable and Leighton left messages each day. As of the date of this report Leighton has received no response. Any response will be forwarded as an addendum to this report if the response materially changes the environmental site assessment.



On July 10, 1998, Leighton attempted to contact William Ellis (WE) of Morgan Lewis & Brockes, the contact for the current owner of Parcel 2; WE was unavailable and Leighton left a message. On July 14, 1998, WE returned Leighton's phone call. WE reported to Leighton that his client had bought the property in October of 1993. WE reported that the past owner had been General Electrics Capital Auto Financial Services, Inc, however, WE could not provide Leighton with the phone number of this previous owner. WE reported that to his knowledge there had never been a Phase I ESA done on the property. WE informed Leighton that the current owner was Sah You Limited, a Bohemian Corporation and that the owner was currently overseas and unavailable. WE reported that to his knowledge there was one house on the property, an abandoned farmhouse, and that the rest of the property was vacant land. The parcel had previously been used as farmland and grazing land. Leighton asked WE to fill out and complete an interview questionnaire. WE informed Leighton that he needed the owner's permission to sign any document, and due to the current unavailability of the owner, he declined Leighton's request. WE reported that he had no other knowledge of the property and he knew of no one else to interview in regards to the property. WE had no knowledge of any environmental conditions in connection with the property.

On July 21, 1998, Leighton contacted Stan Sanford (SS) an employee of the horse ranch, "Sierra LaVerne", located in the north-central area of Parcel 2. SS reported to Leighton that Sierra LaVerne had been at this location for the past 3 ½ years. SS reported to Leighton that the stables located northeast of Sierra LaVerne (in the northeast corner of Parcel 3) had been on the property for a "long long time".

5.2 Interviews with Local Government Officials

As part of our assessment, Leighton made a reasonable attempt to conduct an interview with at least one staff member of any of the types of local government agencies listed in section 10.5.1 of the ASTM standard.

Leighton spoke with Jojo Comandante (JC), a staff member of the Los Angeles County Fire Department's (LACFD) Division of Hazardous Materials. JC informed Leighton that the LACFD could only look up records for sites with an exact address. Leighton was not able to ascertain the exact address of the buildings on site, or provide an address for the vacant raw land that comprises the majority of the site. Leighton provided JC with the address located directly south of the site, the 2600 block of Wildwood Ranch Road. JC reported to Leighton that there were no records on that block or on any portion of Wildwood Ranch Road. Leighton also suggested sending a Thomas Guide site map with the boundaries clearly drawn on the map but JC again explained that he would be unable to look up anything without an exact address.



6. FINDINGS AND OPINION

6.1 Findings

Leighton performed a Phase I ESA for NJD Ltd. in substantial conformance with the scope and limitations of ASTM Practice E1527-97. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 1.5 of this report. Based upon the information obtained during this assessment, Leighton finds no evidence of recognized environmental conditions (as defined in Section 1.2 of this report) in connection with the property.

The following is an additional finding of this assessment:

- Past agricultural use on Parcel 2 and in the vicinity of the site as a whole suggests the possibility that agricultural chemicals, including pesticides and /or herbicides, may have been applied to the site.

6.2 Opinion

Based upon the findings of the assessment, Leighton presents an opinion of the impact of the additional finding of the assessment:

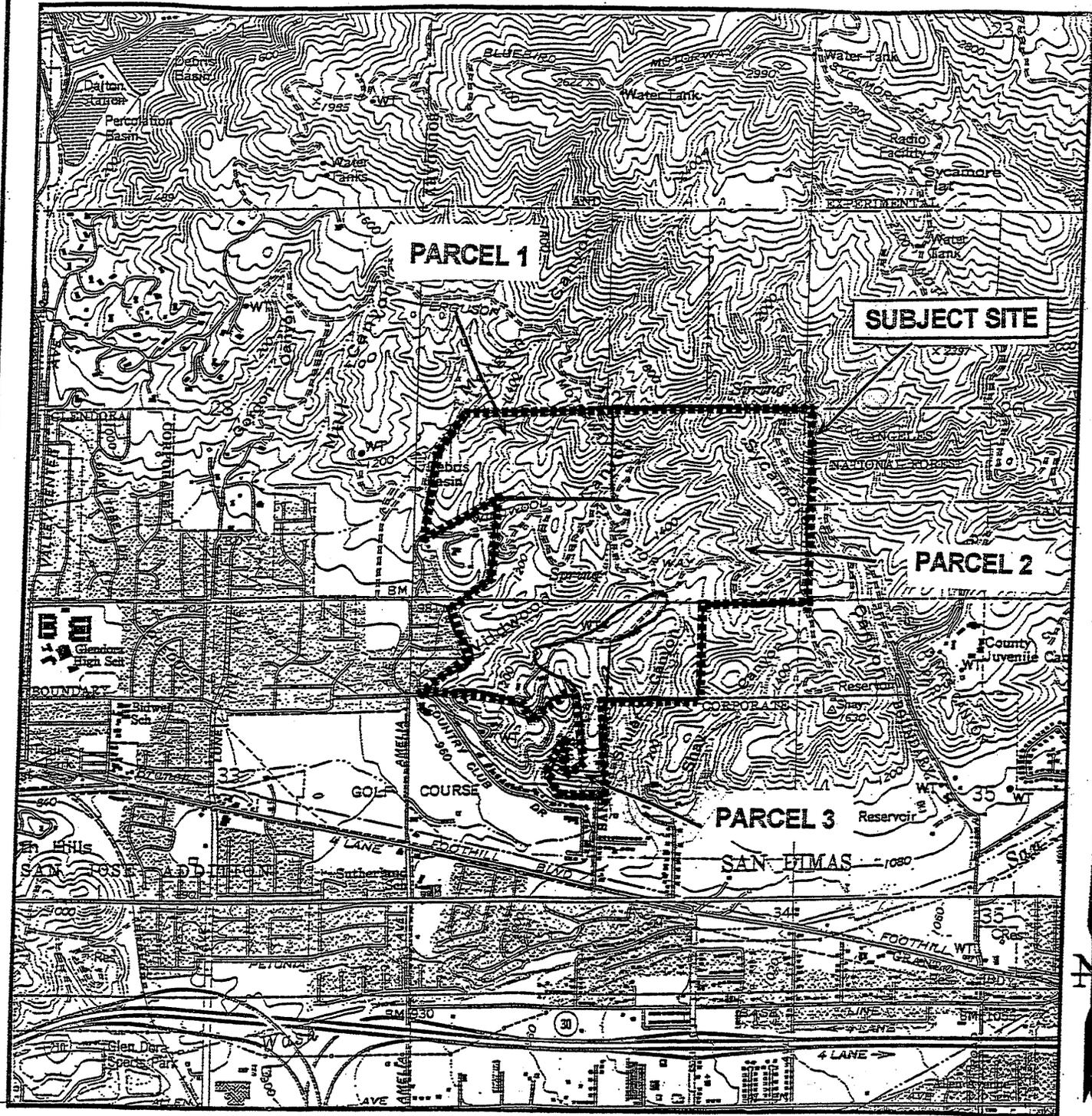
- Any past agricultural use at the site or in the vicinity of the site is of concern. However, as any applications of pesticides and/or herbicides that may have taken place at those locations would have occurred over 25 years ago, the likelihood of any latent, residual agricultural chemical concentrations adversely affecting the site is considered low.

6.3 Qualifications

Leighton and Associates, Inc. has provided quality environmental and geotechnical consulting and construction management services since 1961. We have assessed for potential environmental issues of concern at over 1,000 industrial, commercial, agricultural, and undeveloped and redevelopment properties ranging from small lots to parcels comprising of thousands of acres.

The qualifications of the Project Manager and of the other environmental professionals involved in this ESA meet or exceed our corporate requirements and the ASTM E 1527-97 requirements for performing ESAs. The work is performed by and/or under the direct technical supervision of a State of California Registered Geologist.





SITE LOCATION MAP

Base Maps: U.S.G.S. 7.5 Minute California Quadrangle Glendora 1966 (photorevised 1972) and San Dimas 1966 (photorevised 1981)

Northeast of South Amelia Avenue and East Foothill Boulevard, Glendora and San Dimas California, 91741 and 91773

Project Number: 980169-002

Date: 7/21/98

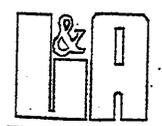


FIGURE NO. 1

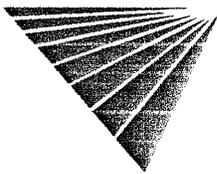
APPENDIX A

References

- American Society for Testing and Materials, 1997, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-97, dated May 1997.
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (CDOGGR), 1995, CDOGGR Map W 1-2 Los Angeles, dated September 16, 1995.
- _____, 1989, CDOGGR Map W 1-5 Northern Los Angeles Basin, dated March 11, 1989.
- United States Geological Survey, 1966, 7.5 Minute Glendora, California Quadrangle, 1966 (photorevised 1972).
- _____, 1966, 7.5 Minute San Dimas, California Quadrangle, 1966 (photorevised 1981).
- Vista Information Solutions, 1998, Site Assessment Report, Wildwood Canyon/Glendora/ESA, Northeast of Wildwood Canyon Dr., Glendora, California 91773, Report I.D. 981069-002, dated June 23, 1998.

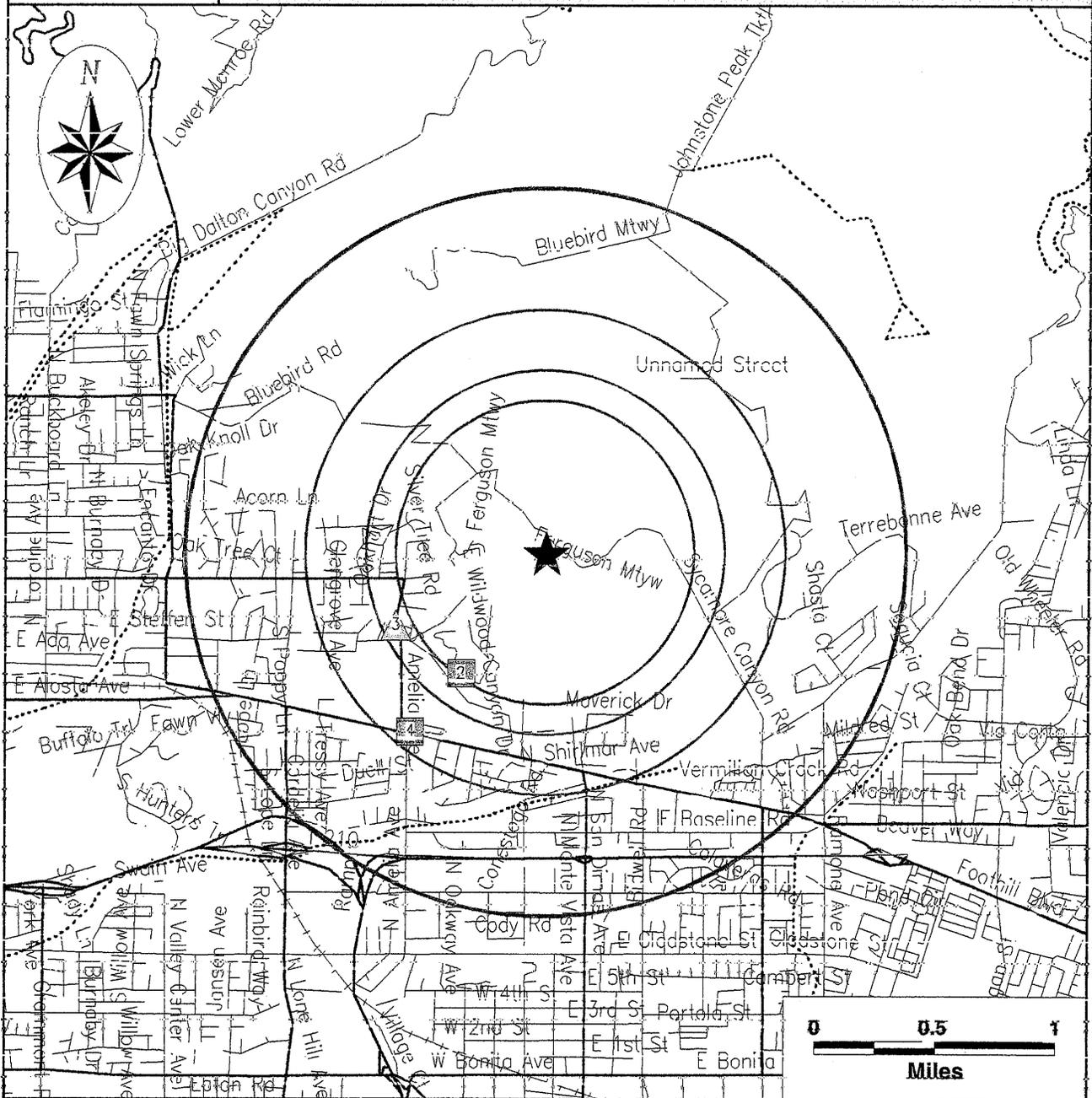
Aerial Photographs

<u>Date</u>	<u>Flight</u>	<u>Photo</u>	<u>Scale</u>	<u>Agency</u>	<u>Source</u>
6/3/38	AXJ	42-105	1:12,000	USDA	Leighton Library
1/2/53	AXJ	9K-98	1:20,000	USDA	Leighton Library
1/2/53	AXJ	9K-133	1:20,000	USDA	Leighton Library



SITE ASSESSMENT REPORT (PROPERTY BOUNDARY EXTENDED 1/2 MILE)

Map of Sites within 1 Mile



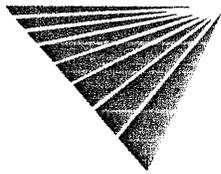
Subject Site 	Category: Databases Searched to: Single Sites Multiple Sites	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities		NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

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

Report ID: 980169002

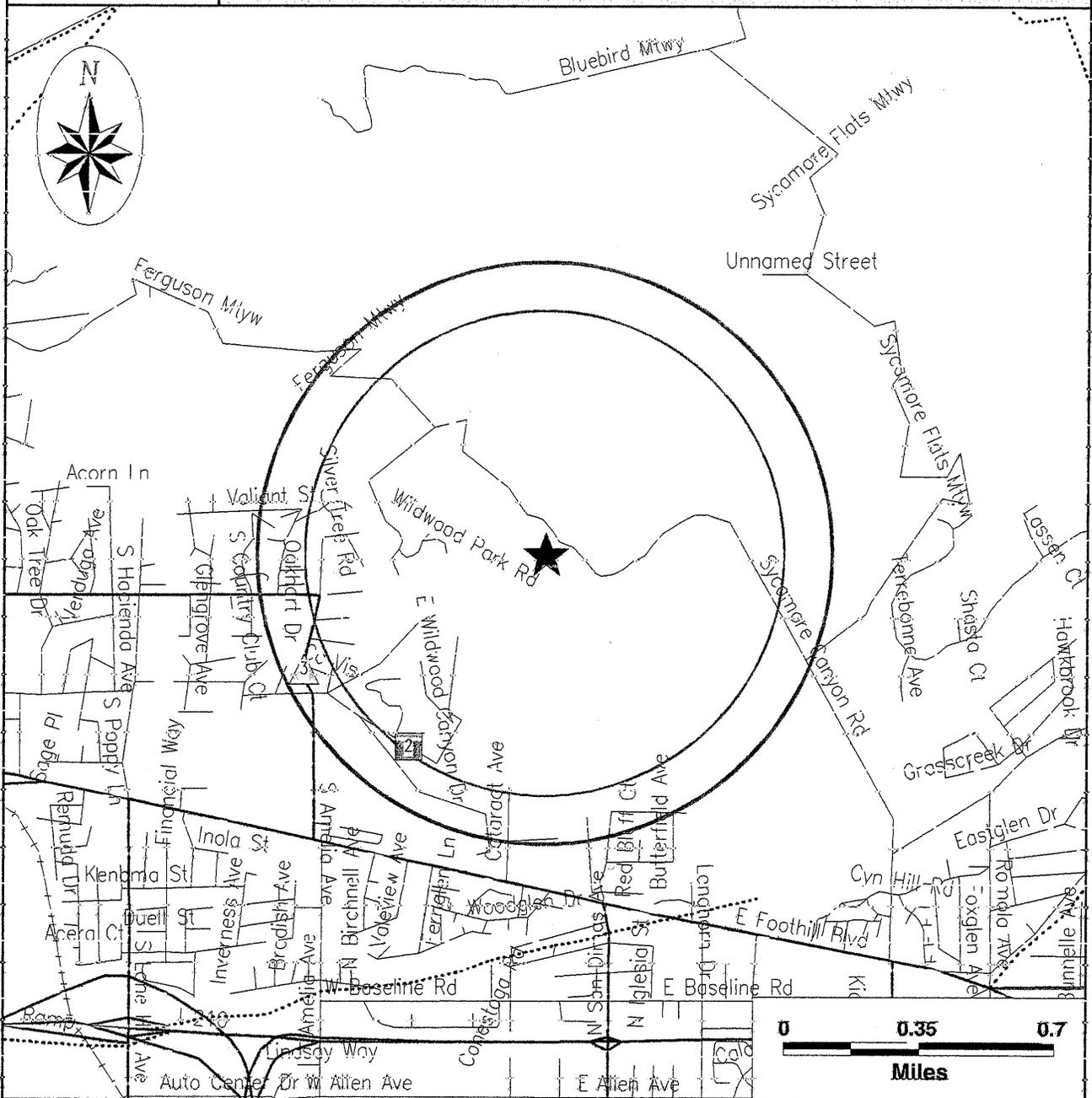
Date of Report: June 23, 1998

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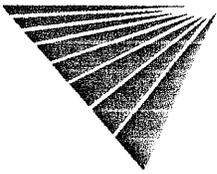


SITE ASSESSMENT REPORT (PROPERTY BOUNDRY EXTENDED 1/2 MILE)

Map of Sites within 1/4 Mile



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



SITE ASSESSMENT REPORT (PROPERTY BOUNDARY EXTENDED 1/2 MILE)

Sites Represented as Radius Buffers



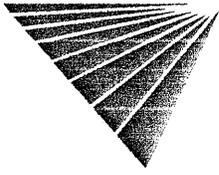
These radii are estimated from agency records or detailed street maps. The radii may be based on the furthest boundary of each property or study area from its center. For more information contact the agency referenced by source number in the site listing.



Subject Site

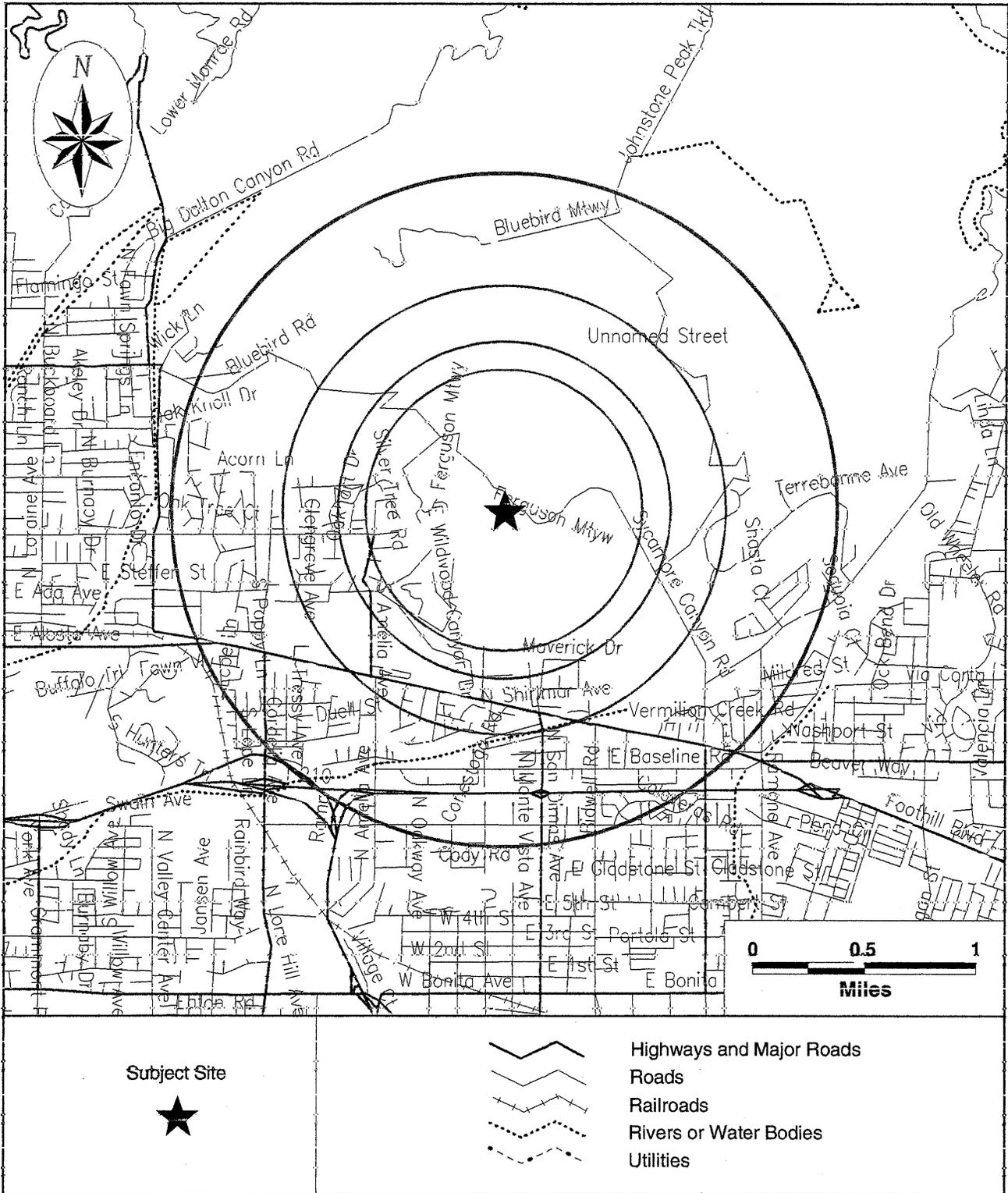


Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities



SITE ASSESSMENT REPORT (PROPERTY BOUNDARY EXTENDED 1/2 MILE)

Street Map



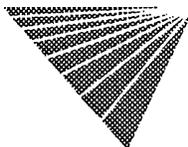
SITE ASSESSMENT REPORT (PROPERTY BOUNDRY EXTENDED 1/2 MILE)

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	LG GEN	SM GEN	SPILLS
1	SAN DIMAS RED PHOS SW 1/4 OF SW 1/4 OF SECT 26 SAN DIMAS, CA 91773	5343757	0.00 MI	NA				X									
2	MAECHLAN RANCH 2701 WILDWOOD RANCH RD. GLEN DORA, CA 91741	1194530	0.11 MI	SW							X						

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	LG GEN	SM GEN	SPILLS
3	GLEN DORA COUNTRY CLUB 310 S AMELIA AVE GLEN DORA, CA 91741	4018267	0.19 MI	W							X						

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	LG GEN	SM GEN	SPILLS
4	TEXACO SS #61-106-001368 2301 E FOOTHILL BLVD GLEN DORA, CA	421426	0.43 MI	SW						X	•						



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

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

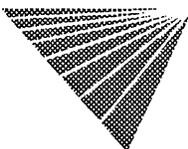
Report ID: 980169002

Date of Report: June 23, 1998

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



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

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

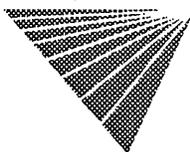
Report ID: 980169002

Date of Report: June 23, 1998

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UNMAPPED SITES	VISTA ID	A			B			C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
MWD - SAN DIMAS FACILITY N SYCAMORE CANYON SAN DIMAS, CA 91773	1250220								X					
DALTON DEBRIS DISP. 1100 GLENDORA MOUNTAIN RD. GLENDORA, CA 91741	1194482							X						
CITY OF GLENDORA 440 S LORAIN GLENDORA, CA 91740	1237351						X		•					
SUNSET SERVICE CENTER INC 901 N SUNSET AVE WEST COVINA, CA	5403388								X					
YONES KABIR 404 N BARRANCA AVE COVINA, CA	7309157								X					
MARQUEZ'S SHELL #8 18505 E COLIMA SAN DIMAS, CA 91773	4022233								X					
COLIMA RADIATORS 18720 E COLIMA SAN DIMAS, CA 91773	4022234								X					
EASTWOOD VILLAGE CARWASH 18470 COLIMA SAN DIMAS, CA 91773	4022232								X					
EXXON COMPANY USA - SS#74944 18308 E COLIMA SAN DIMAS, CA 91773	4022230								X					
MOBIL OIL CORP SS 11E2P 18253 COLIMA SAN DIMAS, CA 91773	4022228								X					
MOBIL OIL CORP SS 11E2Y 18999 COLIMA SAN DIMAS, CA 91773	4022237								X					
ARCO PETROLEUM PROD CO # 3004 18811 E COLIMA SAN DIMAS, CA 91773	4022235								X					
CIRCLE K #3033 TAX/LICENSE DEP 19220 E COLIMA SAN DIMAS, CA 91773	4022239								X					
CHEVRON USA SS # 01175 21095 E COLIMA SAN DIMAS, CA 91773	4022240								X					
GOODYEAR TIRE RUBBER CO 18837 E COLIMA SAN DIMAS, CA 91773	4022236								X					
EXXON CO USA SS#71803 19005 E COLIMA SAN DIMAS, CA 91773	4022238								X					



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

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

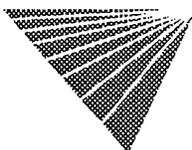
Report ID: 980169002

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UNMAPPED SITES	VISTA ID	A			B			C		D				
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CHEVRON USA SS 094524 21324 E PATHFINDER RD SAN DIMAS, CA 91773	4038940								X					
PAUL MONROE HYDRAULICS IN 9999 E ROSEHILLS SAN DIMAS, CA 91773	4040021								X					
LA CO ISD SAN DIMAS MW STA 0 1/2 M S OF PUDDNGSTN SAN DIMAS, CA 91773	1230744								X					
DON'S DRY CLEANER 1773 GAREY AVENU POMONA, CA	7291444						X							
FLOOD ELEMENT PUDDINGSTONE DAM 1000 S SAN DIMAS SAN DIMAS, CA 91773	1230630								X					
WALNUT AVENUE ARROW HWY 105-195 E. ARROW HIGHWAY SAN DIMAS, CA 91773	7309114							X						
WALNUT VALLEY UNIF SCHOOL DIST 476 S LEMON SAN DIMAS, CA 91773	4031743								X					
SNS REALTORS 235 E FRANKLIN AVE POMONA, CA	7309255								X					
CAMEO HOMES 15358 LA BELLA SAN DIMAS, CA 91773	4031308								X					
SABIR ALI 16002 E FRANCISQUITO SAN DIMAS, CA 91773	4027194								X					
OLTMANS CONSTRUCTION CO 10005 E MISSION MILL SAN DIMAS, CA 91773	4034987								X					
ARCO 780 BREA CANYON SAN DIMAS, CA 91773	4824170								X					
SHELL SERV STA 3241 S BREA CANYON SAN DIMAS, CA 91773	4824171								X					
ROWLAND UNIFIED SCHOOL DIST 2036 S FULLERTON RD SAN DIMAS, CA 91773	4824707								X					
CHEVRON USA 23671 E GOLDEN SPRINGS SAN DIMAS, CA 91773	4824802								X					
LA CO SAN DIS LANDFILL #6 2800 S WORKMAN MILL SAN DIMAS, CA 91773	4047285								X					



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

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

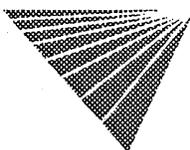
Report ID: 980169002

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UNMAPPED SITES		A			B			C		D				
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VISTA ID														
LA CO SAN DIS SAN JOSE T 1965 S WORKMAN MILL SAN DIMAS, CA 91773	4047284								X					
WHITTER MAINT STATION 1940 S WORKMAN MILL SAN DIMAS, CA 91773	4047283								X					
ATT COMMUNICATIONS PADUA HILLS SAN DIMAS, CA 91773	4825636								X					
LA CO DPW ROAD MAINT DIV 116 14959 E PROCTOR SAN DIMAS, CA 91773	4038577								X					
MANNY MAGALLANES 162 008TH SAN DIMAS, CA 91773	4015460								X					
SHELL OIL CO 2000 SITE SAN DIMAS, CA 91773	4826421								X					
MOHAMAD KHALED SERVICE CENTER 19505 E CYPRESS SAN DIMAS, CA 91773	4024056								X					
EXXON COMPANY USA - SS#77725 2136 S HACIENDA SAN DIMAS, CA 91773	4028934								X					
JOHN F SHEA 655 S BREA CANYON SAN DIMAS, CA 91773	4020112								X					
WALNUT VALLEY WATER DIST 271 S BREA CANYON SAN DIMAS, CA 91773	4020108								X					
GILBERT RILEY 20945 S GARVEY POMONA, CA	4028738								X					
G T E 1041 S GRAND SAN DIMAS, CA 91773	4028404								X					
MOHAMMED SEIRAFI 1443 VALINDA SAN DIMAS, CA 91773	4045259								X					
JACO OIL CO 1400 VALINDA AVE SAN DIMAS, CA 91773	4045258								X					
CFS CONTIENTAL 20701 CURRIER SAN DIMAS, CA 91773	4023337								X					
CITRUS JR COLLEGE 18824 E FOOTHILL SAN DIMAS, CA 91773	1151330								X					



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

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

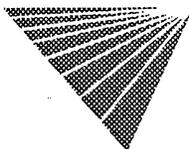
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UNMAPPED SITES	VISTA ID	A			B			C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
ARCO PETROLEUM PROD CO # 1953 15156 E GALE SAN DIMAS, CA 91773	4027829								X					
LA CO FD FIRE STA #091 2691 S TURNBULL CANYON SAN DIMAS, CA 91773	4044697								X					
USDA ANGELES NATIONAL FOREST STAR RT 1 SAN DIMAS, CA 91773	4043865								X					
LA CO ISD CAMP PAIGE 6631 N STEPHENS RANCH SAN DIMAS, CA 91773	4043862								X					
LA CO MARSHALL CYN GOLF CENTER 6100 N STEPHENS RANCH RD SAN DIMAS, CA 91773	4043860								X					
AUTO REPAIR CENTER 554 N DIAMOND BAR SAN DIMAS, CA 91773	4024306								X					
CITY OF SAN DIMAS 805 CINEGA AVE SAN DIMAS, CA 91773	1194742						X							
JOHN PREUSS 13117 E VALLEY SAN DIMAS, CA 91773	4025062								X					
CALIFORNIA TARGET ENT #109 13120 E VALLEY SAN DIMAS, CA 91773	4025063								X					
JJ RENTALS 13628 E VALLEY SAN DIMAS, CA 91773	4025070								X					
CITY OF SAN DIMAS PUBLIC WORKS PONY EXPRESSWAY SAN DIMAS, CA 91773	4038505								X					
POMONA INDUSTRIAL CENTER 924 001ST STREE POMONA, CA	7290954						X							
LA PUENTE AUTO ELECTRIC 908 N SUNSET SAN DIMAS, CA 91773	4042604								X					
IRVING H METCALF ESTATE 856 N SUNSET SAN DIMAS, CA 91773	4042599								X					
FRIMANDS PUBLIC SCALES 13047 E VALLEY SAN DIMAS, CA 91773	4025060								X					
BASSETT AUTO WRECKERS 13165 E VALLEY SAN DIMAS, CA 91773	4025064								X					



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

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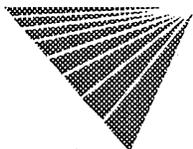
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UNMAPPED SITES	VISTA ID	A			B			C		D				
		NPL	CORRACTIS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
ACTION CONSTRUCTION CO 14060 E VALLEY SAN DIMAS, CA 91773	4025077								X					
GUSTAVO LOPEZ TEXACO 22040 E VALLEY SAN DIMAS, CA 91773	4025121								X					
FIRE STATION #121 346 ARMITOS SAN DIMAS, CA 91773	4018725								X					
DOD - POMONA NIROP 1675 MISSION BOULE POMONA, CA	7290944						X							
AQUASLIDE-N-DIVE CORP 12266 ROOKS RD SAN DIMAS, CA 91773	4039523								X					
MWD - MORRIS DAM SAN GABRIEL CYN HWY3 SAN DIMAS, CA 91773	4042295								X					
RON ROSSITER 853 W ARROWHEAD HWY GLEN DORA, CA	4018950								X					
GLEN DORA CITY DUMP NW CORNER OF SIERRA MADRE SORRAINE GLEN DORA, CA	4825179							X						
GLEN COVINA CLEANERS 427 ARROW HIGHW GLEN DORA, CA	7291126						X							
CLAY DRAGON TRADING CO 13301 PITCHESS INDUSTRY, CA	4038935								X					
INDUSTRY TIRE 113 N WORKMAN MILL RD INDUSTRY, CA	7251998								X					
ROBERTS CONSOLIDATED INDUSTRY 600 N BALDWIN PARK INDUSTRY, CA	4019716								X					
GENERAL TELEPHONE CO. 5010 AZUSA CNYN RD N. IRWINDALE, CA 91706	1205778						X		X					
LA CO FMD P R SERVICE YARD I 265 N PEREZ INDUSTRY, CA	4038882								X					
SPENCER JONES 247 N COVIVA INDUSTRY, CA	4023960								X					
WEST POINT PEPPERELL 14550 E BONELLI ST INDUSTRY, CA	4020040								X					



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

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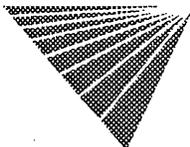
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UNMAPPED SITES		A			B			C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN
VISTA ID														
JJ FERRERO RANCH 0 OAK RANCH RD INDUSTRY, CA	7402927								X					
CADWAY, INC 3228 N GILMAN INDUSTRY, CA	4027928								X					
GOLDEN STATE FOODS 640 S 006TH INDUSTRY, CA	4823765								X					
AIR REDUCTION PACIFIC CO 660 N BALDWIN PARK INDUSTRY, CA	4019718								X					
STATION MAINT CO INC 153 S 007TH INDUSTRY, CA	4015381								X					
ECONO LUBE N TUNE INC 140 S 007TH INDUSTRY, CA	4015379								X					
SHELL OIL #204-1580-0596 2600 S PELLISSIER PL INDUSTRY, CA	4825661								X					



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

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SITE ASSESSMENT REPORT (PROPERTY BOUNDARY EXTENDED 1/2 MILE)

DETAILS

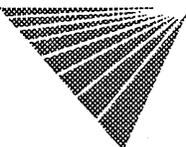
PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	SAN DIMAS RED PHOS SW 1/4 OF SW 1/4 OF SECT 26 SAN DIMAS, CA 91773	VISTA ID#:	5343757
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Radius
CERCLIS / SRC# 4465		EPA ID:	CA0000857540

Map ID

1

Agency Address:	SAN DIMAS RED PHOSPHOROUS SW 1/4 OF SW 1/4 OF SEC.26 SAN DIMAS, CA 91773		
Site Description:	CHEMICALS DISCOVERED DURING DRUG LAB RAID IN LOS ANGELES COUNTY, CALIFORNIA.		
EPA Region:	9		
Congressional District:	33		
Federal Facility:	NOT A FEDERAL FACILITY		
Facility Ownership:	UNKNOWN		
Site Incident Category:	INORGANIC WASTE		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	NON-OIL SPILL		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	09AS		
Latitude:	3406240		
Longitude:	11748240		
Lat/Long Source:	GENERATED BY THE GEOGRAPH DATABASE		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	18070106		
RCRA Indicator:	Unknown		
Name:	Lead Agency:	Actual Start Date:	Actual Completion Date:
NON-NPL PRP SEARCH	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED
Unit Id:	0		
Unit Name:	SITE EVALUATION/DISPOSITION		
Unit Id:	1		
Unit Name:	NOT REPORTED		
Financial Type:	Date:	Financial Amount (\$):	
ACTUAL OBLIGATION	OCTOBER 18, 1994	40000	



* VISTA address includes enhanced city and ZIP.

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

Type:	ADMINISTRATIVE RECORD	Lead Agency:	EPA FUND-FINANCED
Qualifier:	ADMIN RECORD COMPILATION/REMOVAL EVENT	Category:	Unknown
Name:	ADMINISTRATIVE RECORD	Actual Start Date:	UNKNOWN
Plan Status:	PRIMARY	Actual Completion Date:	UNKNOWN
Type:	REMOVAL ACTION	Lead Agency:	EPA FUND-FINANCED
Qualifier:	CLEAN UP	Category:	Unknown TC
Name:	REMOVAL ACTION	Actual Start Date:	UNKNOWN
Plan Status:	PRIMARY	Actual Completion Date:	UNKNOWN

VISTA Address*:	MAEHLAN RANCH 2701 WILDWOOD RANCH RD. GLEN DORA, CA 91741	VISTA ID#:	1194530
		Distance/Direction:	0.11 MI / SW
		Plotted as:	Point

Map ID
2

STATE SWLF - Solid Waste Landfill / SRC# 4705	Agency ID:	19-AA-5679
Agency Address:	MAEHLAN RANCH 2701 WILDWOOD RANCH RD. GLEN DORA, CA	
Facility Type:	SOLID WASTE DISPOSAL FACILITY	
Facility Status:	INACTIVE	
Facility Life:	NOT REPORTED	
Permit Status:	UNPERMITTED/UNLICENSED	
Waste:	NOT REPORTED	

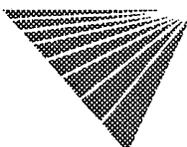
SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address*:	GLEN DORA COUNTRY CLUB 310 S AMELIA AVE GLEN DORA, CA 91741	VISTA ID#:	4018267
		Distance/Direction:	0.19 MI / W
		Plotted as:	Point

Map ID
3

STATE UST - State Underground Storage Tank / SRC# 1612	EPA/Agency ID:	N/A
Agency Address:	GLEN DORA COUNTRY CLUB 310 S AMELIA AVE GLEN DORA, CA	
Underground Tanks:	1	
Aboveground Tanks:	NOT REPORTED	
Tanks Removed:	NOT REPORTED	
Tank ID:	1U	Tank Status: CLOSED
Tank Contents:	OTHER	Leak Monitoring: UNKNOWN
Tank Age:	NOT REPORTED	Tank Piping: BARE STEEL
Tank Size (Units):	1000 (GALLONS)	Tank Material: BARE STEEL

STATE UST - State Underground Storage Tank / SRC# 4707	Agency ID:	009914-009760
Agency Address:	GLEN DORA COUNTRY CLUB 310 S AMELIA AVE GLEN DORA, CA	
Underground Tanks:	NOT REPORTED	
Aboveground Tanks:	NOT REPORTED	
Tanks Removed:	NOT REPORTED	



* VISTA address includes enhanced city and ZIP.

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

Tank ID:	TU	Tank Status:	CLOSED
Tank Contents:	NOT AVAILABLE	Leak Monitoring:	NOT AVAILABLE
Tank Age:	NOT REPORTED	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	NOT REPORTED (NOT AVAILABLE)	Tank Material:	NOT AVAILABLE

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

VISTA Address*:	TEXACO SS #61-106-001368 2301 E FOOTHILL BLVD GLENDDORA, CA	VISTA ID#:	421426
		Distance/Direction:	0.43 MI / SW
		Plotted as:	Point
STATE LUST - State Leaking Underground Storage Tank / SRC# 4548		EPA/Agency ID:	N/A

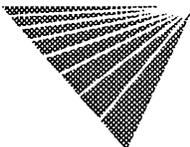
Map ID
4

Agency Address:	TEXACO #61-069-0055 2301 FOOTHILL BLVD E GLENDDORA, CA 91741
Leak ID#:	I-09298
Leak Report Date:	19940922
Substance:	WASTE OIL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY

STATE LUST - State Leaking Underground Storage Tank / SRC# 4647		EPA/Agency ID:	N/A
Agency Address:	TEXACO #61-069-0055 2301 FOOTHILL BLVD E GLENDDORA, CA 91741		
Leak ID#:	I-09298		
Leak Date:	19940922		
Substance:	WASTE OIL		
Remediation Status:	CASE CLOSED		
Media Affected:	SOIL ONLY		

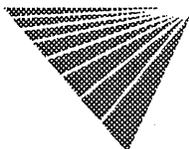
SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



UNMAPPED SITES

VISTA Address*:	DALTON DEBRIS DISP. 1100 GLENDORA MOUNTAIN RD. GLENDORA, CA 91741	VISTA ID#:	1194482
STATE SWLF - Solid Waste Landfill / SRC# 4705		Agency ID:	19-AA-0032
Agency Address:	DALTON DEBRIS DISPOSAL AREA 1100 GLENDORA MT. RD. GLENDORA, CA		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	OTHER		
Permit Status:	Agency Code (I)		
VISTA Address*:	CITY OF GLENDORA 440 S LORAIN GLENDORA, CA 91740	VISTA ID#:	1237351
STATE LUST - State Leaking Underground Storage Tank / SRC# 4548		EPA/Agency ID:	N/A
Agency Address:	GLENDORA CORPORATE YARD 440 LORAIN AVE S GLENDORA, CA 91740		
Leak ID#:	I-09644		
Leak Report Date:	19901123		
Substance:	GASOLINE		
Remediation Status:	POST REMEDIAL ACTION UNDERWAY		
Media Affected:	SOIL ONLY		
STATE LUST - State Leaking Underground Storage Tank / SRC# 4647		EPA/Agency ID:	N/A
Agency Address:	GLENDORA CORPORATE YARD 440 LORAIN AVE S GLENDORA, CA 91740		
Leak ID#:	I-09644		
Leak Date:	19901123		
Substance:	GASOLINE		
Remediation Status:	POST REMEDIAL ACTION UNDERWAY		
Media Affected:	SOIL ONLY		
VISTA Address*:	DON'S DRY CLEANER 1773 GAREY AVENU POMONA, CA	VISTA ID#:	7291444
STATE LUST - State Leaking Underground Storage Tank / SRC# 4549		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Leak ID#:	641		
Substance:	VOCS		
Remediation Status:	SITE ASSESSMENT		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

VISTA Address*:	WALNUT AVENUE ARROW HWY 105-195 E. ARROW HIGHWAY SAN DIMAS, CA 91773	VISTA ID#:	7309114
STATE SWLF - Solid Waste Landfill / SRC# 4705		Agency ID:	19-AA-5243
Agency Address:	WALNUT AVENUE ARROW HWY 105-195 E. ARROW HIGHWAY SAN DIMAS, CA		
Facility Type:	INERT		
Facility Status:	INACTIVE		
Permit Status:	UNPERMITTED/UNLICENSED		

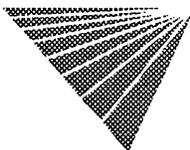
VISTA Address*:	CITY OF SAN DIMAS 805 CIENEGA AVE SAN DIMAS, CA 91773	VISTA ID#:	1194742
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4548		EPA/Agency ID:	N/A
Agency Address:	CITY OF SAN DIMAS 805 CIENEGA AVE SAN DIMAS, CA 91773		
Leak ID#:	040690-19		
Leak Report Date:	19900321		
Substance:	GASOLINE		
Remediation Status:	NO ACTION		
Media Affected:	UNDEFINED		

STATE LUST - State Leaking Underground Storage Tank / SRC# 4647		EPA/Agency ID:	N/A
Agency Address:	CITY OF SAN DIMAS 805 CIENEGA AVE SAN DIMAS, CA 91773		
Leak ID#:	040690-19		
Leak Date:	19900321		
Substance:	GASOLINE		
Remediation Status:	NO ACTION		
Media Affected:	UNDEFINED		

VISTA Address*:	POMONA INDUSTRIAL CENTER 924 001ST STREE POMONA, CA	VISTA ID#:	7290954
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4549		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Leak ID#:	731		
Leak Date:	19971215		
Substance:	TPH		
Remediation Status:	NO FURTHER ACTION REQUIRED		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

VISTA Address*:	DOD - POMONA NIROP 1675 MISSION BOULE POMONA, CA	VISTA ID#:	7290944
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4549	EPA/Agency ID:	N/A
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Agency Address:	SAME AS ABOVE
Leak ID#:	113
Remediation Status:	POST REMEDIATION MONITORING
Description / Comment:	DOD SITE

VISTA Address*:	GLENDORA CITY DUMP NW CORNER OF SIERRA MADRE SORRAINE GLENDORA, CA	VISTA ID#:	4825179
-----------------	---	------------	---------

STATE SWLF - Solid Waste Landfill / SRC# 4705	Agency ID:	19-AA-5353
---	------------	------------

Agency Address:	SAME AS ABOVE
Facility Type:	SOLID WASTE DISPOSAL FACILITY
Facility Status:	CLOSED
Permit Status:	UNDER REVIEW

VISTA Address*:	GLEN COVINA CLEANERS 427 ARROW HIGHW GLENDORA, CA	VISTA ID#:	7291126
-----------------	--	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 4549	EPA/Agency ID:	N/A
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Agency Address:	SAME AS ABOVE
Leak ID#:	642
Substance:	VOCS
Remediation Status:	POST REMEDIATION MONITORING

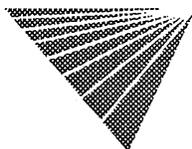
VISTA Address*:	GENERAL TELEPHONE CO. 5010 AZUSA CNYN RD N. IRWINDALE, CA 91706	VISTA ID#:	1205778
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STATE LUST - State Leaking Underground Storage Tank / SRC# 4548	EPA/Agency ID:	N/A
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Agency Address:	GENERAL TELEPHONE CO. 5010 AZUSA CANYON RD N IRWINDALE, CA 91708
Leak ID#:	R-03882
Leak Report Date:	19910516
Substance:	DIESEL
Remediation Status:	CASE CLOSED
Media Affected:	UNDEFINED

STATE LUST - State Leaking Underground Storage Tank / SRC# 4647	EPA/Agency ID:	N/A
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Agency Address:	GENERAL TELEPHONE CO. 5010 AZUSA CANYON RD N IRWINDALE, CA 91708
Leak ID#:	R-03882
Leak Date:	19910516



* VISTA address includes enhanced city and ZIP.

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

Report ID: 980169002

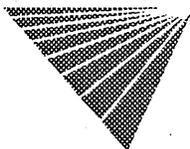
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UNMAPPED SITES CONT.

Substance:	DIESEL
Remediation Status:	CASE CLOSED
Media Affected:	UNDEFINED



SITE ASSESSMENT REPORT (PROPERTY BOUNDRY EXTENDED 1/2 MILE)

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 4584 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was April, 1998.

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

SPL
SRC#: 4544 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was January, 1998.

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

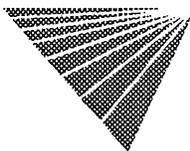
CORRACTS
SRC#: 4467 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1998.

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

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 4465 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was February, 1998.

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



NFRAP
SRC#: 4466

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was February, 1998.

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

SCL
SRC#: 4543

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was January, 1998.

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

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

RCRA-TSD
SRC#: 4467

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was February, 1998.

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#: 4705

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

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

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

LUST
SRC#: 4548

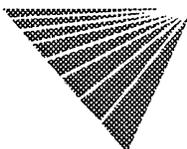
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lust Information System (LUSTIS) was February, 1998.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

LUST
SRC#: 4549

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #4-SLIC List was February, 1998.

This database is provided by the Regional Water Quality Control Board, Region #4. The agency may be contacted at: 916-266-7582.



C) DATABASES SEARCHED TO 1/4 MILE

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 573 **The agency release date for Fullerton Underground Storage Tank List was June, 1992.**

This database is provided by the Fullerton Fire Department. The agency may be contacted at: ; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1612 **The agency release date for Underground Storage Tank Registrations Database 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: 916-227-4337; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 3945 **The agency release date for Alameda County UST List was June, 1997.**

This database is provided by the Department of Environmental Health. The agency may be contacted at: 510-567-6713; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 4419 **The agency release date for Sutter County UST Owner List was November, 1997.**

This database is provided by the Sutter County Agricultural Department. The agency may be contacted at: 916-822-7504; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 4431 **The agency release date for Riverside County UST List was January, 1998.**

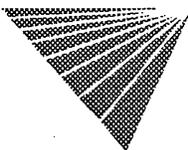
This database is provided by the Riverside County Environmental Health. The agency may be contacted at: 909-358-5055; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 4645 **The agency release date for Ventura County "BWT" (Business, Waste, Tanks) List was February, 1998.**

This database is provided by the Ventura County Environmental Health Division. The agency may be contacted at: 805-654-2813; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 4706 **The agency release date for Kern County Sites and Tanks Listing was April, 1998.**

This database is provided by the Kern County Environmental Health Department. The agency may be contacted at: 805-862-8700; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



UST's
SRC#: 4707 VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Los Angeles County UST "Street Number" Book was March, 1998.

This database is provided by the Los Angeles County Department of Public Works, Environmental Programs. The agency may be contacted at: 626-458-3517; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 4709 VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for San Francisco Current Active UST List was April, 1998.

This database is provided by the San Francisco Department of Health. The agency may be contacted at: 415-252-3900; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 4710 VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for San Bernardino County UST List was April, 1998.

This database is provided by the San Bernardino County Fire Department, Hazardous Materials Division. The agency may be contacted at: 909-387-3200; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 4711 VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Contra Costa Site List was February, 1998.

This database is provided by the County of Contra Costa Health Services Department. The agency may be contacted at: 510-646-2286; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

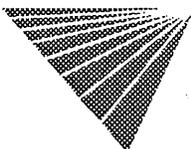
AST's
SRC#: 4320 VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tank Database was December, 1997.

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#: 4583 VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for was January, 1998.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through January 1998 revealed information regarding reported spills of oil or hazardous substances in the stated area.



RCRA-LgGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 4467 **The agency release date for HWDMS/RCRIS was February, 1998.**

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

RCRA-SmGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 4467 **The agency release date for HWDMS/RCRIS was February, 1998.**

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

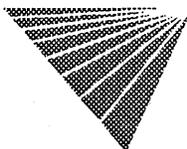
SPILL VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 161 **The agency release date for California Hazardous Materials Incident Report was December, 1990.**

This database is provided by the Office of Emergency Services. The agency may be contacted at: .

SPILL VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 4642 **The agency release date for Region #1-Active Toxic Site Investigations-Spills was March, 1998.**

This database is provided by the Regional Water Quality Control Board, Region #1 (North Coast Region). The agency may be contacted at: 707-576-2220.

End of Report



INTERVIEW QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Instructions to Preparer:

The following questions are asked in an attempt to obtain information about current and historic uses and conditions at the property, in order to comply with ASTM E1527-97 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process).

Please answer to the best of your actual knowledge. (ASTM E1527-97 defines "actual knowledge" as "the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.")

Please fully describe any "yes" answers in the comments space provided; additional space is available on page eight.

Thank you for your serious thought in completing this questionnaire.

PLEASE FULLY DESCRIBE ANY "YES" ANSWERS IN THE COMMENTS SPACE PROVIDED AND ON PAGE SIX

Property Name: Wildwood Mountainway/Glendora (Morgan Ranch)	Project Manager: Gregory R. Millikan
Address: Wildwood Mountainway (Morgan Ranch)	Project Name: Wildwood Canyon/Glendora
City, State, Zip: Glendora, CA	Project Number: 980196-002

QUESTION	YES	NO	UNK.	COMMENTS (additional space on page eight)
1. Have you any knowledge as to the <i>current use</i> of the property?		X		
2. Have you any knowledge as to <i>previous uses</i> of the property?		X		
3. Have you any knowledge as to <i>current uses</i> of the adjoining properties?	X			REAL ESTATE DEVELOPMENT MORGAN RANCH/ADJOINING PROPERTY
4. Have you any knowledge as to <i>previous uses</i> of the adjoining properties?	X			ACTIVE CITRUS OPERATIONS
5. Have you any knowledge as to <i>current or past uses in the surrounding area</i> ?	X			REAL ESTATE DEVELOPMENTS
6. Is the property or any adjoining property, currently used or has been used in the past as a <i>gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility</i> ?		X		
7. Is the property or any adjoining property, currently used or has been used in the past for an <i>industrial use</i> ?		X		
8. Have you any knowledge as to <i>the geologic, hydrogeologic, hydrologic, and topographic conditions</i> at the property?		X		

(continued from page 1)

QUESTION	YES	NO	UNK.	COMMENTS (additional space on page eight)
9. Have you any knowledge as to any <i>roads, streets, or parking facilities</i> previously present at or adjoined to the site?		X		
10. Have you any knowledge as to the <i>source of potable water</i> for the property?		X		
11. If the property is served by a private well or non-public water system, have <i>contaminants been identified in the well or system</i> that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?		X		
12. Have you any knowledge as to the <i>sewage disposal system</i> for the property?		X		
13. Are <i>identified petroleum products or hazardous materials used, handled, treated, stored, generated, or disposed</i> of <u>currently</u> at the property or any adjoining property? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)		X		
14. Have <i>identified petroleum products or hazardous materials been used, handled, treated, stored, generated, or disposed</i> of in the <u>past</u> at the property or any adjoining property? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)		X		
15. Have <i>unidentified petroleum products or hazardous materials been used, handled, treated, stored, generated, or disposed</i> of in the <u>past</u> or <u>currently</u> at the property or any adjoining property? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)		X		
16. Have you ever observed <i>evidence (staining, discolored soils, vent or fill pipes, pools of liquid, odors)</i> that petroleum products or hazardous materials have been used, handled, treated, stored, generated, or disposed of at the property or any adjoining property?		X		
17. Are there currently, or have there been previously, any <i>underground or aboveground storage tanks</i> located on the property? (please indicate content, capacity, and age)			X	
18. Are there currently, or have there been previously, on the property any <i>vent pipes, fill pipes, or access ways indicating a fill pipe</i> protruding from the ground on the property or adjacent to any structure on the property indicating storage tanks?			X	
19. Have you any knowledge regarding <i>strong, pungent, or noxious odors</i> at the property?		X		
20. Are there currently, or have there been previously, any <i>pools of liquid or standing surface waters</i> located on the property?			X	

(continued from page 2)

QUESTION	YES	NO	UNK.	COMMENTS (additional space on page eight)
21. Are there currently, or have there been previously, any <i>drums</i> (typically 55 gal. (208 L)) located on the property? (please describe condition of drums and contents of drums)			X	
22. Are there currently, or have there been previously, any <i>damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals</i> in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)			X	
23. Are there currently, or have there been previously, any <i>hazardous substance or petroleum products containers</i> at the property containing identified or unidentified substances? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)			X	
24. Are there currently, or have there been previously, any open or damaged <i>unidentified substance containers</i> at the property containing unidentified substances suspected of being hazardous substances or petroleum products? (please indicate the approximate quantities involved, types of containers if any, and storage conditions)			X	
25. Is there a <i>transformer, capacitor, or any electrical or hydraulic equipment</i> known to contain PCBs or likely to contain PCBs? (please report if there are any records indicating the presence of PCBs and if copies can be provided)			X	
26. Have you any knowledge as to the <i>means of heating and cooling the buildings</i> on the property, including the <i>fuel source for heating</i> and cooling (for example, heating oil, gas, electric, radiators from steam boiler fueled by gas)?		X		
27. Have you any knowledge regarding <i>stains or corrosion on floors, walls, or ceilings</i> , except for staining from water, on the property currently or in the past?		X		
28. Have you any knowledge regarding the presence of <i>floor drains and/or sumps</i> on the property currently or in the past? (please indicate purpose of floor drain and/or sump and point of discharge)		X		
29. Are there currently, or have there been previously, any <i>flooring, drains, or walls</i> located within the facility that are stained by substances other than water or are emitting foul odors?			X	
30. Are there currently, or have there been previously, any <i>pits, ponds, or lagoons</i> (particularly if they have been used in connection with waste treatment or waste disposal) located on the property?			X	

(continued from page 3)

QUESTION	YES	NO	UNK.	COMMENTS (additional space on page eight)
31. Are there currently, or have there been previously, any <i>pits, ponds, or lagoons</i> (particularly if they have been used in connection with waste treatment or waste disposal) located on any adjoining properties?			X	
32. Is there currently, or has there been previously, any <i>stained soil or pavement</i> on the property?			X	
33. Is there currently, or has there been previously, any <i>stressed vegetation</i> such as grass, brush, or trees (from something other than insufficient water) on the property?			X	
34. Have you any knowledge regarding areas on the property that are apparently <i>filled or graded by non-natural causes</i> (or filled by fill of unknown origin) suggesting trash or other solid waste disposal, or <i>mounds or depressions</i> suggesting trash or other solid waste disposal?		X		
35. Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been <i>dumped above grade, buried and/or burned</i> on the property?			X	
36. Has <i>fill dirt</i> been brought onto the property that originated from a contaminated site or that is of an unknown origin?			X	
37. Does the property <i>discharge waste water</i> (other than storm water), on or adjacent to the property, into a sanitary sewer system or storm water sewer system?			X	
38. Have you knowledge of any <i>discharges of waste water or other liquid (including storm water)</i> into a drain, ditch, or stream on or adjacent to the property?		X		
39. Have you any knowledge of the current or previous existence of <i>wells</i> (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells) on the property?		X		
40. Have you any knowledge of the current or previous existence of <i>on-site septic systems or cesspools</i> at the property?		X		
41. Do you have any knowledge of any <i>environmental site assessment</i> of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?		X		
42. Do you have any knowledge of any <i>notices or other correspondence from any governmental entity relating to past or current violations of environmental laws</i> or possible liability relating to hazardous substances or petroleum products?		X		

(continued from page 4)

QUESTION	YES	NO	UNK	COMMENTS (additional space on page eight)
43. Do you have any knowledge of any <i>notices or other correspondence from any governmental entity relating to environmental liens</i> encumbering the property?		X		
44. Do you have any knowledge of any <i>past, threatened, or pending administrative proceedings</i> relevant to hazardous substances or petroleum products in, on, or from the property?		X		
45. Do you have any knowledge of any <i>past, threatened, or pending litigation</i> relevant to hazardous substances or petroleum products in, on, or from the property?		X		
46. Do you have any knowledge of the past or current existence of any <i>environmentally related monitoring programs, permits, licenses, or registrations</i> relating to the property?		X		
46. Do you have any knowledge of the past or current existence of any <i>environmentally related permits</i> (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, air emissions permits, NPDES permits) relating to the property?		X		
47. Do you have knowledge of any past or current occurrences of <i>spills, leaks, or other unauthorized releases</i> of hazardous substances or petroleum products at the property?		X		
UNK = Unknown				Questions are based on ASTM E1528-97 and ASTM E1527-97.

Do you know if any of the following documents exist?

If so, can and will copies be provided?

Check

Environmental Site Assessment Reports
Environmental Audit Reports
Geotechnical Studies
Reports regarding hydrogeologic conditions on the property or surrounding area
Environmental Permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater discharge permits, storm water discharge permits, emissions permit, NPDES permits, etc.)
Notices or other correspondence from any governmental entity relating to past or current environmental liens encumbering the property

Check

Safety Plans, Preparedness and Prevention Plans, Spill Prevention, Countermeasure, and Control Plans, etc.
Community Right-to-Know Plan
Material Safety Data Sheets (a.k.a. MSDSs)
Registration for underground and above-ground storage tanks
Notices or other correspondence from any governmental entity relating to past or current violations of environmental laws at the property
Hazardous Waste Generator notices or reports

(continued from page 5)

1] What year was the site first developed for use? (For example, "the site was raw land until 1930 when the land was planted with orange trees.")

UNKNOWN

2] What were the previous uses of the site? (For example, "agricultural land from 1930 to the late 1960's, then a single residential house and a cattle ranch until 1978, then a 72,000 square foot commercial building built in 1978 for a telecommunications firm and then a publishing company.)

UNKNOWN

3] Who has occupied the site in the past? (For example, "Robertson Farms from late 1930 to the late 1960's, Mr. John Blanchard until 1978, Teletronics Inc. from 1979 through 1996, and Omega Printers, Inc. from 1996 through the present day.)

UNKNOWN

Are you able to provide the names and/or phone numbers of the current owners and/or occupants (if any) of the property?

(additional space on page eight)

Check

Check

<input type="checkbox"/>	Current Owners	<input type="checkbox"/>	Current Occupants
--------------------------	----------------	--------------------------	-------------------

Are you able to provide the names and/or phone numbers of any previous owners and/or occupants (if any) of the property?

(additional space on page eight)

Check

Check

<input type="checkbox"/>	Previous Owners	<input type="checkbox"/>	Previous Occupants
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(continued from page 6)

4) What years were adjoining properties first developed for use? What were the previous uses of adjoining properties? Who occupied adjoining properties in the past?

MORGAN RANCH AN ACTIVE CITRUS OPERATION FROM ABOUT 1910 UNTIL GLENDORA UNIFIED SCHOOL DISTRICT TOOK LOWER 20 ACRES BY CONDEMNATION, SUBSEQUENTLY REOBTAINED LATER.

PLEASE INDICATE THE TIME PERIOD WHICH YOU OWNED/OCCUPIED THIS PROPERTY (if applicable).

FROM SEE ABOVE

TO

This questionnaire was completed by:

Name: OCTAVIUS W. MORGAN

Title: N.A.

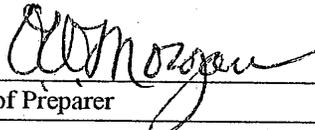
Company: N.A.

Address: N.A.

Phone Number: (626) 447-6289

Preparer presents that to the best of the preparer's actual knowledge the above statements and facts are true and correct and no material facts have been suppressed or misstated.

("Actual knowledge" is defined by ASTM E 1527-97 as "the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to distinguished from constructive knowledge that is knowledge imputed to an individual or entity.")

X 
Signature of Preparer

X 7-15-98
Date prepared

