

**Exhibit No. 5**

**Phase I Environmental Site Assessment  
of Golden West Business Park 9230 to 9500 7<sup>th</sup> Street  
Rancho Cucamonga, California 91730  
Dated May 14, 2007**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OF**

**GOLDEN WEST BUSINESS PARK  
9320 TO 9500 7<sup>TH</sup> STREET  
RANCHO CUCAMONGA, CALIFORNIA 91730**

**ATC PROJECT NO. 11.15771.0187**

**MAY 14, 2007**

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## 1.0 EXECUTIVE SUMMARY

### 1.1 General Information

**Project Information:**

Archibald Center

**Consultant Information:**

ATC Associates Inc.

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Monterey Park, California 91755

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**Fax:** (323) 517-9781

**E-mail Address:** [karin.konior@atcassociates.com](mailto:karin.konior@atcassociates.com)

**Reconnaissance Date:** April 24, 2007

**Site Assessor:** Ms. Karin Konior

**Senior Reviewer:** Mr. Dino Orbiso

**Site Information:**

9320 to 9500 7<sup>th</sup> Street

Rancho Cucamonga, California 91730

San Bernardino County

**Site Access Contact:**

Mr. Ed Middleton

Telephone: (909) 483-1166

**Client Information:**

Walton Street Capital, LLC

Mr. John W. Jacobsen, Associate

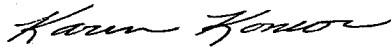
900 North Michigan Avenue, Suite 1900

Chicago, Illinois 60611

**Telephone:** (312) 915-2825

**Fax:** (312) 915-2881

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR part 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.



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Karin Konior, Staff Scientist  
Site Assessor



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Dino Orbiso, Project Manager  
Environmental Professional



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J. David Patton, PG, CHMM, Operations Manager  
Environmental Professional

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**1.2 Findings and Conclusions Summary**

ATC Associates Inc. (ATC) has performed this Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

FINDINGS AND CONCLUSIONS SUMMARY						
Report Section	No Further Action	De Minimis Condition	Recognized Environmental Condition (REC)	Historical REC	ASTM Non-Scope Condition	Description
4.0	User Provided Information	X				
5.1.1	Federal Database Findings	X				
5.1.2	State and Tribal Database Findings	X				
5.1.3	Local Environmental Record Sources	X				
5.3	Historical Records Sources	X				Past agricultural use on property. Not considered an environmental concern.
5.3.4	Recorded Land Title Records	X				
6.2	Hazardous Substance Use, Storage and Disposal		X			See # 1 below
6.3	Underground Storage Tanks	X				
6.4	Aboveground Storage Tanks	X				
6.5	Other Petroleum Products	X				
6.6	Polychlorinated Biphenyls (PCBs)	X				
6.7	Unidentified Substance Containers	X				
6.8	Nonhazardous Solid Waste	X				
6.9	Wastewater	X				
6.10	Waste Pits, Ponds and Lagoons	X				
6.11	Sumps	X				
6.12	Septic Systems	X				
6.13	Stormwater Management System	X				
6.14	Wells	X				
7.0	Interviews	X				
8.1	Asbestos-Containing Material (ACM)				X	Identified asbestos in roofing material should be managed appropriately
8.2	Radon	X				
8.3	Lead in Drinking Water	X				
8.4	Lead-Based Paint (LBP)	X				
8.5	Mold Screening	X				
8.6	Additional User Requested Conditions	X				

1. Stained concrete was observed in three of the suites listed above. The concrete was in good physical condition (ie, no cracks chips etc.). ATC recommends better housekeeping to prevent material release at various tenant units. Based on the minor amount of release and good condition of the concrete, the staining is not considered to represent a *recognized environmental condition* to the property at this time.

### 1.3 Significant Data Gap Summary

The following is a summary of *significant data gaps* identified in this report.

SIGNIFICANT DATA GAP SUMMARY		
Report Section	Description	
3.5	Current Uses of Adjoining Properties	No <i>significant data gaps</i> identified.
4.2	Environmental Liens or Activity and Use Limitations (AULs)	No <i>significant data gaps</i> identified.
5.1	Standard Environmental Records	No <i>significant data gaps</i> identified.
5.2	Physical Setting Sources	No <i>significant data gaps</i> identified.
5.3	Historical Records Sources	No <i>significant data gaps</i> identified.
6.1	Methodology and Limiting Conditions	No <i>significant data gaps</i> identified.
7.0	Interviews	No <i>significant data gaps</i> identified.

### 1.4 Recommendations

Based on information collected from the Phase I ESA, ATC offers the following recommendations for further action:

- Based the age of the original construction of the original property structures (1981), asbestos-containing materials may be present and have been identified within roofing materials at two of the onsite buildings. ATC recommends that all suspect ACMs should be properly assessed prior to disturbance during renovation or demolition activities, and if demolition or renovation activities should disturb identified ACMs, it should be removed by a licensed and certified asbestos abatement contractor following all local, state, and federal regulations. If the ACM is to be left in place, ATC recommends that an Operations and Maintenance (O&M) Program be prepared to properly manage the ACM.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this Phase I ESA was to identify *recognized environmental conditions* and certain potential environmental conditions outside the scope of ASTM Standard Practice E 1527-05 in connection with the property at the time of the site reconnaissance. This report documents the findings, opinions and conclusions of the Phase I ESA.

### 2.2 Scope

This Phase I ESA was conducted in accordance with ASTM Standard Practice E 1527-05, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.

The scope of the assessment also included consideration of the following environmental issues or conditions that are beyond the scope of ASTM Standard Practice E 1527-05:

- Mold Screening to report the findings of a baseline survey of readily observable mold and conditions conducive to mold on the property identified by limited interview, document review and physical observation and to provide an opinion on whether an identified condition warrants further action. The scope of work for the Mold Screening was intended to be consistent with ASTM Standard Practice E 2418-06: *Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*. The scope of work, including potential deviations from the Standard Guide, is described as follows. The interview was limited to one knowledgeable person from property management or engineering staff. The document review was limited to only those relevant documents made readily available to ATC in a timely manner. The physical observations were limited to certain Heating,



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Ventilation and Air Conditioning (HVAC) system areas and other readily accessible building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, ATC observed the HVAC equipment room(s) and readily accessible mechanical rooms and, in buildings with package units in the ceiling. The Mold Screening did not include destructive methods of observation. No sampling or laboratory analyses were conducted. The Mold Screening service as described herein was limited in scope and by the time and cost considerations typically associated with performing a Phase I ESA. No method can guarantee that a hazard will be discovered if evidence of the hazard is not encountered within the performance of the Mold Screening as authorized and that opinions and conclusions must, out of necessity, be extrapolated from limited information and discrete, non-continuous data points. Unidentified mold or other microbial conditions may exist on the property.

- Asbestos-containing material (ACM), consisting of providing an opinion on the condition of suspect ACM on the property based upon visual observation during the site reconnaissance.
- Radon, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the property.
- Lead in drinking water, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the property meets or exceeds drinking water standards for lead.
- Lead-based paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the property and visual observation of the condition of suspect LBP.
- Wetlands, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the property is identified as having a wetland.
- Flood plain, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the property is identified as being located within a flood plain.

#### **Significant Assumption**

Any assumptions in this report were not considered as having significant impact on the determination of *recognized environmental conditions* associated with the property.

#### **2.4 Limitations and Exceptions**

ATC has prepared this Phase I ESA report using reasonable efforts to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E 1527-05 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

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- *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with any property.
- *Not Exhaustive* – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.
- *Past Uses of the Property* – Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E 1527-05 for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, ATC is not responsible for consequences or conditions arising from facts not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment. ATC shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

ATC used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial

Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of ATC.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.1 of this report does not "certify" the findings contained in this report and is not a legal opinion of such *Environmental Professional*. The *Environmental Professional* Statement is intended to document ATC's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the *Environmental Professional* were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E 1527-05 and the scope of work for this assessment.

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of *recognized environmental conditions* in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E 1527-05, this report is presumed to be valid for a six-month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice 1527-05 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

## **2.5 Special Terms and Conditions (User Reliance)**

This Report has been prepared to assist in the determination of whether to make a loan or loans evidenced by a note or notes (the "Notes") secured by the property referred to in the Report or by a pledge of the equity interests in the borrower. This Report may be relied upon by: (i) Barclays Capital Real Estate Inc. ("BCRE") its affiliates, successors and/or assigns; Lehman Brothers Holdings, Inc ("Lehman") its affiliates, successors and/or assigns; Goldman Sachs Mortgage Company ("Goldman") its affiliates, successors and/or assigns; (ii) the trustee of a trust created in connection with a securitization which includes any of the Notes or an interest therein; and (iii) any other purchaser or assignee of any of the Notes or an interest therein. This Report may be, for informational purposes only: (i) provided to any potential purchaser or assignee of any of the Notes or an interest therein; (ii) provided to any rating agency, rating securities which represent a beneficial ownership interest in a trust fund that consists of

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mortgage loans or mezzanine loans including any of the Notes or an interest therein; and (iii) referred to, quoted in or included with materials offering for sale any of the Notes or an interest therein. There are no third party beneficiaries (intended or unintended) to this Report, except as expressly stated herein. This Report speaks only as of its date.

ATC makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied. Unless otherwise agreed upon in writing by ATC and a third party, ATC's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a total maximum amount of \$1,000,000.

### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

The property addresses are 9320 to 9500 7<sup>th</sup> Street, Rancho Cucamonga, San Bernardino County, California. Site Photographs are provided in Appendix C and a Site Vicinity Map is located in Appendix B. According to information obtained from the San Bernardino County Assessor, the Assessor's Parcel Numbers (APNs) for the property are 0209171570000 and 0209171620000.

#### 3.2 Surrounding Area General Characteristics

The property vicinity is comprised of residential, commercial and industrial developments. The topography in the property vicinity is generally flat with a gentle topographic gradient to the south.

#### 3.3 Current Use of the Property

The property is developed with eleven buildings (currently occupied by 86 tenants). The property buildings are warehouse/office buildings used for commercial, light industrial, and/or manufacturing purposes. A current tenant list is included in Appendix J. Parking located throughout the property consists of open asphalt or concrete paved spaces.

#### 3.4 Description of Property Improvements

The following table provides general descriptions of the property improvements.

<b>PROPERTY IMPROVEMENTS</b>	
<b>Size of Property (approximate)</b>	19 acres.
<b>General Topography of Property</b>	The topography in the property vicinity is generally flat with a gentle topographic gradient to the south.
<b>Adjoining and/or Access/Egress Roads</b>	Hellman Avenue to the west and 7 <sup>th</sup> Avenue to the south.
<b>Paved or Concrete Areas (including parking)</b>	Large expanses of asphalt-paved streets and parking spots, and concrete-paved sidewalks meander around and between the property structures.
<b>Unimproved Areas</b>	None
<b>Landscaped Areas</b>	Landscaped areas are located near some of the property buildings and throughout the parking areas and west perimeter of the property.
<b>Surface Water</b>	None.
<b>Potable Water Source</b>	Cucamonga Valley Water District
<b>Sanitary Sewer Utility</b>	Cucamonga Valley Water District
<b>Storm Sewer Utility</b>	City of Rancho Cucamonga Public Works
<b>Electrical Utility</b>	Southern California Edison (SCE)
<b>Natural Gas Utility</b>	The Southern California Gas Company
<b>Current Occupancy Status</b>	99%
<b>Unoccupied Buildings/Spaces/Structures</b>	9400 7 <sup>th</sup> Avenue, Suite A1
<b>Number of Occupied Buildings</b>	Eleven
<b>General Building Description</b>	Commercial and light industrial
<b>Number of Floors</b>	The buildings are one-story and a few mezzanines are present in various tenant spaces.

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<b>PROPERTY IMPROVEMENTS</b>	
<b>Total Square Feet of Space (approximate)</b>	289,432
<b>Construction Completion Date (year)</b>	1987
<b>Construction Type</b>	The buildings are of concrete tilt-up construction with a wood panelized roof structure.
<b>Interior Finishes Description</b>	The interiors of most of the offices are constructed of finished wallboard with drop ceilings. Floors are finished with carpeting or resilient vinyl floor tile. Acoustical ceiling panels and spray applied ceiling materials were present in some of the office areas. The warehouse areas consist primarily of concrete floors and open ceilings with exposed fiberglass insulation and skylights.
<b>Exterior Finishes Description</b>	Primarily the property buildings are finished with painted concrete and have built up roofing material
<b>Cooling System Type</b>	Roof-mounted natural gas/electrical package units.
<b>Heating System Type</b>	Roof-mounted natural gas/electrical package units.
<b>Emergency Power</b>	None

### 3.5 Current Uses of Adjoining Properties

Current uses of the adjoining properties were observed to be as follows:

- North** – To the northwest of the property is a Verizon utility yard (9000 Hellman Avenue). To the north are a few residences, Arrow Transmission (9353 8<sup>th</sup> Street), and Megatex (9449 8<sup>th</sup> Street).
- East** – To the east of the property is a commercial/industrial warehouse (9520 7<sup>th</sup> Street).
- South** – To the south of the property is 7<sup>th</sup> Street followed by a residential area.
- West** – To the west of the property is Hellman Avenue, followed by commercial buildings (9876 to 9882 Hellman Avenue)

Apart from indicating a general industrial usage of the surrounding area (to the north, east and west), ATC did not observe any activities associated with adjacent properties that would warrant further investigation or represent a *recognized environmental condition* to the property. A Site Plan illustrating the locations of the aforementioned properties is included in Appendix B.

#### 4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by Walton Street Capital, LLC and Barclays Capital (Users) with regard to the Phase I ESA. Documentation may be found in Appendix D or where referenced in this report.

##### 4.1 Title Records

User provided no title records information.

##### 4.2 Environmental Liens or Activity and Use Limitations (AULs)

Based on a search for environmental liens and/or AULs conducted by the Users, no environmental liens were discovered for the property.

##### 4.3 Specialized Knowledge

User provided no specialized knowledge regarding *recognized environmental conditions* associated with the property.

##### 4.4 Significant Valuation Reduction for Environmental Issues

User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

##### 4.5 Owner, Site Superintendent and Occupant Information

User provided specific information identifying Mr. Ed Middleton with REEF as the current property contact. Additionally, the property was identified as being developed as a multi-tenant commercial/industrial business park.

##### 4.6 Reason for Performing Phase I ESA

User indicated that this Phase I ESA was performed for due diligence purposes in conjunction with a proposed real estate transaction.

##### 4.7 Other User Provided Documents

Per the ASTM Standard Practice E 1527-05 ATC obtained the documents listed below from User. Further discussion may be found in Section 5.3.9, as well as other relevant sections of this report.

OTHER USER PROVIDED DOCUMENTS		
Title	Date (if known)	Author and/or Source (if known)
Phase I ESA Golden West, 9320-9390 7 <sup>th</sup> Street, Rancho Cucamonga, California	July 26, 2000	ATC Associates Inc.
Subsurface Investigation at 93207 <sup>th</sup> Street, Unit C	Sept. 22, 2000	ATC Associates Inc.

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<b>OTHER USER PROVIDED DOCUMENTS</b>		
<b>Title</b>	<b>Date (if known)</b>	<b>Author and/or Source (if known)</b>
Annual Environmental Audit, Inland Empire Distribution-Golden West, 9320-9390 7 <sup>th</sup> Street, Rancho Cucamonga, California	August 3, 2006	Hygienetics Environmental Services Inc.
Phase I ESA, Golden West Business Center, 9320-9500 7 <sup>th</sup> Street, Rancho Cucamonga, California	January 31, 2007	Terracon



## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by EDR of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as being within the approximate minimum search distance from the property based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in Appendix E.

The following is a summary of the findings of the database review.

<b>SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS</b>			
<b>Regulatory Database</b>	<b>Approx. Minimum Search Distance</b>	<b>Property Listed?</b>	<b># Sites Listed</b>
Federal National Priority List (NPL)	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	1
Federal Resource Conservation and Recovery Information System (RCRIS) non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	No	1
Federal Institutional Control/Engineering Control Registry	Property	No	0
Federal Emergency Response Notification System (ERNS) list	Property	No	0
State and Tribal NPL	1 mile	No	0
State and Tribal CERCLIS (EnviroStor)	½ mile	No	5
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	No	1
State and Tribal Registered Underground Storage Tanks (UST)	Property & Adjoining	No	1
State and Tribal Institutional Control/Engineering Control Registry	Property	No	0
State and Tribal Voluntary Cleanup Site	½ mile	No	0
State and Tribal Brownfield Sites	½ mile	No	0

### 5.1.1 Federal Agency Database Findings

The property was not identified in the federal agency databases reviewed.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the federal agency databases are considered to represent a likely past, present or material threat of release on the property.

### 5.1.2 State and Tribal Database Findings

Five of the current property tenants were listed as San Bernardino County Hazardous Materials Permitted sites and/or Facility and Manifest (Haznet) database sites described as follows:

Minuteman Press  
9390 7<sup>th</sup> Street Suite A

**Databases:** Haznet

**Regulatory Data Summary:** This tenant was identified for the disposal of unspecified solvent mixture, photo-processing waste, and unspecified organic liquid.

**Discussion:** During the site reconnaissance ATC inspected the tenant space and no issues were noted.

Inspirnetics  
9390 7<sup>th</sup> Street, Suite B

**Databases:** Haznet

**Regulatory Data Summary:** This tenant was identified for the disposal of waste oil and mixed oil.

**Discussion:** During the site reconnaissance ATC inspected the tenant space and a minor amount of oil stained concrete in the vicinity of a small cutting machine was observed. The concrete was in good condition. ATC recommends better housekeeping to prevent oil release. Based on the minor amount of release and good condition of the concrete, the staining is not considered to represent a concern to the property at this time.

Atco Technology  
9500 7<sup>th</sup> Street, Suite H

**Databases:** San Bernardino County Hazardous Materials Permitted site

**Regulatory Data Summary:** This tenant has an active handler permit. Material generated by this tenant was not specified.

**Discussion:** During the site reconnaissance ATC inspected the tenant space and no issues were noted. ATC noted that this tenant repairs transformers. A compressor was noted in the warehouse area. No hazardous waste areas were noted.

Mercury United Electronics, Inc.  
9330 7<sup>th</sup> Street, Suite B

**Databases:** San Bernardino County Hazardous Materials Permitted site

**Regulatory Data Summary:** This tenant has an active limited quantity generator permit.

**Discussion:** During the site reconnaissance ATC inspected the tenant space and no issues were noted.

Telian Manufacturing Inc  
9320 7<sup>th</sup> Street, Suite C

**Databases:** Haznet

**Regulatory Data Summary:** This tenant was identified for the disposal of unspecified oil-containing waste.

**Discussion:** During the site reconnaissance ATC inspected the tenant space and a minor amount of oil stained concrete in the vicinity of machinery was observed. The concrete was in good condition. It appeared that the tenant was using absorbent in the vicinity of the machinery to soak up oil. The area did not appear to be wet with oil. ATC recommends that the machinery that is leaking be repaired to prevent oil release. Based on the minor amount of release and good condition of the concrete, the staining is not considered to represent a concern to the property at this time.

Further information regarding the above listed tenants may be present in files at the SBCFD-HMD. A request to review these files has been submitted. However, a response has not been received. If findings of the file review change the conclusions of this report, ATC will issue an addendum to this report. Based on distance, topography, assumed groundwater gradient, medium impacted, and/or current regulatory status, none of the other sites listed in the state and tribal databases are considered to represent a *recognized environmental condition* to the property.

### 5.1.3 Local Environmental Records Sources

#### *Local Health Department*

ATC contacted the San Bernardino County Department of Environmental Health and was informed by a representative that no information pertaining to the property was maintained by the department, and that the San Bernardino County Fire Department, Hazardous Materials Division (SBCFD-HMD) maintains hazardous materials records for the property area. A request to review these files has been submitted. However, a response has not been received. If findings of the file review change the conclusions of this report, ATC will issue an addendum to this report

A lack of response from the SBCFD-HMD represents a data gap; however, considering information reviewed from other interview sources, the site reconnaissance, and historical data reviewed, the data gap is not considered to be *significant*.

#### *Local Environmental Agency*

ATC requested available information for the Property from the California EPA Department of Toxic Substances Control (DTSC). The DTSC had no records for the property.

#### *Department of Planning and Zoning*

According to the City of Rancho Cucamonga Planning Department the property is zoned for industrial use.

### *Building Department*

ATC reviewed building permits for the property at the City of Rancho Cucamonga Building and Safety Department. See Section 5.3.7 for a discussion of building department records.

### *Electrical Utility Company*

SCE provides electricity to the property area. ATC did not observe transformers or other electrical equipment on the property.

### *Water Utility*

The Cucamonga Valley Water District supplies potable water to the property. According to a Cucamonga Valley Water District 2005 Water Quality Report, the potable water provided to the property area meets the USEPA drinking water standards, including those for lead.

A copy of the water quality report is included in Appendix J.

### *Sewer Utility*

The City of Rancho Cucamonga provides sewer utilities to the property area.

### *Other Local Environmental Records Sources*

#### *Regional Water Quality Control Board*

ATC requested available information for the property from the RWQCB. No records for the property were found.

#### *South Coast Air Quality Management District (SCAQMD)*

ATC contacted the SCAQMD for information regarding the property. The SCAQMD referred ATC to their new online database at <http://www.aqmd.gov/webappl/fim/default.htm>. The property addresses were not listed.

## **5.2 Physical Setting Sources**

### **5.2.1 Topography**

ATC reviewed the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map, Guasti, California Quadrangle, dated 1981. The property is located at an approximate elevation of 1,080 feet above mean sea level with a slope to the south. A copy of the topographic map is included as the Site Vicinity Map in Appendix A.

### **5.2.2 Geology**

The property is located in the Peninsular Ranges Physiographic Province approximately four miles south of the San Gabriel Mountains. The Peninsular Ranges Physiographic Province is characterized by several

northwest trending valleys and mountain ranges composed of deformed and tilted igneous, metamorphic, and sedimentary rock units. According to the California Department of Conservation, Division of Mines and Geology Geologic Map of California, San Bernardino Sheet (1986), the subject property is underlain by Quaternary alluvial deposits.

### 5.2.3 Soils

According to information provided by EDR, soils in the vicinity of the property are classified as Hanford. Hanford soils have medium infiltration rates, are deep, and well drained. Hanford soils have sandy loam textures and do not meet the requirements of hydric soils, which are characteristic of wetlands.

### 5.2.4 Hydrology

According to information compiled by the Western Municipal Water District and the San Bernardino Valley Municipal Water District, depth to groundwater in the vicinity of the property is generally 300 to 400 feet below ground surface (bgs).

Groundwater in the vicinity of the property is expected to flow south along the topographic gradient. Therefore, in assessing potential external environmental impact, properties located directly north (presumed upgradient) of the property are of primary concern. Actual local groundwater flow direction can be influenced by factors such as surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, and production wells, none of which were considered during this study. The actual groundwater flow direction under the subject property can be accurately determined only by installing groundwater monitoring wells, which was beyond the scope of work for this project.

### 5.2.5 Other Physical Setting Sources

#### *Flood Plain Map*

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), community/panel number 06071C8628F, dated March 18, 1996, the majority of the property is located in Flood Zone X, which is identified by FEMA as "areas with minimal flooding." The far western portion of the property along Hellman Avenue is depicted as located within Flood Zone A, which is identified by FEMA as "areas subject to 100-year flood."

A copy of the flood plain map is included in Appendix J.

#### *Wetlands Map*

According to a review of the National Wetlands Inventory (NWI) Map for Guasti, California, dated 1996, no wetlands are located on the property. The wetland area nearest to the property is the Cucamonga Creek, located approximately one-fourth of a mile west of the property. This wetland is not considered to represent an environmental concern to the property.

A copy of the wetlands map was not readily available for inclusion in this report.

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**5.3 Historical Records Sources**

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

<b>HISTORICAL USE SUMMARY</b>				
<b>Period</b>	<b>Identified Historical Uses</b>		<b>Source(s)</b>	<b>Intervals/Comments</b>
	<b>Property</b>	<b>Surrounding Area</b>		
Prior to 1940	Vacant Agricultural Residential	Vacant Agricultural Residential	Topographic maps Aerial photograph	The 1901 and 1903 topographic maps were the earliest records found for this time period. There is a 35-year data gap from 1903 to 1938, use of the property changed from vacant to agricultural.
1940-1960	Agricultural Residential	Agricultural Residential	Aerial photographs Topographic maps	There is an 8-year data gap from 1941 to 1949, however use did not change across the gap.
1961-1980	Agricultural Residential Vacant	Agricultural Residential Vacant Commercial Industrial	Aerial photographs Topographic map City directories	None
1981 to present	Vacant Commercial Industrial	Vineyards Residential Commercial Industrial	Aerial photographs Topographic map City directories Tax records Prior report Building permits Site Reconnaissance	The property was constructed with the current business park in 1987.

**5.3.1 Aerial Photographs**

ATC reviewed available aerial photographs of the property and surrounding areas as provided by EDR. Available photographs ranged from 1938 to 2002. The following are descriptions and interpretations from the aerial photograph review.

<b>AERIAL PHOTOGRAPH SUMMARY</b>		
<b>Year</b>	<b>Scale</b>	<b>Comments</b>
1938	1" = 555'	<b>Property:</b> The property appears as agricultural land.
1949	1" = 500'	<b>Surrounding Area:</b> Surrounding properties are depicted as agricultural.
1953	1" = 555'	Some residential and/or agricultural structures are depicted on the west adjoining property.

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<b>AERIAL PHOTOGRAPH SUMMARY</b>		
<b>Year</b>	<b>Scale</b>	<b>Comments</b>
1968	1" = 480'	<b>Property:</b> The property appears primarily as agricultural land. There appear to be a few agricultural structures in the southwest portion of the property. <b>Surrounding Area:</b> Surrounding properties are depicted as residences and vacant land to the north, agricultural land to the east, south, and west. Some residential and/or agricultural structures are depicted on the west adjoining property.
1977	1" = 666'	<b>Property:</b> The property is depicted as primarily vacant. There are four structures depicted onsite in the western portion. The structures appear as two dwellings and two agricultural structures. <b>Surrounding Area:</b> Surrounding properties appear as they do currently to the north and south. Agricultural land is depicted to the east and vacant land is depicted to the west.
1989 1994	1" = 666' 1" = 666'	<b>Property:</b> The property appears as it does currently. <b>Surrounding Area:</b> Surrounding properties appear as they do currently to the north and south. The east and west adjoining properties are vacant.
2002	1" = 666'	<b>Property:</b> The property appears as it does currently. <b>Surrounding Area:</b> Surrounding properties appear as they do currently with the exception of the west adjoining property, which appears as vacant land.

The review of aerial photographs did identify possible agricultural use at the property from 1938 to 1968. There is some potential that pesticides and herbicides may have been used at the property during this time. The property has been developed with the existing commercial building from as early as 1987. Given the amount of grading necessary to construct the buildings and the fact that nearly the entire site is paved, the past use of pesticides on the property is not considered to be an environmental concern. The review of aerial photographs for the surrounding area did not identify past use that may represent a *recognized environmental condition* to the property.

Copies of reproducible aerial photographs are included in Appendix F.

### 5.3.2 Fire Insurance Maps

Sanborn Fire Insurance Maps were initially produced to provide information to the insurance industry on the fire risks associated with buildings and other structures located within urban areas. These maps may now be utilized as a resource to document land use and structural change over time.

A search for fire insurance maps for the property and surrounding area was conducted by EDR. No such maps for the property were available. A copy of the EDR "no coverage" letter is included in Appendix G.

### 5.3.3 Property Tax Files

ATC requested available ownership information for the property from the San Bernardino County Assessor's office. The property consists of five parcels APNs 0209171570000 and 0209171620000. Ownership information is summarized in the table below.

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TAX RECORDS OWNERSHIP SUMMARY	
Owner	Date Acquired
CalWest Industrial Properties LLC	2000
Pacific Gulf Properties Inc.	1994
Golden West Equity Properties Inc.	1988

The review of tax files did not identify past uses indicating *recognized environmental conditions* at the property.

#### 5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not performed as part of the scope of work for this Phase I ESA.

#### 5.3.5 Historical USGS Topographic Quadrangles

TOPOGRAPHIC MAPS		
Year	Quadrangle/ Series	Comments
1901  1903 1941	Southern California Street/60'  Cucamonga/15' Guasti Vicinity/7.5'	<b>Property:</b> The property is depicted as vacant. <b>Surrounding Area:</b> The surrounding properties are depicted as vacant.
1954	Ontario/15'	<b>Property:</b> The property is depicted as vacant land and agricultural groves. <b>Surrounding Area:</b> The surrounding properties are depicted as vacant land to the north, groves to the east, vacant land and groves to the south, and groves to the west.
1966	Guasti/ 7.5'	<b>Property:</b> The property is depicted as primarily vacant. There appear to be two dwellings and three agricultural structures in the western portion. <b>Surrounding Area:</b> The surrounding properties are depicted as vacant land to the north, east, and south, and groves are depicted to the west.
1973	Guasti/ 7.5'	<b>Property:</b> The property is depicted as primarily vacant. There are five structures depicted onsite in the western portion. The structures appear as two dwellings and three agricultural structures. <b>Surrounding Area:</b> The surrounding properties are depicted as vacant land to the north and east, an urban area is depicted to the south and groves are depicted to the west.
1981	Guasti/ 7.5'	<b>Property:</b> The property is depicted as primarily vacant. There are four structures depicted onsite in the western portion. The structures appear as two dwellings and two agricultural structures. <b>Surrounding Area:</b> The surrounding properties are depicted as vacant land to the north and east, an urban area is depicted to the south and groves are depicted to the west.

The review of topographic maps did identify possible agricultural use at the property from 1954 to 1981. Pesticides and herbicides may have been used at the property during this time. According to aerial photographs and property tax information, the property has been developed with the commercial building



from as early as 1987. Therefore, the soils at the property have been graded and turned so that the possible pesticides do not present an environmental concern. Copies of the topographic maps are included in Appendix D.

### 5.3.6 City Directories

A City Directory Abstract for the property and surrounding area was provided by EDR in order to evaluate past uses/occupants of the property, ATC reviewed a city directory abstract for the property and surrounding areas provided by EDR for the years 1922 through 2003 (intermittently). The following are descriptions and interpretations from the historical city directory review. Documentation is included in Appendix G.

CITY DIRECTORY SUMMARY	
Year	Comments
1922-1975	<b>Property:</b> Not listed <b>Surrounding Area:</b> None listed
1990, 1995, and 2003	<b>Property:</b> 9320-9430 7 <sup>th</sup> Street <b>Surrounding Area:</b> None listed

The review of city directories did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area.

### 5.3.7 Building Department Records

ATC reviewed building department records for the property at the City of Rancho Cucamonga Building and Safety Department. A grading permit for the properties was issued to Golden West Properties in 1986. Permits for three buildings were issued in 1986. Tenant improvement permits were issued to various tenants from 1989 to 2003.

### 5.3.8 Zoning/Land Use Records

According to the City of Rancho Cucamonga Planning Department, the property is zoned for industrial use, which is consistent with the current use of the property.

No historical zoning / land use information was readily available for the property; however, as previously stated the property was previously used for agricultural purposes.

### 5.3.9 Prior Reports

The following provides a summary of information from prior reports made available to ATC for review. Documentation is included in Appendix H.

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<b>PRIOR REPORT SUMMARY</b>			
<b>Consultant/ Report Title</b>	<b>Date</b>	<b>Notes and Environmental Conditions</b>	<b>Conclusions &amp; Recommendations</b>
ATC Associates Inc./Phase I ESA Golden West, 9320-9390 7 <sup>th</sup> Street, Rancho Cucamonga, California	July 26, 2000	<ul style="list-style-type: none"> <li>• Heavy oil staining on the concrete floor at the machine shops located in 9320 C and 9360 G was considered to represent a <i>recognized environmental condition</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• Non-friable asbestos was identified in roof penetration mastic at 9350 7<sup>th</sup> Street. If the ACM at the property is to be removed, or if demolition or renovation activities should disturb the ACM, it must be removed by a licensed and certified asbestos abatement contractor following all local, state, and federal regulations.</li> <li>• Heavy oil staining on concrete floor was observed in two machine shop areas in 9320 C and 9360 G. A subsurface investigation at these two suites including a soil gas investigation to provide additional information regarding the potential for machine shop activities at the property to have impacted the soils beneath the property was recommended.</li> </ul>
ATC Associates Inc./Subsurface Investigation at 93207 <sup>th</sup> Street, Unit C	Sept. 22, 2000	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Based on the results of sampling for volatile organic compounds (VOCs) and hydrocarbons in soil, no further investigation was recommended.</li> </ul>
Hygienetics Environmental Services Inc./Annual Environmental Audit, Inland Empire Distribution-Golden West, 9320-9390 7 <sup>th</sup> Street, Rancho Cucamonga, California	April 18, 2005	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate staining and corrosion was observed on the floor at 9330 7th Street, Suite A, (Ecology-Technology). Hygienetics recommended that the staining be cleaned and that hazardous materials be stored properly. The implementation of secondary containment was recommended for a few tenants (staining or spills were not reported in these areas).</li> </ul>

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PRIOR REPORT SUMMARY			
Consultant/ Report Title	Date	Notes and Environmental Conditions	Conclusions & Recommendations
Hygienetics Environmental Services Inc./Annual Environmental Audit, Inland Empire Distribution-Golden West, 9320-9390 7 <sup>th</sup> Street, Rancho Cucamonga, California	August 3, 2006	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate staining and corrosion was observed in some tenant spaces. Hygienetics recommended that the staining be cleaned and that hazardous materials be stored properly. Hygienetics recommended that soiled rags, oily mop water, and waste oil (generated by three tenants) be disposed of properly. The implementation of secondary containment was recommended for a few tenants (staining or spills were not reported in these areas).</li> </ul>
West Coast Roof Consulting/2006 Roof Evaluation Survey	2006	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• This report indicated that some property buildings were constructed in 1991 (however other sources that appear to be more accurate report 1987 as the construction date).</li> </ul>
Terracon/Phase I ESA, Golden West Business Center, 9320-9500 7 <sup>th</sup> Street, Rancho Cucamonga, California	January 31, 2007	<ul style="list-style-type: none"> <li>• Use of hazardous materials at 7 tenant spaces were considered to represent <i>recognized environmental conditions</i> to the property.</li> </ul>	<ul style="list-style-type: none"> <li>• Additional investigation at Telian Machining 9320, Suite C, Minute Man Press 9390, Suite A, Colloidal Technology Inc. 9330, Suite A, and Tri-Tech Metals 9400, Suite B, to evaluate if the property has been affected by potential releases was recommended.</li> </ul>

ATC noted stained concrete in various tenant spaces. The concrete was in good physical condition (ie, no cracks, chips etc.). ATC recommends better housekeeping to prevent oil release. Based on the minor amount of release and good condition of the concrete, the staining is not considered to represent a *recognized environmental condition* to the property at this time.

ATC makes no warranty, guaranty or certification regarding the quality, accuracy or reliability of any prior report provided to ATC and discussed in this Phase I ESA report. ATC expressly disclaims any and all liability for any errors or omissions contained in any prior reports provided to ATC and discussed in this Phase I ESA report.

### 5.3.10 Other Historical Sources

No other historical sources were reviewed.

## 6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the property on the day of the property visit. Photographs can be found in Appendix C.

### 6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Unimproved portions of the property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors (if any) were observed along the perimeter from the ground, unless described otherwise. Building interiors (if any) were observed as they were made safely accessible, unless described otherwise. At the time of the site reconnaissance, the weather was sunny, clear and warm. There were no visibility limitations due to weather conditions.

### 6.2 Hazardous Substance Use, Storage, and Disposal

Hazardous materials storage and use on the property consists of general maintenance materials, various retail products, and various manufacturing materials. Many of the tenants have fire safety cabinets. Maintenance materials are stored on the concrete floor, shelves or inside a flammable cabinet inside many of the warehouse areas. None of the materials observed at the property appeared to be leaking from the containers or stored in the vicinity of a floor drains.

Specific observations are as follows:

HAZARDOUS SUBSTANCE SUMMARY TABLE							
Type/Use of Material	Quantity (No./Size)	Container Type	Tenant Location	Hazardous Waste?	MSDS or Labels?	Container Condition	Evidence of Release?
Gasoline/ Vehicle maintenance	Three partially full	2-gallon containers	9450, D	No	No	Good	Yes
Cutting oil, mineral spirits/ machine shop	Two 5-gallon containers	Metal containers	9450 F and G	Yes	Yes	Good	No
Varnish, acetone, resin/ equipment repair	Ten 5-gallon containers or less	Buckets Retail Package	9500, H-J	No	Yes	Good	No

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HAZARDOUS SUBSTANCE SUMMARY TABLE							
Type/Use of Material	Quantity (No./Size)	Container Type	Tenant Location	Hazardous Waste?	MSDS or Labels?	Container Condition	Evidence of Release?
Inks, parts washer liquid/mixing inks	Numerous 5-gallon containers or less	Buckets Retail Package	9370, B	Yes	Yes	Good	No
	One 55-gallon	Drums					
Inks/mixing inks	Numerous 5-gallon containers or less	Buckets Retail Package	9350, F	Yes	Yes	Good	No
	Four 55-gallon	Drums					
Oil/Machine shop	Numerous 5-gallon containers or less	Buckets Retail Package	9320, C	Yes	Yes	Good	Yes
	Two 55-gallon	Drums					
Coolant, oil/machine shop	Four 5-gallon containers or less	Buckets Retail Package	9390, B	Yes	Yes	Good	Yes
	One 55-gallon	Drum					
Photo processing	Numerous 2-gallon containers or less	Retail Package	9390, A	Yes	Yes	Good	No
	One 55-gallon	Drum					

Stained concrete was observed in three of the suites listed above. The concrete was in good condition. ATC recommends better housekeeping to prevent oil release. Based on the minor amount of release and good condition of the concrete, the staining is not considered to represent a *recognized environmental condition* to the property at this time.

### 6.3 Underground Storage Tanks (USTs)

ATC did not observe evidence of USTs on the property.

**6.4 Aboveground Storage Tanks (ASTs)**

ATC did not observe evidence of ASTs on the property.

**6.5 Other Petroleum Products**

ATC did not observe the use, storage or disposal of other petroleum products in hydraulic lifts or other containers on the property. The use of electrical transformers on the property is discussed in Section 6.6.

**6.6 Polychlorinated Biphenyls (PCBs)**

Hydraulic oils used prior to 1979 may contain small quantities of PCBs. Potential hydraulic oil sources include, but are not limited to, hydraulic elevators, lifts, trash compactors, and air compressors. ATC did not observe evidence of the use, storage or disposal of PCB-containing transformers, hydraulic lifts, or other equipment on the property, except as noted below.

ATC observed several pad-mounted electrical transformers located throughout the property. No stains or other evidence of spills was observed around the transformers. ATC notes that the transformers are reportedly owned and operated by Southern California Edison, and as such, they accept responsibility for any cleanup from leakage or repair or replacement activities, provided the cause is not customer misuse. Given the utility ownership and observed conditions, the pad-mounted electrical transformers are not considered to represent a likely past, present or material threat of release, nor do they represent a *recognized environmental condition* to the property at this time.

Additionally, fluorescent lighting is present throughout the property buildings. Small quantities of PCBs may be present in the ballasts of fluorescent light ballasts manufactured before 1979. Based on the age of the property improvements (1981-2005), it is not likely that fluorescent light ballasts contain PCBs. During the course of normal maintenance, ballasts should be checked for labeling indicating their PCB content. In general, except for the newer electronic ballasts, any ballast not specifically labeled as not containing PCBs is presumed to contain them and will require special disposal practices when eventually discarded.

**6.7 Unidentified Substance Containers**

ATC did not observe the presence of unidentified substance containers on the property.

**6.8 Non-hazardous Solid Waste**

NONHAZARDOUS SOLID WASTE SUMMARY TABLE						
Type of Waste	Generation Process	Quantity	Type of Storage	Location	Disposal/Removal Method & Frequency	Evidence of Release?
Municipal solid waste	Routine site operations	Unknown	Dumpsters	Through out the property	Municipal waste is removed from the property by a contracted company on a regular basis	No

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NONHAZARDOUS SOLID WASTE SUMMARY TABLE						
Type of Waste	Generation Process	Quantity	Type of Storage	Location	Disposal/Removal Method & Frequency	Evidence of Release?
Metal and aluminum	Routine site operations	A few bins	Bins	A few site tenants	Removed from the property by a contracted company for recycling	No

Current nonhazardous solid waste generated on-site is not considered to represent a concern to the property at this time.

### 6.9 Wastewater

ATC observed evidence of wastewater generated, treated or discharged (including sanitary sewage and stormwater) on the property or to adjoining properties as summarized below.

WASTEWATER SUMMARY TABLE			
Type of Wastewater	Generation Process	Treatment System?	Discharged To?
Commercial Sanitary Sewage	Routine site operations	No	Municipal Sanitary Sewer
Stormwater	Rain	No	Municipal Storm Sewer

Current wastewater generated on-site is not considered to represent a concern to the property at this time.

### 6.10 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds or lagoons on the property.

### 6.11 Sumps

ATC did not observe evidence of sumps on the property.

### 6.12 Septic Systems

ATC did not observe evidence of a septic system on the property.

### 6.13 Stormwater Management System

Stormwater is drained from the roofing surfaces of the property buildings via internal drains and gutters that empty onto paved areas at the property building perimeters. Water runs off the property by way of sheet flow to onsite drains or to nearby streets eventually reaching the municipal sewer system. Stormwater falling on planters or other grassy areas would be expected to percolate directly to the soils. ATC did not observe evidence of erosion, chronically standing water, stained soil, or stressed vegetation.

### 6.14 Wells

ATC did not observe evidence of wells on the property.

## 7.0 INTERVIEWS

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the property:

INTERVIEW SUMMARY				
Role	Name	Title/Company	Years Assoc. With Property	Interview Type
Site Contact and escort	Mr. Ed Middleton	Leasing Manager/RREEF Real Estate Investment Managers (RREEF)	3.5	Telephone In person
Various tenants	Unknown	Various titles/Various businesses	NA	In person

Pertinent information from the interviews is discussed in applicable sections of this report with details (including failed attempts to interview) documented on Record of Communication forms in Appendix I.



## **8.0 OTHER ENVIRONMENTAL CONDITIONS**

### **8.1 Asbestos-Containing Material (ACM)**

According to ATC's prior Phase I ESA for the property (discussed in Section 5.3.9, in 1999, ATC collected 97 samples of suspect ACMs for analysis from the nine property buildings. These materials included roof penetration mastic, wallboard, two colors of baseboard, baseboard mastic, seven patterns of resilient floor tile, floor tile mastic, three styles of resilient sheet flooring, sheet flooring mastic and acoustical ceiling panels. Roof penetration mastic at the 9350 7<sup>th</sup> Street site buildings was found to contain asbestos. All observed ACMs were non-friable. All suspect materials viewed appeared to be in good condition.

ATC conducted a limited visual survey of the property for suspect ACM. Observed suspect ACM included, but was not limited to, acoustical ceiling materials, wallboard, and vinyl flooring. Suspect ACM were observed to be generally undamaged and in fair condition. Due to the age of the original construction of the property buildings (late 1986s), ACMs may to be present (but not likely). Prior to any renovation or demolition activity at the property, an asbestos survey of every material likely to be disturbed should be conducted. If known ACM at the property is to be removed, or if demolition or renovation activities should disturb the ACM, it should be removed by a licensed and certified asbestos abatement contractor following all local, state, and federal regulations

### **8.2 Radon**

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

According to the EPA publication, "EPA's Map of Radon Zones, California," the property is located in a county classified as Zone 2. Zone 2 areas have a predicted radon concentration of greater than or equal to 2.0 pCi/L of air and less than or equal to 4.0 pCi/L. Based on information reported by the California Department of Health Services, results from seven test sites in the general vicinity of the property indicated that one of the tests yielded a radon concentration above 4.0 pCi/L. Given the overall available statistics and the commercial/industrial use of the property, radon is not considered to represent a concern to the property and no additional investigation is recommended.

### **8.3 Lead in Drinking Water**

The Cucamonga Valley Water District supplies potable water to the property. According to a Cucamonga Valley Water District 2005 Water Quality Report, the potable water provided to the property area meets the USEPA drinking water standards, including those for lead.

A copy of the water quality report is included in Appendix J.

#### **8.4 Lead-Based Paint (LBP)**

Based on the commercial/industrial usage of the property, LBP was not addressed for this Phase I ESA and no additional investigation is recommended at this time.

#### **8.5 Mold Screening**

ATC conducted a screening survey for readily observable mold and conditions conducive to mold on the property. The screening consisted of limited interview, document review and physical observation.

Ms. Karin Konior of ATC spoke with Mr. Ed Middleton, Leasing Manager with RREEF, regarding potential mold conditions at the property. According to the Mr. Middleton, no evidence of observable mold growth is present at the property structures.

ATC requested documentation regarding current or historic mold conditions at the property. No documentation was provided to ATC for review.

During the site reconnaissance, Ms. Konior of ATC conducted a physical observation of certain HVAC system areas and other representative building areas as described in Section 2.2. No evidence of water intrusion or observable mold growth was observed at the time of the property reconnaissance. Based on the results of the interview and physical observation, ATC found no evidence indicating potential mold impact at the property.

#### **8.6 Additional User Requested Conditions**

No additional User requested conditions were included within the scope of this assessment.

## 9.0 REFERENCES

### Documents:

*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-05, Published November 2005.

Environmental Data Resources, Inc. (EDR), Aerial Photo Decade Package, Inquiry No. 1906572.5, dated April 19, 2007.

Environmental Data Resources, Inc. (EDR), City Directory Abstract, Inquiry No. 1906572.6, dated April 19, 2007.

Environmental Data Resources, Inc. (EDR), Environmental Lien Search Report, Project No. TBD.

Environmental Data Resources, Inc. (EDR), Radius Map with Geocode, Inquiry No. 1906572.2s, dated April 19, 2007.

Environmental Data Resources, Inc. (EDR), Sanborn Map Report, Inquiry No. 1906572.3, dated April 18, 2007.

San Bernardino, County of, Assessor's Office, records review.

San Bernardino Valley Municipal Water District and Western Municipal Water District, Cooperative Well Measuring Program, Spring 2003.

*Standard Guide for Readily Observable Mold and conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*, ASTM, ASTM Designation E 2418-06, Published March 2006.

### Maps:

Environmental Data Resources, Inc. (EDR), Historical Topographic Map Report, Inquiry No. 1906572.4, dated April 19, 2007.

Federal Emergency Management Agency Flood Insurance Rate Map, Community/Panel Number 06071C8629F, dated March 18, 1996.

NWI Map, Guasti, California Quadrangle, 1996.

USGS Topographic Map, Guasti, California Quadrangle, 7.5 Minute Series, dated 1981.

### Interviews:

City of Rancho Cucamonga Building and Safety Department, file review.

City of Rancho Cucamonga Planning Department, map review.

Department of Toxic Substance Control, facsimile communication, (714) 484-5302.

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Regional Water Quality Control Board, facsimile communication, (909) 781-6288.

San Bernardino County Fire Department-Hazardous Materials Division (file information request).

**Prior Reports:**

*Annual Environmental Audit, Inland Empire Business Park, Crescent* prepared by Hygienetics Environmental Services Inc. and dated April 18, 2005

*Annual Environmental Audit, Inland Empire Business Park, Crescent* prepared by Hygienetics Environmental Services Inc. and dated August 3, 2006.

*Roof Survey*, prepared by West Coast Roof Consulting, and dated 2006.

*Phase I ESA Golden West, Rancho Cucamonga, California*, prepared by ATC Associates Inc. and dated July 26, 2000.

*Phase I ESA Golden West Business Center, Rancho Cucamonga, California*, prepared by Terracon and dated January 31, 2007.

*Subsurface Investigation, 9774 Crescent Center Drive, Suite 501*, prepared by ATC Associates Inc., and dated September 25, 2000.

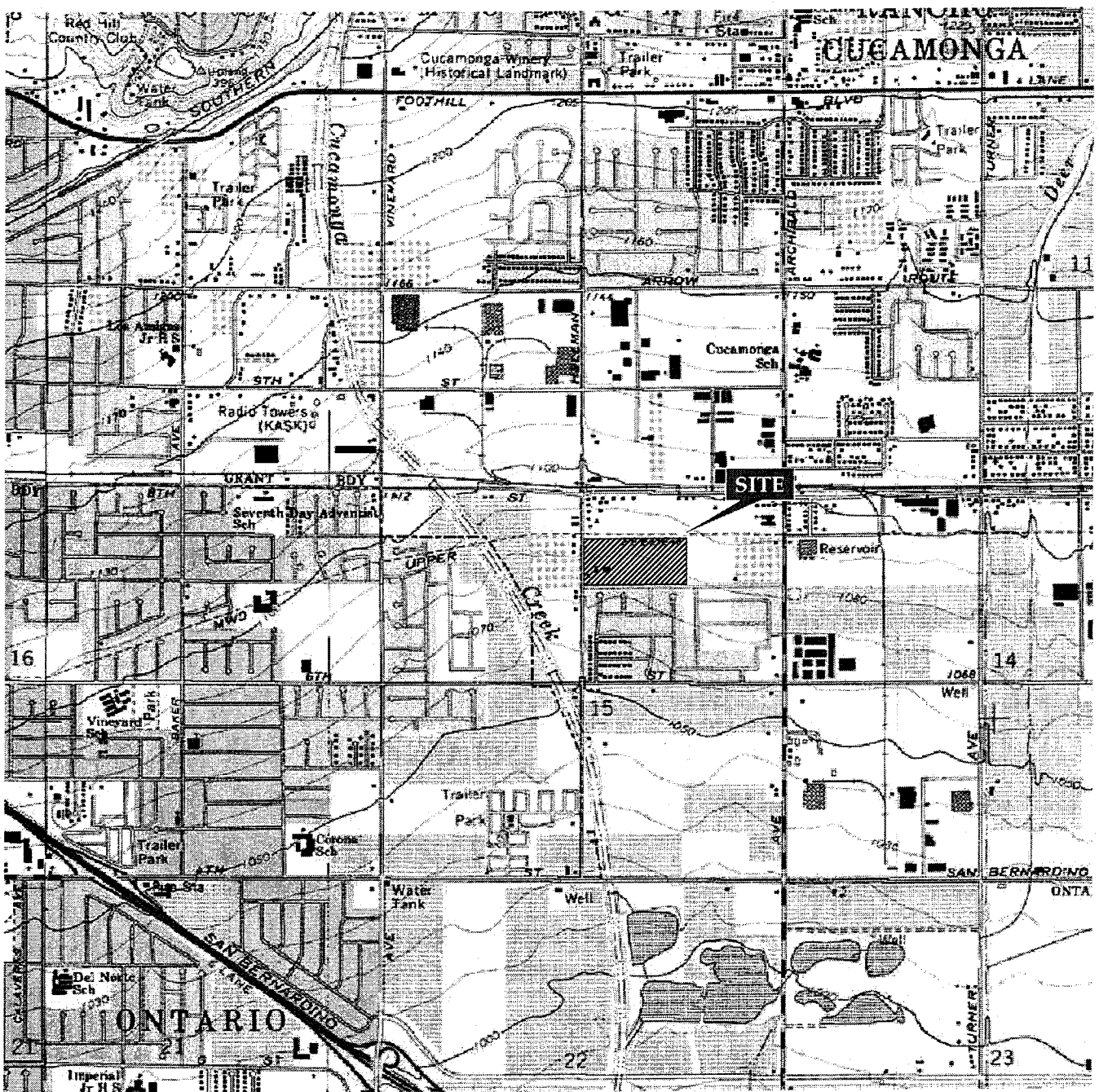
## **10.0 APPENDICES**

- Appendix A - Property Vicinity Map**
- Appendix B - Property Plan**
- Appendix C - Property Photographs**
- Appendix D - User Provided Documentation**
- Appendix E - Regulatory Database Report**
- Appendix F - Aerial Photographs**
- Appendix G - Historical Research Documentation**
- Appendix H - Resumes**
- Appendix I - Records of Communication**
- Appendix J - Other Supporting Documentation**
- Appendix K - Terminology**

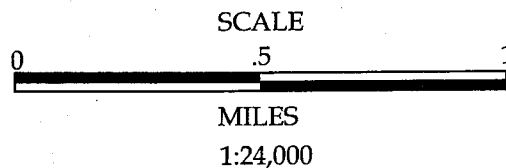
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**APPENDIX A**  
**PROPERTY VICINITY MAP**



GUASTI, CALIFORNIA QUADRANGLE (PROVISIONAL EDITION 1981)



**SITE VICINITY MAP**

PROJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 GOLDEN WEST BUSINESS PARK  
 9320 TO 9500 7TH STREET  
 RANCHO CUCAMONGA, CALIFORNIA

PROJECT NO: 11.15771.0187



APPENDIX

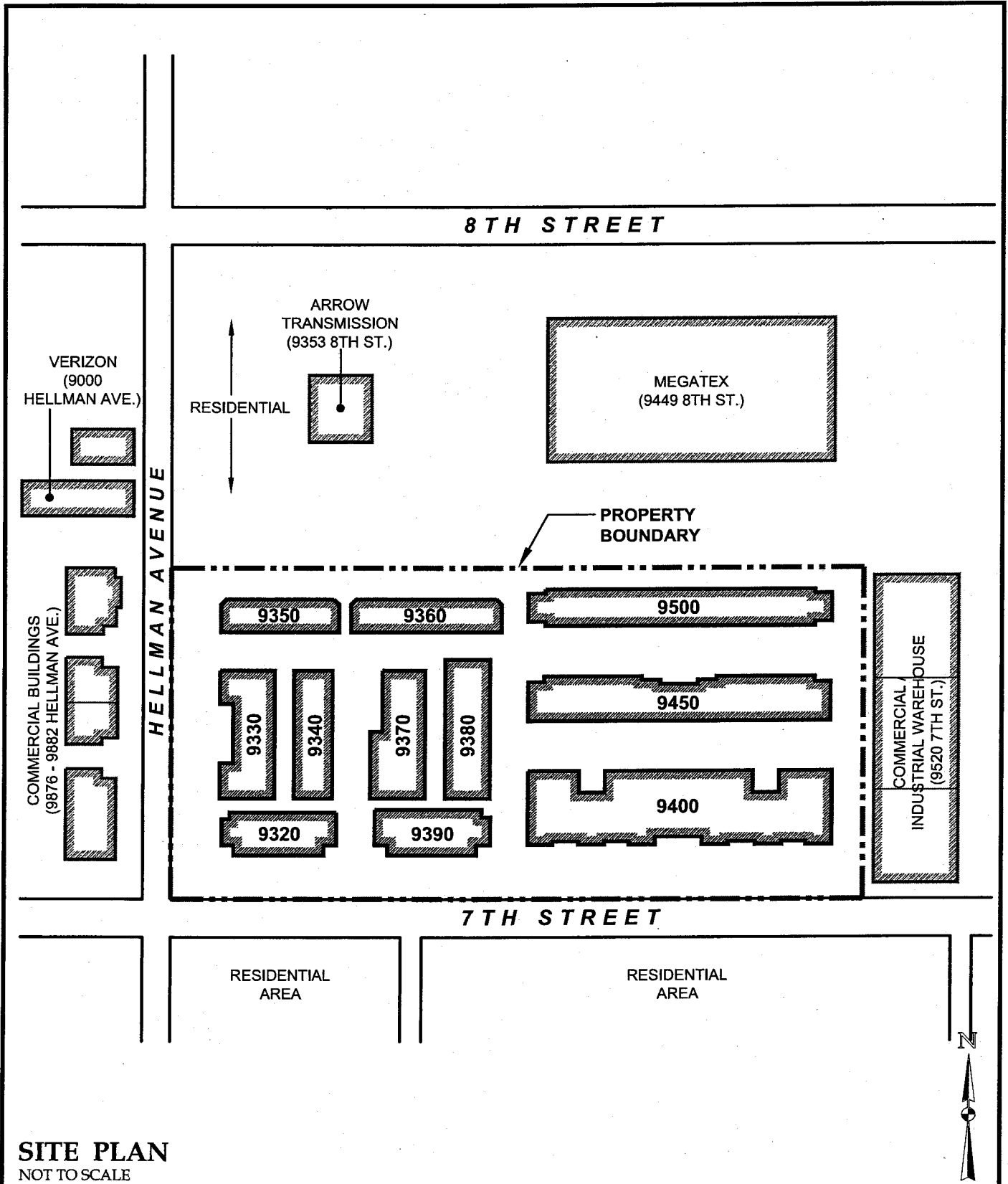
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PHASE I ENVIRONMENTAL SITE ASSESSMENT  
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**APPENDIX B**  
**PROPERTY PLAN**





**SITE PLAN**  
NOT TO SCALE

PROJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT  
GOLDEN WEST BUSINESS PARK  
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RANCHO CUCAMONGA, CALIFORNIA

PROJECT NO: 11.15771.0187



APPENDIX

**B**

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**APPENDIX C**  
**PROPERTY PHOTOGRAPHS**

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Photo 1: South portion of the property.



Photo 2: Exterior of the property.



Photo 3: General exterior of the property.

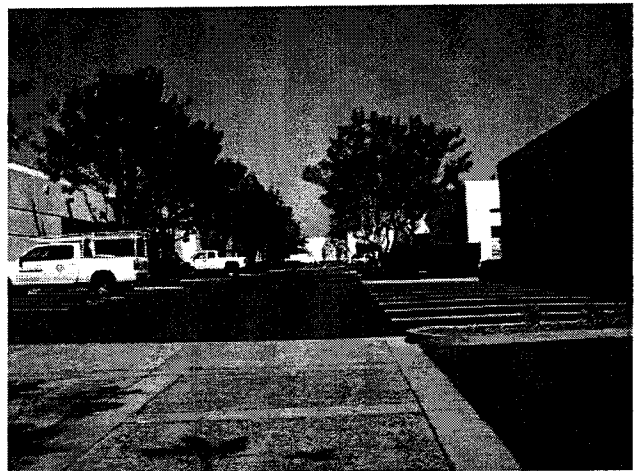


Photo 4: General exterior of the property.



Photo 5: Interior of 9400, A1.

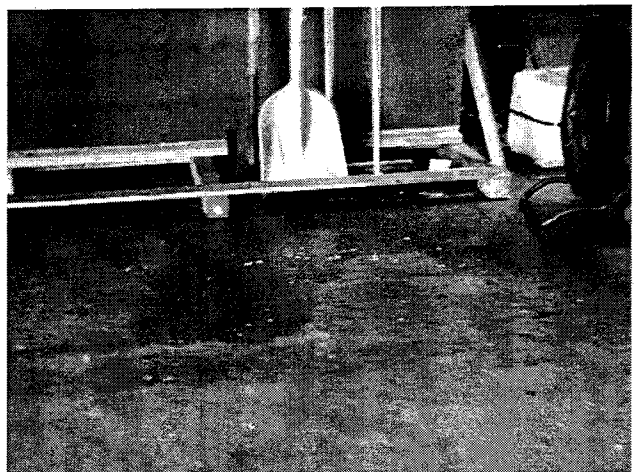


Photo 6: Staining observed in 9400, B1.

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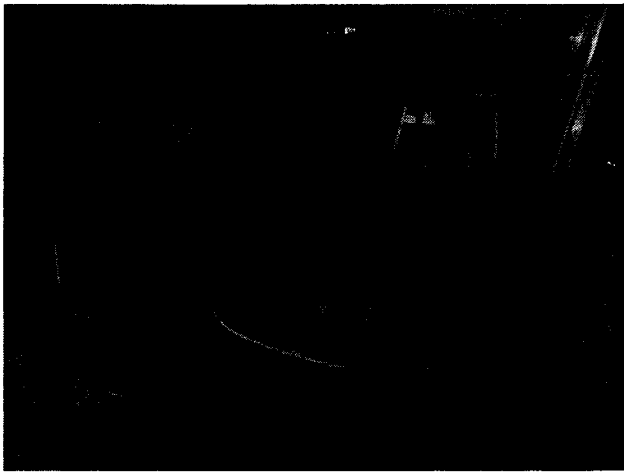


Photo 7: Staining observed in 9450, D.



Photo 8: Ink storage in 9350, F.



Photo 9: Interior of 9327, C.

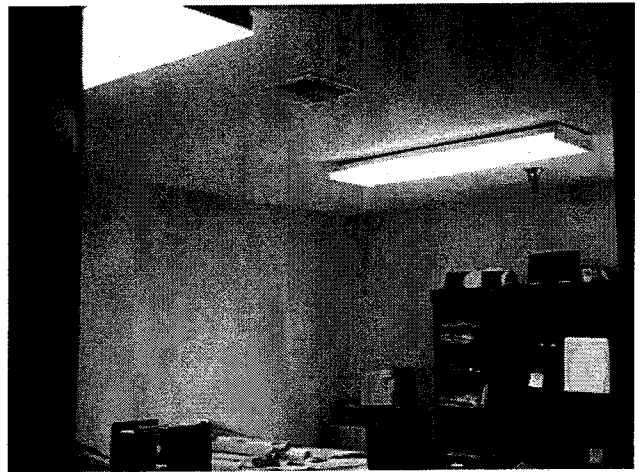


Photo 10: General office area.



Photo 11: West adjoining property.

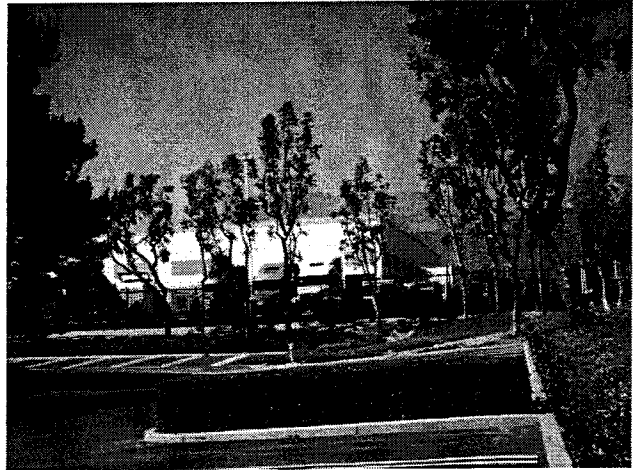


Photo 12: North-northeast adjoining property.

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Photo 13: North adjoining property.



Photo 14: East adjoining property.

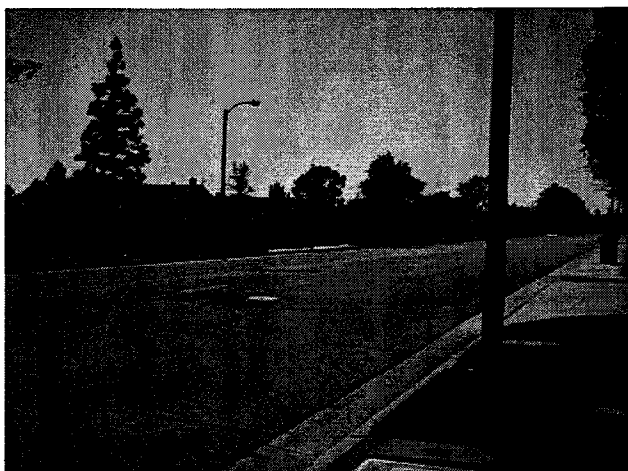


Photo 15: South adjoining property.

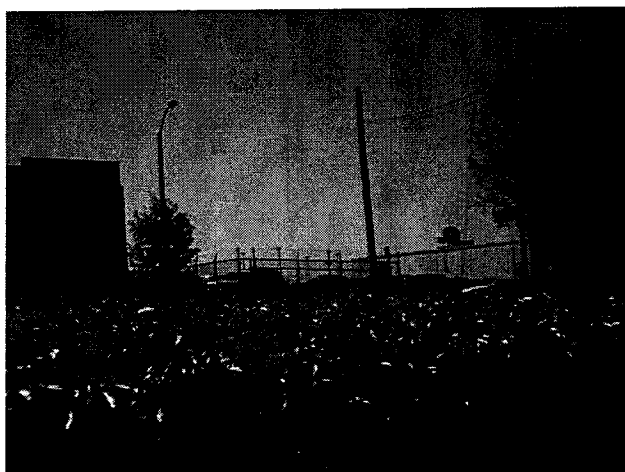


Photo 16: Northwest adjoining property.

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**APPENDIX D**  
**USER PROVIDED DOCUMENTATION**



## CLIENT QUESTIONNAIRE

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of an ESA has specific obligations for performing tasks during the ESA that will help identify the possibility of *recognized environmental conditions* (RECs) in connection with the Site. Failure by the User to fully comply with the requirements may result in a *data gap* being identified in the report and may impact their ability to use the report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). If this questionnaire is not returned to ATC prior to issuance of the report, then ATC assumes that the User does not have any information or actual knowledge pursuant to ASTM Standard Practice E 1527-05, Section 6, User Responsibilities. ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

**Please complete the following and return immediately via email or fax to the attention of:  
ATC Associates, Inc.  
If other parties are intending to be the Users of the ESA report, then please forward a copy of  
this questionnaire for them to complete and return to ATC.**

Site Name: Golden West Business Park

Site Address: 9320-9500 7th St., Rancho Cucamonga, California 91730

ATC Project Number: 11.15771.0187

*Please provide the following information (if available) per the requirements of ASTM E 1527-05.*

**1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25)**

Are you aware of any environmental cleanup liens against the site that are filed or recorded under federal, tribal, state or local law? Yes  or No

If yes, please provide a description of the lien(s).

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**2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes  or No  If yes, please provide.

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**3. Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (40 CFR 312.28)**

As the user of this ESA do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  or No  If yes, please explain.

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**4. Relationship of the purchase price to the fair market value of the site if it were not contaminated (40 CFR 312.29)**

a. Does the purchase price being paid for this site reasonably reflect the fair market value of the site? Yes  or No

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b. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site? Yes  or No  If yes, please explain.

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**5. Commonly known or reasonably ascertainable information about the site (40 CFR 312.30)**

Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

a. Do you know the past uses of the site? Yes  or No  If yes, please state.

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b. Do you know of specific chemicals that are present or once were present at the site?  
Yes  or No  If yes, please state.

Oil and various manufacturing materials

c. Do you know of spills or other chemical releases that have taken place at the site?  
Yes  or No  If yes, please state.

Some staining identified in annual audit reports already provided to ATC

6. Do you know of any environmental cleanups that have taken place at the site?  
Yes  or No  If yes, please state.

7. The degree of obviousness of the presence or likely presence of contamination at the site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

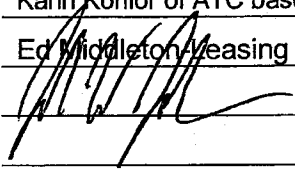
As the user of this ESA, based on your knowledge and experience related to the site are there any obvious indicators that point to the presence or likely presence of contamination at the site?  
Yes  or No  If yes, please explain.

This questionnaire was completed by:

Name Karin Konior of ATC based on an inter view with Ed Middleton of RREEF

Title Ed Middleton Leasing Manager

Signature



Company of User

Address of User

Date April 24, 2007



John Jacobsen  
Associate  
900 N. Michigan Ave.  
Suite 1900  
Chicago, IL 60611

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**APPENDIX E**  
**REGULATORY DATABASE REPORT**