

Exhibit No. 4

Declaration of Karen Fish

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I, Karen Fish, declare:

1. I am a property manager for Davis Partners, Inc. ("Davis Partners"). I have personal knowledge of the matters set forth herein and, if called as a witness, I could and would competently testify thereto under oath.

2. Since on or about September 1, 2007, Davis Partners has managed a 100 suite, multi-structure complex with offices, commercial and light manufacturing tenant uses located between 9320 and 9500 7th Street, Rancho Cucamonga, California (the "Property") for Walton CWCA Golden West 70, LLC ("Walton").

3. I have personally managed the Property on behalf of Davis Partners since on or about September 24, 2007.

4. My management responsibilities include oversight of the daily operations of the Property including, without limitation, collecting rent, accounts payables for vendors, monthly accounting reports, leasing, property inspection on the exterior of the Property, and conducting inspections of the tenant units when necessary.

5. One of the tenant units within the Property is commonly known as 9330 7th Avenue, Suite A, Rancho Cucamonga, California (the "U.S. Colloidal Site").

6. Based on a review of documents regarding the U.S. Colloidal Site, I am informed and believe that U.S. Colloidal Essence, Inc. ("U.S. Colloidal") occupied the U.S. Colloidal Site for approximately 14 to 15 years prior to Walton's acquisition of the Property.

7. On or about March 12, 2008, the Rancho Cucamonga Fire Department (the "RCFD") informed me that the owner of U.S. Colloidal, Scott Kim, would most likely be arrested and that the Environmental Protection Agency (the "EPA") may conduct an investigation of the U.S. Colloidal Site.

8. I gave RCFD a key to a vacant tenant unit that was near the U.S. Colloidal Site to provide the RCFD and the other governmental agencies with a place to meet and conduct their investigation of Mr. Kim and U.S. Colloidal.

9. On or about March 17, 2008, the RCFD "red tagged" the U.S. Colloidal Site due to U.S. Colloidal's improper storage of hazardous materials and waste code violations.

10. Prior to when RCFD red-tagged the U.S. Colloidal Site, I was unaware that U.S. Colloidal was storing hazardous materials at the U.S. Colloidal Site in a way that may threaten human health or the environment.

11. On March 18, 2008, I accompanied EPA and other government agency representatives on a site assessment of the U.S. Colloidal Site and provided them with access to the U.S. Colloidal Site.

12. During the site assessment, EPA and other government agency representatives requested Davis Partners establish a 24-hour security patrol of the U.S. Colloidal Site to prevent Mr. Kim, his associates and other third parties from accessing the U.S. Colloidal Site. Pursuant to EPA's request, I arranged for there to be a 24-hour security patrol of the U.S. Colloidal Site commencing on March 18, 2008 through June 19, 2008.

13. On March 19, 2008, EPA and other government agency representatives requested Davis Partners contact a locksmith to re-key all of the locks at the U.S. Colloidal Site to prevent third parties from accessing the site. Pursuant to this request, I arranged to have all of the locks at the U.S. Colloidal Site re-keyed on March 19, 2008.

14. On or about June 19, 2008, I arranged for the installation of an alarm system at the U.S. Colloidal Site until the removal action was complete and everything was removed from the U.S. Colloidal Site.

15. On March 21, 2008, I met with EPA and other government agency representatives for a second walk-through inspection of the U.S. Colloidal Site to discuss and determine future removal action at the U.S. Colloidal Site.

16. On March 21, 2008, I also provided EPA, its officers, employees, representatives, contractors, agents and support agencies and any private party operating under the oversight of EPA with written consent to access the U.S. Colloidal Site to conduct EPA's investigation and response actions.

17. After EPA's initial site inspections of the U.S. Colloidal Site, I continued to assist EPA and other government agency representatives in their assessment and investigation of the U.S. Colloidal Site including, without limitation, providing requested information to EPA, meeting with EPA at least once or twice per week and providing EPA and other government agency representatives with access to the U.S. Colloidal Site.

18. On April 2, 2008, I sent to U.S. Colloidal a Notice to Cure or Quit the U.S. Colloidal Site due to U.S. Colloidal's violation of environmental laws.

19. I have reviewed and/or instructed others to review the costs Walton has incurred in complying with the Unilateral Administrative Order, 9-2008-0012, issued by the United States Environmental Protection Agency, Region 9. Based on my review, I estimate that Walton has incurred approximately \$438,897.40 in costs.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 4th day of December, 2008, at Rancho Cucamonga, California.



Karen Fish