



## PHASE I ENVIRONMENTAL SITE ASSESSMENT



29508 ROADSIDE DRIVE  
AGOURA HILLS, CALIFORNIA 91301

Prepared For:

Agoura Hills HHG Hotel Development, LP  
105 Decker Court, Suite 500  
Irving, TX 75062

May 22, 2015

Hillmann Project No: C3-6288

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**Your Property. Our Priority.**

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May 22, 2015

Ms. Patricia Santini  
Agoura Hills HHG Hotel Development, LP  
105 Decker Court, Suite 500  
Irving, TX 75062

**RE: Phase I Environmental Site Assessment**  
29508 Roadside Drive  
Agoura Hills, CA 91301  
Hillmann Project Number: C3-6288

Dear Ms. Santini:

Hillmann Consulting, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

This report is for the exclusive use of the entities named on the front cover, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at (714) 634-9500.

Sincerely,  
Hillmann Consulting, LLC

Gregory Shaffer  
Project Manager

Christopher W. Baker  
Vice President of Operations

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**Your Property. Our Priority.**

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## List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AST	– Aboveground Storage Tank
ASTM	– American Standard for Testing Materials
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
DTSC	– Department of Toxic Substances Control
ENG	– Engineering
ERNS	– Emergency Response Notification System
FOI	– Freedom of Information
FOIA	– Freedom of Information Act
FOIL	– Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
INST	– Institutional
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LUST	– Leaking Underground Storage Tank
MSDS	– Material Safety Data Sheet
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
RWQCB	– Regional Water Quality Control Board
SCAQMD	– South Coast Air Quality Management District
SQG	– Small Quantity Generator
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank

## 1.0 EXECUTIVE SUMMARY

Hillmann Consulting, LLC (Hillmann), performed a Phase I Environmental Site Assessment (ESA) of 29508 Roadside Drive, Agoura Hills, California (the “Property”). This assessment has been conducted in accordance with Phase I ESA industry standards in compliance with the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments.

### 1.1 Project Details Summary Table

A summary of the pertinent details of the project is provided below:

PROJECT SUMMARY TABLE					
<b>Name of Client</b>		Agoura Hills HHG Hotel Development, LP			
<b>Client Project No.:</b>		N/A			
<b>Client Contact:</b>		Ms. Patricia Santini			
<b>Description of Project</b>		Phase I Environmental Site Assessment			
<b>Project Name:</b>		29508 Roadside Drive			
<b>Street Address:</b>		29508 Roadside Drive			
<b>City:</b>	Agoura Hills	<b>County:</b>	Los Angeles	<b>State:</b>	California
<b>Tax ID/Parcel Number:</b>		2061-004-030			
<b>Zoning Designation:</b>		North Agoura Road Planning Area			
<b>Approx. Property Area:</b>		5.65 Acres			
<b>Approximate Building Area:</b>		N/A			
<b>Year Built:</b>		N/A			
<b>General Type of Usage:</b>		Undeveloped land			
<b>Property Owner:</b>		General Electric Credit Equities			
<b>Occupant(s):</b>		Vacant			
<b>Assessment Personnel:</b>		Mr. Gregory Shaffer			
<b>Property Contact:</b>		Ms. Patricia Santini			
<b>Property Escort(s):</b>		Unescorted			
<b>Inspection Date:</b>		May 7, 2015			
<b>Weather Conditions:</b>		Partly Cloudy, 65 degrees F			

## 1.2 Findings Summary Table

The following table summarizes the key findings of this assessment. This table, alone, does not constitute the complete assessment. The report must be reviewed in its entirety.

Assessment Section	No Sig. Concern	Potential Env Concern	REC	Recommended Follow-up	Rep. Ref.
User Provided Info	X				3.0
Data Gaps	X				2.5
Regulatory Review	X				4.1
Historical Review		Historic aerials show deposits of unknown fill material in 1970s and 2000s. TPH identified within fill.	REC	Limited Phase II Subsurface Investigation	4.4
Site Use	X				5.2
Adjoining Properties		Unknown location and extent of historic LUST cases	REC	Limited Phase II Subsurface Investigation	4.1.2 5.2.8
Hazardous Materials	X				5.3
Bulk Petroleum Storage	X				5.3
PCBs	X				5.3
Waste / Discharges	X				5.3
Asbestos Containing Materials (ACM)	X				7.1
Lead Based Paint (LBP)	X				7.2
Radon	X				7.3
Mold	X				7.4
Wetlands	X				7.5

NA = Not Applicable, TBD = To Be Determined, UNK = Unknown

### **1.3 General Description, Current and Historic Property Use**

The Property consists of one irregularly shaped parcel on the north side of Agoura Road, west of Roadside Drive. The Property totals approximately 5.65 acres and is currently undeveloped. The Property is located in a suburban developed area characterized by a mix of industrial and commercial businesses. The terrain of the Property was uneven. The northwest portion of the Property was graded to street level, but the east, west, and southern portions slope downward approximately 8 feet. A steep grade is also present at the southern Property boundary up to street level. No natural surface bodies of water were observed.

The Property appears to have been first developed with a commercial structure in the northeast corner of the Property in the 1970s. The City Directory Report indicates that the Property was owned by a private owner in 1980 and was a wine retail store in 1985. The structure was demolished in the early 1990s, and the Property has not been redeveloped.

### **1.4 Findings, Opinions, and Conclusions**

#### **1.4.1 Notable Findings**

Review historical aerial photographs suggest that fill material was deposited into the intermittent stream at the southern portion of the Property between 1970 and 1977. Additional fill material also appears to have been deposited throughout the site in the 1980s and 2000s.

“Summary of Limited Sampling, Analytical Testing, and Agency File Review,” prepared by Geocon Consultants, Inc. and dated January 11, 2007. The letter report indicated that Geocon advanced six soil borings to 10 feet bgs and had the soil analyzed for arsenic, lead, TPH, and organochlorine pesticides. Laboratory results indicated arsenic and lead were within background levels, no pesticides were detected and TPH concentrations were below screening levels. However, because detectable TPH levels were identified, exporting the soils from the property may require profiling for acceptance at the receiving facility.

The adjoining properties to the east, which are now vacant, were identified on several regulatory databases:

CA FID UST, SWEEPS UST, HIST CORTESE, LUST – Agoura Equip Rentals & Supplies/ Agoura Rentals & Supplies Inc., 29439 W. Agoura Road, Adjoining to the east, lower relative elevation: The CA FID UST listing only indicates a status of “Inactive.” The HIST UST listing indicates the site had three USTs storing “Product,” “Waste,” and waste oil with capacities of 550, unreported, and 500 gallons respectively. The SWEEPS UST listing provides the same information discussed about the HIST UST listing. The HIST CORTESE listing provides no pertinent information. The LUST listing indicates that gasoline contaminated soil at the site. The listing has a status of “Completed – Case Closed” with a status date of 09/20/1996. Geocon also reviewed documents pertaining to the adjoining LUST cases to the east which were held by the RWQCB. The adjoining property to the east, Agoura Equipment Rentals, received low- risk closure with localized soil and groundwater contamination in 1996. The reports indicated that only trace amounts of contaminants were found in groundwater, and the subsurface at the site does not facilitate vertical migration of the contamination. The report also indicated that

groundwater flowed toward the east in 1995. Geocon indicated that there was no evidence to suggest that the adjoining LUST case impacted the Property.

LUST, HIST UST, CA FID UST, SWEEPS UST, Los Angeles Co. HMS, HIST CORTESE – , , Hillside Rubbish/Westlake Truc/ Rubbish Yard/ Hillside Rubbish Co., 29431 Agoura Road, adjoining to the east, higher relative elevation: The first LUST listing indicates that gasoline contaminated groundwater at the site. The listing has a status of “Completed – Case Closed.” The second LUST listing indicates that gasoline and diesel contaminated groundwater at the site. The listing has a status of “Completed – Case Closed” with a status date of 12/02/2004. The third LUST Listing indicates that gasoline contaminated groundwater at the site. This third listing received a status of “Completed – Case Closed” with a status date of 02/10/1997. The HIST UST listing indicates that the site was previously a gas station which had six USTs. The USTs ranged in size from 2,000 gallons to 8,000 gallons and stored diesel and gasoline. The CA FID UST listing only indicates a status of “Inactive.” The SWEEPS UST listing provides the same information discussed about the HIST UST listing. The Los Angeles Co. HMS listing indicates facility and permit statuses of “Removed.” The HIST CORTESE listing provides no pertinent information. The Hillside Rubbish LUST files indicated that non-continuous perched groundwater was contaminated with TPH, VOCs, benzene, toluene, ethylbenzene, xylene and MTBE. NFA was granted in 2004 since the soil contamination was shallow (upper 10 feet), isolated to an area beneath the city road, and the perched groundwater is not laterally continuous or potable. Geocon indicated that there was no evidence to suggest that the adjoining LUST case impacted the Property.

#### **1.4.2 Non-ASTM Scope Considerations**

Hillmann has also performed preliminary evaluations for ASTM “Non-Scope” items, such as asbestos-containing materials (ACM), lead-based paint, radon, mold and wetlands. Our observations and research did not identify any notable concerns.

#### **1.4.3 Significant Data Gaps**

No data gaps that significantly impacted Hillmann’s ability to identify RECs in connection with the Property have been identified.

#### **1.4.4 Recognized Environmental Conditions**

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

*Recognized Environmental Conditions (RECs):*

- The unknown source and condition of the fill materials deposited on the southern portion of the Property in the 1970s is considered to be a REC in connection with the Property.



Additionally, the fill material previously analyzed at the northwestern and central portions of the Property only went to a maximum depth of 10 feet bgs. The full depth of fill material at the Property has not been characterized and is considered a REC.

- The identification of TPH contamination of the fill is considered to be a REC in connection with the Property.
- Considering the unknown location and extent of the historic LUST cases, the adjoining properties to the east have the potential to have impacted the Property. These adjoining LUST cases are considered to be a REC in connection with the Property.

*Controlled Recognized Environmental Conditions (CRECs):*

- No evidence of any CRECs in connection with the Property was identified.

*Historical Recognized Environmental Conditions (HRECs):*

- No evidence of any HRECs in connection with the Property was identified.

## **1.5 Recommendations**

### **1.5.1 Recognized Environmental Conditions**

Based on the findings of the Phase I Environmental Site Assessment, Hillmann recommends a Phase II investigation to further assess the suspected fill materials identified by historic research for environmental contamination to the depth of native soils. In addition, soil vapor and groundwater samples should be taken at the eastern Property boundary in order to determine if any adjoining contamination which was left in place has adversely impacted the subsurface of the Property.

Exporting of the TPH contaminated soils from the property may require profiling for acceptance at the receiving facility.

### **1.5.2 Non-ASTM Considerations**

No further investigation into non-ASTM considerations is recommended at this time.

## 2.0 INTRODUCTION

### 2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be “*de minimis conditions*” are not considered to be RECs nor CRECs. *De minimis condition* is defined by the ASTM as a condition that generally does not present a threat to human 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.”

The chief components of this assessment are described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.
- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.
- A review of standard physical record sources for available topographic, geologic and groundwater data.
- Review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.
- Review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

### **2.1.1 Non-ASTM Scope Considerations**

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental concerns that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A preliminary visual inspection for the presence of suspect ACM within the accessed areas of buildings on the Property.

Lead-Based Paint (LBP): A preliminary visual inspection of the condition of painted surfaces in the accessed areas of buildings on the Property.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the potential for elevated indoor levels of radon gas to occur in the area of the Property.

Mold: A preliminary visual inspection within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water damaged building materials or musty odors.

Wetlands: A preliminary review of data published by the US Fish and Wildlife Service regarding the presence or absence of mapped wetlands on the Property. The US Fish and Wildlife Service wetlands data is typically provided to Hillmann by Environmental Data Resources, Inc. (EDR).

## **2.2 Property Location/Legal Description**

The Property is located at 29508 Roadside Drive, Agoura Hills, California. The legal designation of the Property is Assessor's Parcel Number (APN) 2061-004-030. The Property is located on the north side of Agoura Road and is accessible through the northeast corner of Roadside Drive. The latitude and longitude of the Property is approximately North 34.1459 degrees, and West 118.7682 degrees.

## **2.3 Significant Assumptions**

The following significant considerations were made:

- Hillmann contemplates that the information obtained from EDR during the course of this assessment is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- Hillmann can neither warrant nor guarantee the completeness or accuracy of information from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.
- Hillmann anticipates that the Property operations at the time of the site reconnaissance reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, Hillmann has anticipates that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not made known to us, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.
- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, Hillmann anticipates that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

## **2.4 Limitations and Exceptions**

### **2.4.1 Limiting Conditions**

Hillmann was unaware of any significant limiting conditions at the time of the assessment.

### **2.4.2 Other Exceptions or Deletions:**

No exceptions or deletions from the ASTM Standard E 1527-13 are reported.

## 2.5 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions.

Data Gap:	Significant (Yes/No)?	Discussion
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt. Based on its review of other sources, however, Hillmann considers it unlikely that any outstanding records would alter the conclusions or recommendations of this report.

## 2.6 Special Terms and Conditions

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I Environmental Site Assessment was consistent with the ASTM Standard Practice for E 1527-13. Findings within this report are based on information collected from observations made on the day of the site visit and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes. Hillmann 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.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, the research findings reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann can neither warrant nor guarantee the completeness or accuracy of information, whether written, graphic or verbal, provided by the subject Property contact(s) or as shown on any documents reviewed or received from the subject Property contact, owner or agent, or municipal source. Although there may have been some degree of overlap in the information provided by these various sources, Hillmann evaluated the thoroughness and reliability of the provided information but did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

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.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Property and neighboring properties that could impact the Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information provided in the regulatory database report.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Unless otherwise specified in Section 2.1 of this report, an ASTM Vapor Encroachment Screening of the Property utilizing the information collected during the course of this assessment is excluded from the scope of service for this assessment.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

### **3.0 USER PROVIDED INFORMATION**

#### **3.1 Prior Environmental Reports/Documentation**

Hillmann reviewed the following document:

“Summary of Limited Sampling, Analytical Testing, and Agency File Review,” prepared by Geocon Consultants, Inc. and dated January 11, 2007. The letter report indicated that Geocon advanced six soil borings to 10 feet bgs and had the soil analyzed for arsenic, lead, TPH, and organochlorine pesticides. Laboratory results indicated arsenic and lead were within background levels, TPH concentrations were below screening levels, and no pesticides were detected. However, because detectable TPH levels were identified, exporting the soils from the property may require profiling for acceptance at the receiving facility.

Geocon also reviewed documents pertaining to the adjoining LUST cases to the east which were held by the RWQCB. The adjoining property to the east, Agoura Equipment Rentals, received low- risk closure with localized soil and groundwater contamination in 1996. The reports indicated that only trace amounts of contaminants were found in groundwater, and the subsurface at the site does not facilitate vertical migration of the contamination. The report also indicated that groundwater flowed toward the east in 1995.

The Hillside Rubbish LUST files indicated that non-continuous perched groundwater was contaminated with TPH, VOCs, benzene, toluene, ethylbenzene, xylene and MTBE. NFA was granted in 2004 since the soil contamination was shallow (upper 10 feet), isolated to an area beneath the city road, and the perched groundwater is not laterally continuous or potable.

Geocon indicated that there was no evidence to suggest that the adjoining LUST cases impacted the Property. Additionally, they stated that further action pertaining to the stockpiled soils at the Property is unwarranted.

#### **3.2 Title Records/Environmental Liens/Activity and Use Limitations**

Review of title records is not included in the scope of work for this assessment project. No information regarding environmental liens or activity and use limitations was provided to Hillmann by the Client. Hillmann identified no evidence of any environmental liens or activities and use limitations associated with the Property.

#### **3.3 Specialized Knowledge or Experience**

No indication of any specialized knowledge or experience regarding the Property was reported to Hillmann by the Client.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

No commonly known or specialized knowledge of the Property was reported to Hillmann by the Client.

### **3.5 Property Value Reduction due to Environmental Conditions**

No information was provided by the Client to Hillmann regarding a reduction of the Property value due to environmental problems or conditions.

### **3.6 Reason for Performing Phase I ESA**

It is Hillmann's understanding that the Phase I ESA was being performed in consideration of a pending real estate transaction involving the Property.



## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Record Sources

An EDR Radius Map report was obtained from Environmental Data Resources of Shelton, CT. The EDR Radius Map Report provided a search of standard environmental record sources in general accordance with the requirements of the ASTM E1527-13. Hillmann has reviewed the EDR Radius Map report and a summary of findings is presented in the following tables and report sections. Hillmann also reviewed the list of unmapped sites (referred to by EDR as “Orphan List” sites). Unmapped sites identified as falling within an applicable specific search distance or warranting discussion in the report, if any, have been included in the information presented below. Detailed descriptions of the meaning and significance of the regulatory databases can be found in the EDR Radius Map Report in Appendix E.

Regulatory Database	Search Distance	Property Listed?	Adj. Properties Listed?	Total Listings Within Search Distance
Fed. NPL/Proposed NPL	1-mile	No	No	0
Fed. Delisted NPL	½-mile	No	No	0
Fed. CERCLIS	½-mile	No	No	0
Fed. CERC-NFRAP	½-mile	No	No	0
Fed. RCRA CORRACTS	1-mile	No	No	0
Fed. RCRA TSD	½-mile	No	No	0
Fed. RCRA LQG	Site & Adj.	No	No	
Fed. RCRA SQG	Site & Adj.	No	No	
Fed. RCRA CESQG	Site & Adj.	No	No	
Fed. ENG Control List	Site	No		
Fed. INST Control List	Site	No		
Fed. ERNS	Site	No		
State/Tribal Hazardous Waste Site	1-mile	No	No	0
State/Tribal Landfill/Solid Waste	½-mile	No	No	0
State/Tribal Leaking Storage Tanks	½-mile	No	Yes	10
State/Tribal Registered Storage Tanks	Site & Adj.	No	No	
State/Tribal Eng. Control List	Site	No		
State/Tribal Inst. Control List	Site	No		
State/Tribal Voluntary Cleanup Sites	½-mile	No	No	0
State/Tribal Brownfields	½-mile	No	No	0
Supplemental Databases	Site & Adj.	No	Yes	

#### 4.1.1 Property Listings

No listings for the Property were identified.

#### 4.1.2 Adjoining Property Listings

The adjoining properties were identified on the following databases:

CA FID UST, SWEEPS UST, HIST CORTESE, LUST – Agoura Equip Rentals & Supplies/ Agoura Rentals & Supplies Inc., 29439 W. Agoura Road, Adjoining to the east, lower relative elevation: The CA FID UST listing only indicates a status of “Inactive.” The HIST UST listing

indicates the site had three USTs storing “Product,” “Waste,” and waste oil with capacities of 550, unreported, and 500 gallons respectively. The SWEEPS UST listing provides the same information discussed about the HIST UST listing. The HIST CORTESE listing provides no pertinent information. The LUST listing indicates that gasoline contaminated soil at the site. The listing has a status of “Completed – Case Closed” with a status date of 09/20/1996.

LUST, HIST UST, CA FID UST, SWEEPS UST, Los Angeles Co. HMS, HIST CORTESE – 29431 Agoura Road, Hillside Rubbish/Westlake Truc/ Rubbish Yard/ Hillside Rubbish Co., 29431 Agoura Road, adjoining to the east, higher relative elevation: The first LUST listing indicates that gasoline contaminated groundwater at the site. The listing has a status of “Completed – Case Closed.” The second LUST listing indicates that gasoline and diesel contaminated groundwater at the site. The listing has a status of “Completed – Case Closed” with a status date of 12/02/2004. The third LUST Listing indicates that gasoline contaminated groundwater at the site. This third listing received a status of “Completed – Case Closed” with a status date of 02/10/1997. The HIST UST listing indicates that the site was previously a gas station which had six USTs. The USTs ranged in size from 2,000 gallons to 8,000 gallons and stored diesel and gasoline. The CA FID UST listing only indicates a status of “Inactive.” The SWEEPS UST listing provides the same information discussed about the HIST UST listing. The Los Angeles Co. HMS listing indicates facility and permit statuses of “Removed.” The HIST CORTESE listing provides no pertinent information.

Considering the unknown location and extent of the historic LUST cases, the adjoining properties to the east have the potential to have impacted the Property. These adjoining LUST cases are considered to be a REC in connection with the Property.

#### **4.1.3 ASTM Search Distance Findings**

The following is a summary of the findings of the regulatory database review with regard to sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this report informative and yet concise, Hillmann has provided a brief discussion of the listed site(s) for each database category that appears most likely to impact the Property based on distance, topography and/or case status. A copy of the full EDR Radius Map Report, including available details of all listed sites, is included in Appendix E.

Note that listings for the following databases, if identified, would be discussed above in Sections 4.1.1 and 4.1.2: Registered Storage Tanks, Federal RCRA Generators, Federal and State INST and ENG Controls, ERNS.)

**Federal NPL:** No NPL listings were identified within a one-mile radius of the Property.

**Federal Delisted NPL:** No DNPL listings were identified within a ½-mile radius of the Property.

**Federal CERCLIS:** No CERCLIS listings were identified within a ½-mile radius of the Property.

**Federal CERCLIS-NFRAP:** No CERC-NFRAP listings were identified within a ½-mile radius of the Property.

**Federal RCRA-CORRACTS:** No CORRACTS listings were identified within a one-mile radius of the Property.

**Federal RCRA-TSD:** No TSD listings were identified within a ½-mile radius of the Property.

**State/Tribal Hazardous Waste Sites:** No SHWS listings were identified within a one-mile radius of the Property.

**State/Tribal Landfill/Solid Waste Disposal Sites:** No SWF/LF listings were identified within a ½-mile radius of the Property.

**State/Tribal leaking Storage Tanks:** Ten (10) LUST listings were identified within a ½-mile radius of the Property. The closest four listings were identified as being adjoining to the Property and are discussed in Section 4.1.2. The next closest listing is described as Agoura Building Materials at 29403 Agoura Road W. This site is approximately 284 feet east-northeast and at a higher elevation relative to the Property. The listing indicates that gasoline contaminated soil at the site. The listing has a status of “Completed – Case Closed” with a status date of 12/10/1996. Considering the case status, this site is not considered to be a REC in connection with the Property.

**State/Tribal Voluntary Cleanup Sites:** No VCP listings were identified within a ½-mile radius of the Property.

**State/Tribal Brownfields:** No BROWNFIELDS listing was identified within a ½-mile radius of the Property.

Review of the sites identified within the ASTM search parameters did not identify any nearby or surrounding area sites that are considered to be a REC in connection with the Property, unless as discussed otherwise previously in this section.

## **4.2 Additional Environmental Record Sources**

### **4.2.1 Supplemental Database Listings**

Hillmann reviewed the EDR Radius Map report for listings on supplemental databases that were searched in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases, if identified, would be discussed in Section 4.1.1 and 4.1.2. None of the other supplemental database listings identified by the EDR Radius Map report are considered to be a REC in connection with the Property.

## 4.2.2 Local Agency & Internet Research

Hillmann performed a search of available local and municipal agencies for pertinent information pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Hillmann also conducted a preliminary internet search of the Property address for information indicative of a REC. The following table summarizes the findings of the research:

Source:	Inquiry Made?	Type:	Outcome:
Environmental Protection Agency (EPA)	Yes	FOIA Request	Response indicated no records found.
Department of Toxic Substances Control (DTSC)	Yes	FOIA Request	Response indicated no records found.
Los Angeles County Fire Department (CUPA)	Yes	FOIA Request	Response not received prior to report completion.
County of Los Angeles, Department of Public Health	Yes	FOIA Request	Response indicated no records found.
Los Angeles County Department of Public Works	Yes	On-line Search	Hillmann performed an online search for records. No results for the Property were found.
Regional Water Quality Control Board (RWQCB) – Los Angeles Region 4	Yes	FOIA Request	Response indicated no records found.
South Coast Air Quality Management District (SCAQMD)	Yes	FOIA Request	Response indicated that no records for the Property address were found.
Los Angeles County Geographical Information System (GIS)	Yes	On-line search	No information indicative of a REC was identified.
CA DTSC EnviroStor database <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a>	Yes	Internet	The Property address was searched. No results for the Property were found.
CA Geotracker database <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>	Yes	Internet	The Property address was searched. No results for the Property were found.
USEPA Envirofacts search <a href="http://www.epa.gov/enviro/index.html">http://www.epa.gov/enviro/index.html</a>	Yes	Internet	The Property address was searched. No results for the Property were found.
www.google.com	Yes	On-line search	The Property address search returns results as an auto repair shop.
Other:	NA		

## 4.3 Physical Setting Sources

### 4.3.1 USGS 7.5 Minute Topographic Map

The USGS 7.5 minute series topographic maps covering the Property (Thousand Oaks, CA 1981) were reviewed. The maps indicated an approximate elevation at the Property of 857 feet above mean sea level. The topography indicated by the map appeared to be sloping downward to the north. The closest down gradient body of water appeared to be an intermittent stream along the southern portion of the Property.

### 4.3.2 Soils

Based on the United States Department of Agriculture - Soil Conservation Service data, the soil

data at the Property is not available.

### 4.3.3 Geology

Based on geologic data summarized by the EDR Geocheck - Physical Setting Source Addendum, the geologic formation in the vicinity of the Property is described as a volcanic rocks of the Cenozoic Era, Tertiary System, Miocene volcanic rocks Series.

### 4.3.4 Hydrology

No site specific hydro-geologic data was available for the Property.

## 4.4 Historical Use – Property and Adjoining Properties

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

### 4.4.1 Fire Insurance Maps

A search of Sanborn Fire Insurance Maps for the Property and surrounding area was conducted by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. EDR provided a Sanborn report that stated fire insurance maps covering the target property were not found.

### 4.4.2 City Directories

Hillman obtained an EDR City Directory Abstract report to obtain data of historic city directory listings for the Property. Note that each space within the shopping center has a street address of 1120 Fulton Avenue. The following is a generalized summary of the findings of City Directory Research:

YEAR(S)	SUMMARY	
1980, 1985	<b>Property:</b>	The Property is listed with a private owner in 1980 and The Wine Seller in 1985.
1971 – 2010	<b>Adjacent Properties:</b>	The adjoining property listings include Agoura Equipment Rentals to the east, an animal control facility to the west, and a multi-tenant commercial building to the north.

### 4.4.3 Historical Topographic Map Review

Hillmann obtained and reviewed an “EDR Historical Topographic Map Report” from EDR containing historic aerial photography of the Property and adjoining properties. The following interpretation of land usage was made by review of the maps:

YEAR(S)	DESCRIPTION	
1903	<b>Property</b>	An intermittent stream is depicted on the Property.
	<b>Adjacent Properties</b>	The adjoining properties are depicted as undeveloped land.
1910	<b>Property</b>	The scale of the map is too large to discern specific details about the Property.
	<b>Adjacent Properties</b>	The scale of the map is too large to discern specific details about the adjoining properties.
1921	<b>Property</b>	An intermittent stream is depicted on the Property.
	<b>Adjacent Properties</b>	The adjoining properties are depicted as undeveloped land.
1932, 1947, 1952, 1967	<b>Property</b>	The Property is depicted with an intermittent stream along the southern and eastern boundary.
	<b>Adjacent Properties</b>	The adjoining properties to the north and east are depicted with small structures. The adjoining properties to the west and south are depicted as undeveloped land.
1981	<b>Property</b>	The Property is depicted with one small structure on the northern portion of the Property and an intermittent stream along the southern and eastern boundary.
	<b>Adjacent Properties</b>	The adjoining properties to the north, east, and west are depicted with small structures. The adjoining property to the south is depicted as undeveloped land.

#### 4.4.4 Aerial Photograph Review

Hillmann obtained and reviewed an “EDR Aerial Photo Decade Package Report” from EDR containing historic aerial photography of the Property and adjoining properties. In addition, Hillmann reviewed historic aerial photographs of the Property online at [www.historicaerials.com](http://www.historicaerials.com). The following interpretation of land usage was made by review of the aerial photographs:

YEAR(S)	DESCRIPTION	
1937	<b>Property</b>	The Property appears to be agricultural fields.
	<b>Adjacent Properties</b>	The adjoining properties to the north, east, and west appear to be agricultural fields. The adjoining property to the south appears with an orchard and agricultural fields with a residence.
1947	<b>Property</b>	The Property appears to be agricultural fields.
	<b>Adjacent Properties</b>	The adjoining properties to the west, north, and east appear as agricultural fields. The adjoining property to the south appears developed with residences and an orchard.
1928	<b>Property</b>	The Property appears to be undeveloped land.
	<b>Adjacent Properties</b>	The adjoining properties to the east and west appear to contain residences. The adjoining properties to the north and south appear to be undeveloped land.
1947, 1953, 1967	<b>Property</b>	The Property appears to be undeveloped land.
	<b>Adjacent Properties</b>	The adjoining property to the east appears to contain a residence. The adjoining properties to the north, west, and south appear to be undeveloped land.

1970	<b>Property</b>	The Property appears to be undeveloped land.
	<b>Adjacent Properties</b>	The adjoining property to the west appears to be developed with several structures. The adjoining properties to the north, west, and south appear to be undeveloped land.
1977	<b>Property</b>	The Property appears to be developed with a commercial structure on its northeast corner. The remainder of the Property is undeveloped. Fill material appears to have been placed on the southern portion of the Property where an intermittent stream formerly existed.
	<b>Adjacent Properties</b>	The adjoining property to the west appears to be developed with commercial structures. The adjoining property to the east appears to be developed with an industrial yard. The adjoining property to the northeast appears to be a residence with a small orchard. The adjoining properties to the north, northwest, and south appear to be undeveloped land.
1983	<b>Property</b>	The Property appears to be developed with a commercial structure on its northeast corner. The remainder of the Property is undeveloped. Additional fill material appears to have been deposited in the central portion of the Property.
	<b>Adjacent Properties</b>	The adjoining properties to the north and west appear to be developed with commercial structures. The adjoining property to the east appears to be developed as an industrial property. The adjoining properties to the north, west, northeast, and south appear to be undeveloped land.
1989, 1990	<b>Property</b>	The Property appears to be developed with a commercial structure on its northeast corner. The remainder of the Property is undeveloped.
	<b>Adjacent Properties</b>	The adjoining properties to the north and west appear to be developed with commercial structures. The adjoining property to the east appears to be developed as an industrial property. The adjoining properties to the north, west, northeast, and south appear to be undeveloped land.
1994, 2002	<b>Property</b>	The Property appears to be undeveloped land.
	<b>Adjacent Properties</b>	The adjoining properties to the north and west appear to be developed with commercial structures. The adjoining property to the east appears to be developed as an industrial property. The adjoining properties to the north, west, northeast, and south appear to be undeveloped land.
2005	<b>Property</b>	The Property appears to be undeveloped land. Fill material appears to have been deposited on the central portion of the Property. A dirt road from the adjoining property to the east to the fill material is also present.
	<b>Adjacent Properties</b>	The adjoining properties to the north and west appear to be developed with commercial structures. The adjoining property to the east appears to be developed as an industrial property. The adjoining properties to the north, west, northeast, and south appear to be undeveloped land.
2009, 2010, 2012	<b>Property</b>	The Property appears to be undeveloped land. Fill material at the Property appears to have been removed.
	<b>Adjacent Properties</b>	The adjoining properties to the north, northeast and west appear to be developed with commercial structures. The adjoining properties to the northwest, south and east appear to be undeveloped land.

#### 4.4.5 Petroleum/Natural Gas Well Review

Hillmann reviewed historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. In addition, Hillmann conducted a search of the property location on the Division of Oil, Gas & Geothermal Resources Well Finder database (<http://maps.conservation.ca.gov/doggr/index.html>). No record of any historical petroleum/natural gas wells at the Property was identified.

#### **4.4.6 Historical Records Data Failure**

Historic land use data prior to 1903 was not readily available at the time of the assessment. The Property was determined by this assessment to have been first developed with a commercial structure in the 1970s. It is Hillmann's opinion that no significant data gaps were encountered.

#### **4.4.7 Summary of Historic Use Research**

The Property appears to have been first developed with a commercial structure in the northeast corner of the Property in the 1970s. Between 1970 and 1977 the intermittent stream at the southern portion of the Property appears to have been filled. The City Directory Report indicates that the Property was owned by a private owner in 1980 and was a wine retail store in 1985. Additional fill material appears to have been deposited in the central portion of the Property in the 1983 aerial photograph. The structure was demolished in the early 1990s, and the Property has not been redeveloped. Between 2004 and 2007 fill material was deposited on the central portion of the Property. These images are available from Google Earth. Analysis of the soil stockpiles on the central and northwestern portions of the Property were conducted in 2007. Laboratory results indicated arsenic and lead were within background levels, TPH concentrations were below screening levels, and no pesticides were detected. However, because detectable TPH levels were identified, exporting the soils from the property may require profiling for acceptance at the receiving facility.

The unknown source and condition of the fill materials deposited in the 1970s at the southern portion of the Property are considered to be a REC in connection with the Property. Additionally, the fill material previously analyzed at the northwestern and central portions of the Property only went to a maximum depth of 10 feet bgs. The full depth of fill material at the Property has not been characterized and is considered a REC.

The adjoining properties appear to have been historically developed as residences. By 1970 the adjoining property to the east appears to have some use as an industrial site. By 1977 the adjoining property to the west was developed with several commercial structures. By 1983 the adjoining property to the north was developed with commercial structures, and the adjoining property to the east had additional development of small industrial buildings. By 2009 the adjoining property to the northeast was developed with a commercial building and the adjoining property to the east appears to have been demolished.



## **5.0 SITE RECONNAISSANCE**

### **5.1 Methodology and Limiting Conditions**

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjacent public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, Hillmann accessed and observed representative areas of building interiors to the extent they were made safely accessible with the cooperation of the site escort.

The site reconnaissance was conducted by Mr. Gregory Shaffer on May 7, 2015. Weather conditions at the time of the assessment included a temperature of approximately 65 degrees F and partly cloudy skies. Hillmann was unescorted.

#### **5.1.1 Significant Inaccessible Areas**

No significant areas were excluded from Hillmann's visual inspection.

### **5.2 General Site Setting**

#### **5.2.1 Site and Vicinity Characteristics**

The Property consists of one irregularly shaped parcel on the north side of Agoura Road, west of Roadside Drive. The Property totals approximately 5.65 acres and is currently undeveloped. The Property is located in a suburban developed area characterized by a mix of industrial and commercial businesses.

#### **5.2.2 Topographic Characteristics**

The terrain of the Property was uneven. The northwest portion of the Property was graded to street level, but the east, west, and southern portions slope downward approximately 8 feet. A steep grade is also present at the southern Property boundary up to street level. No natural surface bodies of water were observed.

#### **5.2.3 General Description of Structures**

There are no structures at the Property. One small concrete foundation was observed at the northwestern portion of the Property.

#### **5.2.4 Sources of Heating and Cooling**

No heating or cooling systems were observed at the Property.

#### **5.2.5 Potable Water Source/Sewage Disposal System**

The Property is currently serviced by the municipal water and sewer systems.

### 5.2.6 Current Use(s) of the Property

The Property is currently undeveloped land.

### 5.2.7 Past Use(s) of the Property

No obvious indication of past Property usage likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products was observed at the time of the site visit. Please refer to Section 4.4 for findings of historical site use research.

### 5.2.8 Current Use(s) of the Adjoining Properties

The following describes adjacent and abutting properties:

Dir	Street Address	Description
N, NE	29501 – 29525 Canwood Street	Multi-tenant commercial buildings
E	29431, 29439 Roadside Drive	Undeveloped land
S	APN 2061-033-016	Undeveloped land
W	29525 Agoura Road	Agoura Hills Animal Shelter

No visual observations indicative of a potential environmental concern were noted of the adjoining properties.

### 5.2.9 Past Use(s) of the Adjoining Properties

No indication of past uses of the adjoining properties was noted at the time of the site visit. Please refer to Section 4.4 for the findings of historical site use research.

### 5.2.10 Current/Past Uses of Surrounding Area

The Property is located in suburban area of the Agoura Hills, California. The vicinity of the Property consists of a mix of commercial and industrial businesses along Highway 101. No indications of past Property uses that differ substantially from current conditions were observed at the time of the site visit.

## 5.3 Interior & Exterior Observations

### 5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

No significant storage/usage of hazardous substances and petroleum products was observed.

### 5.3.2 Drums

No drums were observed at the Property.

### **5.3.3 Other Hazardous Substances/Petroleum Products**

No other hazardous substances or petroleum products were observed.

### **5.3.4 Unidentified Substance Containers**

No unidentified containers suspected of containing hazardous substances or petroleum products were noted on the Property at the time of the site visit.

### **5.3.5 Storage Tanks**

No evidence of any past or present underground storage tanks (USTs) or aboveground storage tanks (ASTs) was identified on the subject Property.

### **5.3.6 Polychlorinated Biphenyls (PCBs)**

No suspected PCB containing equipment was observed.

### **5.3.7 Odors**

No strong, unusual or pungent odors were noted on the Property.

### **5.3.8 Pools of Liquid**

No pools of liquid were noted at the Property.

### **5.3.9 Interior Stains or Corrosion**

No interior stains or corrosion were noted at the Property.

### **5.3.10 Interior Drains/Sumps**

What appeared to be three drain lines associated with the former building's sanitary plumbing were observed on the concrete building foundation. No staining was observed in the vicinity of the drains. No other floor drains or sump pits were noted at the Property.

### **5.3.11 Exterior Pits/Ponds/Lagoons**

No evidence of exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

### **5.3.12 Stained Soil, Pavement/Stressed Vegetation**

No evidence of stained soils or stressed vegetation was identified on the Property.

### **5.3.13 On-Site Solid Waste Dumping/Fill Material**

A review of the aerial photographs of the Property indicates that the intermittent stream at the southern portion of the Property was filled between 1970 and 1977. Additional fill material also appears to be present at the Property in 1983. Further, fill material was deposited on the central portion of the Property from approximately 2004 through 2007 as shown in photographs provided via Google Earth. No evidence of on-site solid waste dumping was noted at the Property. Analysis of the soil stockpiles on the central and northwestern portions of the Property were conducted in 2007. Laboratory results indicated arsenic and lead were within background levels, TPH concentrations were below screening levels, and no pesticides were detected. However, because detectable TPH levels were identified, exporting the soils from the property may require profiling for acceptance at the receiving facility.

The unknown source and condition of the fill materials deposited in the 1970s at the southern portion of the Property are considered to be a REC in connection with the Property. Additionally, the fill material previously analyzed at the northwestern and central portions of the Property only went to a maximum depth of 10 feet bgs. The full depth of fill material at the Property has not been characterized and is considered a REC.

### **5.3.14 Wastewater**

One large drain was observed in the central portion of the Property which appeared to be related to storm water management. Review of the assessor's parcel map for the Property shows that a drainage easement is present traversing the southern portion of the Property from east to west. No wastewater discharges were noted at the Property.

### **5.3.15 Septic Systems**

No indication of septic systems was noted on the Property.

### **5.3.16 Wells**

No evidence of wells was noted at the Property.

## 6.0 INTERVIEWS

### 6.1 Interviews with Past and Present Owners and Occupants

Type	Name; Affiliation/Title	Summary
Property Owner	Mr. Peter Kruse, Kruse Development Services Group, Inc.	Mr. Peter Kruse was provided with an environmental questionnaire with instructions for it to be completed by a party knowledgeable of the Property. The questionnaire was returned after being completed by Mr. Dan Selleck, a previous owner.
Property Occupants	Not applicable	Hillmann was not able to interview individual building occupants.
Past Owners, Occupants, Operators	Mr. Dan Selleck, Selleck Development Group	Mr. Dan Selleck of Selleck Development Group completed an environmental questionnaire concerning the Property. He was a previous owner who sold the Property circa 2007. Pertinent information, where obtained, is referenced in the appropriate sections of the report.
Owners/Occupants of Adjacent or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjacent or nearby property owners or occupants were not conducted.

### 6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.2.2.

## **7.0 NON-ASTM SCOPE CONCERNS**

In accordance with our contract agreement, Hillmann has conducted preliminary evaluations of the following “Non-ASTM Scope Considerations” that are outside of the requirements of the ASTM E1527-13 standard:

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

No buildings are present at the Property, therefore a screening for ACM is not applicable.

### **7.2 Lead-Based Paint**

No buildings are present at the Property, therefore a screening for lead based paint is not applicable.

### **7.3 Radon**

According to data compiled by the USEPA, as summarized by the EDR Radius Map Report with GeoCheck, the Property is located in an area with a moderate potential for radon concentrations that exceed current USEPA action guidelines. Los Angeles County is classified as a Zone 2 or ‘moderate risk’ area for radon.

### **7.4 Mold**

No buildings are present at the Property, therefore a screening for mold is not applicable.

### **7.5 Wetlands**

Based on a review of the EDR Radius Map Report with GeoCheck, no NWI mapped wetlands were indicated at the Property.

It is emphasized that the absence of NWI mapped wetland areas indicated by the EDR report does not necessarily rule out the potential presence of regulated wetland areas on or immediately adjoining the Property. A wetland delineation should be sought from a qualified firm if a more comprehensive determination regarding the presence or absence of wetlands on or adjacent to the Property is warranted.

## 8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

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 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*. Hillmann has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



---

Christopher W. Baker  
Environmental Professional

## **9.0 REFERENCES**

EDR Aerial Photo Decade Package, Environmental Data Resources, 2015

EDR City Directory Abstract Report, Environmental Data Resources, 2015

EDR Historical Topographic Map Report, Environmental Data Resources, 2015

EDR Radius Map Report with GeoCheck, Environmental Data Resources, 2015

EDR Sanborn Map Report, Environmental Data Resources, 2015

Los Angeles County's On-line Geographical Information System

Google Earth



## **10.0 APPENDICES**

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents
Appendix G	Project Personnel Qualifications

**APPENDIX A**  
**SITE DIAGRAM / VICINITY MAP**

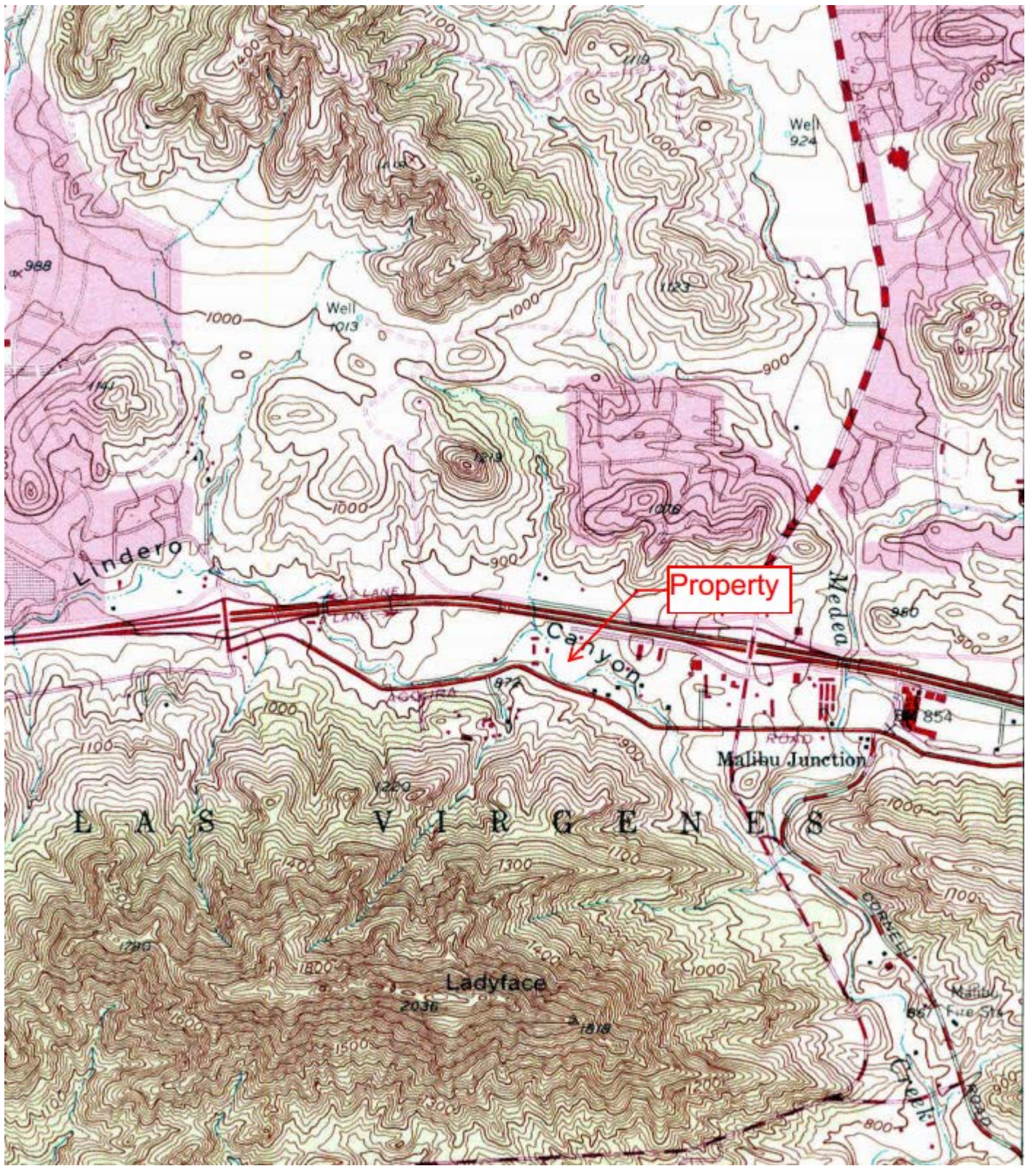


Figure 1: SITE VICINITY MAP

SCALE: (Not to Scale)



**Project Location:** 29508 Roadside Drive  
Agoura Hills, CA 91301

**Project No.:** C3-6288



Figure 2: SITE DIAGRAM

SCALE: (Not to Scale)



**Project Location:** 29508 Roadside Drive  
Agoura Hills, CA 91301

**Project No.:** C3-6288

**APPENDIX B**  
**SITE PHOTOGRAPHS**

**PHOTO LOG**  
29508 Roadside Drive  
Agoura Hills, CA  
C3-6288



View of the Property facing south



View of the southwest portion of the Property



View of the Property facing northeast



View of the building pad at the northwest portion of the Property



View of a large storm drain at the center of the Property



View of the adjoining property to the east

**PHOTO LOG**  
29508 Roadside Drive  
Agoura Hills, CA  
C3-6288



View of the adjoining property to the south



View of the adjoining animal shelter to the west



View of the adjoining commercial properties to the north

**APPENDIX C**  
**QUESTIONNAIRES/USER PROVIDED INFORMATION**



## Phase I ESA - Environmental Questionnaire

The following questionnaire should be completed by a representative of the Property that is most knowledgeable about its usage, condition and history. Please complete and either give to the Hillmann representative during the site inspection, or fax to 714-634-9507.

### General:

Property Name: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 \_\_\_\_\_ City, ST Zip: \_\_\_\_\_  
 Completed by: Dan Sella Company: Sella Dev. Group  
(Name)  
 Signature: [Signature] Date: 4/24/15  
 Number of years at or familiar with the Property: 10 y15

### Site Description:

Block & Lot #(s): \_\_\_\_\_ Property Size: 5.7 acres  
 Number of building(s): 0 Building Size(s) \_\_\_\_\_  
 Year(s) Built: — # of units: \_\_\_\_\_  
 (if appl.)  
 Type of Property: Vacant Land

### Utilities and Services: (please check "Yes", "No" or "NA-Not Applicable") and indicate provider if "Yes".

Utility	Yes	No	NA	Name of Provider	Service	Yes	No	NA	Name of Provider
Water					Fuel Oil				
Sewer					HVAC Maint.				
Power					Elev Maint.				
Nat Gas					Septic Maint.				
Telephone					Pool Maint.				

### **Your Property. Our Priority.**

Corporate Headquarters: 1600 Route 22 East, Suite #107, Union, NJ 07083 (908) 688-7800 Fax: (908) 686-2636 Toll free: (800) 232-4326  
 Office Locations: New York, Massachusetts, Pennsylvania, Virginia, North Carolina, California, Engineering Division: New Jersey



# HILLMANN CONSULTING

*Instructions: Please answer each question. Check "D/K" if you don't know, or otherwise lack sufficient knowledge of the Property to answer the question.*

PREVIOUS INVESTIGATIONS	
1. Have any previous environmental investigations (e.g.- Phase I Environmental Site Assessment, soil/groundwater testing, radon testing, asbestos survey, tank closure/removal reports, etc.) been performed at the Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
2. If yes, what concerns were indicated or recommendations made? <i>(please provide a copy of all previous environmental reports)</i>	
<i>None</i>	
PROPERTY USAGE	
3. To the best of your knowledge, is the Property or any adjoining property currently occupied or formerly occupied for industrial purposes? If yes, please elaborate:	Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K  Adj. Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
4. Is the property or any adjoining property currently used, or have they ever been used, as a gasoline filling station, dry cleaning facility, automotive service/repair shop, auto body repair shop, commercial printing facility, photo development laboratory shop, junkyard, landfill, or as a waste treatment, storage disposal, recycling or processing facility? If yes, please elaborate:	Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K  Adj. Property: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
5. Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried and/or burned on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BULK STORAGE TANKS	
6. Are there currently, or have there been previously, any registered or unregistered above ground or underground storage tanks located at the Property? <i>If YES, please provide number, size, age of tanks, permits, closure reports, regulatory agency correspondence, and related information.</i>	Current Tanks: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Previous Tanks: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
7. Are there currently, or have there been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
8. Are there currently, or have there been previously, any leakage of hazardous substances or petroleum products from above ground or underground storage tank systems at the Property?	Current: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K  Previous: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K

SPILLS, RELEASES, WASTES		
9.	Are there currently, or have there been previously, any waste discharges on or adjacent to the property, other than storm water or into a municipal sanitary sewer system? If yes, please elaborate:	<p><u>Current:</u></p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K <u>Previous:</u> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
10.	Are there currently, or have there been previous, any septic systems, dry wells or leach fields on the property? If yes, please elaborate:	<p><u>Current:</u></p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K <u>Previous:</u> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
11.	Are there currently, or have there been previously, any flooring, drains or walls located within the facility that are, or have been, stained by substances (or, in the case of drains, used for) other than water or are emanating foul odors? If yes, please elaborate:	<p><u>Current:</u></p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K <u>Previous:</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
12.	Are there currently, or have there been previously, any spills or releases of hazardous substances or petroleum products within the building(s) or on the exterior of the Property?	<p><u>Current:</u></p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K <u>Previous:</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
13.	Has any non-native and/or contaminated fill material been deposited on the Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
14.	Have any current or former property occupants generated hazardous wastes or other wastes (such as waste oil, or medical wastes) that required non-conventional storage, handling and/or disposal methods? <i>If YES, please indicate type of waste and the name of the waste handling contractor:</i>  _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
TRANSFORMERS/HYDRAULIC EQUIPMENT		
15.	Are any power transformers, capacitors or hydraulic equipment present at the Property? If yes, please elaborate:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
16.	If power transformers are present, who owns them?  _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
17.	If hydraulic equipment is present, indicate age of equipment and name/telephone # of service contractor:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
REGULATORY DISCLOSURE		
18.	Have there been any environmental liens or governmental notification or involvement relating to past or current use or disposal of hazardous substances with respect to the property of any facility or structure located on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K



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19.	If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government environmental/health agency? <i>(if not applicable, please check NO)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
20.	Is there any environmental litigation, administrative action or cleanup action involving the property related to a release or threatened release of any hazardous substance or petroleum product?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
21.	Are you aware of testing of any environmental media (soil, groundwater, surface water, etc.) at the property which identified levels of contaminants in excess of regulatory standards and/or cleanup guidelines?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
<b>ENVIRONMENTAL/BUILDING CONDITIONS</b>		
22.	Has asbestos testing ever been conducted at the Property? <i>If YES, please forward a copy of test results and/or survey reports:</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
23.	Are any asbestos containing materials present at the Property? If yes, please elaborate:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
24.	Has lead paint testing ever been conducted at the Property? <i>If YES, please forward a copy of test results.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
25.	Is lead-based paint present at the Property? If yes, please elaborate:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D/K
26.	Has radon testing ever been conducted at the Property? <i>If YES, please forward a copy of test results.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
27.	Are there any problems with water intrusion, water damaged surfaces or excessive mold growth within the buildings? If yes, please elaborate:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
<b>COMMENTS:</b>		
<i>For any questions answered "YES" that warrant further elaboration, please use the following space as necessary:</i>		

**APPENDIX D**  
**HISTORICAL RECORDS DOCUMENTATION**

**29508 Roadside Drive**

29508 Roadside Drive

Agoura Hills, CA 91301

Inquiry Number: 4275073.9

April 27, 2015

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor  
Shelton, Connecticut 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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**Date EDR Searched Historical Sources:**

Aerial Photography April 27, 2015

**Target Property:**

29508 Roadside Drive

Agoura Hills, CA 91301

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	USGS
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	USGS
1967	Aerial Photograph. Scale: 1"=500'	Flight Year: 1967	USGS
1970	Aerial Photograph. Scale: 1"=500'	Flight Year: 1970	USGS
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	USGS
1983	Aerial Photograph. Scale: 1"=500'	Flight Year: 1983	USGS
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1990	Aerial Photograph. Scale: 1"=500'	Flight Year: 1990	USGS
1994	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1994	USGS/DOQQ
2002	Aerial Photograph. Scale: 1"=500'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



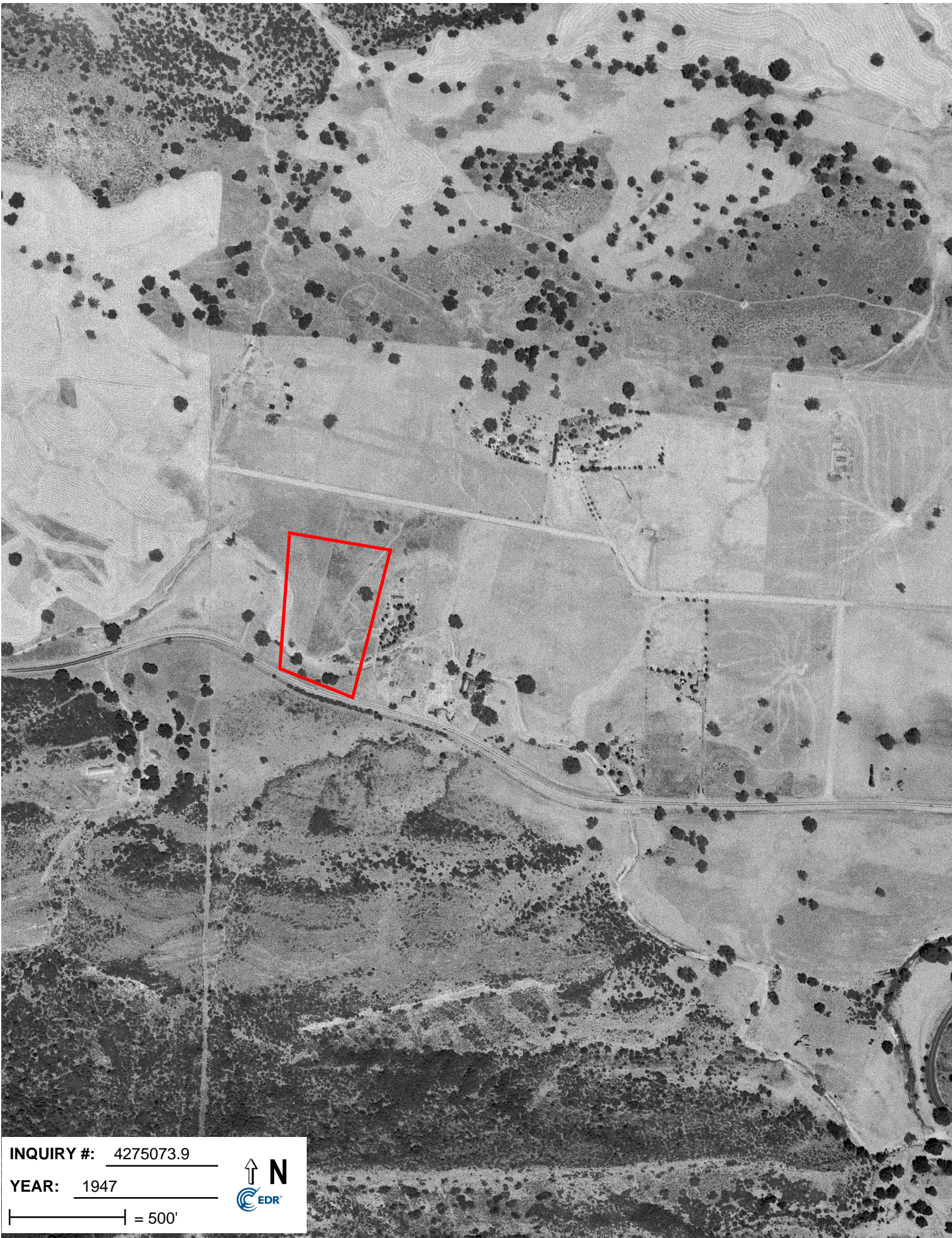


INQUIRY #: 4275073.9

YEAR: 1928

| = 500'





INQUIRY #: 4275073.9

YEAR: 1947

| = 500'





INQUIRY #: 4275073.9

YEAR: 1953

| = 500'





INQUIRY #: 4275073.9

YEAR: 1967

| = 500'





INQUIRY #: 4275073.9

YEAR: 1970

| = 500'





INQUIRY #: 4275073.9

YEAR: 1977

| = 500'

