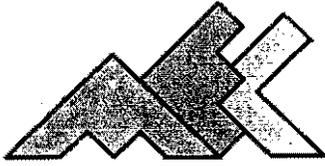


APPENDIX J

Phase I Environmental Site Assessment

PHASE I FOR THE BARSTOW SITE



Merrell Engineering Company, Inc.

Materials Engineering - Special Inspections - Geotechnical Services

PHASE I ENVIRONMENTAL INVESTIGATION FOR

APN NUMBERS

0428-171-64-0000

0428-171-66-0000 ✓

0428-171-67-0000 ✓

0428-171-68-0000 ✓

0428-171-69-0000 ✓

0428-171-70-0000

LENWOOD ROAD AND MERCANTILE ROAD BARSTOW, CALIFORNIA

PREPARED FOR:

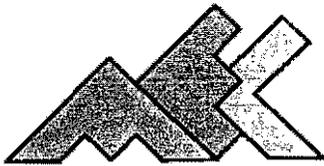
EHRlich, FOLEY & SERWER, P.C.
ATTN.: WILLIAM SERWER
310 WABEEK BUILDING
280 WEST MAPLE ROAD
BIRMINGHAM, MI 48009-3344

PREPARED BY:

MERRELL ENGINEERING COMPANY, INC.
128 EAST FREDRICKS STREET
BARSTOW, CA 92311

JOB NO. 281.0

AUGUST 2003



Merrell Engineering Company, Inc.

Materials Engineering - Special Inspections - Geotechnical Services

August 04, 2003

EHRlich, FOLEY & SERWER, P.C.

Attn.: William Serwer
310 Wabeek Building
280 W. Maple Road
Birmingham, MI 48009-3344

RE: Phase I – Environmental Investigation

APN #s	0428-171-64-0000	0428-171-68-0000
	0428-171-66-0000	0428-171-69-0000
	0428-171-67-0000	0428-171-70-0000

2779 Lenwood Road, Barstow, CA

Mr. Cichocki:

Pursuant to your authorization, we have performed a Phase I Environmental Investigation on the above referenced project located on Lenwood Road and Mercantile Road in Barstow, California.

Herein, we have included our on-site investigation and data obtained. Additionally, we have provided our evaluation along with a site plan.

The data enclosed will address and assist the concerns of the site in regards to the possibility of contamination as the result of hazardous materials and/or petroleum products that may have been stored or accidentally released upon the property.

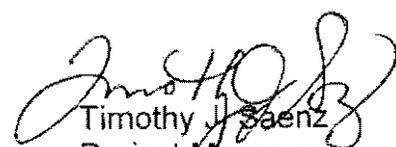
We appreciate the opportunity to provide our professional services and look forward to working with you on future projects. If you should have any questions regarding the above or enclosed, please do not hesitate to contact our office.

Sincerely,

MERRELL ENGINEERING COMPANY, INC.


Brad S. Merrell
Principal Engineer
R.C.E. 49423/Exp. 09/30/04




Timothy J. Saenz
Project Manager

BSM/TJS:ts

Enclosures 128 E. Fredricks St. • Barstow, CA 92311 • (760) 256-2068 • Fax No. (760) 256-0418
E-mail Address: Merrell1@gte.net

TABLE OF CONTENTS

- I. Introduction / Purpose
- II. Historical Review
- III. Site Description
- IV. Site Reconnaissance
- V. Summary / Interviews
- VI. Evaluations & Recommendations
- VII. Vicinity Maps & Metroscan Property Profile – San Bernardino County
- VIII. Photographs
- IX. Attachments - Contacts
 - A City of Barstow Planning Department
 - B. San Bernardino County Fire – Hazardous Materials
 - C Mojave Water Agency
 - D Southwest Gas Corporation
 - E Southern California Edison
 - F Lahontan Regional Water Control Board 6v
 - G. Barstow Fire Protection District
 - H. Southern California Water

INTRODUCTION / PURPOSE

The purpose of this Phase I Environmental Investigation is to determine if the parcels of real property listed above are subject to environmental conditions, and to verify that there is not now, nor has there ever been release of any hazardous substances, hazardous waste, or petroleum products upon the property.

HISTORICAL REVIEW:

Historical review consisted of: 1) interviews with municipal employees to obtain information on former and present land use of the site, 2) Physical inspection and photographs of the property and surrounding area for the purpose of detecting potential environmentally hazardous conditions, 3) interviews with governmental and regulatory agencies and review of available public records to determine the locations of properties with known or suspected hazardous waste contamination in the general area of the subject site.

Legal Description:

APN No. 0428-171-64-0000
N 30 AC N ½ NW ¼ SEC 27 TP 9N R
2W EX PARCEL MAP 12850

APN No. 0428-171-66-0000
PARCEL MAP 14373 PARCEL NO. 2

APN No. 0428-171-67-0000
PARCEL MAP 14373 PARCEL NO. 3

APN No. 0428-171-68-0000
PARCEL MAP 14373 PARCEL NO. 4

APN No. 0428-171-69-0000
S 50 AC N ½ NW ¼ SEC 27 TP 9N R
2W EX PM 14373 BK 170 PGS 5 – 6 EX ST

APN No. 0428-171-70-0000
SEC 27 TP 9N R 2W PTN N ½ NW ¼
DESC AS FOL BEGAT A PT 486 . 63 FT S
OF NW COR SD SEC TN N 89 DEG 28 ...

SITE DESCRIPTION:

07-15-03 – The databases of Metroscan Property Profiles, San Bernardino California, and the San Bernardino County Assessor's Office were queried. Those records indicate that ownership history of the properties in question is as follows:

Parcel 0428-171-64-0000, 15 acres. PGMC Investors, PO BOX 638, BARSTOW, CA 92392, acquired Parcel 0428-171-64-0000, on March 01, 1989. The parcel is listed as vacant commercial property. There is no site address for this parcel. There is access to this parcel from the north on Mercantile Way, a public paved roadway

Parcel 0428-171-66-0000, 2.12 acres (92,700 square feet) - was acquired by the Conrad Baril / Ethel Baril Trust, 26838 Avenue of the Oaks #D, Santa Clarita CA 91321, on August 01, 1994. The parcel is listed as vacant commercial property with level/slope topography. There is no site address. There is access to the parcel from Lenwood Road to the west, a public paved roadway.

Parcel 0428-171-67-0000, .91 acres (39,825 square feet) – was acquired by the Conrad Baril / Ethel Baril Trust on August 01, 1994. The parcel is listed as vacant commercial property. There is no site address. Topography is listed as level/slope. Records further indicate there is no electric, gas, or sewer to the property. Access to the parcel is available from Lenwood Road, a public paved roadway to the west.

Parcel 0428-171-68-0000, 19.15 acres (834,174 square feet) – was acquired by the Conrad Baril / Ethel Baril Trust on August 1, 1994. The parcel is listed as vacant commercial property. There is no site address. Topography is listed as level/slope. As with the above parcels no electric, gas, or sewer is listed for this property. Access is available to the parcel from a public unpaved roadway to the north.

Parcel 0428-171-69-0000, 25.00 acres (1,089,000 square feet) – was transferred to the Baril Trust (1989) on March 01, 1992. The parcel is listed as single family residential, in census trace 118.00, block 3. There are two structures on the parcel: a frame and stucco 7 room house (1,882 square feet), with 4 bedrooms and 2.5 bathrooms, built in 1981; and a detached 660 square foot, 2 car garage to the north of the house. There is access to this parcel from a public unpaved roadway. Physical address assigned to this parcel is 2779 Lenwood Road, Barstow.

Parcel 0428-171-70-0000 – This is a narrow parcel running east to west between parcel 64 and 69 to the east and 58 and 65 to the west. Metro Scan records on this property are limited. Property type is listed as single-family residential, vacant property, with no site address. Owner is listed as "unknown," with a

transfer date of 03-10-92. There is access to this parcel from a public paved roadway, Lenwood Road.

SITE RECONNAISSANCE:

On July 14, 2003, representatives of Enviro Chek toured the proposed site of the listed parcels. On this date, the parcel was visually and physically checked utilizing a grid pattern, and from the periphery of the property. It was noted that there are two above ground structures on the parcels 0428-171-69-000. Parcels 64, 66, 67, 68, and 70 of the real property are vacant. On the date of the site tour, there was no evidence noted that appeared to constitute ground contamination, nor was there evidence of strong, pungent, or noxious odors detected as the property was toured. A small amount of solid waste refuse debris was noted throughout the property, and a round the perimeter of the structures on parcel 69. That solid waste debris was not of a type that would be subject to an enforcement action, or present a material risk of harm to public health or the environment.

There were no recognized visible signs of environmental conditions upon the property. The site was photographed, and documentation of same can be found in the attachments to this report. There are several commercial businesses adjacent to the property; a retail-shopping complex located to the north.

SUMMARY

INTERVIEWS

Between July 14, 2003, and August 01, 2003, interviews were conducted with representatives of the following organizations to verify past and present history of the parcels relevant to the proposed development sites. Follow-up letters confirming all interviews were sent on the day of each interview. Any pertinent responses will be noted and become a part of this report.

**City of Barstow
Jennifer Riley, Environmental Analyst
Barstow CA**

07-22-03 – According to Jennifer Riley, Environmental Analyst for the City of Barstow, there have been no reported spills or storage of hazardous material or contaminated material on the parcels in question.

She advises that two of the parcels have addresses and have had some development activity on the site: #1) APN 0428-171-69 – is addressed as 2779 Lenwood Road. The building jacket for this site includes details on a single-

family residence and a garage/barn. No indication of underground storage tanks or hazardous materials on site. #2) APN 0428-171-64 – is addressed as 2400 Mercantile Way. This parcel was addressed so that grading permits could be issued for the site. No structures have been erected. There is no indication of underground storage tanks or hazardous materials on the site.

The other four parcels have no address nor is there any indication of development on these parcels. APN 0428-171-69 takes access from Lenwood Road through APN 0428-171-68.

There are two known owners for the above listed parcels

- PGMC Investors owns APN 0428-171-64
- The estate of Conrad Baril owns APN 0428 171 66, APN 0428-171-67, APN 0428-171-68, and APN 0428-171-69
- There is one parcel that has an unknown owner, APN 0428-171-70

The parcel owned by PGMC has paid for the sewer connection allocation and belongs to PID 83-1. Mr. Baril declined the opportunity to join this PID so the parcels do not have previously established rights to the sewer connection at this time.

According to Mrs. Riley, there is a letter to Mr. Baril regarding an agreement for an access bridge in the building jacket for APN 0428-171-69. This is for access to the single family-residence. There was no record in the building jacket of further actions concerning the agreement in question.

**San Bernardino County Fire Department
Hazardous Materials Division
Elizabeth King, Environmental Technician III**

08-01-03 – Elizabeth King of San Bernardino County Fire Department, Site Remediation / Local Oversight Program indicated that a search had been made of the Hazardous Materials Division records for any files pertaining to the subject property. She stated they find no records maintained in their office concerning any of the three parcel numbers.

She states, "Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency responses team. A cursory search of available State and Federal lists was also conducted."

**Mojave Water Agency
Victor Jackowich, Hydrologic Technician
Apple Valley CA**

07-23-03 – Victor Jackowich, Hydrologic Technician at the Mojave Water Agency advised that there is evidence of a well on parcel 69. He stated it was drilled in 1983, is approximately 360' deep, and has 8" casing. According to Mojave Water Agency "canvas sheets" the water level at that well in 1992 was 278.98. He had no other information from MWA files relative to contamination on any of the parcels from any hazardous material or petroleum products

**Southwest Gas Corporation
Timothy E. Cook, Manager / Engineering
Southern Calif. Division**

07-21-03 – Tim Cook, Manager/Engineer, Southwest Gas Corporation advised that their records indicate "no issue" with SWG on the parcels in question. He states that Southwest Gas has a 4" PE gas main on Lenwood Road, and a 2" PE gas main running east on Mercantile Way, stopping just at the property line of Lot 64. They have no history of any other pipes in or on these lots. He furnished a Southwest Gas facility map which details gas structures in the project area.

**Southern California Edison Company
Howard Ray, Service Planner
Barstow CA**

07-31-03 – Howard Ray, Service Planner for the Southern California Edison Company in Barstow advised that Southern California Edison has a 12kv overhead line across the north p/l of APN #0428-171-66, and across a portion of the north p/l of APN # 0428-171-69 before turning south short of the east p/l of the later parcel and ending at pole 2223578E, which has an overhead transformer bank. Both transformers in this overhead bank were purchased after 1980. There are no underground electric facilities located on any of the above parcels. As a side note, Mr. Ray advised that it is highly unlikely the transformers serving the property in question contain polychlorinated biphenyl's (PCB's) at concentration levels requiring special management under the Environmental Protection Agency's rules, because of their age.

When speaking with Mr. Ray he advised that this information also pertains to APN #0428-171-70-0000, which was added to the information search after receipt of his original letter. He stated there is no documentation of any known spills of hazardous substances or petroleum products upon any of the parcels in question. Further there is no documentation of present or past existence of soil contamination from storage or spill of hazardous materials, nor is there any

pertinent history of Edison Facilities concerning the parcels in question that might impact development of the property.

Barstow Fire Protection District
Darrell R. Jauss
Division Chief

07-15-03 – Darrell R. Jauss, Division Chief of the Barstow Fire Protection District advised that the Barstow Fire District has no record of any incidents involving spill of hazardous substances or petroleum substances upon the parcels in question. He further advised that they have no history or development of this property for occupancy use.

Lahontan Water Quality Control Board
J. Cass
Victorville CA

07-14-03 - A list from the Regional Water Quality Control Board – Lahontan Region in Victorville lists the following sites where there has been threatened or actual contamination and/or remediation in the past that are in close proximity to the parcels in question. Those sites are listed below in table #1

TABLE #1

Site Name	Address	Case Type	Case Status
Rip Griffin Truck Service Center	2930 Lenwood Road	Leaking UST Gasoline	Closed 09-11-91
Rip Griffin Truck Service	2930 Lenwood Road	Leaking UST Gasoline – Tank Removal	1-13-2000 Regulatory Review 4-5-2000 Case Closed
Yellow Freight Systems	2951 Lenwood Road	Leaking UST	112-31-97 Case Closed / 12-03-01 Regulatory Review
Yellow Freight Systems	2951 Lenwood Road	Leaking UST Diesel	Leak Stopped Tank Closed 06-19-2000/ Regulatory Review
Yellow Freight Systems	Lenwood Avenue	Leaking UST Diesel	Case Closed 09-23-94 / 03-28-97 Regulatory Review

According to the Lahontan Regional Water Quality Control Board Geotracker list of current cases, there are no reported sites in the area of the subject property that are currently contaminated or under remediation.

According to J. Cass of the Regional Water Quality Control Board, there is no discharger number issued relative to any of the parcels in question, nor have there been any industrial construction or storm-water permits issued for the property.

Southern California Water Company
Diane Gehling
Water Quality Engineer

07-31-03 - Diane Gehling of the Southern California Water Company advised that there is no record at SCWC of any spill or storage of hazardous materials on the property in question.

EVALUATIONS & RECOMMENDATIONS:

A Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of APN #0428-171-64-0000 (2400 Mercantile Way), 0428-171-66-0000, and 0428-171-67-0000, 0428-171-68-0000, 0428-171-69-0000, (2779 Lenwood), and 0428-171-70, in Barstow, California, has been conducted. The parcels have been physically and visually checked for possible contaminants. On the date of the physical / visual inspection of the property, no visible evidence was located that would indicate there is contamination from hazardous substances or petroleum products on the property. It is concluded from that investigation, coupled with interviews with regulatory agencies concerning the property, and checks of standard state and federal databases, that the possibility of contamination on these sites from the presence of hazardous substances or petroleum products is unlikely. Therefore, a Phase II Study does not appear to be warranted.

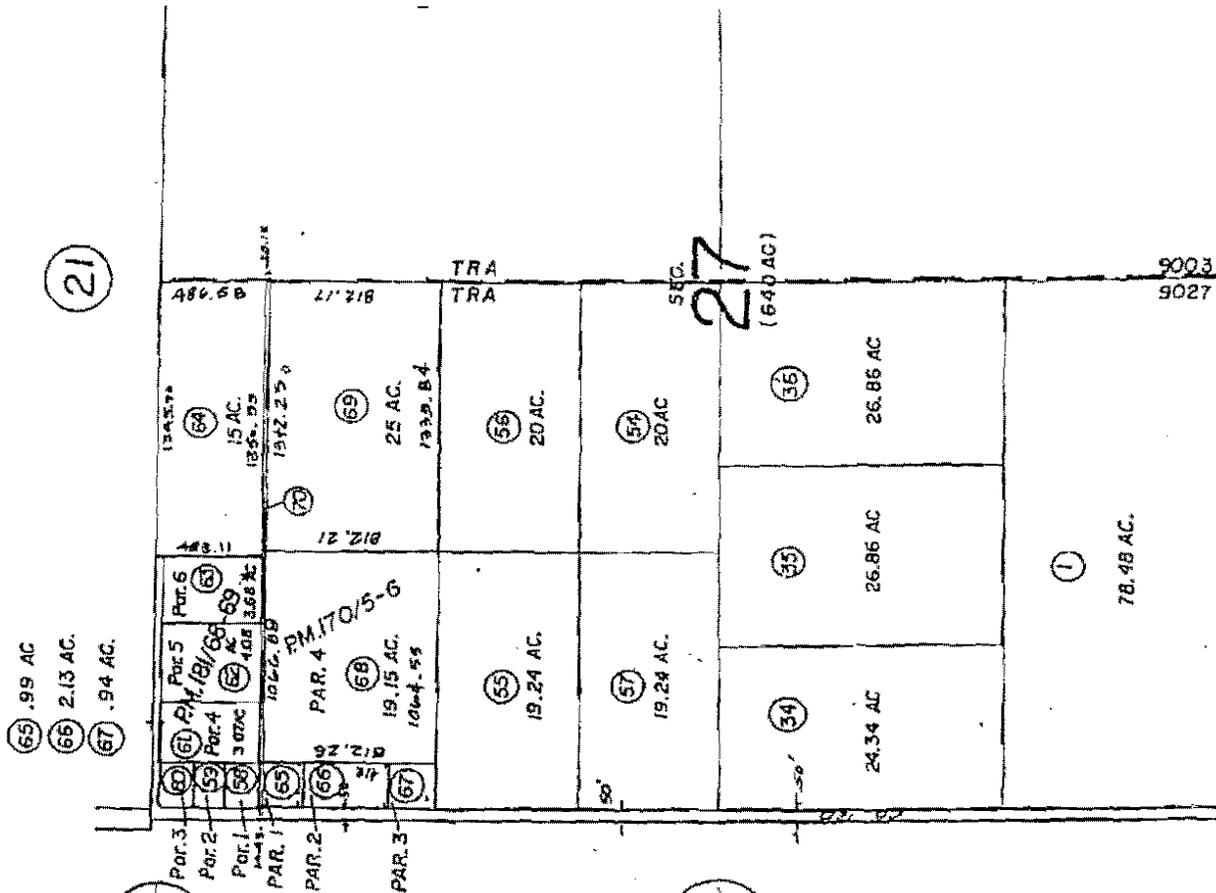
The services performed by Enviro Chek have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the Southern California area. No other warranty, expressed or implied, is made.

Report Submitted by:

Shirley R. Hibbetts
Shirley R. Hibbetts
R.E.A. #06404 / Expires 06-30-04



VICINITY MAPS



- 65 .99 AC
- 66 2.13 AC.
- 67 .94 AC.

421
32

421
11

Parcel Map No. 14373, P.M. 170/5-6
 Parcel Map No. 12850, P.M. 145/93-94, Amended Map 181/68-69
 Parcel Map No. 6465, P.M. 60/43
 Parcel Map No. 5475, P.M. 55/55
 Parcel Map No. 4407, P.M. 41/32

-----: MetroScan / San Bernardino (CA) -----*
 Owner :Pgmc Investors Parcel:0428 171 64 0000
 Site :*no Site Address* Xfered:03/01/1989
 Mail :PO Box 638 Barstow Ca 92312 Price :
 Use:0000 Vac,Vacant Phone :
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:

-----: MetroScan / San Bernardino (CA) -----*
 Owner :Baril Conrad Tr Parcel:0428 171 66 0000
 Site :*no Site Address* Xfered:08/01/1994
 Mail :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321Price :\$1,800,000
 Use:0000 Vac,Vacant Phone :
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:2.12

-----: MetroScan / San Bernardino (CA) -----*
 Owner :Baril Conrad Tr Parcel:0428 171 67 0000
 Site :*no Site Address* Xfered:08/01/1994
 Mail :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321Price :\$1,800,000
 Use:0000 Vac,Vacant Phone :
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.91

-----: MetroScan / San Bernardino (CA) -----*
 Owner :Baril Conrad Tr Parcel:0428 171 68 0000
 Site :*no Site Address* Xfered:08/01/1994
 Mail :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321Price :\$1,800,000
 Use:0000 Vac,Vacant Phone :
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:19.15

-----: MetroScan / San Bernardino (CA) -----*
 Owner :Baril Trust (1989) Parcel:0428 171 69 0000
 Site :2779 Lenwood Rd Barstow 92311 Xfered:03/01/1992
 Mail :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321Price :
 Use:0510 Res,Single Family Residence Phone :
 Bedrm:4 Bath:2.50 TotRm:7 YB:1981ool: BldgSF:1,882 Ac:25.00

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number :0428 171 64 0000 Sequence :
Parcel Type :Real Property
Owner :Pgmc Investors
CoOwner :
Site Address :*no Site Address*
Mail Address :PO Box 638 Barstow Ca 92312
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred :03/01/1989 Loan Amount :
Document # : Lender :
Sale Price : Loan Type :
Deed Type : Interest Rate :
% Owned : Vesting Type :

ASSESSMENT AND TAX INFORMATION

Land :\$154,842 Exempt Type :
Structure : Exempt Amount :
Other : Tax Rate Area :009027
Total :\$154,842 02-03 Taxes :\$1,936.44
% Improved :

PROPERTY DESCRIPTION

Easement :
Map Grid :
Census :Tract: Block:
Land Use :0000 Vac,Vacant
Prop Type :COMMERCIAL
Legal :N 30 AC N 1/2 NW 1/4 SEC 27 TP 9N R
 :2W EX PARCEL MAP 12850
 :

= M E T R O S C A N P R O P E R T Y P R O F I L E =
San Bernardino (CA)

Parcel Number : 0428 171 64 0000

PROPERTY CHARACTERISTICS

Total Rooms :	1st Floor SqFt :
Bedrooms :	2nd Floor SqFt :
Bathrooms :	3rd Floor SqFt :
Family Rooms :	Total Living SqFt :
Fireplace :	Room Additional SqFt :
Heating :	Building Total SqFt :
Cooling :	Patio/Porch SqFt :
Pool :	Basement SqFt :
Spa :	Garage SqFt :
Year Built :	Carport SqFt :
EffYearBuilt :	Parking Deck SqFt :
Stories :	Garage Spaces :
Units :	Lot Acres :
Roof Type :	Lot SqFt :
Construction :	Lot Size :

Waterfront :
Ground Cover :
Topography :
View Quality :
View Type :
Street Access :
Nuisance :
Quality Class :
Building Class :
Building Shape :
Building Type :
Bldg Quality :
Building Use :
Garage :

UTILITIES

Electric Service :
Gas Service :
Water Service :
Sewer Service :

Special Improvements

- 1.
- 2.
- 3.

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number :0428 171 66 0000 Sequence :
Parcel Type :Real Property
Owner :Baril Conrad Tr
CoOwner :Baril Ethel Tr
Site Address :*no Site Address*
Mail Address :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred :08/01/1994 Loan Amount :
Document # :325977 Multi-parcel Lender :
Sale Price :\$1,800,000 Loan Type :
Deed Type :Trustees Interest Rate :
% Owned :100 Vesting Type :Trust\trustee

ASSESSMENT AND TAX INFORMATION

Land :\$84,500 Exempt Type :
Structure : Exempt Amount :
Other : Tax Rate Area :009027
Total :\$84,500 02-03 Taxes :\$1,056.74
% Improved :

PROPERTY DESCRIPTION

Easement :
Map Grid :
Census :Tract: Block:
Land Use :0000 Vac,Vacant
Prop Type :COMMERCIAL
Legal :PARCEL MAP 14373 PARCEL NO 2
:
:

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

Parcel Number :0428 171 66 0000

PROPERTY CHARACTERISTICS

Total Rooms	:		1st Floor SqFt	:	
Bedrooms	:		2nd Floor SqFt	:	
Bathrooms	:		3rd Floor SqFt	:	
Family Rooms	:		Total Living SqFt	:	
Fireplace	:		Room Additional SqFt	:	
Heating	:		Building Total SqFt	:	
Cooling	:		Patio/Porch SqFt	:	
Pool	:		Basement SqFt	:	
Spa	:		Garage SqFt	:	
Year Built	:		Carport SqFt	:	
EffYearBuilt	:		Parking Deck SqFt	:	
Stories	:		Garage Spaces	:	
Units	:		Lot Acres	:	:2.12
Roof Type	:		Lot SqFt	:	:92,700
Construction	:		Lot Size	:	:412 X 225
Waterfront	:				
Ground Cover	:				

Topography :Level\slope
View Quality :Fair
View Type :
Street Access :Pub-unpvd
Nuisance :
Quality Class :
Building Class :
Building Shape :
Building Type :
Bldg Quality :
Building Use :
Garage :

UTILITIES

Electric Service :None
Gas Service :None
Water Service :
Sewer Service :None

Special Improvements

- 1.
- 2.
- 3.

= M E T R O S C A N P R O P E R T Y P R O F I L E =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number :0428 171 67 0000 Sequence :
Parcel Type :Real Property
Owner :Baril Conrad Tr
CoOwner :Baril Ethel Tr
Site Address :*no Site Address*
Mail Address :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred :08/01/1994 Loan Amount :
Document # :325977 Multi-parcel Lender :
Sale Price :\$1,800,000 Loan Type :
Deed Type :Trustees Interest Rate :
% Owned :100 Vesting Type :Trust\trustee

ASSESSMENT AND TAX INFORMATION

Land :\$36,000 Exempt Type :
Structure : Exempt Amount :
Other : Tax Rate Area :009027
Total :\$36,000 02-03 Taxes :\$450.21
% Improved :

PROPERTY DESCRIPTION

Easement :
Map Grid :
Census :Tract: Block:
Land Use :0000 Vac,Vacant
Prop Type :COMMERCIAL
Legal :PARCEL MAP 14373 PARCEL NO 3
:
:

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

Parcel Number :0428 171 67 0000

PROPERTY CHARACTERISTICS

Total Rooms	:		1st Floor SqFt	:	
Bedrooms	:		2nd Floor SqFt	:	
Bathrooms	:		3rd Floor SqFt	:	
Family Rooms	:		Total Living SqFt	:	
Fireplace	:		Room Additional SqFt	:	
Heating	:		Building Total SqFt	:	
Cooling	:		Patio/Porch SqFt	:	
Pool	:		Basement SqFt	:	
Spa	:		Garage SqFt	:	
Year Built	:		Carport SqFt	:	
EffYearBuilt	:		Parking Deck SqFt	:	
Stories	:		Garage Spaces	:	
Units	:		Lot Acres	:	:.91
Roof Type	:		Lot SqFt	:	:39,825
Construction	:		Lot Size	:	:177 X 225
Waterfront	:				
Ground Cover	:				

Topography :Level\slope
View Quality :Fair
View Type :
Street Access :Pub-unpvd
Nuisance :
Quality Class :
Building Class :
Building Shape :
Building Type :
Bldg Quality :
Building Use :
Garage :

UTILITIES

Electric Service :None
Gas Service :None
Water Service :
Sewer Service :None

Special Improvements

- 1.
- 2.
- 3.

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number :0428 171 68 0000 Sequence :
Parcel Type :Real Property
Owner :Baril Conrad Tr
CoOwner :Baril Ethel Tr
Site Address :*no Site Address*
Mail Address :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred :08/01/1994 Loan Amount :
Document # :325977 Multi-parcel Lender :
Sale Price :\$1,800,000 Loan Type :
Deed Type :Trustees Interest Rate :
% Owned :100 Vesting Type :Trust\trustee

ASSESSMENT AND TAX INFORMATION

Land :\$500,000 Exempt Type :
Structure : Exempt Amount :
Other : Tax Rate Area :009027
Total :\$500,000 02-03 Taxes :\$6,253.00
% Improved :

PROPERTY DESCRIPTION

Easement :
Map Grid :
Census :Tract: Block:
Land Use :0000 Vac, Vacant
Prop Type :COMMERCIAL
Legal :PARCEL MAP 14373 PARCEL NO 4
:
:

= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

Parcel Number :0428 171 68 0000

PROPERTY CHARACTERISTICS

Total Rooms :		1st Floor SqFt :	
Bedrooms :		2nd Floor SqFt :	
Bathrooms :		3rd Floor SqFt :	
Family Rooms :		Total Living SqFt :	
Fireplace :		Room Additional SqFt :	
Heating :		Building Total SqFt :	
Cooling :		Patio/Porch SqFt :	
Pool :		Basement SqFt :	
Spa :		Garage SqFt :	
Year Built :		Carport SqFt :	
EffYearBuilt :		Parking Deck SqFt :	
Stories :		Garage Spaces :	
Units :		Lot Acres :	19.15
Roof Type :		Lot SqFt :	834,174
Construction :		Lot Size :	
Waterfront :			
Ground Cover :			
Topography :	Level\slope	UTILITIES	
View Quality :	None	Electric Service :	None
View Type :		Gas Service :	None
Street Access :	Pub-unpvd	Water Service :	
Nuisance :		Sewer Service :	None
Quality Class :			
Building Class :			
Building Shape :			
Building Type :			
Bldg Quality :			
Building Use :			
Garage :			

Special Improvements

- 1.
- 2.
- 3.

= M E T R O S C A N P R O P E R T Y P R O F I L E =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number :0428 171 69 0000 Sequence :1 SFR
Parcel Type :Real Property
Owner :Baril Trust (1989)
CoOwner :
Site Address :2779 Lenwood Rd Barstow 92311
Mail Address :26838 Avenue Of The Oaks #D Santa Clarita Ca 91321
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred :03/01/1992 Loan Amount :
Document # : Lender :
Sale Price : Loan Type :
Deed Type : Interest Rate :
% Owned : Vesting Type :

ASSESSMENT AND TAX INFORMATION

Land :\$10,778 Exempt Type :
Structure :\$92,814 Exempt Amount :
Other : Tax Rate Area :009027
Total :\$103,592 02-03 Taxes :\$1,191.09
% Improved :90

PROPERTY DESCRIPTION

Easement :
Map Grid :3678 F7
Census :Tract:118.00 Block:3
Land Use :0510 Res,Single Family Residence
Prop Type :SINGLE FAMILY RESIDENTIAL
Legal :S 50 AC N 1/2 NW 1/4 SEC 27 TP 9N R
 :2W EX PM 14373BK 170 PGS 5-6 EX ST
 :

= M E T R O S C A N P R O P E R T Y P R O F I L E =
San Bernardino (CA)

Parcel Number :0428 171 69 0000

PROPERTY CHARACTERISTICS

Total Rooms	:7	1st Floor SqFt	:1,882
Bedrooms	:4	2nd Floor SqFt	:
Bathrooms	:2.50	3rd Floor SqFt	:
Family Rooms	:	Total Living SqFt	:
Fireplace	:1	Room Additional SqFt	:
Heating	:Central	Building Total SqFt	:1,882
Cooling	:Refrig-cntrl	Patio/Porch SqFt	:280
Pool	:	Basement SqFt	:
Spa	:	Garage SqFt	:660
Year Built	:1981	Carport SqFt	:
EffYearBuilt	:1981	Parking Deck SqFt	:
Stories	:1	Garage Spaces	:2
Units	:	Lot Acres	:25.00
Roof Type	:Blt Up\rock	Lot SqFt	:1,089,000
Construction	:	Lot Size	:
Waterfront	:		
Ground Cover	:		
Topography	:Level\slope		
View Quality	:Good		
View Type	:		
Street Access	:Pub-unpvd		
Nuisance	:		
Quality Class	:D060B		
Building Class	:6.0		
Building Shape	:L-shape		
Building Type	:Frame		
Bldg Quality	:		
Building Use	:		
Garage	:DD6 Detached		

UTILITIES

Electric Service	:None
Gas Service	:None
Water Service	:
Sewer Service	:None

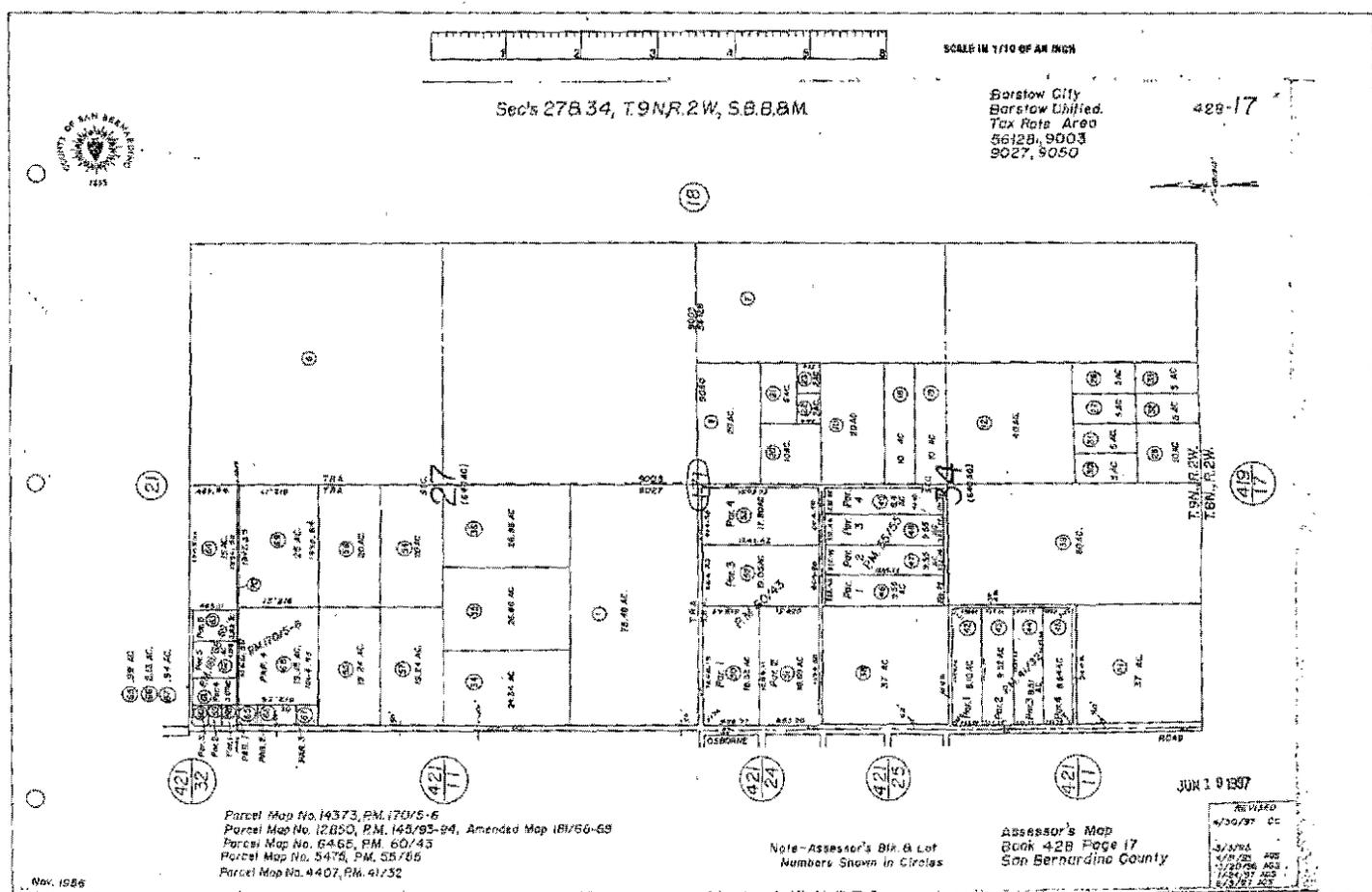
Special Improvements

- 1.
- 2.
- 3.

MetroScan / San Bernardino (CA)

Parcel : 0428 171 64 0000	Sequence :	Land : \$154,842
Owner : Pgmc Investors		Structure :
CoOwner :		Other :
Site : *no Site Address*		Total : \$154,842
Mail : PO Box 638 Barstow Ca 92312		Exempt :
Xfered : 03/01/1989	Doc # :	Type :
Price :	Deed :	% Improved :
Loan Amt :	Loan :	% Owned :
MapGrid :	IntTy :	TaxArea : 009027
Vest Type :		02-03 Tax : \$1,936.44
Lender :		Phone :
LandUse : 0000 Vac, Vacant		Owner Ph :
PropType : COMMERCIAL		Tenant Ph :
Legal : N 30 AC N 1/2 NW 1/4 SEC 27 TP 9N R		
Census : Tract : Block :		

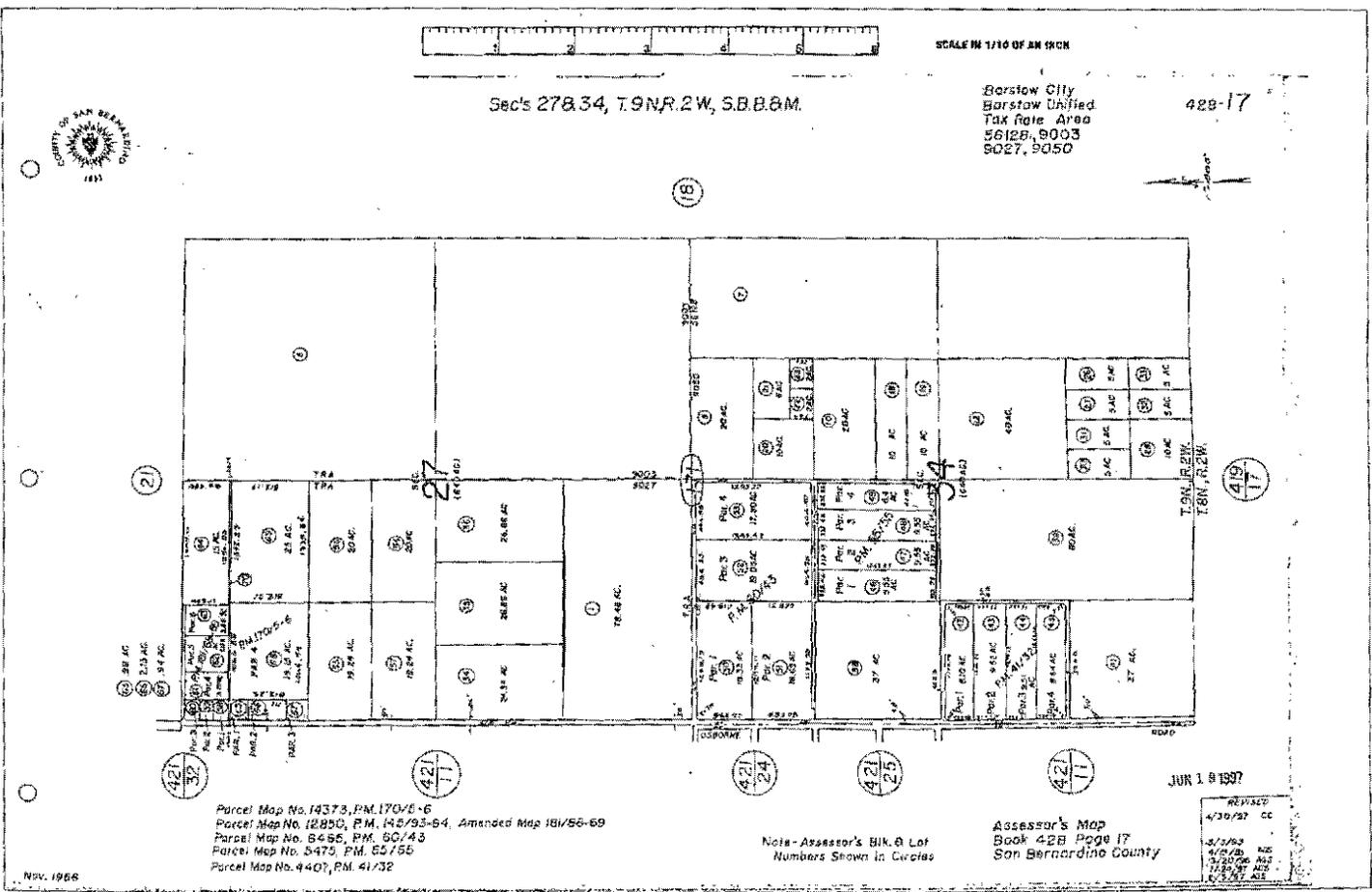
Bedrooms :	Fireplace :	Garage SqFt :	Construction :
Bathrooms :	Pool :	Garage Space :	Roof Type :
Family :	Pat/Porch :	Bldg SF :	Street Access :
Total Rms :	BsmntSqFt :	Acres :	View Quality :
Heating :	YearBuilt :	LotSqFt :	View Type :
Cooling :	Bldg Type :	LotSize :	Nuisance :



MetroScan / San Bernardino (CA)

Parcel	: 0428 171 66 0000	Sequence	:	Land	: \$84,500
Owner	: Baril Conrad Tr	Structure	:	Other	:
CoOwner	: Baril Ethel Tr	Total	: \$84,500	Exempt	:
Site	: *no Site Address*	Type	:	% Improved	:
Mail	: 26838 Avenue Of The Oaks #D Santa Clarita Ca 91321	% Owned	: 100	TaxArea	: 009027
Xfered	: 08/01/1994	Doc #	: 325977 Multi-parcel	02-03 Tax	: \$1,056.74
Price	: \$1,800,000	Deed	: Trustees	Phone	:
Loan Amt	:	Loan	:	Owner Ph	:
MapGrid	:	IntTy	:	Tenant Ph	:
Vest Type	: Trust\trustee				
Lender	:				
LandUse	: 0000 Vac,Vacant				
PropType	: COMMERCIAL				
Legal	: PARCEL MAP 14373 PARCEL NO 2				
Census	: Tract	Block	:		

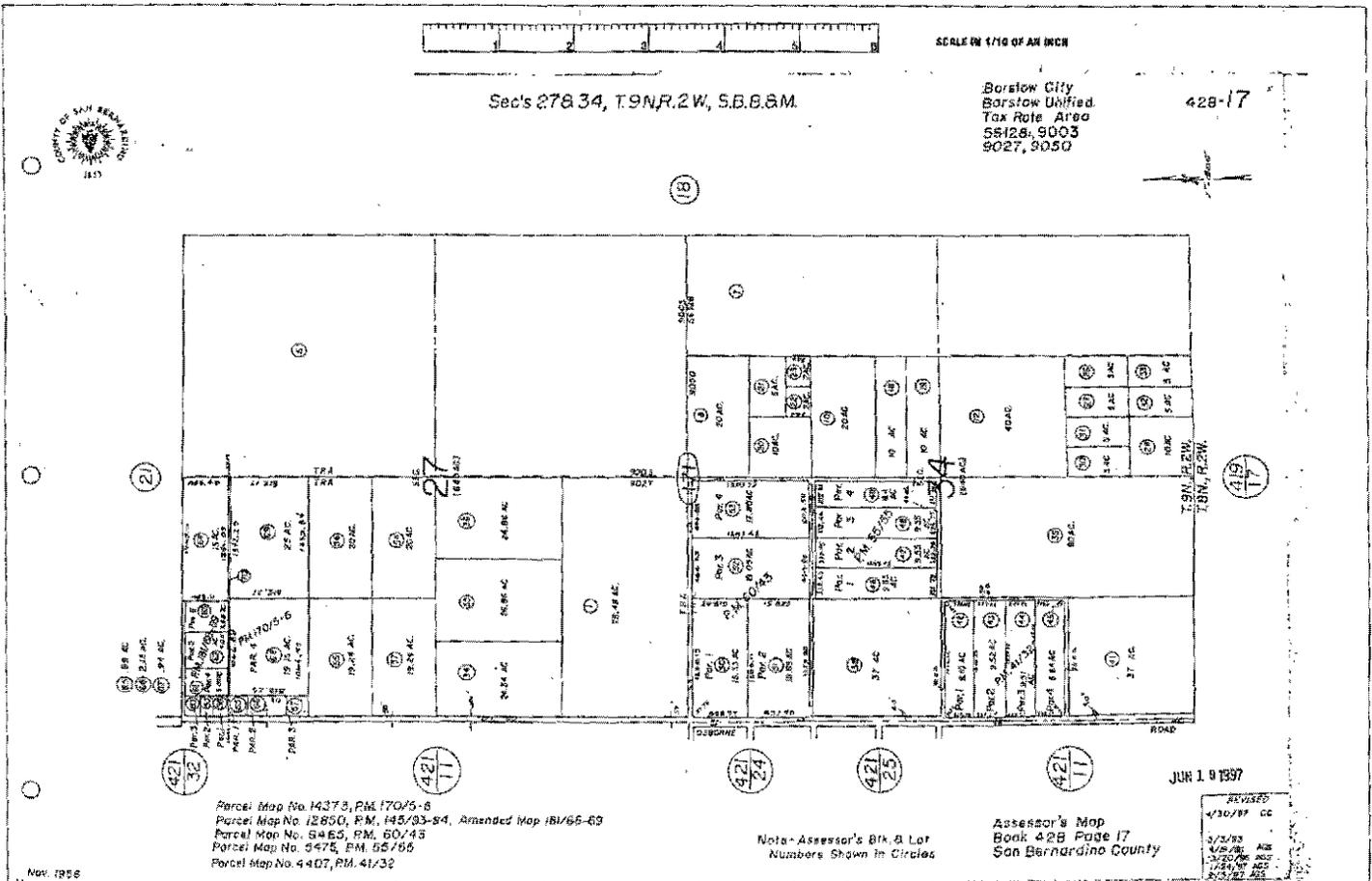
Bedrooms	:	Fireplace	:	Garage SqFt	:	Construction	:
Bathrooms	:	Pool	:	Garage Space	:	Roof Type	:
Family	:	Pat/Porch	:	Bldg SF	:	StreetAccess	: Pub-unpvd
Total Rms	:	BsmntSqFt	:	Acres	: 2.12	View Quality	:
Heating	:	YearBuilt	:	LotSqFt	: 92,700	View Type	:
Cooling	:	Bldg Type	:	LotSize	: 412 X 225	Nuisance	:



MetroScan / San Bernardino (CA)

Parcel	: 0428 171 67 0000	Sequence	:	Land	: \$36,000
Owner	: Baril Conrad Tr	Structure	:	Other	:
CoOwner	: Baril Ethel Tr	Total	: \$36,000	Exempt	:
Site	: *no Site Address*	Type	:	% Improved	:
Mail	: 26838 Avenue Of The Oaks #D Santa Clarita Ca 91321	% Owned	: 100	TaxArea	: 009027
Xfered	: 08/01/1994	Doc #	: 325977 Multi-parcel	02-03 Tax	: \$450.21
Price	: \$1,800,000	Deed	: Trustees	Phone	:
Loan Amt	:	Loan	:	Owner Ph	:
MapGrid	:	IntTy	:	Tenant Ph	:
Vest Type	: Trust\trustee				
Lender	:				
LandUse	: 0000 Vac,Vacant				
PropType	: COMMERCIAL				
Legal	: PARCEL MAP 14373 PARCEL NO 3				
Census	: Tract: Block:				

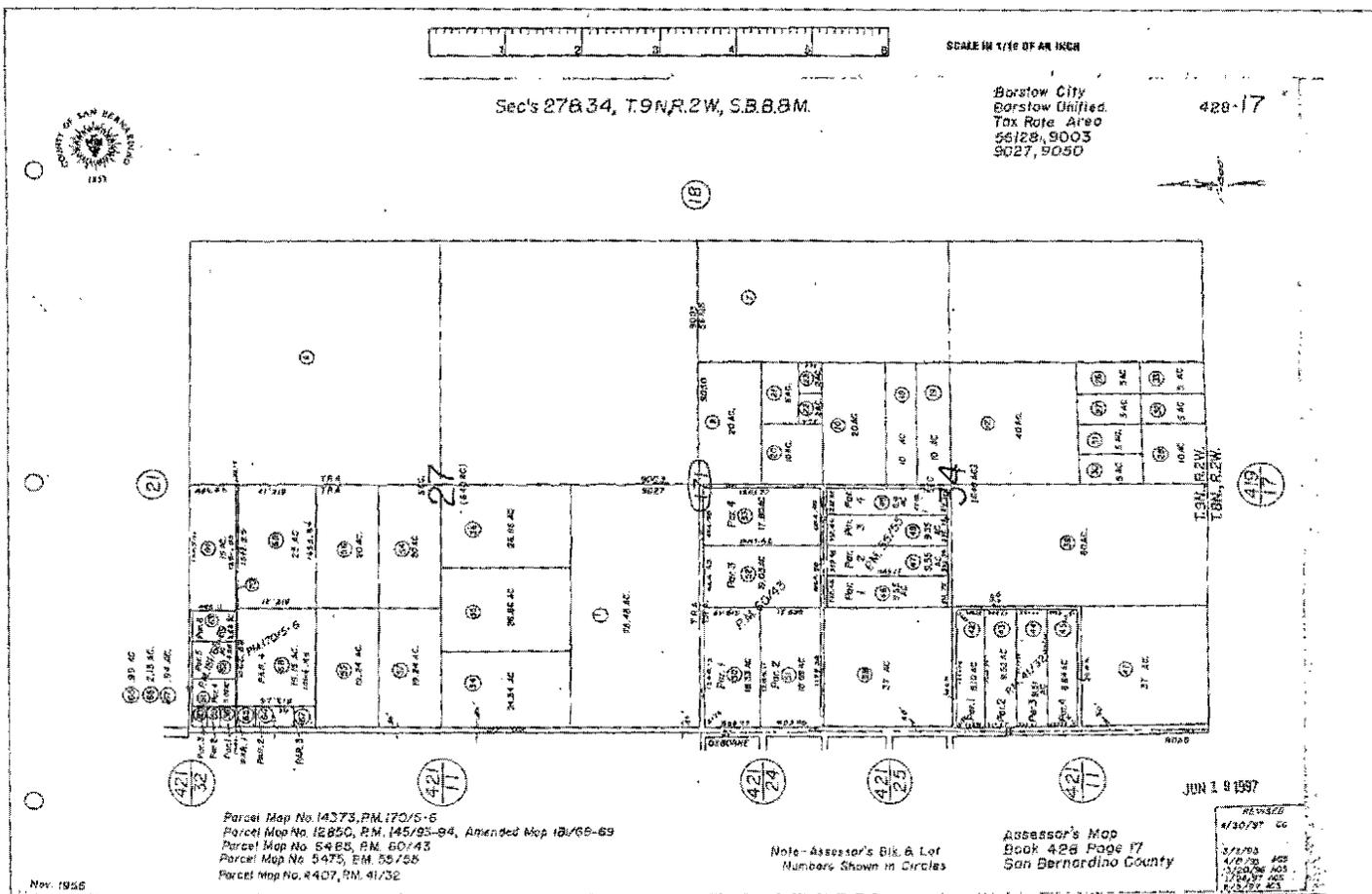
Bedrooms	:	Fireplace	:	Garage SqFt	:	Construction	:
Bathrooms	:	Pool	:	Garage Space	:	Roof Type	:
Family	:	Pat/Porch	:	Bldg SF	:	StreetAccess	: Pub-unpvd
Total Rms	:	BsmntSqFt	:	Acres	: .91	View Quality	:
Heating	:	YearBuilt	:	LotSqFt	: 39,825	View Type	:
Cooling	:	Bldg Type	:	LotSize	: 177 X 225	Nuisance	:



MetroScan / San Bernardino (CA)

Parcel : 0428 171 68 0000	Sequence :	Land : \$500,000
Owner : Baril Conrad Tr		Structure :
CoOwner : Baril Ethel Tr		Other :
Site : *no Site Address*		Total : \$500,000
Mail : 26838 Avenue Of The Oaks #D Santa Clarita Ca 91321		Exempt :
Xfered : 08/01/1994	Doc # : 325977 Multi-parcel	Type :
Price : \$1,800,000	Deed : Trustees	% Improved :
Loan Amt :	Loan :	% Owned : 100
MapGrid :	IntTy :	TaxArea : 009027
Vest Type : Trust\trustee		02-03 Tax : \$6,253.00
Lender :		Phone :
LandUse : 0000 Vac,Vacant		Owner Ph :
PropType : COMMERCIAL		Tenant Ph :
Legal : PARCEL MAP 14373 PARCEL NO 4		
Census : Tract : Block :		

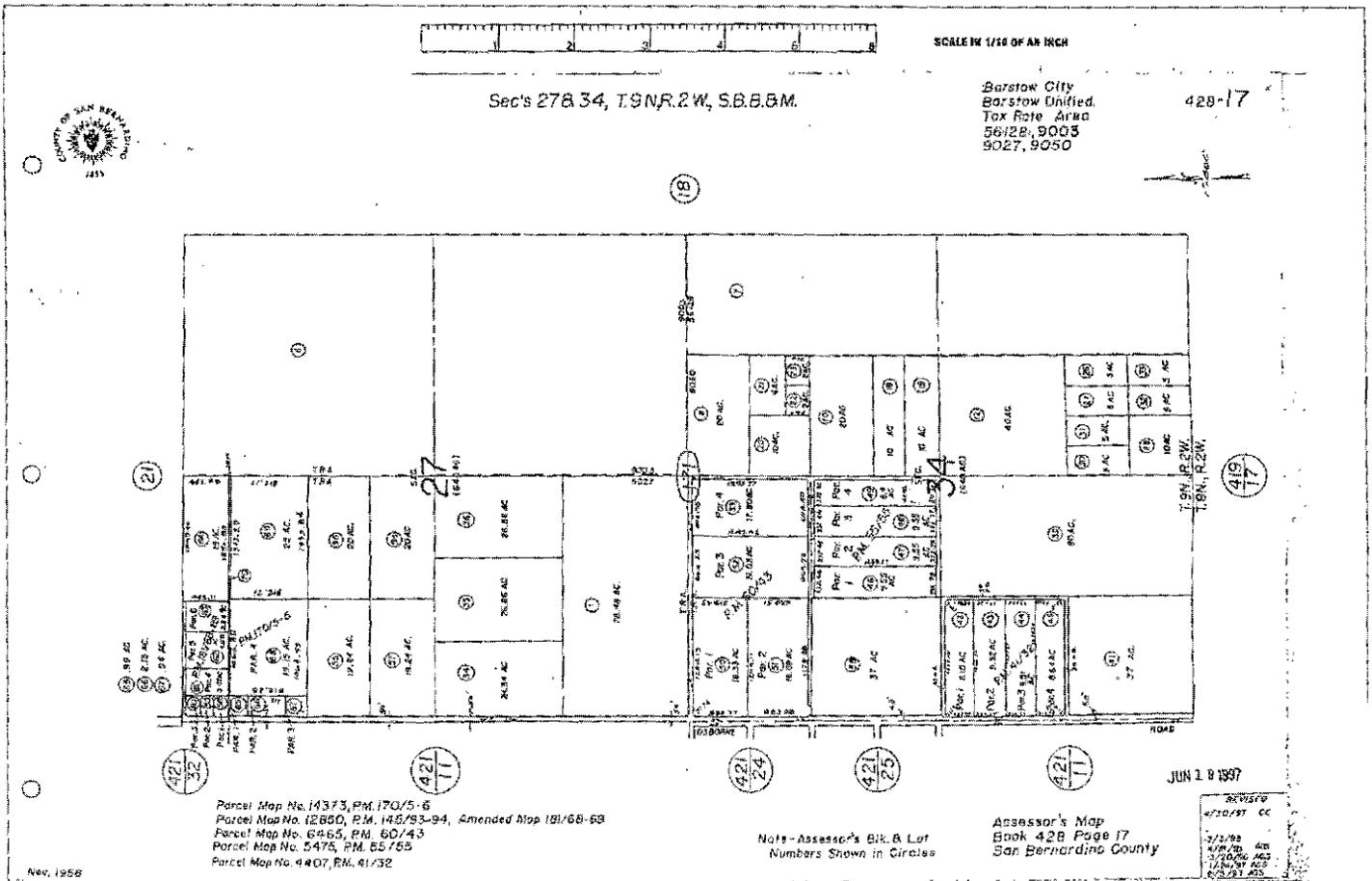
Bedrooms :	Fireplace :	Garage SqFt :	Construction :
Bathrooms :	Pool :	Garage Space :	Roof Type :
Family :	Pat/Porch :	Bldg SF :	Street Access : Pub-unpvd
Total Rms :	BsmntSqFt :	Acres : 19.15	View Quality :
Heating :	YearBuilt :	LotSqFt : 834,174	View Type :
Cooling :	Bldg Type :	LotSize :	Nuisance :



MetroScan / San Bernardino (CA)

Parcel : 0428 171 69 0000	Sequence : 1 SFR	Land : \$10,778
Owner : Baril Trust (1989)		Structure : \$92,814
CoOwner :		Other :
Site : 2779 Lenwood Rd Barstow 92311		Total : \$103,592
Mail : 26838 Avenue Of The Oaks #D Santa Clarita Ca 91321		Exempt :
Xfered : 03/01/1992	Doc # :	Type :
Price :	Deed :	% Improved : 90
Loan Amt :	Loan :	% Owned :
MapGrid : 3678 F7	IntTy :	TaxArea : 009027
Vest Type :		02-03 Tax : \$1,191.09
Lender :		Phone
LandUse : 0510 Res, Single Family Residence		Owner Ph :
PropType : SINGLE FAMILY RESIDENTIAL		Tenant Ph :
Legal : S 50 AC N 1/2 NW 1/4 SEC 27 TP 9N R		
Census : Tract : 118.00 Block : 3		

Bedrooms : 4	Fireplace : 1	Garage SqFt : 660	Construction :
Bathrooms : 2.50	Pool :	Garage Space : 2	Roof Type : Blt Up/rock
Family :	Pat/Porch : 280	Bldg SF : 1,882	Street Access : Pub-unpvd
Total Rms : 7	BsmntSqFt :	Acres : 25.00	View Quality :
Heating : Central	YearBuilt : 1981	LotSqFt : 1,089,000	View Type :
Cooling : Refrig-cntrl	Bldg Type : 252	LotSize :	Nuisance :



= METROSCAN PROPERTY PROFILE =
San Bernardino (CA)

OWNERSHIP INFORMATION

Parcel Number : 0428 171 70 0000 Sequence :
Parcel Type : Real Property
Owner : Owner Unknown
CoOwner :
Site Address : *no Site Address*
Mail Address : Address 00001
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred : 03/01/1992 Loan Amount :
Document # : Lender :
Sale Price : Loan Type :
Deed Type : Interest Rate :
% Owned : Vesting Type :

ASSESSMENT AND TAX INFORMATION

Land : Exempt Type :
Structure : Exempt Amount :
Other : Tax Rate Area : 009027
Total : 02-03 Taxes :
% Improved :

PROPERTY DESCRIPTION

Basement :
Map Grid :
Census : Tract: Block:
Land Use : 0000 Vac, Vacant
Prop Type : SINGLE FAMILY RESIDENTIAL
Legal : SEC 27 TP 9N R 2W PTN N 1/2 NW 1/4
DESC AS FOL BEGAT A PT 486.63 FT S
OF NW COR SD SEC TH N 89 DEG 28 ...

-----: MetroScan / San Bernardino (CA) :-----

Owner :Owner Unknown	Parcel:0428 171 70 0000
Site :*no Site Address*	Xfered:03/01/1992
Mail :Address 00001	Price :
Use:0000 Vac,Vacant	Phone :
Bedrm: Bath: TotRm: YB: Pool:	BldgSF: Ac:

MetroScan / San Bernardino

```

-----*
Parcel      :0428 171 70 0000      Sequence :
Owner       :Owner Unknown          Structure :
CoOwner     :                       Other      :
Site        :*no Site Address*      Total     :
Mail        :Address 00001          Exempt    :
Xfered      :03/01/1992             Doc #     :
Price       :                       Deed       :
LoanAmt     :                       Loan       :
MapGrid     :                       IntTy     :
VestTyp     :                       TaxArea   :009027
Lender      :                       02-03 Tx:
LandUse     :0000 Vac,Vacant         --Phone--
PropType    :SINGLE FAMILY RESIDENTIAL OwnerPh  :
Legal       :SEC 27 TP 9N R 2W PTN N 1/2 NW 1/4 TenantPh :
Census      :Tract:                 Block:
-----

```

```

Bedrms      :      Fireplace :      GarSqFt :      Construction :
Bathrms     :      Pool       :      Gar Spc :      Roof Type     :
Family      :      Pat/Porch :      Bldg SF  :      StreetAccess  :
TotalRm     :      BsmntSqFt :      Acres   :      View Quality  :
Heating     :      YearBuilt  :      LotSqFt :      View Type     :
Cooling     :      BldgType   :      LotSize :      Nuisance      :

```

PHOTOGRAPHS

Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #1. View of property looking east from Lenwood Road

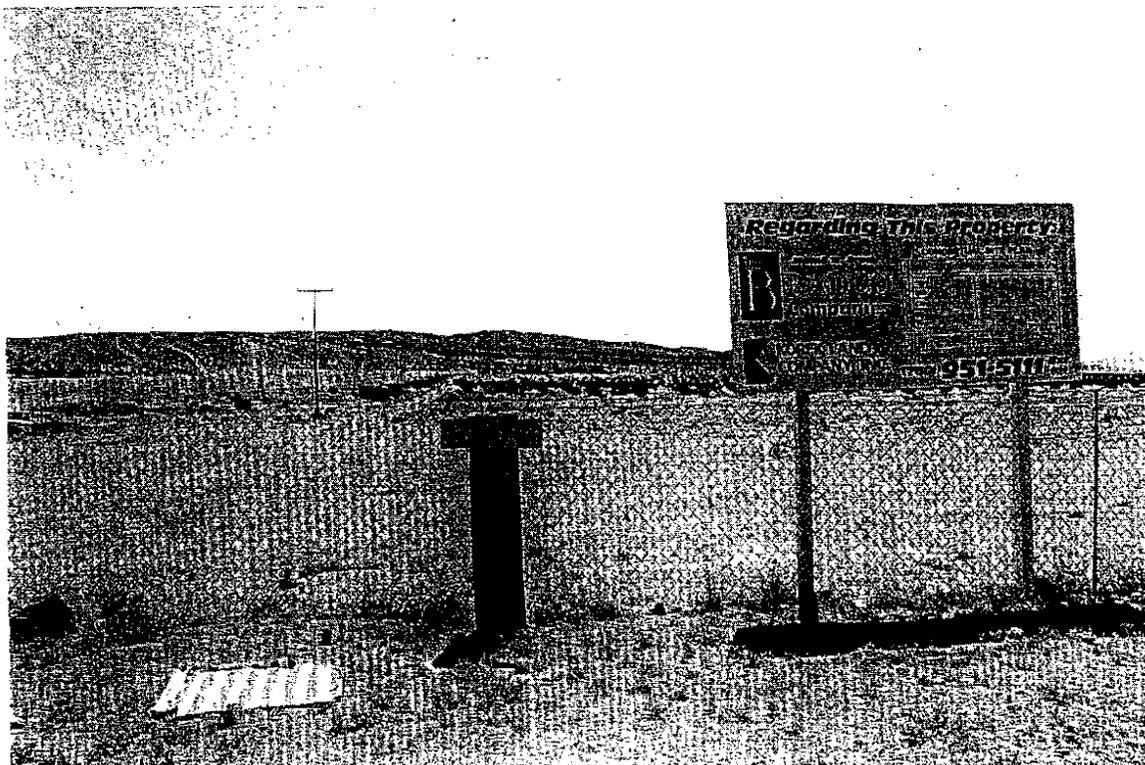
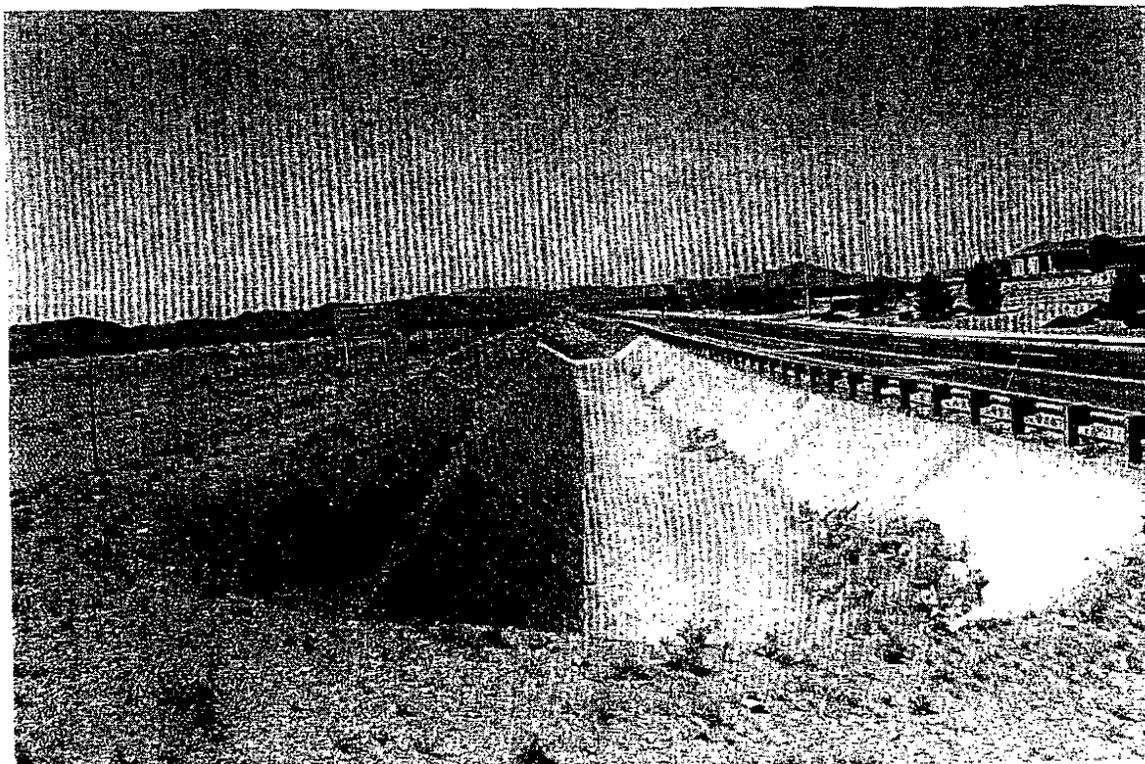


Photo #2. View looking south along property line adjacent to Lenwood Road...



Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #3. View of property looking north from south portion of property line

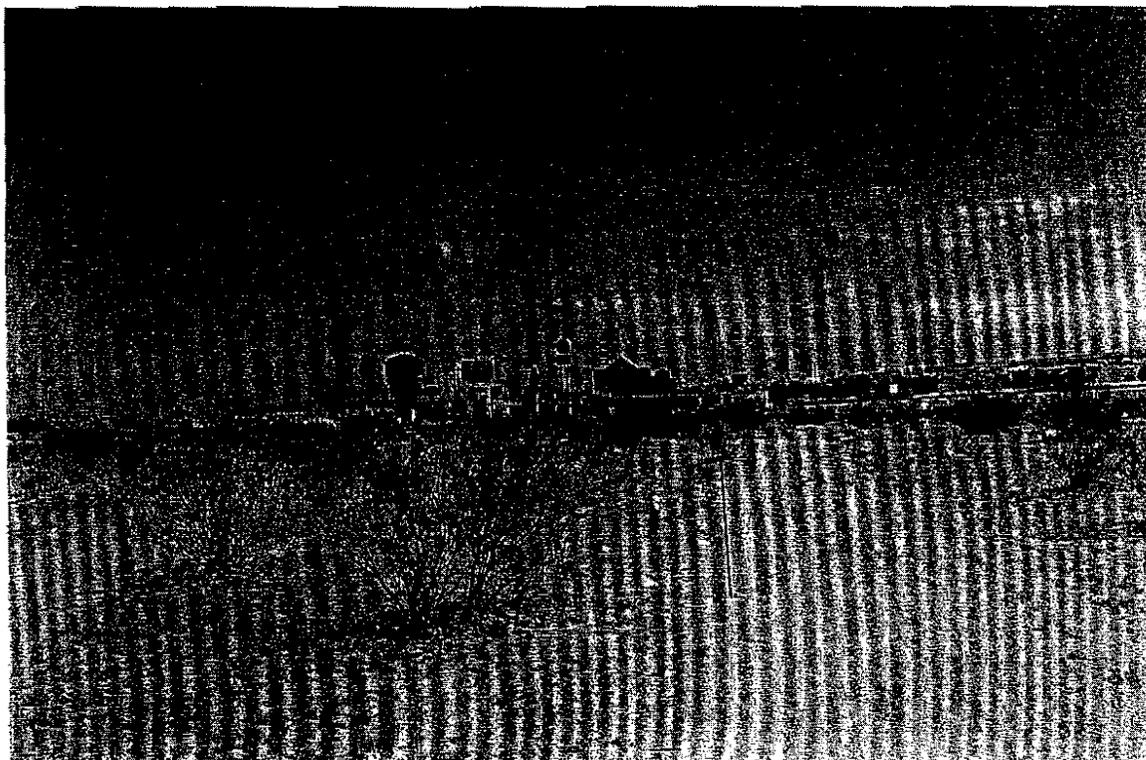
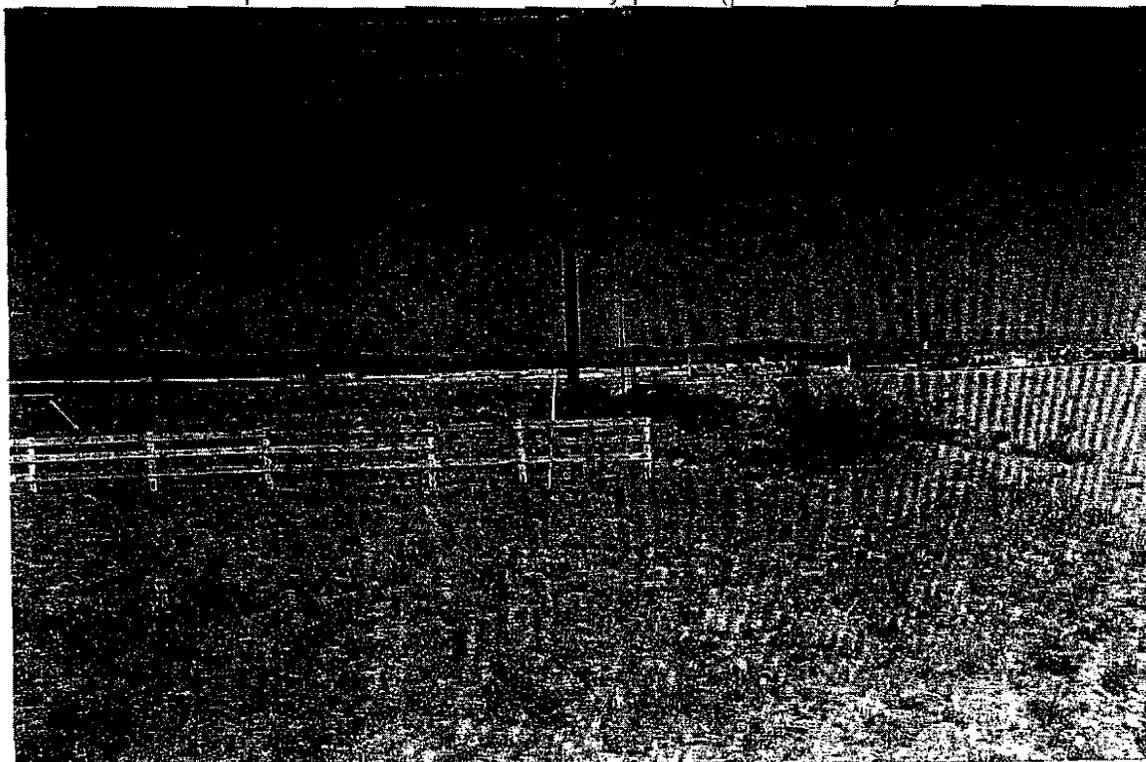


Photo #4. View looking west from east portion of property toward Lenwood Road, fence belongs the residence located on parcel 0428-171-69. Utility poles (power lines) run to Lenwood Road.



Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #5. View of property looking southwest from east portion of parcel 0428 171 69

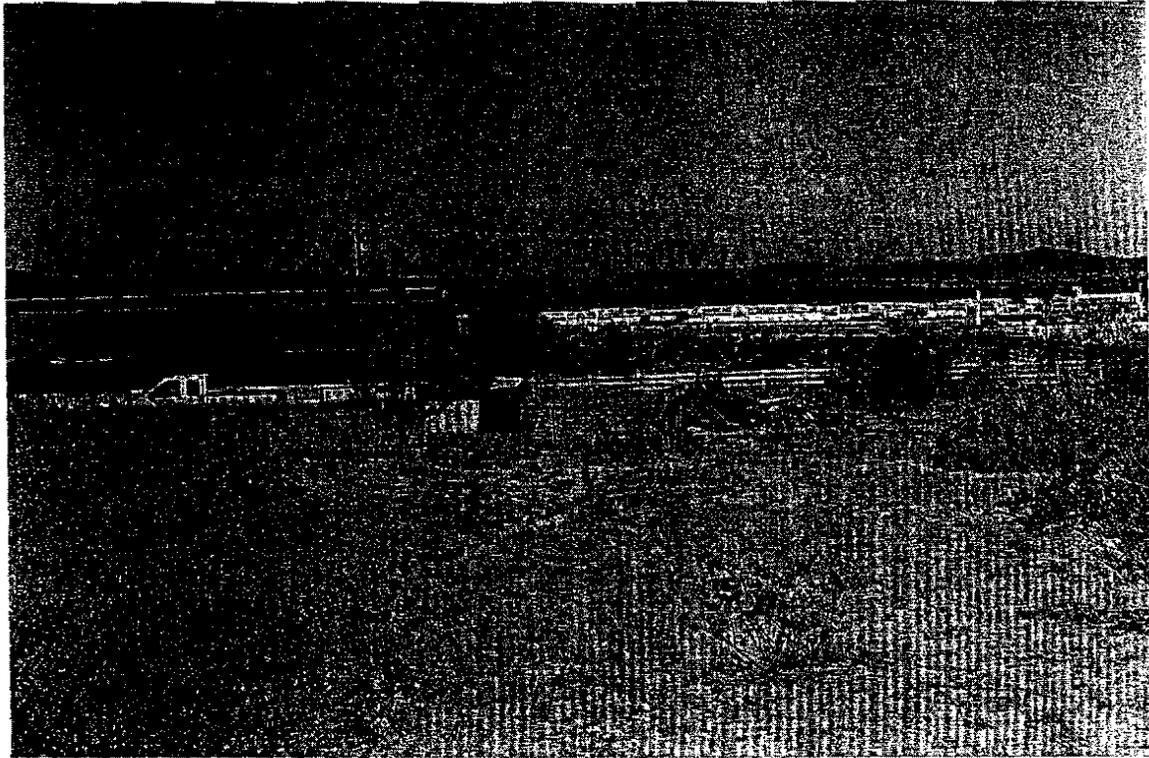
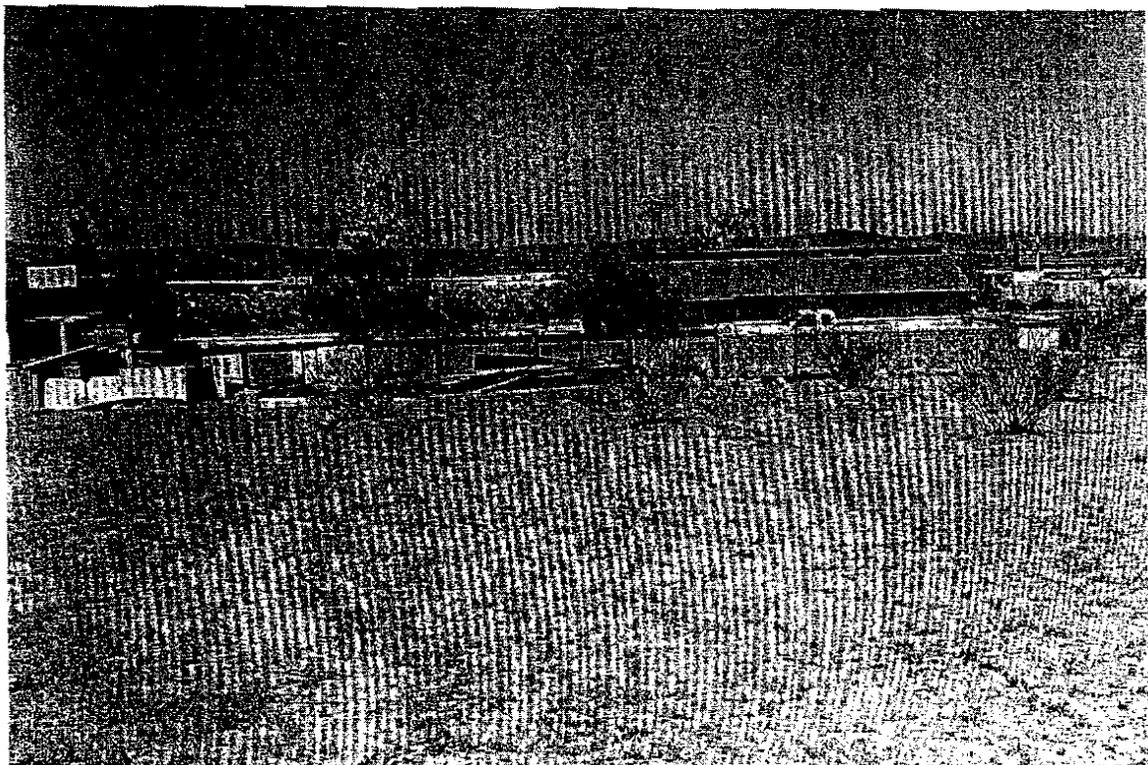


Photo #6. View looking west toward Lenwood Road from the east portion of 0428 171 69

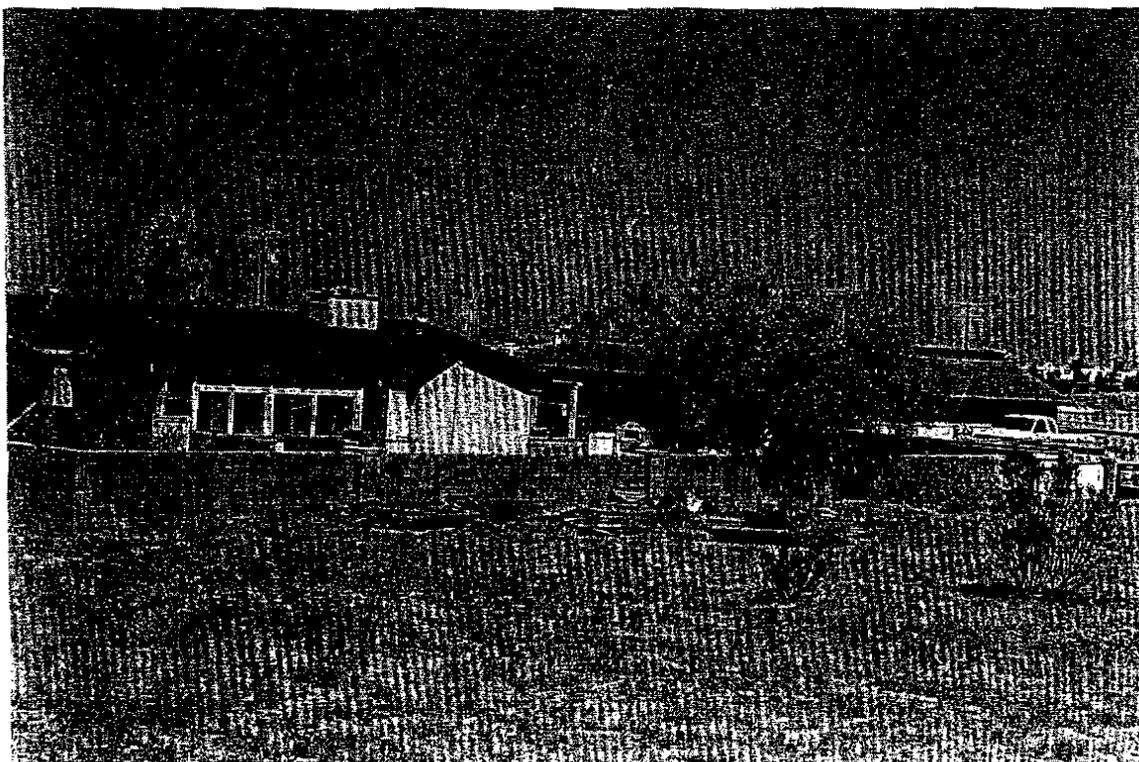


Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #7. View of front of residence on 0428 171 69



Photo #8. View of back of residence on 0428 171 69



Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #9. View of water well located adjacent to fence/wall on west side of residence on 0428 171 69

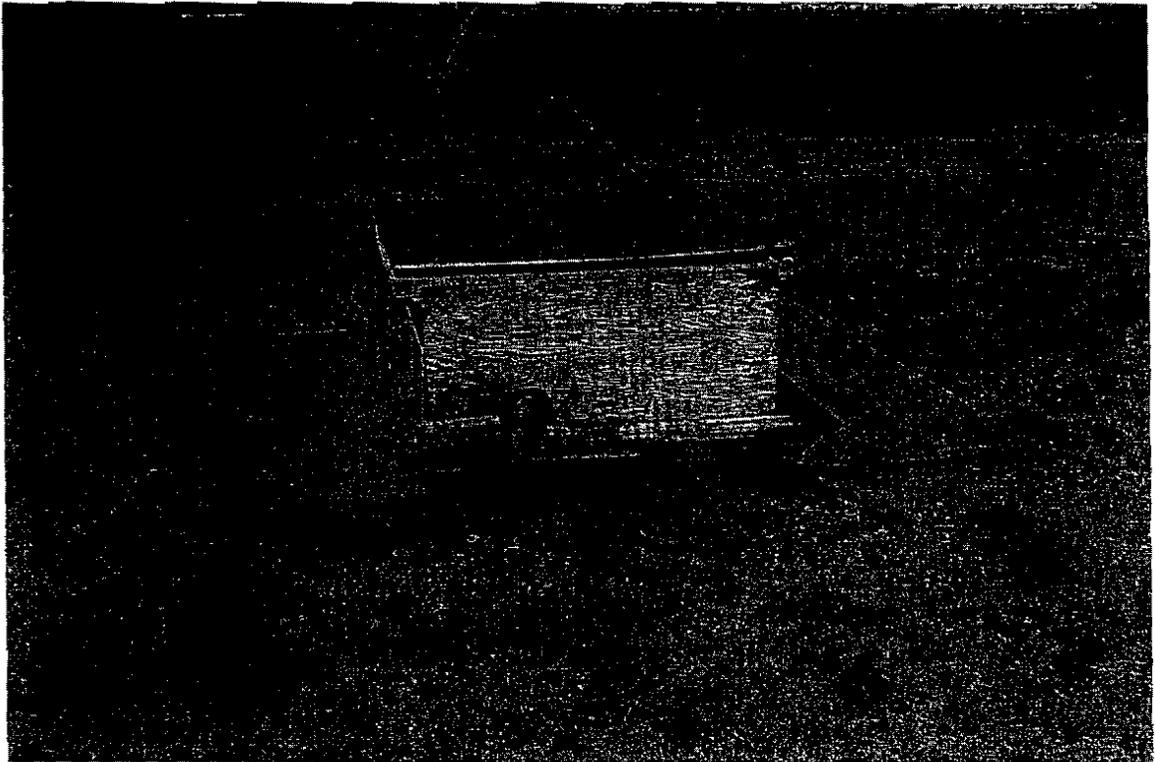
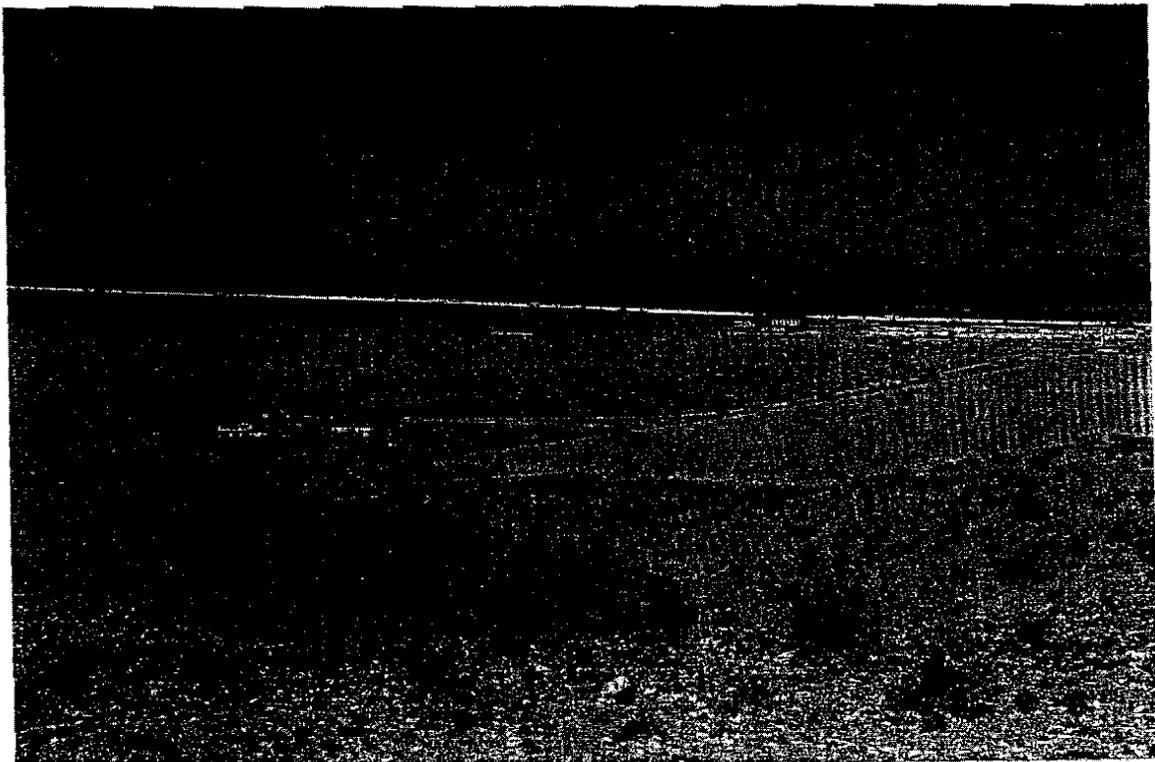


Photo #10. Elevated view looking southwest across property toward Lenwood Road / I-15



Parcel No's 0428 171 64, 0428 171 66, 0428 171 67, 0428 171 68, 0428 171 69 & 0428 171 70

Photo #11 View looking east off Lenwood Road

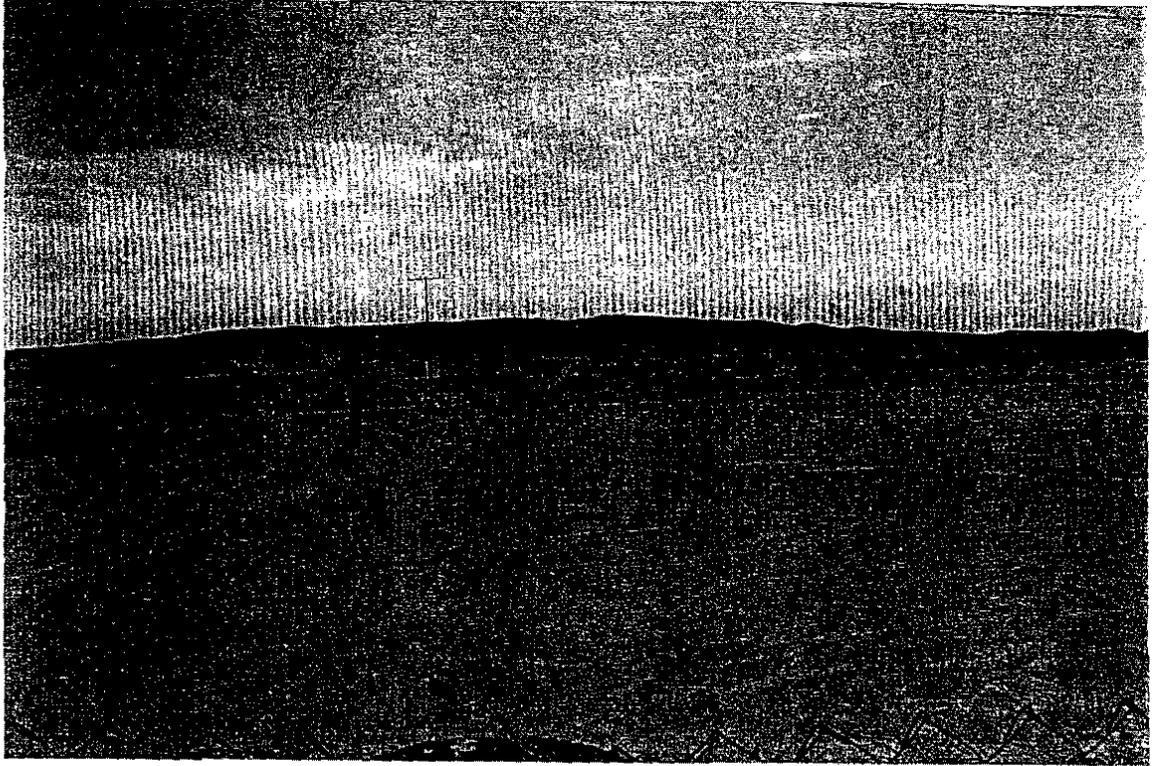
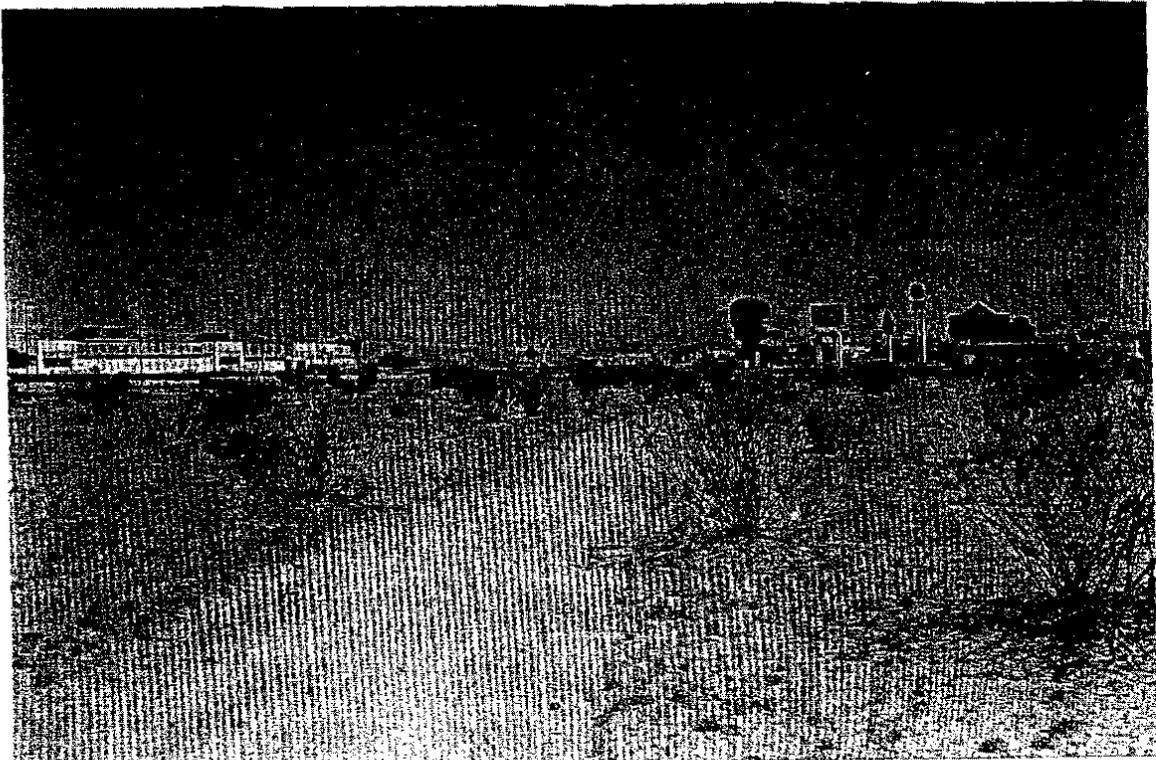


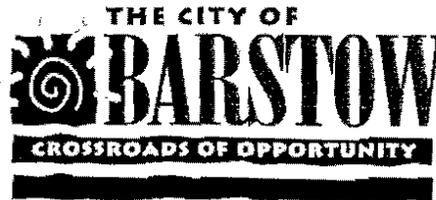
Photo #12 View looking northwest from the south portion of the property



ATTACHMENTS

CONTACTS

City of Barstow 220 E. Mt. View Barstow CA 92311	Southwest Gas Corporation P. O. Box 11478 Victorville CA 92393-1798
Southern California Edison Company 30553 Rimrock Road Barstow CA 92311	Mojave Water Agency P. O. Box 1089 Victorville CA 92393
San Bernardino County Fire Dept Elizabeth King Hazardous Materials Technician III Hazardous Materials Division 620 S. E. Street San Bernardino CA 02415-0413	Lahontan Regional Water Quality Control Board 15428 Civic Drive Ste 100 Victorville CA 92392
Barstow Fire Protection District Sal Corral 861 Barstow Road Barstow Ca 92311	Southern California Water Company Diane Gehling 13608 Hitt Road Apple Valley CA 92308



July 22, 2003

Shirley R. Hibbetts
Enviro ✓ Chek
P.O. Box 355
Helendale, CA 92342

RE: Phase I – Environmental Investigation – APN 0428 171 64 0000
APN 0428 171 66 0000
APN 0428 171 67 0000
APN 0428 171 68 0000
APN 0428 171 69 0000
APN 0428 171 70 0000

Dear Mrs. Hibbetts:

I have completed the document and file review for the above-mentioned lots. There have been no reported spills or storage of hazardous material or contaminated material on these six parcels.

Two of the parcels have addresses and have had some development activity on site as detailed herein:

APN 0428 171 69 is addressed as 2779 Lenwood Road. The building jacket for this site includes details on a single-family residence and a garage barn. No indication of underground storage tanks or hazardous materials on site.

APN 0428 171 64 is addressed as 2400 Mercantile Way. This parcel was addressed so that grading permits could be issued for the site. No structures have been erected. There is no indication of underground storage tanks or hazardous materials on site.

The other four parcels have no address nor is there any indication of development on these parcels. APN 0428 171 69 takes access from Lenwood Road through APN 0428 171 68.

There are two known owners for the above listed parcels.

- * PGMC Investors owns APN 0428 171 64.
- * The estate of Conrad Baril owns APN 0428 171 66, APN 0428 171 67, APN 0428 171 68, and APN 0428 171 69
- * There is one parcel that has an unknown owner APN 0428 171 70.

The parcel owned by PGMC has paid for the sewer connection allocation and belongs to PID 83-1. Mr. Baril declined the opportunity to join this PID so the parcels do not have previously established rights to the sewer connection at this time.

There is an agreement for an access bridge recorded in the building jacket for APN 0428 171 69. This is for access to the single-family residence.

If you need any additional information please feel free to contact me at (760) 256-3531 extension 3294.

Sincerely,



Jennifer Riley
Environmental Analyst

Enclosure: Agreement between the City and Mr. Baril for APN 0428 171 69



City of
BARSTOW

Ref. #TPM #92-9

September 16, 1998

Conrad Baril
P. O. Box 1263
Barstow, California 92311

Re: Access Claims Settlement Offer

Dear Mr. Baril:

At its September 8th meeting, the City Council considered your claims concerning access to the parcels created by Parcel Map No. 14373. By this letter, the City Council offers to settle this matter according to the following terms:

1. The City will construct one bridge across the drainage ditch to your property at any time within the next five years provided that you submit building plans for a project of at least 10,000 square feet of floor area consistent with the Lenwood Specific Plan, obtain building permits and provide a faithful performance bond in an amount equivalent to the valuation of the project. Such proposal must be complete, feasible, fully funded and consistent with the laws in effect at the time.
2. You agree to record easements that provide legally sufficient access from the bridge to the 4 parcels created by Parcel Map No. 14373 and to the remainder parcel identified on that map.
3. You waive your rights to sue the City in connection with this matter.
4. You agree not to protest, under Proposition 218 or any other law, the formation of one or more assessment districts to provide water, sewer, stormdrains, or other infrastructure to an area that includes your property.

If this settlement proposal is acceptable to you, then I will direct the City Attorney to prepare an appropriate agreement to finalize the agreement. Please give me your response to this offer by September 25th. If I do not hear from you by the end of business on that date, I will assume that you have rejected this proposal.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul Warner". The signature is fluid and extends across the width of the text area.

Paul Warner
City Manager

cc: Karl H. Griesbaum, Attorney-at-law
Mayor Yslas-Yent and Members of the City Council
Michael G. Colantuono, City Attorney



SOUTHWEST GAS CORPORATION

July 21, 2003

Shirley R. Hibbetts, REA-06404
Enviro CHEK
PO Box 355
Helendale, CA 92342

Subject: **Location of Natural Gas Facilities**
Various lots at 2779 Lenwood Rd

Dear Madam:

Please find enclosed Southwest Gas (SWG) facility maps which detail gas structures in your project area.

This information is provided only for design purposes. Possible conflicts must be field checked prior to a final solution. SWG Engineering requires a minimum of 90 days to design a solution for conflicts in the project area.

Please contact USA (1-800-422-4133) at least two working days prior to construction to have the utilities located in the field.

To establish new or additional gas service, please contact the SWG Sales Department:

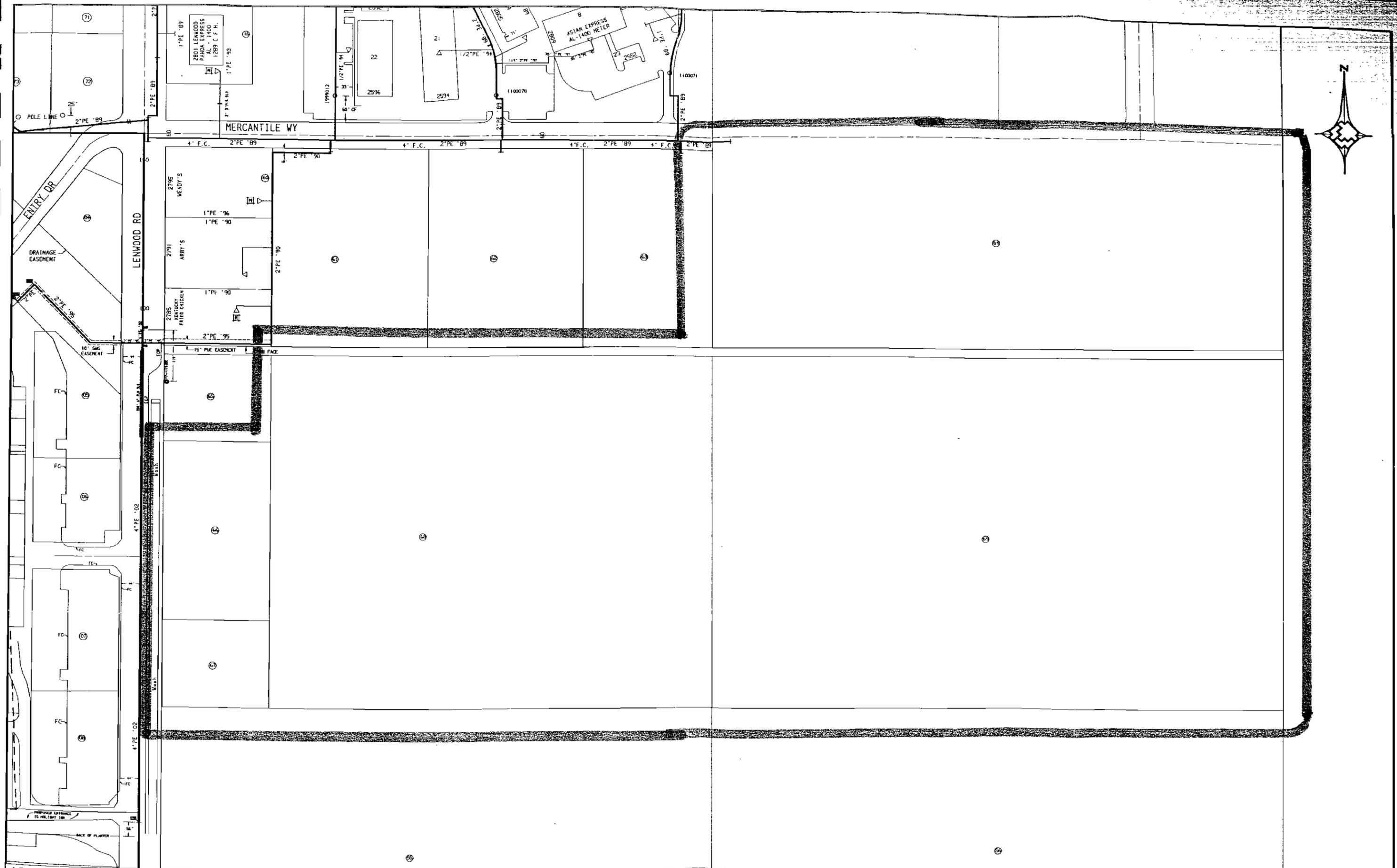
Residential (760) 951-4018
Commercial (760) 951-4055
Industrial (760) 951-4056

If you have any questions please contact me at (760) 951-4016.

Best Regards,

Timothy E. Cook
Manager/Engineering
Southern California Division
Tim.Cook@SWGGas.com

TEC/lxs



APN#0428-171-64.66.67.68.69

07/15/2003

x6837y2130

FOR REFERENCE ONLY

FOR REFERENCE ONLY

Barstow Fire District

(a self-governed public agency)



BOARD of DIRECTORS:

JULIE McINTYRE, Chairperson
SANDY BACA, Clerk
RUBEN ARREDONDO
DALLAS HARRIS
BEN ROSENBERG
EDDIE VARELA, Fire Chief

July 15, 2003

ENVIRO
c/o Shirley Hibbits
P.O. Box 355
Helendale, Ca 92342

RE: APN #0428-171-64-0000
APN #0428-171-67-0000
APN #0428-171-69-0000
(2779 LENWOOD RD)

APN # 0428-171-66-0000
APN # 0428-171-68-0000
APN # 0428-171-70-0000

The Barstow fire Protection District has no record of incident(s) occurring on the above property. This includes spills of hazardous materials, Fires, etc. We do not have any record of past history or development of this property for occupancy use.

Sincerely,

A handwritten signature in cursive script that reads 'Darrell R. Jauss'.

Darrell R. Jauss
Division Chief

Approved for Distribution By Fire Chief Eddie Varela

Dj2663



July 31, 2003

Enviro
P.O. Box 355
Helendale Ca 92342

Attn: Shirley Hibbetts

RE: Phase 1 – Environmental Investigation

APN# 0428-171-64-0000 APN# 0428-171-66-0000
APN# 0428-171-67-0000 APN# 0428-171-68-0000
APN# 0428-171-69-0000 (Site Address 2779 Lenwood Road)

Dear Shirley:

Southern California Edison has a 12kv overhead line across the north p/l of apn# 0428-171-66 and across a portion of the north p/l of apn# 0428-171-69 before turning south short of the east p/l of the later parcel and ending at pole 2223578E which has an overhead transformer bank. Both transformers in this overhead bank were purchased after 1980.

There are no underground electric facilities located on any of the above parcels.

To my knowledge there have been no oil spills from Edison equipment on the parcels in question.

Sincerely,

A handwritten signature in cursive script that reads 'Howard Ray'.

Howard Ray
Service Planner
Southern California Edison Co.



July 31, 2003

Enviro
Attn: Shirley Hibbett
P.O. Box 355
Helendale, CA 9342

SUBJECT: PCB's

Dear Shirley:

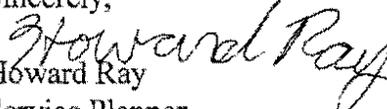
Southern California Edison Company has received your request for information regarding PCB's in the transformers serving the above addresses. It is highly unlikely the transformers serving your facilities contain polychlorinated biphenyl's (PCB's) at concentration levels requiring special management under the Environmental Protection Agency's rules. Federal law has prohibited the manufacture of transformers containing PCB's since 1977. In addition, SCE has never specified the purchase of distribution transformers utilizing PCB's as the insulating/cooling fluid. SCE distribution transformers utilize mineral oil as the insulating/cooling fluid exclusively. In a statistically valid test of over 20,000 SCE distribution transformers, we determined the concentration of PCB's in the mineral oil is less than 50 parts per million (PPM) in over 96% of the units. The mineral oil in the 4% that tested above 50ppm is generally below 100ppm.

However, we will perform a test of the equipment if we receive written authorization from you to inspect/test the equipment and you agree to pay certain costs. SCE will charge \$60 to inspect each transformer location to provide nameplate information (i.e., manufacturer, serial number, rating, and insulation/cooling fluid used).

If you desire to know the specific PCB concentration of the fluid in the transformer, it is necessary to interrupt electric service for one to two hours to obtain a sample. The sample will be analyzed at a laboratory and the results made known to you. The cost for inspection, sampling, and analysis is \$500 for each transformer location. Since our practice is to replace equipment containing fluid with concentrations of PCB's of 50ppm or greater as the equipment wears out or is refurbished, we shall assume all costs of the test and replacement if the results show the fluid is 50ppm PCB's or greater. In the event the results show the fluid contains less than 50ppm PCB's, we shall bill you for the cost of the service.

Should you have any questions, or if you decide to have the mineral-oil transformer at your facility inspected or tested, please contact me at 209-685-3265, or 800-634-9175, Ext. 73265.

Sincerely,


Howard Ray
Service Planner
Southern California Edison

COUNTY FIRE DEPARTMENT

COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP



OFFICE OF THE FIRE MARSHAL

COMMUNITY SAFETY DIVISION

100 South "E" Street • San Bernardino, CA 92415-0179
(909) 386-8400 • Fax (909) 386-8460

PETER R. HILLS
Fire Chief
County Fire Warden

August 1, 2003

Enviro Chek
P. O. Box 355
Helendale, CA 92342

ATTENTION: Shirley R. Hibbetts

SUBJECT: REQUEST FOR RECORDS INFORMATION

RE: Assessor Parcel Nos. 0428-171-64, 67, 68 69, 70
2779 Lenwood and 2400 Mercantile Way
Barstow, California

This is to confirm that the Hazardous Materials Division has searched its records for any file(s) pertaining to the subject property, as described in your request, and finds no records maintained in this office by the above site description(s).

Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency response team.

ELIZABETH A. KING
Environmental Technician III
OFM/HAZARDOUS MATERIALS DIVISION
eking@fire.sbcounty.gov
(909) 386-8419 (909) 386-8460 FAX