Phase I Environmental Site Assessment Report

Public Utilities Commission Building
1155 Main Street
Any City, Any County, Any State
NDDS Project No.: 12-0250
Date Issued December 3, 2012

Prepared For:

Property Investments, LLC
Attn: Mr. John Smith, Director
2013 Assessments Avenue, Suite 200
Mountain View, Florida
December 3, 2012

Property Investments, LLC
Attn: Mr. John Smith, Director
2013 Assessments Avenue, Suite 200
Mountain View, Florida

RE: Public Utilities Commission Building
1155 Main Street
Any City, Any County, Any State
NDDS Project No.: 12-0250

Dear Mr. Smith:

National Due Diligence Services (NDDS) a Division of American Surveying and Mapping, Incorporated has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The ESA was conducted in accordance with the ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E-1527-05, the ESA Standard and the applicable engagement letter with Property Investments, LLC; Its successors and assigns (Client) and generally accepted industry standards.

This report was prepared solely for the use of Client and any party specifically referenced in Section 2.6 User Reliance. No other party shall use or rely on this report or the findings herein, without the prior written consent of NDDS.

Please do not hesitate to contact us at 949-632-2148 if you have any questions or if we can be of further service to you.

Sincerely,

Gregory A. Tan
Vice-President

Prepared By: Michael K. Stewart
Senior Project/Client Manager

Reviewed By: Ronnie Long, C.E.M.
Senior Client Manager/Assessments Coordinator
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EXECUTIVE SUMMARY

National Due Diligence Services (NDDS) a Division of American Surveying and Mapping, Incorporated has performed a Phase I Environmental Site Assessment (“ESA”) in general accordance with the scope of work and limitations set forth by NDDS’s proposal dated November 14, 2012 for the Public Utilities Commission Building located at 1155 Main Street, City, State, (the “Property”).

The Phase I Environmental Site Assessment is designed to provide Property Investments, LLC; Its successors and assigns (Client) with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property is located in an urban area in downtown Any City, along the southeast side of Main Street, northeast of its intersection with Eighth Street. The Property generally consists of one irregularly shaped parcel of land that totals approximately 0.33 acres, or 14,527 square feet.

The Property is improved with one 11-story commercial office building, with a basement, and totals approximately 158,998 square feet. The building was constructed during 1983, and is a steel-framed superstructure with a combination of architectural precast concrete walls, and glazed aluminum windows. The roof is generally low-sloped and consists of a modified bitumen membrane that is covered with stone ballast. The building generally occupies the entire site with limited parking in the basement level. The Any City Public Utilities Commission is the primary tenant, with two small retail spaces on the first floor including an estimated 400 square feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Public Utilities Commission Building.

A review of available historical information indicates that the Property was utilized for residential purposes from at least 1887 to at least 1909. From at least 1910 to at least the mid 1960’s the Property was utilized for commercial retail purposes (Note: No Dry Cleaning facilities was identified on the Property). From at least the mid 1960’s to at least 1982, the Property was utilized at a parking facility, and from at least 1983 to present, the property has been utilized as a high-rise office building.

The Property is situated within an urban area in downtown Any City. The property is bound to the north by Main Street and the United Nations Plaza; to the east by Trinity Properties commercial office building (1145 Main Street); to the south by Stevenson Street and a parking lot; and, to the west by a parking lot and Trinity Plaza Apartments (1169 Main Street). Based upon topographic map interpretation and site observations, groundwater flow beneath the Property is inferred to be in an east/southeast direction.

NDDS obtained and reviewed a regulatory database report provided by Environmental Data Resources, Incorporated (EDR) for the Property and the surrounding area. The Property was identified on the regulatory database as a FINDS facility. FINDS listings typically contain both facility information and ‘pointers’ to other sources that contain more detail, or associated with permits for the facility. The Property was not identified on any other database listings. FINDS listings at the Property are not expected to present a significant potential for environmental concern.

The Property has two diesel-powered emergency generators, one is located on the penthouse level, and one is located on the basement level in the fire suppression room. The emergency generator located on the penthouse level is fuel by one double walled belly diesel tank (aboveground storage tank (AST), which is estimated to contain approximately 50- to 75-gallons in capacity (Note: No leaks, spills, stains, or odors were observed in the vicinity of the penthouse emergency generator). The emergency generator located in
the fire suppression room, is fueled by an estimated 70-gallon diesel AST (Note: No leaks, spills, stains, or odors were observed in the vicinity of the fire suppression emergency generator). Based on the observations, these on-site ASTs are not a concern to the Property at this time.

In addition, a review of the standard historical sources did yield evidence that one former underground storage tank (UST) facility and three former leaking UST (LUST) facilities are located on the adjoining/adjacent properties as identified below:

- **Any State Care Maintenance Company**, 1145 Main Street adjoins the Property on the east side, and according to the EDR report, a single UST of undetermined capacity was “permanent closed” out at the facility on February 26, 1990. In addition, according to the EDR report, a petroleum-release was identified at the facility on February 26, 1990. The facility received a “Case Closed” status on March 28, 1995. The facility appears to be located in a different hydrogeological flow area, which appears to be down gradient relative to the Property. Based on its status and location, this facility is not a concern to the Property at this time.

- **Trinity Property (Trinity Plaza Apartments)**, 1169 Main Street, is located adjoining to the southwest of the Property. According to the EDR report, a petroleum-release was identified at the facility on October 15, 1994. The facility received a “Case Closed” status on June 29, 1995. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. Based on its status and location, this facility is not a concern to the Property at this time.

- **Federal Office Building**, 50 United Nations Plaza, is located approximately 230 feet northwest of the Property. According to the EDR report, this facility has received a “Case Closed” status in June 2010. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. Based on its status and location, this facility is not a concern to the Property at this time.

**Conclusions**

NDDS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Public Utilities Commission Building, located at 1155 Main Street, Any City, Any State, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. However, the following item of environmental concern was noted:

- Due to the age (1983) of the Property building, there is a potential that suspect ACMs (SACMs) are present. Overall, all SACMs were observed to be in good to fair condition. SACMs were observed throughout the building with the majority of the SACMs being gypsum drywall systems, joint compounds, square floor titles with mastic, ceiling panels, spray and cement mortar applied insulation, and thermal insulation systems (TSI). Further, should renovations or demolition be required, the identified SACMs would need to be sampled in order to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

**Recommendations**

Based on the conclusions of this assessment, NDDS recommends the following:

- An Asbestos Operation and maintenance Program should be implemented in order to safely manage the SACMs at the Property.
The following table summarizes the findings of the significant elements of this investigation:

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1.0 INTRODUCTION

National Due Diligence Services (NDDS) a Division of American Mapping & Surveying, Incorporated was retained by Property Investments, LLC; Its successors and assigns (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the Public Utilities Commission Building located at 1155 Main Street, in Any City, Any State (the “Property”). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On November 27, 2012, Michael K. Stewart, a Senior Project/Client Manager for NDDS, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. NDDS’s investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research and a review of available local, State and Federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

NDDS contracted Environmental Data Resources, Incorporated (EDR) of Milford, Connecticut to perform a computer database search for local, State and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (refer to Section 4.0).

1.1 Purpose

The purpose of this Phase I ESA was to identify existing or potential Recognized Environmental Conditions ((RECs) as defined by ASTM Standard E-1527-05) in connection with the Property. NDDS understands that the findings of this study will be used by Property Investments, LLC; Its successors and assigns (Client) to evaluate a pending financial transaction in connection with the Property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. NDDS warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying RECs.

No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. NDDS believes that the information obtained from the record review and the interviews concerning the site is reliable. However, NDDS cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Client with information relating to the Property.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:
• Interviews with past owners and occupants regarding historical on-site operations were not reasonably ascertainable, therefore, constitutes a data gap. However, based on information obtained from other sources, this data gap is not expected to significantly alter the overall findings of this investigation.

1.5 Special Terms and Conditions

The work performed is governed by NDDS’s proposal and Terms and Conditions for Standard Consulting Services Agreement dated November 14, 2012, and executed by Client on November 14, 2012.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability and accuracy of pertinent records, and the personal recollections of those persons contacted.

1.6 Use Reliance

This assessment was conducted on behalf of and for the exclusive use and benefit of Property Investments, LLC; Its successors and assigns, its successors, and assignees. Property Investments, LLC; Its successors and assigns may distribute the report to other parties without limitation; however it is acknowledged that the report provided to third parties is for informational purposes only. NDDS will issue a reliance letter if requested.
2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Property address is 1155 Main Street, Any City, Any State. According to the County Assessor’s office, the Property is identified with Assessor Parcel Number (APN) 3702-054, a 0.33 acre parcel of land that developed with an 11-story building in 1983.

2.2 Site and Vicinity General Characteristics

The Property is located in an urban area in downtown Any City, along the southeast side of Main Street, northeast of its intersection with Eighth Street. The Property generally consists of one irregularly shaped parcel of land that totals approximately 0.33 acres, or 14,527 square feet.

The Property is improved with one 11-story commercial office building, with a basement, and totals approximately 158,998 square feet. The building was constructed during 1983, and is a steel-framed superstructure with a combination of architectural precast concrete walls, and glazed aluminum windows. The roof is generally low-sloped and consists of a modified bitumen membrane that is covered with stone ballast. The building generally occupies the entire site with limited parking in the basement level. The Any City Public Utilities Commission is the primary tenant, with two small retail spaces on the first floor including an estimated 400 square feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Public Utilities Commission Building.

The Property is situated within an urban area in downtown Any City. The property is bound to the north by Main Street and the United Nations Plaza; to the east by Trinity Properties commercial office building (1145 Main Street); to the south by Stevenson Street and a parking lot; and, to the west by a parking lot and Trinity Plaza Apartments (1169 Main Street). Based upon topographic map interpretation and site observations, groundwater flow beneath the Property is inferred to be in an east/southeast direction.

2.3 Current Use of the Property

The Property is improved with one 11-story commercial office building, with a basement, and totals approximately 158,998 square feet. The Public Utilities Commission is the primary tenant, with two small retail spaces on the first floor including an estimated 400 square feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Public Utilities Commission Building.

The Property is currently utilized as a high-rise office building, and is zoned as a Downtown General Commercial (C-3-G) District by the City of Any City, and is considered legally conforming in its current use.

2.4 Description of Site Improvements

The Property is improved with one 11-story commercial office building, with a basement, and totals approximately 158,998 square feet. The building was constructed during 1983, and is a steel-framed superstructure with a combination of architectural precast concrete walls, and glazed aluminum windows. The roof is generally low-sloped and consists of a modified bitumen membrane that is covered with stone ballast. The building generally occupies the entire site with limited parking in the basement level. The Any City Public Utilities Commission is the primary tenant, with two small retail spaces on the first floor including an estimated 400 square feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Public Utilities Commission Building.
feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Public Utilities Commission Building.

Any City Public Utilities Commission supplies drinking water to the Property from their municipal distribution system. Sanitary discharges from the Property are discharged into the municipal sanitary sewer system operated by Any City. Pacific Gas & Electric (PG&E) provides the electricity and natural gas. Solid waste is collected by Any City.
3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-05, NDDS requested the following site information from Property Investments, LLC; Its successors and assigns (User of this report).

3.1 Title Records

The User did not provide NDDS with any recorded land title records or lien records, filed under federal, tribal, state or local law, for review.

3.2 Environmental Liens or Activity and Use Limitation

NDDS requested information regarding knowledge of environmental liens, activity and use limitations for the Property. The Site Contact was not aware of any environmental liens associated with the Property. In addition, the Site Contact had no knowledge of any use or activity limitations.

3.3 Specialized Knowledge

The User did not inform NDDS of any specialized knowledge of the Property that would relate to the presence of RECs, in connection with the Property or indicate that they were aware of any commonly known or reasonably ascertainable information within the local community about the Property that is material to RECs in connection with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

NDDS requested information regarding any specialized knowledge of environmental conditions associated with the Property. The Site Contact was not aware of any environmental conditions associated with the Property.

3.5 Valuation Reduction for Environmental Issues

NDDS inquired with the Site Contact regarding any knowledge of reductions in property value due to environmental issues. The Site Contact was not aware of any valuation reductions associated with the Property.

3.6 Owner, Property Manager and Occupant Information

According to the County Tax Assessor’s Office, the Property is currently owned by 1155 Partners, LLC, which has owned the Property since 2011. The Site Contact was provided with a Phase I ESA Pre-Survey Questionnaire, which was not completed, and/or returned to NDDS. At the time of the assessment, the Property operated as the Public Utilities Commission Building.

3.7 Reason for Performing Phase I ESA

The purpose of this Phase I ESA was to identify existing or potential RECs (as defined by ASTM Standard E-1527-05) in connection with the Property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “landowner liability protections,” or “LLPs”). ASTM Standard E-1527-05 constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35) (B).
NDDS understands that the findings of this study will be used by Property Investments, LLC; Its successors and assigns (Client) to evaluate a pending financial transaction in connection with the Property.

3.8 Other

Either the User shall make known to the environmental professional the reason why the User wants to have the Phase I ESA performed or, if the User does not identify the purpose of the Phase I ESA, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report. In addition to satisfying one of the requirements to qualify for an LLP to CERCLA liability, another reason for performing a Phase I ESA might include the need to understand potential environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate. The User and the environmental professional may also need to modify the scope of services performed under this practice for special circumstances, including, but not limited to, operating industrial facilities or large tracts of land (large areas or corridors).
4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the EDR report. No unmappable facilities are indicated in the database report.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

Federal NPL

The National Priorities List (NPL) is the United States Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL facilities are listed as being within the prescribed search radii.

Federal Delisted NPL Sites

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA’s priority list.

The Property is not listed as a Delisted NPL facility. No Delisted NPL facilities are listed as being within the prescribed search radii.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS facilities are listed as being within the prescribed search radii.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.
The Property is not listed as a CERCLIS-NFRAP facility. However, one CERCLIS-NFRAP facility was listed as being within the prescribed search radii, as discussed below.

- **Phillip Burton Federal Building**, 450 Golden Gate Avenue, is listed as a CERCLIS-NFRAP facility by the EPA, and is located to the southeast at a distance of approximately 1,470 feet. The facility appears to be located in a different hydrogeological flow area, which appears to be down gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, down gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List**

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA’s list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. One RCRA CORRACTS TSD facility was listed as being within the prescribed search radii, as discussed below.

- **C & M Plating Works, 598 Sixth Street**, is listed as a CORRACTS TDS facility by the EPA, and is located to the east/southeast at a distance of approximately 4,012 feet. The facility appears to be located in a different hydrogeological flow area, which appears to be down gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, down gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List**

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA-TSD facility. No RCRA TSD facilities are listed as being within the prescribed search radii.

**Federal RCRA Generator List**

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as RCRA Generator facility. One RCRA Small Quantity Generator facility was listed as being within the prescribed search radii, as discussed below.

- **Trinity Property (Trinity Plaza Apartments), 1169 Main Street**, is listed as a RCRA-SQG facility by the EPA, and is located on the adjoining property to the west. It is identified in the EDR report as having no violations. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, cross gradient location, the urban nature of the surrounding area, and the fact that the
responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**Federal Institutional Control/Engineering Control Registries**

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated properties.

No Federal Institutional Control or Engineering Controls were listed for the Property.

**Federal Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property or on the adjacent properties.

**State and Tribal Priority List – RESPONSE (NPL equivalent)**

RESPONSE is a list of State Response Sites, compiled by the Any State Environmental Protection Agency (CAL/EPA) and their sub-agencies where the CAL/EPA and their sub-agencies are involved in remediation, either in a lead or oversight capacity. These confirmed release facilities are generally high-priority and high potential risk.

The Property is not listed as a RESPONSE facility. However, two RESPONSE facilities are listed within the prescribed search radii. Both facilities are located down gradient to the east/northeast at distances greater than one quarter mile. NDDS concludes that these facilities are not a concern to the Property due to their locations, the urban nature of the surrounding area, and the fact that the responsible parties are identified. Further, the entire area utilizes municipally-supplied drinking water.

**State and Tribal CERCLIS-Equivalent List - ENVIROSTOR**

The CAL/EPA’s and their sub-agencies identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. ENVIROSTOR provides similar information to the information that was available from the CAL/EPA and their sub-agencies, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

The Property is not listed as a State CERCLIS facility. A total of 25 ENVIROSTOR facilities are listed within one-mile mile of the Property, 24 of which are located at distances greater than 600 feet from the Property. According to the Lawrence Livermore National Laboratory study *Recommendations to Improve the Cleanup Process for Any State’s Leaking Underground Fuel Tanks (“LUFTs”),* October 16, 1995, petroleum contamination did not extend more than 200 to 250 feet in 90% of the release incidents investigated, in which groundwater was impacted. This information was generally confirmed by a study conducted by the Bureau of Economic Geology entitled *Extent, Mass, and Duration of Hydrocarbon Plumes from Leaking Petroleum Storage Tanks in Texas,* 1997, and is consistent with our experience in conducting investigations across...
the country. As such, these facilities are not expected to present a potential for environmental concern in connection with the Property. The remaining facility is located on the adjoining the Property:

- **Trinity Property (Trinity Plaza Apartments), 1169 Main Street**, is listed by the CAL/EPA and their sub-agencies as a voluntary clean-up (VCP) at this facility by the CAL/EPA and their sub-agencies. It is located on the adjoining property to the southwest. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, cross gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**State and Tribal Solid Waste/Landfill Facilities (SWLF)**

A database of SWLF is prepared by the CAL/EPA and their sub-agencies.

The Property is not listed as a SWLF facility. No SWLF facilities are listed within 0.50-mile of the Property.

**State and Tribal Leaking Underground Storage Tank List (LUST)**

The CAL/EPA and their sub-agencies compile listings of all leaks of hazardous substances from underground storage tanks.

The Property is not listed as a LUST facility. A total of 140 LUST sites are identified within 0.50-mile of the Property, all of which have received “Case Closed” status by the Any State Regional Water Quality Control Board. Based on the Lawrence Livermore National Laboratory study *Recommendations To Improve the Cleanup Process for Any State’s Leaking Underground Fuel Tanks (“LUFTs”),* October 16, 1995, petroleum contamination did not extend more than 200 to 250 feet in 90% of the release incidents investigated, in which groundwater was impacted. This information was generally confirmed by a study conducted by the Bureau of Economic Geology entitled *Extent, Mass, and Duration of Hydrocarbon Plumes from Leaking Petroleum Storage Tanks in Texas,* 1997, and is consistent with our experience in conducting investigations across the country. Two facilities were identified as located within 250 feet of the Property and they are discussed as follows:

- **Any State Care Maintenance Company**, 1145 Main Street adjoins the Property on the east side, and according to the EDR report, a petroleum-release was identified at the facility on February 26, 1990. The facility received a “Case Closed” status on March 28, 1995. The facility appears to be located in a different hydrogeological flow area, which appears to be down gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, down gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

- **Trinity Property (Trinity Plaza Apartments), 1169 Main Street**, is located adjoining to the southwest of the Property. According to the EDR report, a petroleum-release was identified at the facility on October 15, 1994. The facility received a “Case Closed” status on June 29, 1995. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, cross gradient
location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

- **Federal Office Building**, 50 United Nations Plaza, is located approximately 230 feet northwest of the Property. According to the EDR report, this facility has received a “Case Closed” status in June 2010. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, cross gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**State and Tribal Underground Storage Tank List (UST)**

The CAL/EPA and their sub-agencies compile listings of UST locations.

The Property is not listed as an UST facility. One registered UST facility is listed adjacent to the Property:

- **Any State Care Maintenance Company**, 1145 Main Street adjoins the Property on the east side, and according to the EDR report, a single UST of undetermined capacity was “permanent closed” out at the facility on February 26, 1990. The facility appears to be located in a different hydrogeological flow area, which appears to be down gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, down gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.

**State and Tribal Institutional Control/Engineering Control Registries**

The CAL/EPA and their sub-agencies compile listings of Institutional Control and Engineering Controls.

The Property is not listed as having an Institutional Control or Engineering Control.

**State and Tribal Voluntary Cleanup Sites**

The CAL/EPA and their sub-agencies compile listings of Voluntary Cleanup Sites.

The Property is not listed as a Voluntary Cleanup Site. Three Voluntary Cleanup Sites are listed within the prescribed search radii. Of the three, one is located on an adjoining property, and is discussed below.

- **Trinity Property (Trinity Plaza Apartments), 1169 Main Street**, is listed by the CAL/EPA and their sub-agencies as a voluntary clean-up (VCP) at this facility by the CAL/EPA and their sub-agencies. It is located on the adjoining property to the southwest. The facility appears to be located in a different hydrogeological flow area, which appears to be cross gradient relative to the Property. NDDS concludes that this facility is not a concern to the Property due to its status, cross gradient location, the urban nature of the surrounding area, and the fact that the responsible party is identified. Further, the entire area utilizes municipally-supplied drinking water.
State and Tribal Brownfield Sites

The CAL/EPA and their sub-agencies compile list of Brownfield Sites.

The Property is not listed as a Brownfield Site. No Brownfield facilities are listed as being within the prescribed search radii.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

According to the Any County Tax Assessor’s Office’s Office, no environmentally-related liens or deed restrictions have been recorded against the Property. The Property consists of one rectangular shaped parcel of land that totals approximately 0.33 acres (Any City County Tax Assessor Office). The Property is improved with an 11-story office building that was constructed in 1983 as an office building that totals approximately 158,998 square feet.

4.2.2 Fire Officials

Records from the Any City Fire Department were requested for information pertaining to the presence of USTs and for the use of hazardous materials at the Property. As of the date of the report, no response has been received from the Fire Department. It should be noted that municipalities are often slow to respond to these type of request. Any pertinent information received from the Fire Department will be forwarded to the Client as an Addendum to the report.

4.2.3 Building Department

Records from the Any City Planning Department were requested for information pertaining to the developmental history of the Property, and for the presence of documentation relative to USTs. No UST documents were on file. However, available records indicated that the Property was developed with the current building in 1983 and is zoned as a Downtown General Commercial (C-3-G) District.

4.2.4 Other Agencies

No other agencies were contacted for information pertaining to hazardous material storage on the Property.

4.3 Physical Setting Sources

4.3.1 Topography

The United States Geological Survey (USGS), Any City North Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1995. Based on a review of the topographic map, the Property is located on relatively flat ground that is approximately 50 feet above mean sea level (MSL). The contour lines also indicate that the Property is sloping radially to the east/southeast. No surface water is depicted as present on the Property and/or on the adjoining and/or adjacent Properties. No production wells or other significant surface features are depicted on the USGS map.
4.3.2 Soils/Geology

According to the EDR report, the soil beneath the Property consist of Urban Land soils with very slow infiltrations rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

According to the Soil Survey of Any City County, Any State provided by the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) at their website: www.websoilsurvey.nrcs.usda.gov. The soil(s) beneath the Property is composed of the following soil type(s): Urban Land (131).

The geology of the Property is summarized in the following table:

<table>
<thead>
<tr>
<th>Geology:</th>
<th>Quaternary sand deposits, unit 1 (coastal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source:</td>
<td>Geologic Map of Any State, dated 1977 via Google Earth</td>
</tr>
</tbody>
</table>

4.3.3 Hydrology

Information specific to the Property regarding the depth to groundwater and direction of groundwater flow was not available for the Property. According to information obtained from the Soil Survey of Any County, Any State USDA, NRCS website: www.websoilsurvey.nrcs.usda.gov, the depth to the high groundwater table is estimated to be greater than 80-inches below the ground surface. The contour lines also indicate that the Property is sloping radially to the east/southeast. The nearest water body is Any City Bay, which is located approximately 7,600 feet to the east. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed on the Property during this assessment.

According to available information, the SFPUC serves the Property and/or vicinity. The Property does not utilize the groundwater directly beneath the Property for domestic and/or commercial purposes.

4.3.4 Flood Zone Information

According to written information (letter dated July 24, 1985) received from the City of Any City Planning Department; the Federal Emergency National Flood Insurance Program (FEMA) agency responsible for managing the Flood Insurance Program has not identified any flood hazard areas in the City and County of Any City and as a result, the City is not participating in the National Flood Insurance program.

4.3.5 Oil and Gas Exploration

There were no oil or gas wells observed on the Property. In addition, based on a review of USGS Topographic Map(s), no oil and/or gas wells were depicted as being located on the Property, or on an adjoining Property.

4.4 Historical Use Information on the Property

The present-day improvements at the Property were constructed in 1983. Review of available historical documentation indicates that the prior use of the Property consisted of a residential and commercial buildings dating back to 1887, commercial use from the 1910’s to the mid 1960’s, and a parking lot from the mid 1960’s to 1983 when the Property was developed with the present-day office building. The following sections summarize the findings of NDDS’s historical research.
4.4.1 Aerial Photographs

Available aerial photographs dated 1946, 1956, 1965, 1980, 1987, 1993, and 1998, obtained from EDR, and were reviewed for this ESA. Copies of select aerial photographs are included in the appendices of this report. The photographs are discussed below:

Date: 1946
Scale: 1”=655’
Description: Property: The Property is shown with one commercial building.  
North: Main Street with commercial buildings beyond  
South: Stevenson Street with commercial buildings beyond  
East: Commercial building  
West: Commercial building

Date: 1956
Scale: 1”=655’
Description: Property: The Property is shown with one commercial building.  
North: Main Street with commercial buildings beyond  
South: Stevenson Street with parking a lot beyond  
East: Commercial building  
West: Commercial building

Date: 1965
Scale: 1”=333’
Description: Property: The Property is shown to be a parking lot.  
North: Main Street with commercial buildings beyond  
South: Stevenson Street with parking a lot beyond  
East: Commercial building  
West: Parking lot and commercial building

Date: 1980
Scale: 1”=541’
Description: Property: The Property is shown to be a parking lot.  
North: Main Street with commercial buildings beyond  
South: Stevenson Street with parking a lot beyond  
East: Commercial building  
West: Parking lot and commercial building

Date: 1987
Scale: 1”=690’
Description: Property: The Property is shown to be under development.  
North: Main Street with commercial buildings beyond  
South: Stevenson Street with parking a lot beyond  
East: Commercial building  
West: Parking lot and commercial building

Date: 1993
Scale: 1”=666’
Description: Property: The Property is shown with a commercial building
generally similar to the present-day configuration.

**North:** Main Street with commercial buildings beyond

**South:** Stevenson Street with parking a lot beyond

**East:** Commercial building

**West:** Parking lot and commercial building

**Date:** 1998

**Scale:** 1" = 666'

**Description:** The Property is shown with a commercial building generally similar to the present-day configuration.

**North:** Main Street with commercial buildings beyond

**South:** Stevenson Street with parking a lot beyond

**East:** Commercial building

**West:** Parking lot and commercial building

### 4.4.2 Sanborn Fire Insurance Maps

Sanborn Maps were originally created for assessing fire insurance liability in urbanized areas throughout the United States. The maps include detailed records regarding town and building information in approximately 12,000 U.S. towns and cities from 1867 to 1970, and have become a valuable tool for historical researchers. From an environmental standpoint the map collection is a useful aid in documenting historical property developments of environmental concern such as dry cleaning facilities, gas stations, manufacturing plants, etc.

NDDS ordered historical fire insurance maps of the Property from EDR. Sanborn Fire Insurance maps dated 1887, 1913, 1949, 1950, 1970, 1974, 1984, 1988 and 1990 were available for review, and were provided by EDR/Sanborn:

**Date:** 1887

**Description:** The 1887 Sanborn Map depicts the Property as residential and commercial buildings. The north adjoining property is not shown. The east adjoining property included residential and commercial buildings. Stevenson Street is depicted bordering the Property to the south with residential buildings beyond. The west adjoining property is depicted as residential buildings.

**Date:** 1913

**Description:** The 1913 Sanborn Map depicts the Property as a portion of a commercial building and un-occupied land. The north adjoining property is not shown. The east and west adjoining property is depicted with no structures. The south adjoining property is depicted as Stevenson Street, a publishing company, and vacant land.

**Date:** 1949

**Description:** The 1949 Sanborn Map depicts the Property as developed with commercial buildings. The north adjoining property is not shown. The east adjoining property is depicted as commercial buildings. The south adjoining property is depicted as Stevenson Street and vacant land. The west adjoining property is depicted as a market.
Date: 1950
Description: The 1950 Sanborn Map depicts the Property and the adjoining properties as in the 1949 map.

Date: 1970
Description: The 1970 Sanborn Map depicts the Property as a parking lot. The north adjoining property is not shown. The east adjoining property is depicted as commercial offices. The south adjoining property is depicted as Stevenson Street and vacant land. The west adjoining property is depicted as a hotel.

Date: 1974
Description: The 1974 Sanborn Map depicts the Property and the adjoining properties as in the 1970 map.

Date: 1984
Description: The 1984 Sanborn Map depicts the Property as an office building. The north adjoining property is not shown. The east adjoining property is depicted as vacant. The south adjoining property is depicted as Stevenson Street and vacant land. The west adjoining property is depicted as Trinity Plaza Apartments.

Date: 1988
Description: The 1988 Sanborn Map depicts the Property as an office building. The north adjoining property is not shown. The east adjoining property is depicted as an office building. The south adjoining property is depicted as Stevenson Street and vacant land. The west adjoining property is depicted as Trinity Plaza Apartments.

Date: 1990
Description: The 1990 Sanborn Map depicts the Property and the adjoining properties as in the 1988 map.

4.4.3 City Directories
NDDS reviewed historical city directories at the Any City Public Library. Directories available at the library included the years 1964 through 1982. However, the prior Phase I ESA report, reviewed during the course of this assessment, reference city directories dating back to 1948, and as recent as 2004. City directories findings are presented in the following table:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ON-SITE</th>
<th>ADJOINING PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1948-1949</td>
<td>No listing</td>
<td>North – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – no listing</td>
</tr>
<tr>
<td>1955</td>
<td>Sommers General Merchandise</td>
<td>North – Bukers Pet Store (1160 Main)</td>
</tr>
<tr>
<td>YEAR</td>
<td>ON-SITE</td>
<td>ADJOINING PROPERTIES</td>
</tr>
<tr>
<td>------</td>
<td>------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td></td>
<td>(1155 Main)</td>
<td>East – Robinson Dentist, Producers Co-op, Pac Tel, Artists Tailors Union (1151 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – no listing</td>
</tr>
<tr>
<td>1960</td>
<td>Vacant (1155 Main)</td>
<td>North – Vacant (1160 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – Producers Co-op, School of Dancing, Pac Tel, Amalgamated Motor Coach Union, Greyhound Employees Credit Union (1151 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – no listing</td>
</tr>
<tr>
<td>1966</td>
<td>No listing</td>
<td>North – Bay Bridge Loan and Pawn (1160 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – Amalgamated Transit (1151 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – no listing</td>
</tr>
<tr>
<td>1971</td>
<td>Center Auto Parks (1155 Main)</td>
<td>North – Bay Bridge Loan and Pawn (1160 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – Vacant (1151 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – no listing</td>
</tr>
<tr>
<td>1976</td>
<td>No listing</td>
<td>North – XXXX (1160 Main)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – Hope Robins Salon, J. Long, Town House Hotel</td>
</tr>
<tr>
<td>1979</td>
<td>No listing</td>
<td>North – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – Apartments (1169 Main)</td>
</tr>
<tr>
<td>1983</td>
<td>No listing</td>
<td>North – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West – Apartments (1169 Main)</td>
</tr>
<tr>
<td>1988</td>
<td>CT Corporation Systems, Continental Savings and Loan, Hetch Hetchy Project, Nortin Title Co., Any City City Hetch Hetchy</td>
<td>North – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East – no listing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South – no listing</td>
</tr>
</tbody>
</table>
4.4.4 Additional Historical Record Sources

No additional environmental record sources were reviewed for this ESA.

4.4.5 Prior Assessment Reports

NDDS reviewed a prior Phase I Environment Site Assessment (ESA) report, prepared by Fidelity Due Diligence Services (FDDS), dated April 14, 2011, entitled Public Utilities Commission Building, 1155 Main Street, Any City, Any State. The prior FDDS Phase I ESA did not identify RECs in connection with the Property. FDDS did not have recommendations for further investigations; however, FDDS did recommended an Asbestos Operation and Maintenance Programs for suspect asbestos containing materials observed at the Property. Note: Select sections of the prior report were incorporated into this report.

4.5 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North: The north adjoining property has been in use as Main Street and the United Nations Plaza since at least 1946.

South: The south adjoining property has been in use as Stevenson Street beyond which was residential in the late 1880s, commercial and vacant in the early 1910s, and commercial to the mid-1940s. The south adjoining property was Stevenson Street and a parking lot from the mid-1940s to present.
**East:** The east adjoining property was residential and commercial in the late 1880s, vacant in the early 1910s, and in commercial use in the late 1940s. The east adjoining property continued in commercial use from the 1940s to present.

**West:** The west adjoining property was residential in the late 1880s, vacant in the early 1910s, and a market in the late 1940s. From at least the mid-1960s to the mid-1970s the west adjoining property was a parking lot and hotel. The hotel was converted to apartments in the mid-1970s.
5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Michael K. Stewart, Senior Project/Client Manager with NDDS conducted a site reconnaissance of the Property on November 28, 2012. The weather at the time of the site visit was cloudy skies with temperatures in the mid 60’s. Mr. Stewart was escorted by Mr. Joe Smith, Site Manager while on the Property. On-site limiting conditions were discussed in Section 1.4.

5.2 General Site Setting

The Property is located in an urban area in downtown Any City, along the southeast side of Main Street, northeast of its intersection with Eighth Street. The Property generally consists of one irregularly shaped parcel of land that totals approximately 0.33 acres, or 14,527 square feet.

The Property is improved with one 11-story commercial office building, with a basement, and totals approximately 158,998 square feet. The building was constructed during 1983, and is a steel-framed superstructure with a combination of architectural precast concrete walls, and glazed aluminum windows. The roof is generally low-sloped and consists of a modified bitumen membrane that is covered with stone ballast. The building generally occupies the entire site with limited parking in the basement level. The Any City Public Utilities Commission is the primary tenant, with two small retail spaces on the first floor including an estimated 400 square feet vacant space, and a 200 square feet occupied retail space. The property is currently known as the Any City Public Utilities Commission Building.

The Property is situated within an urban area in downtown Any City, Any State. The property is bound to the north by Main Street and the United Nations Plaza; to the east by Trinity Properties commercial office building (1145 Main Street); to the south by Stevenson Street and a parking lot; and, to the west by a parking lot and Trinity Plaza Apartments (1169 Main Street).

The Property is currently utilized as a high-rise office building, and is zoned as a Downtown General Commercial (C-3-G) District by the City of Any City, and is considered legally conforming in its current use.

SFPUC supplies drinking water to the Property from their municipal distribution system. Sanitary discharges from the Property are discharged into the municipal sanitary sewer system operated by SFPUC. PG&E provides the electricity and natural gas. Solid waste is collected by the City of Any City.

5.3 Exterior Observations

5.3.1 Solid Waste Disposal

Solid waste on the Property is collected in commercial dumpsters, situated at the rear of the building in the loading dock area. The solid waste is collected regularly by the City of Any City, and is deposited at a local municipal landfill. The dumpsters were noted to contain miscellaneous cardboard and domestic trash at the time of the Property reconnaissance and no indication of potentially hazardous material disposal was noted during NDDS’s reconnaissance.

5.3.2 Surface Water Drainage

Surface water drainage from the Property is via sheet flow to surface and curb drains.
5.3.3 Wells and Cisterns
No wells and/or cisterns were observed.

5.3.4 Wastewater
No indications of industrial wastewater disposal or treatment facilities were observed during the on-site reconnaissance.

5.3.5 Additional Site Observations
No additional site observations were noted.

5.4 Interior Observations
Interior elements generally consisted of ceramic tiles, and carpet in the lobby and elevator areas; while, the tenant areas generally consisted of vinyl flooring and carpets. The interior walls consisted of wall papered and painted gypsum drywall systems. The ceilings were a combination of painted gypsum drywall systems and ceiling panels.

5.5 Potential Environmental Conditions

5.5.1 Hazardous Materials and Petroleum Products Used or Stored at the Site
The bulk products used and/or formerly used at the Property are listed below:

<table>
<thead>
<tr>
<th>Container</th>
<th>Location</th>
<th>Type</th>
<th>Capacity (Gallons)</th>
<th>Active/Inactive</th>
<th>Product</th>
<th>Secondary Containment</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>AST</td>
<td>Basement/ Fire Riser Room</td>
<td>Steel</td>
<td>~70</td>
<td>Active</td>
<td>Diesel</td>
<td>No</td>
<td>Operational</td>
</tr>
<tr>
<td>Belly Tank</td>
<td>Penthouse</td>
<td>Steel</td>
<td>~50 to ~75</td>
<td>Active</td>
<td>Diesel</td>
<td>Yes</td>
<td>Operational</td>
</tr>
</tbody>
</table>

No leaks, spills, stains, or odors were observed in the vicinity of the ASTs.

5.5.1.1 Unlabeled Containers and Drums
No unlabeled containers or drums were observed, or reported during interviews.

5.5.1.2 Disposal Locations of Regulated/Hazardous Waste
No disposal locations are required at this time.

5.5.2 Evidence of Releases
No evidence of a release(s) was observed during the course of this assessment.

5.5.3 Polychlorinated Biphenyls (PCBs)
Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “Non-PCB” transformer
- 50 ppm-500 ppm – “PCB-Contaminated” electrical equipment
• Greater than 500 ppm – “PCB” transformer

Electrical service is provided by PG&E and is delivered to the building from a utility-owned transformer located within an underground vault located outside the building along the Southeast corner of the Property along Stevenson Street. NDDS was not provided access to the power-company owned vault.

No other electrical equipment expected to contain PCBs was observed on the Property during NDDS’s reconnaissance.

5.5.4 Landfills

No evidence of on-site landfilling was observed, or reported during interviews.

5.5.5 Pits, Ponds, Lagoons, Sumps and Catch Basins

No evidence of on-site pits, ponds or lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for storm water removal, was observed, or reported during interviews.

5.5.6 On-Site Aboveground and Underground Storage Tanks (ASTs and USTs)

No evidence of USTs was observed during the site reconnaissance, or reported during interviews. All of the ASTs observed were discussed in Section 5.5.1 above.

5.5.7 Radiological Hazards

No evidence of radiological hazards were observed, or reported during interviews.

5.5.8 Drinking Water

The Property is connected to the SFPUC public water system. According to the SFPUC Website: www.ci.sf.ca.us; the 2011 Water Quality Report, the drinking water supplied to the site is within state and Federal standards, including lead and copper.

5.5.9 Additional Hazard Observations

No additional hazards were observed, or reported during interviews.

5.5.10 Asbestos-Containing Materials (ACM)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer, or mesothelioma.

The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1980, and have not been appropriately tested are identified as “suspect asbestos-containing material” (SACM). In addition, constructed materials, which contained SACMs were in
construction warehouse post 1980, and were known to have been used in building construction until at least 1990.

The Property building was constructed during 1930. NDDS has conducted a limited, visual evaluation of accessible areas for the presence of suspect asbestos containing materials (ACMs) at the Property. The objective of this visual survey was to note the presence and condition of SACM observed. Vinyl flooring, textured ceiling materials/drywall systems, joint compound, drop ceiling panels, and TSI were observed in the areas observed with no significantly damaged SACMs observed. Please refer to the table below for identified SACMs:

<table>
<thead>
<tr>
<th>SACM</th>
<th>Location</th>
<th>Friable Yes/No</th>
<th>Physical Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsum Drywall Systems</td>
<td>Throughout Interior of the Building</td>
<td>No</td>
<td>Good</td>
</tr>
<tr>
<td>Joint Compounds</td>
<td>Throughout Interior of the Building</td>
<td>No</td>
<td>Good</td>
</tr>
<tr>
<td>Square Floor Titles with Mastic</td>
<td>Throughout Interior of the Building</td>
<td>No</td>
<td>Good</td>
</tr>
<tr>
<td>Spray and Cement Mortar Applied Insulation</td>
<td>Throughout Interior of the Building</td>
<td>Yes</td>
<td>Good</td>
</tr>
<tr>
<td>TSI</td>
<td>Throughout Interior of the Building</td>
<td>No</td>
<td>Fair/Good</td>
</tr>
</tbody>
</table>

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of SACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or SACM are present at the Property. Additional sampling, inspection, and evaluation will be warranted for any other use.

NDDS was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and SACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

5.5.11 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings
through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer.

To satisfy the requirements of the Client, an evaluation of radon potential was performed utilizing the research results available from the USEPA. The USEPA has designated three zones depending on radon potential. Zone 1 is an area with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). Zone 2 are areas with average predicted indoor radon concentration of 2.0 - 4.0 pCi/L, and Zone 3 are those areas with an average predicted indoor radon concentration in residential dwellings below 2.0 pCi/L.

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. A review of the USEPA Map of Radon Zones for Any State places the Property in Zone 2.

5.5.12 Lead-Based Paint

Lead is a highly toxic metal that affects virtually every system of the body. While adults can suffer from excessive lead exposures, the groups most at risk are fetuses, infants and children under six. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X”, to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on lead-based paint (LBP) and LBP hazards before the sale or lease of most housing built before 1978. Sellers, Landlords, and their agents are responsible for providing this information to the buyer or renter before sale or lease.

According to Section 1017 of Title X, “LBP hazard is any condition that causes exposure to lead from lead-contaminated dust; bare, lead-contaminated soil; or LBP that is deteriorated or intact LBP present on accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.” Therefore, under Title X intact lead-based paint on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by weight) or more of lead.

Based upon the date of construction 1983, lead-based paint is not expected to be present. In addition, all painted surfaces were observed to be in good condition, with no signs of peeling or flaking.

5.5.13 Mold Evaluation

As part of this assessment, NDDS performed a limited visual inspection for the conspicuous presence of suspect mold growth. A class of fungi, molds has been found to cause a variety of health problems in humans, including allergic, toxicological and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoor, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water
accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours; and
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

NDDS observed the accessible interior areas of the Property building for the presence of conspicuous suspect mold or observed water intrusion or accumulation. NDDS did note the conspicuous visual or olfactory indications of the presence of water intrusion and suspect mold growth in the lower level (i.e. pipe insulation and the gypsum drywall system).

This activity was not designed to discover all areas, which may be affected by mold growth on the Property. Rather, it is intended to give the Client an indication as to whether or not conspicuous (based on observed areas) suspect mold growth is present at the Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls or ceilings.
6.0 CURRENT USE OF ADJOINING PROPERTIES

During the vicinity reconnaissance, NDDS observed the following land use on properties in the immediate vicinity of the Property.

**North:** Trinity Properties commercial office building (1145 Main Street)

**South:** Stevenson Street with a parking garage/high-rise residential building beyond

**East:** Pedestrian stairs entrance to the Civic Center BART underground station and Main Street with United Nations Plaza beyond

**West:** Trinity Plaza Apartments (1169 Main Street)

6.1 Storage Tanks

USTs/ASTs on adjoining/adjacent properties are discussed in Section 4.1.

6.2 Transformers/PCBs

NDDS did not observe electrical transformers on the adjoining/adjacent properties during the November 28, 2012, site reconnaissance.

6.3 Petroleum Products/Hazardous Materials

A limited reconnaissance of adjoining/adjacent properties did not indicate the improper use, storage or handling of petroleum products and/or hazardous materials.
7.0 INTERVIEWS

7.1 Interview with Owner
The owner was not available for an interview at the time of the site reconnaissance.

7.2 Interview with Site Manager
The site manager (Mr. Joe Smith) provided only generally property information, and did not know of any environmental issues concerning the property.

7.3 Interview with Occupants
Not Applicable

7.4 Interview with Local Government Officials
- Any City Fire Department
- Any City Planning Department
- Any City County Tax Assessor’s Offices Office

7.5 Interview with Others
- No other persons were interviewed as part of this assessment.
8.0 FINDINGS AND CONCLUSIONS

8.1 Findings

8.1.1 On-Site Recognized Environmental Conditions
No on-site RECs were identified during the course of this assessment.

8.1.2 Off-Site Recognized Environmental Conditions
No off-site RECs with the potential to adversely impact the Property were identified during the course of this assessment.

8.1.3 Previously Resolved Recognized Environmental Conditions
No previously resolved recognized environmental conditions were identified in connection with the Property during the course of this assessment.

8.1.4 De Minimis Environmental Conditions
No de minimis environmental conditions were observed during the course of this assessment.

8.2 Opinion
No on-site RECs were identified, and no off-site RECs with the potential to adversely impact the Property were identified during the course of this assessment; however, an item of environmental concern was noted, and is discussed below.

8.3 Conclusions
NDDS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Any City Public Utilities Commission Building, located at 1155 Main Street, in Any City, Any State, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. However, the following item of environmental concern was noted:

- Due to the age (1983) of the Property building, there is a potential that SACMs are present. Overall, all SACMs were observed to be in good to fair condition. SACMs were observed throughout the building with the majority of the SACMs being gypsum drywall systems, joint compounds, square floor titles with mastic, ceiling panels, spray and cement mortar applied insulation, and TSI. Further, should renovations or demolition be required, the identified SACMs would need to be sampled in order to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

8.4 Recommendations
Based on the conclusions of this assessment, NDDS recommends the following:

- According to the EPA, ACM that is in good condition can, in general, be managed safely in place under Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition or deteriorating material condition. Prior to any disturbance of construction materials within this facility, a comprehensive ACM survey is recommended.
8.5 Deviations

This Phase I ESA substantially complies with ASTM 1527-05, except for exceptions and/or limiting conditions as discussed in Section 1.4.
9.0 REFERENCES

Reports, Plans and Other Documents Reviewed:


Environmental Data Resources, Incorporated (EDR), 440 Wheelers Farms Road, Milford, Connecticut, *Radius Map Report with Geocheck*, EDR ID 3461315.1s dated November 21, 2012

Prior Phase I ESA report, prepared by Fidelity Due Diligence Services (FDDS), dated April 14, 2011, and entitled “Any City Public Utilities Commission Building”, 1155 Main Street, Any City, Any State

US Environmental Protection Agency, Map of Radon Zones

Agencies Contacted:

*City/County*

Any City Fire Department

Any City Planning Department

Any City County Tax Assessor’s Offices Office

*State of Any State*

The Any State Environmental Protection Agency and its Sub-agencies
10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

Michael K. Stewart
Senior Project/Client Manager

Gregory A. Tan
Vice President

Ronnie Long, C.E.M.
Senior Client Manager/Assessments Coordinator
11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the Property.

Resumes for the Environmental Professionals involved in this project are included in Appendix G.
FIGURES

SAMPLE
SITE LOCATION MAP

Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250

Not To Scale

FIGURE 1
TAX MAP

Not To Scale

FIGURE 4
APPENDIX A

SITE PHOTOGRAPHS

SAMPLE
<table>
<thead>
<tr>
<th>Photo</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>North side of the building, street view</td>
</tr>
<tr>
<td>2.</td>
<td>North side of the building, upper stories</td>
</tr>
<tr>
<td>3.</td>
<td>Roof, Penthouse structure</td>
</tr>
<tr>
<td>4.</td>
<td>Typical elevator hoist</td>
</tr>
<tr>
<td>5.</td>
<td>Typical Centrifugal Chiller</td>
</tr>
<tr>
<td>6.</td>
<td>Small cooling tower</td>
</tr>
</tbody>
</table>

**SITE PHOTOGRAPHS**

Public Utilities Building  
1155 Main Street  
Any City, Any State  
NDDS Project No: 12-0250
SITE PHOTOGRAPHS
Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250
Photo 13. Typical egress stairway

Photo 14. Typical tenant corridor

Photo 15. Typical unoccupied tenant space

Photo 16. Typical occupied tenant space

Photo 17. Typical restroom w/sinks & fixtures

Photo 18. Typical ADA stall w/toilet & fixtures

SITE PHOTOGRAPHS

Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250
Photo 19. Typical electrical room

Photo 20. Typical fire panel

Photo 21. Typical fire riser

Photo 22. Typical fire riser inspection label

Photo 23. Typical fire extinguisher & inspection tag

Photo 24. Typical elevator cab control panel

SITE PHOTOGRAPHS

Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250
## SITE PHOTOGRAPHS

<table>
<thead>
<tr>
<th>Photo 25.</th>
<th>Typical elevator cab interior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo 26.</td>
<td>Typical elevator lobby</td>
</tr>
<tr>
<td>Photo 27.</td>
<td>Elevator #1, basement/garage access</td>
</tr>
<tr>
<td>Photo 28.</td>
<td>Elevator pit room</td>
</tr>
<tr>
<td>Photo 29.</td>
<td>Fire riser pump room</td>
</tr>
<tr>
<td>Photo 30.</td>
<td>Diesel AST for the fire riser emergency generator</td>
</tr>
</tbody>
</table>

---

**SITE PHOTOGRAPHS**

<table>
<thead>
<tr>
<th>Public Utilities Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>1155 Main Street</td>
</tr>
<tr>
<td>Any City, Any State</td>
</tr>
<tr>
<td>NDDS Project No: 12-0250</td>
</tr>
</tbody>
</table>

---

**NDDS**

National Due Diligence Services
Photo 31. Site Manager/maintenance room

Photo 32. Typical ADA space, basement parking garage

Photo 33. Typical adjacent property to the north

Photo 34. Adjoining property to the east

Photo 35. Adjoining property to the south

Photo 36. Adjoining property to the west

SITE PHOTOGRAPHS

Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250

NDDS
National Due Diligence Services
APPENDIX B

HISTORICAL RESEARCH DOCUMENTATION
EXHIBIT B-1
AERIAL PHOTOGRAPHS
EXHIBIT B-2
FIRE INSURANCE MAPS

SAMPLE
SANBORN MAP

Date: 1950
Scale: Not To Scale

Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250

Property

The Sanborn Library, LLC
Public Utilities Building
1155 Main Street
Any City, Any State
NDDS Project No: 12-0250

Date: 1984
Scale: Not To Scale

Property
APPENDIX C

REGULATORY RECORDS DOCUMENTATION
EXHIBIT C-1
MAPPED DATABASE REPORT
### RECORD OF COMMUNICATION

**Site Name:** Any City Public Utilities Commission Building  
**Location:** Any City, ANY STATE

**Communication with:** Larry Mason  
Of: Any City Public Utilities Commission Building

**Location:** Any City, ANY STATE  
Phone: 

**Communication via:** In person  
Recorded By: MStewart  
Of: NDDS

**At:** Various  
On: Various

**Re:** ESA  

**Summary of Communication:** Provided site access

**Conclusions/Required:** None

### RECORD OF COMMUNICATION

**Site Name:** Any City Public Utilities Commission Building  
**Location:** Any City, ANY STATE

**Communication with:** Tax Assessor  
Of: Any City County

**Location:** Any City, ANY STATE  
Phone: 

**Communication via:** Online  
Recorded By: MStewart  
Of: NDDS

**At:** Various  
On: Various

**Re:** Property size, age and construction details  

**Summary of Communication:** Obtained Property data

**Conclusions/Required:** No environmental concerns were noted

### RECORD OF COMMUNICATION

**Site Name:** Any City Public Utilities Commission Building  
**Location:** Any City, ANY STATE

**Communication with:** Building Department  
Of: City of Any City

**Location:** Any City, ANY STATE  
Phone: 

**Communication via:** Telephone  
Recorded By: MStewart  
Of: NDDS

**At:** Various  
On: Various

**Re:** Property Development  

**Summary of Communication:** Obtained Property data

**Conclusions/Required:** None

### RECORD OF COMMUNICATION

**Site Name:** Any City Public Utilities Commission Building  
**Location:** Any City, ANY STATE

**Communication with:** Fire Department  
Of: City of Any City

**Location:** Any City, ANY STATE  
Phone: 

**Communication via:** Telephone  
Recorded By: MStewart  
Of: NDDS

**At:** Various  
On: Various

**Re:** Hazardous material violations and code violations  

**Summary of Communication:** Information pending

**Conclusions/Required:** None
ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Site Contact: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call NDDS/ASM. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in NDDS/ASM’s report.

1. PROPERTY INFORMATION:

Property Name:

Property Address:

City            State            Zip

Assessor’s Parcel Number:

2. COMPLETED BY

Signature          Date

Printed Name          Title

3. ASTM-REQUIRED INQUIRIES

Property Owner:
Name:          Phone:          Fax:

Key Site Manager (Site contact):
Name:          Phone:          Fax:

If not residential Property, please provide list of tenants, including contact names and phone numbers.

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please document along with completed questionnaire to NDDS/ASM

Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please document along with completed questionnaire to NDDS/ASM

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

Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase

Please return completed form and any attachments to:
American Surveying and Mapping Inc., Corporate Headquarters – 3191 Maguire Blvd., Ste: 200
Orlando FL 32803
Telephone: 407-425-7979  Fax: 407-426-9741

ASM-NDDS Phase I ESA Presurvey questionnaire Feb 2012
| Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property? | ☐ Yes ☐ No |
| Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? | ☐ Yes ☐ No |

**Please attach explanation of all affirmative answers.**

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

---

### 4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

| Legal description/ boundary survey/ plat available (please send to NAC if “yes”) | ☐ Yes ☐ No |
| Total Property Size | |
| Total number of buildings | |
| Total square footage of buildings | |
| Date of construction | |
| Dates of significant renovation | |
| Waste water discharge | ☐ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other |
| Potable water source | ☐ Community Water Supplier ☐ On-site well ☐ Other |

Please describe prior use of property, if known:
5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

INVESTIGATION TYPE
If yes, please describe conclusions, and attach copy of report(s)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 ESA</td>
<td></td>
</tr>
<tr>
<td>Phase 2 ESA</td>
<td></td>
</tr>
<tr>
<td>Tank Tightness Testing</td>
<td></td>
</tr>
<tr>
<td>Asbestos Survey/ O&amp;M</td>
<td></td>
</tr>
<tr>
<td>Radon</td>
<td></td>
</tr>
<tr>
<td>Lead-based Paint</td>
<td></td>
</tr>
<tr>
<td>Lead in Water</td>
<td></td>
</tr>
<tr>
<td>Operations &amp; Maintenance Plan(s)</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
<th>If yes, please describe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Stored Chemicals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Underground Storage Tanks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Aboveground Storage Tanks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Spills or Releases</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Dump Areas/ Landfills</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Waste Treatment Systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Clarifies/ Separators</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Air stacks/ Vents/ Odors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Floor Drains/ Sumps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Stained Soil/ Impacted Vegetation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. On-site OWNED Electrical Transformers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Hydraulic lifts/ Elevators</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Dry Cleaning Operations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Wetlands/ Flooding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Oil/ Gas/ Water/ Monitoring Wells</td>
<td></td>
<td></td>
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<tr>
<td>16. Environmental Cleanups</td>
<td></td>
<td></td>
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<tr>
<td>17. Environmental Permits</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Industrial Discharge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) POTW (NPDES)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If yes, please describe and ATTACH ALL COPIES of permits.
Please attach last three waste manifests.
Are you aware of any of the following conditions, either past or present, on the site?

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
<th>If yes, please describe</th>
</tr>
</thead>
<tbody>
<tr>
<td>c) Hazardous Waste Generator</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>d) Air Quality</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>e) Flammable Materials</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>f) AST/UST</td>
<td>[ ] Yes [ ] No</td>
<td></td>
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<tr>
<td>g) Waste Manifest(s)</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>h) Other</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
</tbody>
</table>

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?

<table>
<thead>
<tr>
<th>Condition</th>
<th>Response</th>
<th>If yes, please describe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gasoline Stations</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaners</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>Industrial Uses</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX E

CLIENT PROVIDED DOCUMENTATION
APPENDIX F

OTHER SUPPORTING DOCUMENTATION
APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS
Gregory A. Tan

Education:
- B.S Architecture, University of Santo Tomas, Manila, Philippines
- B.S. Civil Engineering, University of Santo Tomas, Manila, Philippines

Licenses/Registrations:
- California Contractor’s License B455977 (inactive)
- Registered Environmental Assessor 06730 (REA)

Years of Experience: 35 years

Summary of Professional Experience

Mr. Tan has more than 35 years of experience in all phases of architectural, engineering and construction principles, practices and management. He has expertise in the traditional environment of general construction, as well as real estate finance. He has demonstrated success integrating project management skills with risk recognition and liability management. He successfully developed and implemented project controls and due diligence policy guidelines in support of commercial real estate lending and acquisitions.

Prior to his tenure at National Assessment Corporation and LandAmerica Assessment Corporation, Mr. Tan was Vice President and Chief Engineer of the Real Estate Engineering Department at Bank of California for more than seven years, preceded by another four years with First Interstate Bank of California in a similar capacity. During this period, he successfully developed and implemented project controls and due diligence policy guidelines in support of the real estate lending and credit departments.

In addition, he established the Property Condition Assessment, Construction Cost Analysis, and Environmental Services sections of the Bank and was responsible for developing and implementing the real estate risk management policy for the Bank.

Experience

BANK OF CALIFORNIA
1989-1997

Vice President and Chief Engineer

- Performed construction cost analysis of projects ranging from $1 million to $200 million to determine budget adequacy and distribution as well as conformance to plans and specifications.
- Managed on-site construction progress monitoring and enforced fund control procedures on several multimillion real
estate construction loans including the $300 million Towson Town Center Shopping Mall expansion located in Towson, Maryland.

- Managed and conducted Physical Condition Assessments on properties during pre-foreclosure proceedings for the Supervised Assets Department of the bank. Provided cost estimates for properties requiring deferred maintenance, structural as well as code compliance deficiencies and other repairs and replacement recommendations.

**Regional Principal**

**Director of Real Estate Engineering Services (REES)**

- Developed program documents to support property condition assessment, seismic risk assessment and construction loan servicing scopes of work and report template formats.
- Conducted and managed several hundred due diligence Environmental Site Assessments, Property Condition Assessments and Seismic Risk Assessments for commercial real estate properties specializing in Class A office buildings.

**Vice President**

**National Client Manager**

- Provided highest possible servicing of clients which included regular service calls and meetings, timely updates of active projects and ensured prompt delivery of reports.
- Performed follow up interviews with clients to obtain evaluation of services provided and develops processes for improvement as needed.

**AFFILIATIONS**

Association of Asian American Architects and Engineers
Construction Specifications Institute (CSI) Associate Member
Filipino American Chamber of Commerce of Orange County
# Michael K. Stewart, Senior Project/Client Manager

**Years of Experience:** 26

## Education
- Bachelor of Arts Degree in Earth Sciences, University of North Carolina at Charlotte, 1990
- Associate of Science Degree in Pre-Agriculture, Chowan College, 1982
- Associate of Science Degree in Science, Chowan College, 1980
- Diploma, Freedom High School, 1978

## Professional Summary
Mr. Stewart has 26 years of experience in the environmental and engineering service industries. He has a strong background in petroleum, hazardous waste, and due diligence property assessments and is experienced with varied reporting standards, including ASTM, the EPA’s All Appropriate Inquiry (AAI), and customized client and state formats. Mr. Stewart is a certified AHERA Asbestos Building Inspector and Asbestos Management Planner. Mr. Stewart has also conducted numerous subsurface investigations at Hazardous Waste and Petroleum Underground Storage Tank (UST) Sites.

## Relevant Project Experience
**Petroleum Underground Storage Tank Sites**
Managed numerous petroleum USTs closures at various locations throughout Virginia, North Carolina, South Carolina, Tennessee, and Georgia. The closures included both the removal and disposal of the USTs, and in-place abandonment. In addition, at sites where the USTs were determined to be leaking, Mr. Stewart has managed the follow up subsurface investigations that determined both the delineation of the horizontal and vertical extents of petroleum constituents. Mr. Stewart has also developed corrective action plans, and managed the installation and operation of remediation technologies for petroleum sites.

**Hazardous Waste Sites**
Managed numerous subsurface investigations at Hazardous Waste Sites at various locations throughout North Carolina, South Carolina, Tennessee, and Georgia. The investigations included the delineation of both the horizontal and vertical extents of chlorinated solvent constituents. Not with standing, Mr. Stewart has also developed corrective action plans, and managed the installation and operation of remediation technologies for Hazardous Waste Sites.

**Phase I Environmental Site Assessments**
Conducted numerous Phase I Environmental Site Assessments (ESAs)/AAIs) at various locations throughout the United States, the Virgin Islands, and on the Island of Anguilla. The ESAs include high-rise office buildings, large hotels, resorts, hospitals, assistant living facilities, multi-family residential apartments, strip malls, large shopping centers, golf courses, and vacant land.

**Property Condition Assessments**
Conducted numerous Property Condition Assessments (PCAs) at various locations throughout the United States and the Virgin Islands. The PCAs include high-rise office buildings, large hotels, resorts, assistant living facilities, multi-family residential apartments, strip malls, and large shopping centers.

## Specialized Education
Ronnie E. Long, C.E.M.
Senior Client Manager/Assessments Coordinator
Due Diligence and Assessment
National Due Diligence Services

Education: B.S. Agriculture, Missouri State University

Licenses/Registrations Certified Environmental Manager # EA-FQXH62DP
Environmental Assessment Association

Years of Experience: 14 years

Summary of Professional experience
Mr. Long has more than 14-years of experience in environmental investigation and assessment. He is an accomplished manager of numerous environmental assessment, remediation and monitoring projects with demonstrated knowledge of the principles, practices, technology, regulation and methods of environmental management and sustainability. Mr. Long has managed hundreds of Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) nationwide including service stations, dry cleaners, hotels, retail shopping centers, commercial offices, amusement parks, manufacturing plants, agricultural and residential properties.

His environmental background includes a detailed understanding of assessing risk associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon. Mr. Long has managed numerous subsurface investigations to assess the horizontal and vertical extent of soil and groundwater contamination as well as monitoring and reporting groundwater and surface water contamination.

EXPERIENCE

Environmental Specialist III

CITY OF ORLANDO
2000-2005
2008-2011

- Performed specialized technical field and office work involving research, environmental sampling and code enforcement activities to ensure compliance with local, state and federal environmental regulations and permit requirements
- Collected samples of stormwater, groundwater, surface water, sediments and biological specimens in accordance with State standard operating
procedures

- Interpreted, researched and compiled data to create technical reports and presentations
- Conducted inspections of construction sites, manufacturing facilities, restaurants, auto repair facilities and amusement parks and enforced state and local environmental codes and regulations
- Coordinated volunteers for lake cleanups, shoreline restoration and beautification projects
- Created educational materials, brochures, letters and oral presentations for the purpose of environmental outreach and education for students and general public

**Regional Manager**

- Managed subcontractors and staff for all phases of environmental assessment, property condition assessment, asbestos and lead investigations, remediation and monitoring projects.
- Wrote proposals, health and safety plans, monitoring reports, Phase I and Phase II Environmental Site Assessments (ESAs) and Transaction Screen Assessments (TSAs).
- Formulated estimates, created invoices, recorded transactions and collected payments
- Marketed JMK’s due diligence products to bankers, brokers and developers via cold calling, meeting presentations, proposals and letters
- Ensured quality assurance and quality control through proofreading and peer review

**Project Environmental Scientist**

- Executed necessary functions as Project Manager on Phase I and Phase II ESAs including proposal writing, preparing bids, coordinating laboratories and drillers, obtaining necessary permits and managing sampling staff and subcontractors
- Wrote, health and safety plans, monitoring reports, Phase I and Phase II Environmental Site Assessments (ESAs) and Transaction Screen Assessments (TSAs).
- Performed and supervised sampling of groundwater from monitoring wells and soils from hand augers, push probes, hollow stem augers and ground penetrating radar
- Interpreted data and reports and provided consultation and recommendations to clients

**AFFILIATIONS**

- Member and serves on Advisory Board for Keep Orlando Beautiful
- Member of the Florida Lake Management Society
- Member of the Florida Stormwater Association
- Member of the Environmental Assessment Association