

# EDR Environmental Disclosure Report

July 6, 2006

Property Information:

**GARY HEINDRICHS**  
**1051 PARKWAY ROAD**  
**SALINAS, CA 93905**

APN#: 004-123-011

Escrow#: 52103781

Provided by:

**GeoDisclosure** and  
*Natural Hazard Disclosure Reports* www.geodisclosure.com



The EDR Environmental Disclosure Report provides a search of certain databases of environmental information. Search distances and database descriptions are listed in the back of this report. The search is based on the property location provided to EDR.

## Summary

Environmental Summary for **1051 PARKWAY ROAD**. Detailed information is contained in the following report.

	<u>Found</u>	<u>Not Found</u>	<u>Database Category</u>
1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITES INVESTIGATED FOR CONTAMINATION
2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDFILLS AND WASTE PROCESSING SITES
3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CLANDESTINE DRUG LAB SITES

## Notice of Receipt

\_\_\_\_\_  
Transferrer (seller)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Transferee (buyer)

\_\_\_\_\_  
Date

### Disclaimer

NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES. PLEASE REVIEW THE DISCLAIMER, COPYRIGHT AND TRADEMARK NOTICE AT THE END OF THIS REPORT.

1

SITES INVESTIGATED FOR CONTAMINATION

Sites investigated for contamination are tracked by the government in a variety of databases. Database descriptions can be found in the back of this report.

Found Not Found

- No EPA Final Superfund Sites were identified within 1 mile.
No EPA Proposed Superfund Sites (CERCLIS) were identified within 1/2 mile.
No California Superfund Sites (Annual Work Plan) were identified within 1 mile.
No Confirmed Hazardous Substance Releases (CALSTITES) were identified within 1 mile.
No RCRA Corrective Action Sites were identified within 1 mile.
5 Leaking Underground Tanks were identified within 1/2 mile.

Table with 2 columns: LOCATION, Distance from Property. Rows include: FORMER BEACON SS, TOM LONG'S TIRE SERVICE, USA GASOLINE #215, JACK GROSSMAN WAREHOUSE, EXXON RAS 7-0258.

2

LANDFILLS AND WASTE PROCESSING SITES

Landfills and waste processing sites handle hazardous or municipal and industrial wastes. These sites may be associated with contamination, odors, and noise. Database descriptions can be found in the back of this report.

Found Not Found

- No Landfills and/or Waste Transfer Stations (SWIS) were identified within 1/2 mile.

### 3 CLANDESTINE DRUG LAB SITES

Contaminants at clandestine labs range from highly volatile organic solvents and semi-volatile organic solvents and semi-volatile organic compounds, to highly corrosive inorganic acids and bases. Database descriptions can be found in the back of this report.

Found   Not Found

   No [Clandestine Drug Lab Sites](#) were identified within 1/8 mile.

### 4 UNLOCATED SITES

Government records occasionally lack sufficient address information for some sites to be accurately plotted to an exact location. The following site(s) may or may not be in a close proximity to the target property. Records where EDR can identify the site status as "closed" or "no further action" are not included in the following list.

<u>Location</u>	<u>Database(s)</u>
no data.....700 N MAIN ST / HWY 101.....SALINAS.....	CDL

## EXPLANATION AND FOLLOW-UP DISCUSSION

Information in the EDR Environmental Disclosure Report is gathered from certain Government agencies and other sources. For each of the databases searched, the following section provides a:

- description of the database
- contact number and web site for more information (where available)
- distance on a map the data was searched

For more information contact:

GeoDisclosure  
P.O. Box 593  
Mount Hermon, CA 95041  
Phone: (831) 469-4438  
Email: [info@geodisclosure.com](mailto:info@geodisclosure.com)

1

### EXPLANATION: SITES INVESTIGATED FOR CONTAMINATION

#### EPA Final Superfund Sites Database (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For information about Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/sites/npl/index.htm>.

Source: Environmental Protection Agency  
Date of Government Version: 10/14/2005  
Search Distance in this report: 1 mile from Target Property

#### EPA Proposed Superfund Sites Database (CERCLIS)

CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For information about Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/action/law/cercla.htm>.

Source: Environmental Protection Agency  
Date of Government Version: 09/19/2005

Search Distance in this report: 1/2 mile from Target Property

### **California Superfund Sites Database (Annual Workplan Sites - AWP)**

A confirmed release site where the California Department of Toxic Substance Control (DTSC) is actively working to remediate, either in a lead role or support capacity. These sites are known as annual workplan sites and/or State Superfund sites. These sites are considered to pose the greatest threat to the public and the environment. These confirmed sites are generally high priority, high potential risk, and include military facilities, state "funded" or Responsible Party (RP) lead, and National Priorities List (NPL) sites.

For information about Annual Workplan Sites in this report, contact the: Department of Toxic Substances Control, Calsites Help Desk, 916-323-3400, <http://www.dtsc.ca.gov/ToxicQuestions/index.html>.

Source: California Environmental Protection Agency

Date of Government Version: 08/08/2005

Search Distance in this report: 1 mile from Target Property

### **Confirmed Hazardous Substance Releases Database (CALSTITES)**

The Department of Toxic Substances Control (DTSC) maintains an automated database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. This database is known as "CalSites."

For information about Confirmed Hazardous Substance Releases in this report, contact the: Department of Toxic Substances Control, Calsites Help, 916-323-3400, <http://www.dtsc.ca.gov/SiteCleanup/index.html>.

Source: Department of Toxic Substance Control

Date of Government Version: 08/08/2005

Search Distance in this report: 1 mile from Target Property

### **EPA Resource Conservation and Recovery Act Database (RCRAInfo)**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984.

The RCRAInfo system allows tracking of many types of information about the regulated universe of RCRA hazardous waste handlers. RCRAInfo characterizes facility status, regulated activities, and compliance histories and captures detailed data on the generation of hazardous waste.

Corrective Action Sites are RCRA sites with corrective action activity regarding hazardous waste. Treatment, Storage, and Disposal Sites treat, store, or dispose of hazardous waste. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

For more information about RCRA Corrective Action sites in this report, contact the Environmental Protection Agency at <http://www.epa.gov/osw/>

Source: Environmental Protection Agency

Date of Government Version: 10/13/2005

Search Distance in this report: 1 mile from Target Property

### **Leaking Underground Tanks Database (LUST)**

Leaking underground storage tanks are a significant source of petroleum impacts to groundwater and may pose the following potential threats to health and safety:

- Exposure from impacts to soil and/or groundwater;
- Contamination of drinking water aquifers;
- Contamination of public or private drinking water wells;
- Inhalation of vapors;

If a leak occurs, the owner or operator of the tank must report the leak to the local regulatory agency. Soil and/or groundwater assessment may be required by the lead regulatory agency.

Status field definitions:

- No Action

No action has been taken by the responsible party after the initial report of the leak.

- Leak Being Confirmed

A leak is suspected at a site (i.e. poor inventory records, water in the tank, vadose monitoring system in alarm, etc.) but has not been confirmed. Includes inspection of the excavation, and tank and appurtenant plumbing to determine existence of leak. May also include taking samples from the excavation (or from borings for in-place closures) for analysis.

- Preliminary Site Assessment Workplan Submitted

A workplan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of up to three monitoring wells with one monitoring well placed in a verified down gradient location from the suspected point of a discharge. It may also include soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.

- Preliminary Site Assessment Underway

Implementation of a workplan addressing the above described tasks.

- Pollution Characterization

Responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and/or ground water.

- Remediation Plan

A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan (NPDES or WDR).

- Remedial Action

Implementation of corrective action plan.

- Post Remedial Action Monitoring

Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial activities.

- Case Closed

The Regional Board and the Local Agency are in concurrence that no further work is necessary at the site.

For information about Leaking Underground Tanks in this report, contact the: State Water Resources Control Board, 916-341-5700, <http://www.swrcb.ca.gov/ust/cleanup/index.html#intro>.

Source: State Water Resources Control Board

Date of Government Version: 10/10/2005

Search Distance in this report: 1/2 mile from Target Property

**2**

## **EXPLANATION: LANDFILLS AND WASTE PROCESSING SITES**

### **Landfills and/or Waste Transfer Stations Database (SWIS)**

The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

For information about Landfills and/or Waste Transfer Stations in this report, contact the: Integrated Waste Management Board, 916-341-6000, <http://www.ciwmb.ca.gov/SWIS/>.

Source: Integrated Waste Management Board  
Date of Government Version: 09/12/2005  
Search Distance in this report: 1/2 mile from Target Property

3

## EXPLANATION: CLANDESTINE DRUG LAB SITES

### Clandestine Drug Lab Sites Database (CDL)

Health and Safety code section 25354.5 requires DTSC removal and disposal of hazardous substances discovered by law enforcement officials while investigating clandestine drug laboratories. The illegal manufacture of psychoactive drugs, primarily methamphetamine, has escalated dramatically since 1980. California leads the nation in the number of illicit drug laboratory seizures. Contaminants at clandestine labs range from highly volatile organic solvents and semi-volatile organic compounds, to highly corrosive inorganic acids and bases, the illicit drug itself, and other by-products. The DTSC Clandestine Drug Lab Removal Program has funded and coordinated removal and disposal actions at more than 12,000 illegal drug labs and drug lab waste abandonments in the last five years.

For more information about Clandestine Drug Lab Sites in this report, contact the: California Department of Toxic Substances Control, 800-260-3972 or [http://www.dtsc.ca.gov/SiteCleanup/ERP/Drug\\_Lab\\_Removal.cfm](http://www.dtsc.ca.gov/SiteCleanup/ERP/Drug_Lab_Removal.cfm)

Source: California Department of Toxic Substances Control  
Search Distance in this report: 1/8 mile from Target Property

### STREET AND ADDRESS INFORMATION

(c) 2006 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## TERMS AND CONDITIONS - LIMITATIONS

### *Terms, Conditions and Limitations of Liability*

*This Report contains certain information described herein pertaining solely to the exterior of the target property, which information was obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. Environmental Data Resources, Inc. has assumed, without independent investigation, that the information in such sources is accurate and complete. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources.*

*This Report is intended solely for the individual use of the property buyer, seller, listing agent and selling agent, and is not provided for the benefit of any third parties.*

*Any analyses, estimates, ratings or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. This Report is not a replacement for a home inspection. This Report provides no information pertaining to the interior of the target property such as, but not limited to: mold, asbestos, lead, radon or other issues. Additionally, the information provided in this Report is not to be construed as legal advice.*

*Any liability on the part of Environmental Data Resources, Inc. or Report reseller is strictly limited to a refund of the amount paid for this Report.*

*Report purchaser hereby indemnifies Environmental Data Resources, Inc. and Report reseller from and against all third party claims, lawsuits and losses (including claims sounding in contract or tort, including negligence), and any claim brought by or against Report purchaser, against Environmental Data Resources, Inc. or against Report reseller, alleging loss or harm to be caused by information contained in this Report. This indemnification includes, but is not limited to prompt payment of all attorneys fees and costs incurred by Environmental Data Resources, Inc. and Report reseller.*

*Report purchaser hereby agrees that any dispute relating to or arising out of this Report shall be heard exclusively by a single arbitrator under the rules of the American Arbitration Association. The exclusive venue for the arbitration shall be in the State of Connecticut, New Haven County. Any arbitration award shall be enforced solely in the Federal or State Courts of the State of Connecticut.*

**ENVIRONMENTAL DATA RESOURCES, INC., AND REPORT RESELLER SPECIFICALLY DISCLAIMS THE MAKING OF ANY EXPRESS OR IMPLIED WARRANTIES IN CONNECTION WITH THIS REPORT, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC., OR REPORT RESELLER BE LIABLE TO ANYONE FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.**

### **COPYRIGHT NOTICE**

*Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.*

### **TRADEMARK NOTICE**

*EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.*