

Database	Description	Distance (miles)	Listings
CERS HAZ WASTE	California Environmental Reporting System (CERS) HAZ WASTE	0.25	0
CERS TANKS	CERS Tanks	0.25	1
CORTESE	"Cortese" Hazardous Waste & Substances Site List	0.5	12
CPS-SLIC	Statewide Spills, Leaks, Investigation & Cleanup (SLIC) Cases (GeoTracker)	0.5	1
EDR HIST AUTO	EDR Exclusive Historical Auto Stations	0.125	18
EDR HIST CLEANER	EDR Exclusive Historical Cleaners	0.125	2
EDR MGP	EDR Proprietary Manufactured Gas Plants	1.0	2
ENVIROSTOR	EnviroStor Database	1.0	14
FID UST	Facility Inventory Database	0.25	6
HAZNET	Facility and Manifest Data	Site	1
HIST CORTESE	Hazardous Waste & Substances Site List	0.5	7
HIST UST	Hazardous Substance Storage Container Database	0.25	14
HWTS	Hazardous Waste Tracking System	Site	1
LUST	Leaking Underground Storage Tanks	0.5	24
Notify 65	Proposition 65 Records	1.0	1
NY MANIFEST	NY Manifest Database Listings	0.25	1
San Bern. Co. Permit	San Bernardino County Permitted Facility-Hazardous Materials Permits	0.25	8
SWEEPS UST	Statewide Environmental Evaluation Planning System Underground Storage Tank	0.25	7
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank Facilities	Site and adjoining properties	3
VCP	Voluntary Cleanup Program	0.5	1

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report in Appendix D.

The site was listed in the regulatory databases.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities within 500 feet of the site, are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Findings Summary
Department of Justice 303 West 5 th Street	Site	HAZNET, HWTS	Not a REC, discussed below.
Holly's Super Service 395 5 th Street	Adjacent / West / Cross-gradient	EDR Hist Auto	Not a REC, discussed below.
Standard Station 300 5 th Street	Adjacent (80 feet across West 5 th Street) / North / Cross- gradient	EDR Hist Auto	Not a REC, discussed below.
Hughes F W Gas 499 Arrowhead Avenue	Adjacent (80 feet across North Arrowhead Avenue) / East / Cross-gradient	EDR Hist Auto	Not a REC, discussed below.
San Bernardino County Sheriff's Department P.O. Box 569	100 feet / North- northwest / Up- to cross-gradient	Manifest	Not a REC, based on regulatory status, and distance
Yum Coffee Shop 541 North D Street	275 feet / North- northwest / Up- to cross-gradient	EDR Hist Auto	Not a REC, based on file review, and distance.

Facility Name and Location	Estimated Distance / Direction / Gradient	Database Listings	Findings Summary
Parker RD Service Center 496 North D Street (5 th Street and D Street)	305 feet / West / Cross-gradient	EDR Hist Auto	Not a REC, based on file review, distance, and topographic gradient.
Mobil Oil-Parker, Robert 415 5 th Street	305 feet / West / Cross-gradient	Cortese, LUST, SWEEPS UST	Not a REC, based on file review, distance, and topographic gradient.
La Mancha Development (Former Mobil Service Station) 415 5 th Street		Cortese, LUST	
Harmon & Marshall 416 5 th Street	330 feet / West-northwest / Cross-gradient	EDR Hist Auto	Not a REC, based on file review, distance, and topographic gradient.
Hollingsworth Don L, Inc. 520 North D Street	340 feet / North-northwest / Cross-gradient	EDR Hist Auto	Not a REC, based on file review, distance, and topographic gradient.
Garner Muth Motor 532 North D Street	380 feet / North-northwest / Cross-gradient	EDR Hist Auto	Not a REC, based on file review, distance, and topographic gradient.
Verizon Wireless Mayfield 532 North D Street		San Bern, Co. Permit	
Besoyan Vaughn 434 North D Street	380 feet / Southwest / Cross-gradient	EDR Hist Cleaner	Not a REC, based on file review, distance, and topographic gradient.

Facility Name and Location	Estimated Distance / Direction / Gradient	Database Listings	Findings Summary
Henderson SH 420 Arrowhead Drive	390 feet / South / Down-gradient	EDR Hist Auto	Not a REC, based on file review, distance, and topographic gradient

Department of Justice (303 West 5th Street)

The Department of Justice, identified as the site, was listed in the Facility and Manifest Data (HAZNET) and Hazardous Waste Tracking System (HWTs) regulatory databases. Based on review of the databases, the Department of Justice was identified with EPA ID No. CAC002609919, dated from 2006 through 2007, as a facility generating "Unspecified Oil-containing Waste", with waste transporter services conducted by Starlite Reclamation Environmental Services, Inc. No indication of chlorinated solvent usage or chemical releases were indicated in the database records. Based on review of the regulatory databases, general office-type operations at the site, and the absence of reported chlorinated solvent usage or chemical release listings, the Department of Justice database listings do not represent a REC.

Holly's Super Service (395 5th Street)

Holly's Super Service (historical gasoline and oil service facility), identified on the adjacent west of the site (approximately 75 feet across the current Jack in the Box parking lot), and in a topographic cross-gradient position relative to the site, was listed in the EDR Exclusive Historical Auto Stations (EDR Hist Auto) regulatory database. Based on review of the databases, Holly's Super Service was reported as a gasoline and oil service facility in 1936 and 1942, in both the regulatory databases and the city directories. Based on review of the Sanborn maps, the property was developed with residential dwellings from 1885 until at least 1906, and appeared as an automotive service and sales facility, by 1950. Based on review of the aerial photographs, the property appeared developed with residential dwellings in 1930; appeared with apparent service station in 1938; and appeared with auto sales lot and associated service center by 1948. Based on review of the regulatory databases, the apparent short duration as a gasoline service station, the distance from the site, and the topographic cross-gradient position relative to the site, the Holly's Super Service database listings do not represent a REC.

Additionally, based on review of the city directories, Arrowhead U Drive Auto Rentals and Hertz Rent A Car operated on the property (351-395 West 5th Street) from at least 1942 through about 1955, and was identified as a "Used Auto Sales"/"Auto Sales" facility with associated automotive service department, body repair shop, and paint shop, located

approximately 75 feet south and south-west of the site, in the 1950 through 1969 Sanborn maps (in a topographic cross-gradient position relative to the site). The Arrowhead U Drive Auto Rentals and Hertz Rent A Car were not reported in the regulatory databases. Based on review of the historical resources, the absence of reported chemical release listings, the distance and topographic cross-gradient position relative to the site, the Arrowhead U Drive Auto Rentals and Hertz Rent A Car do not represent a REC.

Standard Station (300 5th Street)

The Standard Station (historical gasoline and oil service facility), identified on the adjacent north-northeast of the site, approximately 80 feet across West 5th Street, and in a topographic cross-gradient position relative to the site, was identified in the EDR Exclusive Historical Auto Stations (EDR Hist Auto) regulatory database. Based on review of databases, Standard Station was reported as a gasoline and oil service facility in 1949, in both the regulatory databases and the city directories. Based on review of the Sanborn maps and aerial photographs, the property was developed with residential dwellings from 1885 until at least 1938; appeared as a gasoline and oil service facility from 1949 through 1963; and the gasoline and oil service facility appeared to have been removed by 1966. Based on review of the regulatory databases, the distance and topographic cross-gradient position relative to the site, the Standard Station database listings do not represent a REC.

Hughes F W Gas (499 Arrowhead Avenue)

The Hughes F W Gas (historical gasoline and oil service facility), identified on the adjacent east of the site, approximately 80 feet across North Arrowhead Avenue, and in a topographic cross-gradient position relative to the site, was identified in the EDR Exclusive Historical Auto Stations (EDR Hist Auto) regulatory database. Based on review of database, Hughes F W Gas was reported as a gasoline and oil service facility in 1936 and 1942, in the regulatory databases. Listings were not identified in the city directories. Based on review of the Sanborn maps and aerial photographs, the property was developed with residential dwellings from 1885 until at least 1930; appeared as a gasoline and oil service facility from 1938 through 1961; and the gasoline and oil service facility appeared to have been removed by 1963, when the existing parking lot was developed on the property. Based on review of the regulatory databases, the distance and topographic cross-gradient position relative to the site, the Hughes F W Gas database listings do not represent a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed

twelve facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Local agency inquiries were conducted on site and the following addresses, identified to be associated with the site:

- **303 West 5th Street**
- **305 West 5th Street**
- **307 West 5th Street**
- **309 West 5th Street**
- **313 West 5th Street**
- **315 West 5th Street**
- **321 West 5th Street**
- **323 West 5th Street**
- **329 West 5th Street**
- **331 West 5th Street**
- **335 West 5th Street**
- **343 West 5th Street**
- **345 West 5th Street**
- **347 West 5th Street**
- **349 West 5th Street**

Inquiry responses are summarized in the table below:

Agency Contacted/ Contact Method	Response
South Coast Air Quality Management District (SCAQMD) / Online portal: https://www.aqmd.gov/nav/online-services/public-records	On August 4, 2023, the SCAQMD responded with Asbestos Removal notification for 303 West 5 th Street. No further records were found associated with the site.
San Bernardino County Health Services / Online portal: https://sanbernardinocounty.nextrequest.com/requests/new	On August 9 and 31, 2023, the San Bernardino County Health Services responded that no records were found associated with the site.
San Bernardino County Community Development Center / Online portal	On August 9 and 31, 2023, the San Bernardino County Health Services

Agency Contacted/ Contact Method	Response
https://sanbernardinocounty.nextrequest.com/requests/new	responded that no records were found associated with the site.
Santa Ana Regional Water Quality Control Board (RWQCB) / Email: filereview8@waterboards.ca.gov	On August 4 and 30, 2023, the RWQCB File Review Desk, responded that no records were found associated with the site.
State Water Resources Control Board; GeoTracker / Online portal: http://geotracker.waterboards.ca.gov	On August 4, 2023, an online records search of the GeoTracker database, indicated that no records were found associated with the site.
Department of Toxic Substances Control (DTSC) / Email: pubreqact@dtsc.ca.gov DTSC online EnviroStor Database / Online portal: www.envirostor.dtsc.ca.gov DTSC's Hazardous Waste Tracking System (HWTS) / Online portal: http://hwts.dtsc.ca.gov/report_search	<p>On August 10 and September 6, 2023, Juan Acosta at the DTSC, responded that no records were found associated with the site.</p> <p>On August 4, 2023, an online records search of the EnviroStor database identified no records associated with the site.</p> <p>On August 4, 2023, an online records search of the HWTS database, identified the following:</p> <ul style="list-style-type: none"> 303 West 5th Street: EPA ID No. CAC002609919 (inactive status), dated from 2006 through 2007; with streams identified as "Unspecified oil-containing waste", in 2006. Waste manifest, dated October 27, 2006, indicated Non-RCRA waste liquids, in the amount of 50-gallons, removed from site, by certified waste hauler, Starlite Reclamation Environmental Service, Inc. RECs were not identified.
San Bernardino County Fire Protection District-Hazardous Materials Division / by email using online form: hazmatrecords@sbcfire.org	On August 3 and 31, 2023, the Fire Protection District responded that no records were found associated with the site.

Agency Contacted/ Contact Method	Response
City of Bernardino / By online portal: https://cityofsanbernardinoca.nextrequest.com	On August 3, 2023, the City of San Bernardino responded with various building permits for 303 West 5 th Street: fire suppression equipment upgrades, sprinkler system retrofitting, and inspections; trash enclosure; and building modifications, dated 2001 through 2015.

4.3 Local Area Knowledge

Based on a review of the California Department of Conservation, Geologic Energy Management Division well finder website ([CalGEM GIS](#)), the site is not identified within an oil field and there are no active or plugged oil production wells located at the site or adjoining properties.

Terracon researched on-line at the State Resources Water Control Board (SRWCB) GeoTracker database – Land Disposal Sites and landfills were not identified on-site or in the site vicinity.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Laura S. Hedman
Reconnaissance Date	August 23, 2023
Weather Conditions	Sunny and clear / 80° F

Site Reconnaissance				
Site Contact/Title		Mr. Brenton Rankin, PMP, Assoc. DBIA / Project Manager III, Facilities Management Department, San Bernardino County		
Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft²)
Two-Story Office Building (vacant)	Department of Corrections (former) / office space	1977	2	27,200
Site Utilities				
Drinking Water	City of San Bernardino			
Wastewater	City of San Bernardino			
Electric	Southern California Electric (SCE)			
Natural Gas	Southern California Gas Company (SoCalGas)			

5.2 Overview of Current Site Occupants and Operations

During the site reconnaissance, the site was observed to unoccupied and consisted of a vacant two-story office building, associated parking lots, and two vacant dirt parcels.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	X
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	

Category	Item or Feature	Observed or Identified
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas, or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels, and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins, and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
	Stressed vegetation	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stained soil	
	Stained pavement or similar surface	X
	Leachate and/or waste seeps	
	Trash, debris, and/or other waste materials	X
	Dumping or disposal areas	X
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	
	Soil Borings	

Site Operations, Processes, and Equipment

Elevators

Two hydraulic elevators and associated equipment were observed (one of the equipment rooms was locked and inaccessible). The building was observed to be vacant and the elevators were currently not in use. *De minimis* surficial staining was observed on the concrete surface near the hydraulic pump unit. The base of the elevator pit was not observed based on the non-availability of the elevator technician during the visual reconnaissance. Based on visual observations and the *de minimis* nature of the staining, the elevator and equipment does not represent a REC to the site.

Heating and/or cooling systems

During the site reconnaissance, the building was observed equipped with roof-mounted heating, ventilation, and air/conditioning (HVAC) systems, and within the HVAC equipment room, near the roof access. Indications of RECs were not observed.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior floor drains

Interior floor drains were observed in restrooms, janitorial supply closet, and HVAC equipment room. The restrooms and floor drains discharge into the city sanitary sewer. *De minimis* staining and apparent rusting were observed around the floor drains of the HVAC equipment room, during the site reconnaissance. No evidence of chemical waste disposal, noxious odors or other indications of releases were observed around the floor drains during the site reconnaissance. Potentially hazardous materials did not appear to be stored in the vicinity of the floor drains. Based on site observations, and the *de minimis* nature of the staining, the floor drains do not constitute a REC to the site.

Electrical Transformers/ PCBs

Transformers and/or capacitors

During Terracon's site visit, a pad-mounted transformer, owned and serviced by Southern California Edison (SCE), was observed on the south-central perimeter of the site; however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

SCE maintains responsibility for the transformer, and if the transformer was "PCB contaminated," SCE is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance. Based on site observations, the pad-mounted transformer does not represent a REC to the site.

Additionally, Terracon observed dry-type transformers, located in the electrical equipment rooms. Based on the dry-type nature of the transformers, the transformers do not represent a REC to the site.

Releases or Potential Releases

Stained pavement or similar surface

De minimis surficial staining was observed on the concrete surface near the hydraulic pump unit, located in the elevator equipment room, and on the concrete surface within the HVAC equipment room. The base of the elevator pit was not observed based on the non-availability of the elevator technician during the visual reconnaissance. Based on visual observations and the *de minimis* nature of the staining, the elevator and equipment does not represent a REC to the site.

Trash, debris, and/or other waste materials

Miscellaneous household trash (which consisted of paper cups, plastic bottles, and plastic bags) was observed on the southwestern portion of the site. No evidence of chemical waste disposal, noxious odors or other indications of releases were observed around the household trash during the site reconnaissance. Based on site observations, the miscellaneous household trash does not constitute a REC to the site.

Additionally, during the visual reconnaissance, Terracon observed a pile of dirt/cut dried grass (approximately 12-cubic yards), located on the southwestern portion of the vacant lot. No evidence of chemical waste disposal, noxious odors or other indications of releases were observed around the dirt/cut dried grass during the site reconnaissance. Based on site observations, the dirt/cut dried grass pile does not constitute a REC to the site.

Dumping or disposal areas

During the visual reconnaissance, Terracon observed two solid waste/recycling disposal bins, located on the southwestern exterior and the west-central exterior of the on-site building. No evidence of chemical waste disposal, noxious odors or other indications of releases were observed around the disposal bins during the site reconnaissance. Based on site observations, the solid waste disposal bins do not constitute a REC to the site.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	West 5 th Street abuts the site to the north, followed the United States Postal Service Office (390 West 5 th Street) to the northwest; Multi-tenant commercial office building (Shattered Dispensary & Lounge; 350 West 5 th Street), converted single-family house (Shy's Child Care and Learning Center; 314 West 5 th Street), and two vacant dirt lots to the north; and multi-tenant commercial office building (paralegal services, Triple H Constructions; 505 North Arrowhead Avenue) to the northeast.
East	The eastern adjoining property consists of a parking lot associated with the San Bernardino County Probation Office.

Direction	Description
South	The western adjoining property consists of a vacant commercial office building (472 North Arrowhead Avenue) and public parking lots.
West	The western adjoining property consists of Jack in the Box (495 North D Street).

RECs were not identified with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, the following additional services (e.g., asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

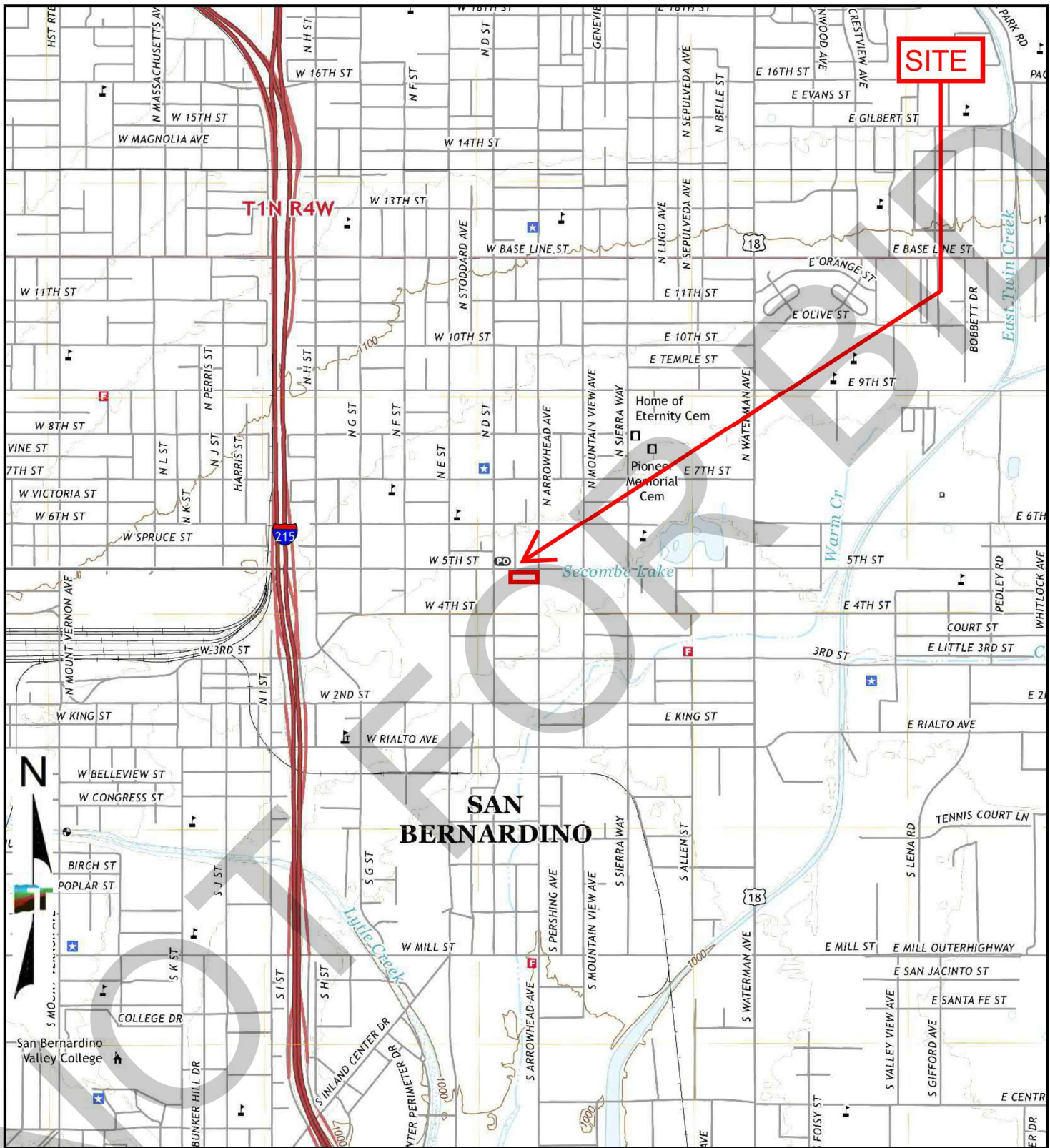
8.0 DECLARATION

I, Carl A. Parten, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

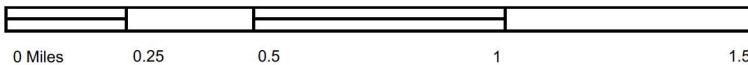
DRAFT

Carl A. Parten
Senior Principal/Office Manager III

APPENDIX A
EXHIBIT 1: TOPOGRAPHIC MAP
EXHIBIT 2: SITE DIAGRAM



TP, San Bernardino South, 2018, 7.5-minute
N, San Bernardino North, 2018, 7.5-minute



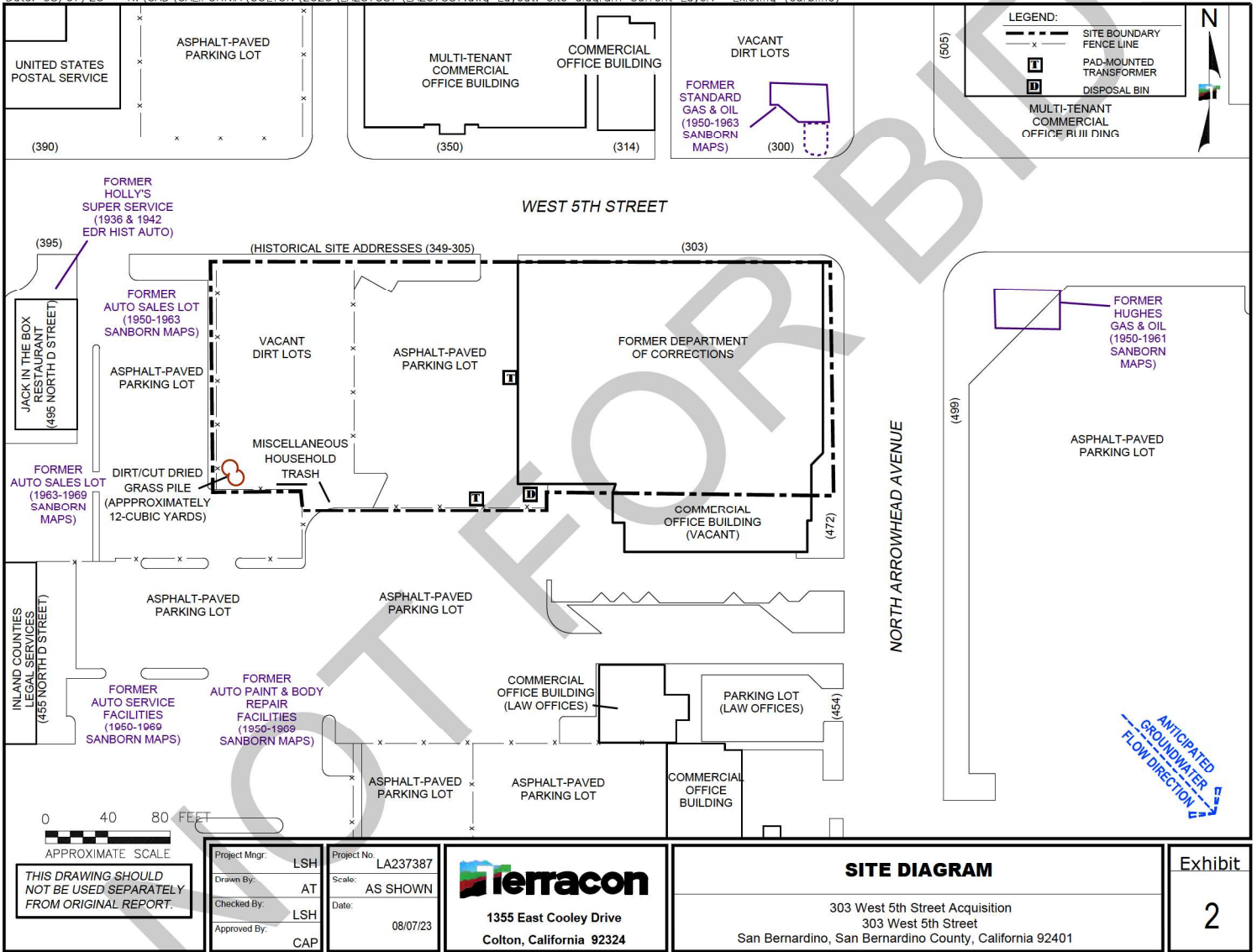
Project Manager:	Project No.
LSH	LA237387
Drawn by:	Scale:
LSH	As Shown
Checked by:	File Name:
CAP	N/A
Approved by:	Date:
CAP	2018

Terracon

1355 East Coley Drive
Colton, California 92324

TOPOGRAPHIC MAP	Exhibit
303 West 5th Street Acquisition 303 West 5th Street San Bernardino, San Bernardino County, California 92401	1

Date: 08/07/23 N:\CAD\CALIFORNIA\COLTON\2023\LA237387\LA237387.dwg Layout: site diagram Current Layer: -Existing (curbline)



APPENDIX B

SITE PHOTOGRAPHS



Photo #1 View of the site (former Department of Corrections, 303 West 5th Street), facing west from across North Arrowhead Avenue.



Photo #2 View of the reception room windows, located on the second floor of the on-site building.



Photo #3 View of the reception room, located on the second floor of the on-site building.



Photo #4 Typical view of the large office spaces, located on the second floor of the building.

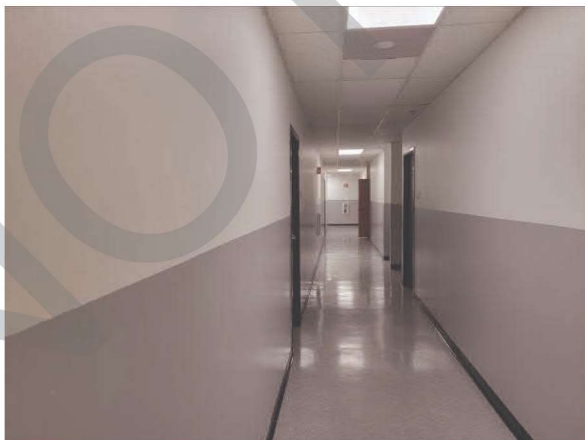


Photo #5 Typical view of hallway of the two-story building.

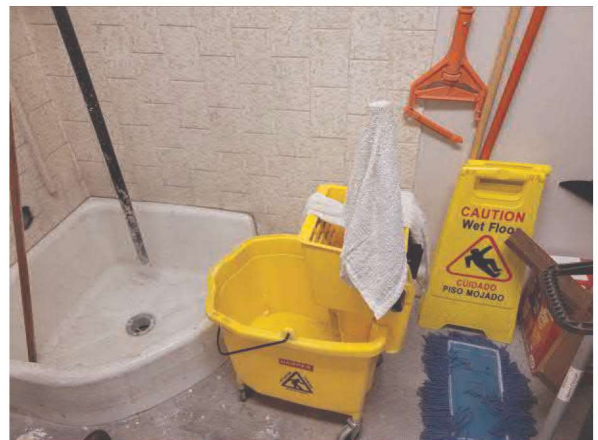


Photo #6 View inside the janitorial supply closet.



Photo #7 Typical view of the interior floor drains, inside the restrooms.



Photo #8 View of the former employee break room.



Photo #9 View of the primary elevator landing, located near the former reception area, on the second floor.

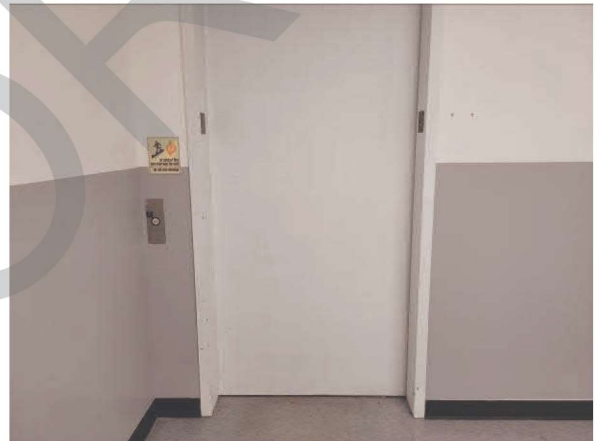


Photo #10 View of the second elevator landing, on the second floor.



Photo #11 View inside the primary elevator equipment room, located in the parking structure.



Photo #12 View of de minimis staining, located on the concrete surface, inside the elevator equipment room.



Photo #13 View of the second elevator equipment room (locked), located on the first floor.



Photo #14 View inside the maintenance office, located adjacent to the elevator equipment room, in the parking structure.



Photo #15 View inside the electrical room, near the parking structure.



Photo #16 View inside the covered parking structure.



Photo #17 View inside the HVAC equipment room, located near the roof access.



Photo #18 View of interior floor drain, inside the HVAC equipment room.



Photo #19 View of the HVAC equipment, located on the roof.



Photo #20 Additional view of the HVAC equipment, located on the roof.

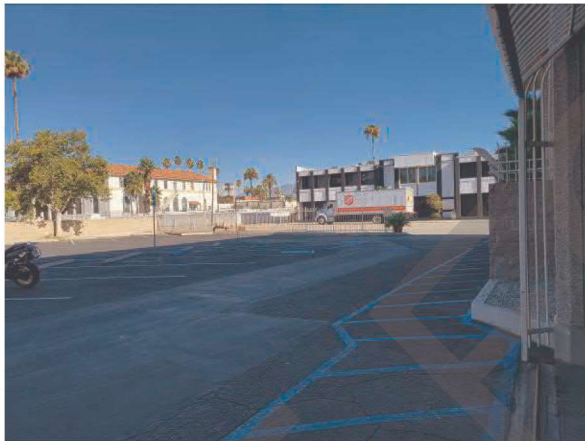


Photo #21 View of the on-site parking lot, located west of the on-site building, on the central portion of the site.



Photo #22 View of the pad-mounted transformer, located on the south-central perimeter of the site.



Photo #23 View of the solid waste disposal bin, located on the southwestern exterior of the building.



Photo #24 View of the solid waste disposal bin, located on the west-central exterior of the building.



Photo #25 View of the on-site vacant lot, facing south-southeast from the northwestern portion of the site.



Photo #26 View of the on-site vacant lot, facing north from the southwestern portion of the site.



Photo #27 View of the dirt/cut dried grass pile, located on the southwestern corner of the site.



Photo #28 View of the miscellaneous household trash, located on the southwestern perimeter of the site.

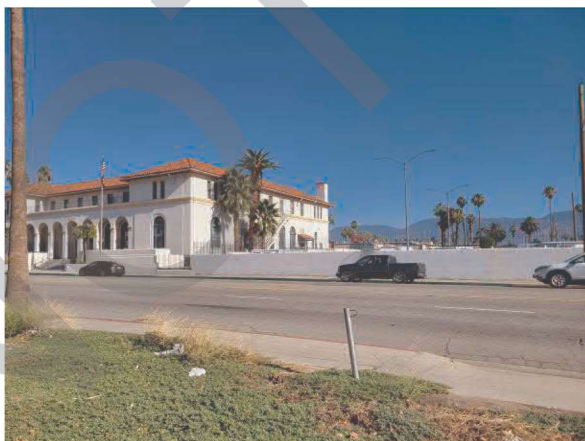


Photo #29 View of the adjacent property northwest of the site (5th Street followed by post office building and parking lot).



Photo #30 View of the adjacent property north & northeast of the site (5th Street followed by multi-tenant commercial office buildings and dirt lot).



Photo #31 View of the adjacent property east of the site (North Arrowhead Avenue followed by a parking lot).



Photo #32 View of the adjacent property south-southwest of the site (parking lot, followed by commercial office building).

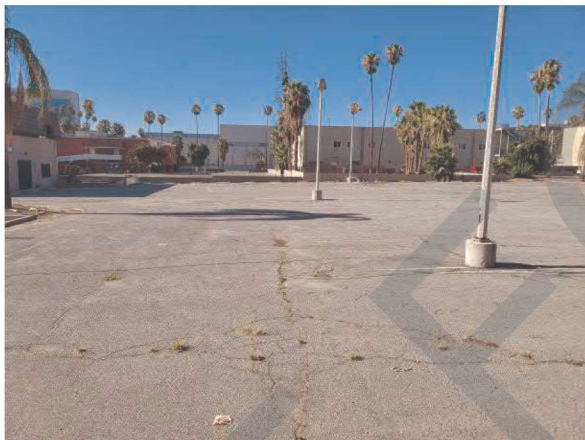


Photo #33 View of the adjacent property south of the site (parking lot).



Photo #34 View of the adjacent property west of the site (Jack in the Box and associated parking lot).

APPENDIX C
HISTORICAL DOCUMENTATION AND USER
QUESTIONNAIRE