

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED GROVER BEACH LODGE
GROVER BEACH, CALIFORNIA**

PROJECT NO. SL07154-2

Prepared for:

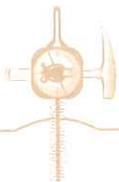
Pacifica Companies for the City of Grover Beach
c/o Allison Rolfe
1785 Hancock Street, Suite 100
San Diego, California 92110

Prepared by

**GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CALIFORNIA 93401**

©

July 30, 2010





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July 30, 2010
Project No. SL07154-2

Pacifica Companies for the City of Grover Beach
c/o Allison Rolfe
1785 Hancock Street, Suite 100
San Diego, California 92110

Dear Ms. Rolfe:

GeoSolutions, Inc. has performed a Phase I Environmental Site Assessment (ESA) in conformance with the standard practice of the American Society for Testing and Materials (ASTM) Designation: E 1527-05 for the proposed Grover Beach Lodge project located on a portion of West Grand Avenue in the City of Grover Beach, California.

Based on the information found during the preparation of this Phase I ESA report for the subject site (proposed Grover Beach Lodge site) which is to be located north of Grand Avenue and west approximately 300 feet from Highway 1, the site is currently used as a parking area, vacant land, and a sanitary dump station. Past uses appear to be a parking area. There was a pile of asphalt and construction debris on the east side of the property and pipe and household trash were observed at the site. Based on the findings of this Phase I ESA report, one automotive service station operated on the northwest corner of Grand Avenue and Highway for approximately 25 years and was previously an open case with the San Luis Obispo County Health Department. However, all soil containing hazardous materials was properly removed and this case was closed on August 18, 1997. Two open cases exist approximately 0.5 miles east of the Site, but have a low potential of affecting the Site based on distance and plume concentration and extent. According to lab results from a soil gas survey completed during a subsurface investigation for the Meadow Creek Bridge (located to the southeast of the site, see Plate 1 for location), gasoline range hydrocarbon concentrations ranged from 57 to 74 ug/L in a sample at 3 feet below ground surface. No known environmental conditions are currently open at this property or on adjacent properties according to a record search. There are no open remediation sites in the vicinity of the subject property.

We appreciate the opportunity to provide you with professional services. If you should have any questions regarding this report, please contact the undersigned at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.

John Kammer, C.E.G. 2118

Principal

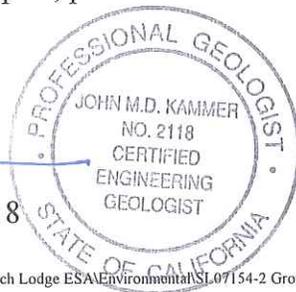


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REFERENCES

APPENDIX A

- Environmental Record Search
- Aerial Photos
- Environmental Questionnaire

APPENDIX B

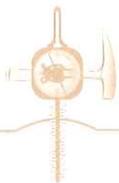
- Additional REC Information



LIST OF FIGURES

Figure 1: Site Location Map..... 1

Figure 2: Site Plan 2



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED GROVER BEACH LODGE
NORTH OF GRAND AVENUE – WEST OF HIGHWAY 1
GROVER BEACH, CALIFORNIA**

PROJECT NO. SL07154-2

1.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) has been conducted by GeoSolutions, Inc. in conformance with the standard practice of the American Society for Testing and Materials (ASTM) Designation: E 1527-05. This ESA was conducted for the project known as the proposed Grover Beach Lodge located on the west end of Grand Avenue in the City of Grover Beach, California, APN 060-381-010. Figure 1, Site Location Map, depicts the approximate location of the property.

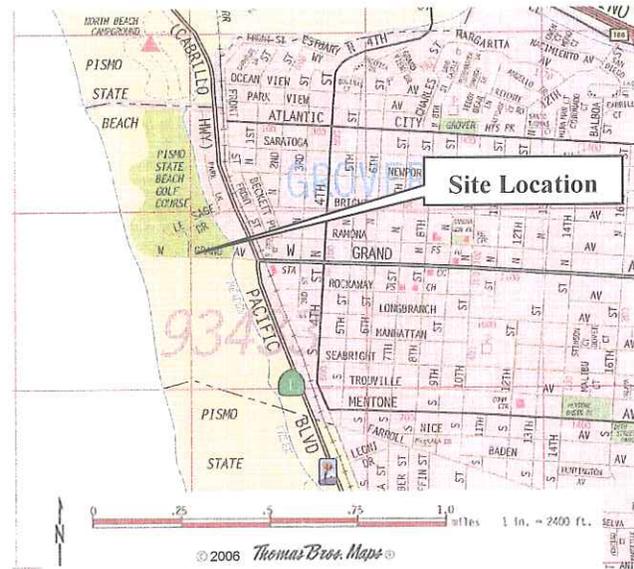


Figure 1: Site Location Map

1.1 Purpose

The purpose of an ESA is to perform a general inquiry of the property by a qualified environmental professional regarding the potential for Recognized Environmental Conditions (REC's), which may affect the property physically and financially. A REC is defined as any hazardous substance or petroleum product which has existed, exists, or can likely be released at or adjacent to the property soil, surface water, or groundwater.

This ESA is intended for the user, property buyer or lender, to satisfy a requirement to qualify for the "Innocent Landowner Defense" as outlined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This ESA was performed using the recommended guidelines established by ASTM Designation: E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." An ESA does not include soil, water, or other material sampling for analysis of possible hazardous substances on the property. The project will hereafter be referred collectively as the "Site".

1.2 Site Location

The property consists of a vacant lot, a paved parking area, a dune area, and a sanitary dump station. The majority of the site is located north of Grand Avenue but a portion of a proposed parking area is located within a dune area south of Grand Avenue. Fins restaurant and the beach and sand dunes are located to the west, a golf course located to the north, and an RV park is located to the east. The property is irregular shaped. Plate 1, Site Plan, depicts the property.



2.0 SCOPE OF SERVICES FOR PHASE I ENVIRONMENTAL SITE ASSESSMENT

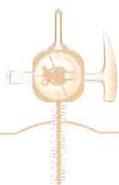
The following work was performed for this Phase I ESA and is described in more detail in individual sections throughout this report:

- Conduct a Site and neighboring properties reconnaissance and visual inspection to assess the presence of REC's;
- Review list of documented hazardous materials spills, leaks, accidents, generators, and storage facilities provided by sub-contracted information retrieval service;
- Determine Site historical use by reviewing available aerial photographs, Polk's Directories, Sanborn fire insurance maps, and other available historical documents pertaining to the Site;
- Review geologic and topographic maps and other information available pertaining to the Site maintained within our office;
- Review available files of hazardous substance storage, generators, spills, leaks, and accidents with local agencies as applicable;
- Interview various professionals regarding knowledge of the Site;
- Preparation of this written report documenting our findings, conclusions, and opinion.



Figure 2: Site Plan (scale from original, not to scale in this figure)

The following documents our investigation and summarizes our conclusions for the Site. All REC's are numbered throughout the report, if any, and are discussed in the findings, conclusions, and opinion section of this report.



3.0 SITE RECONNAISSANCE

3.1 Geologic Site Setting

The Site is located adjacent to the San Luis Range of the Coast Range Geomorphic Province of California located between the Pacific Ocean and the Sacramento-San Joaquin Valley. The Coast Ranges trend northwesterly along the California coast for approximately 600 miles between Santa Maria and the Oregon border.

Based on geology maps reviewed in our office and as observed during our Site reconnaissance, the portion of Grand Avenue west of Highway 1 is situated on alluvial gravel, sand, and clay (Dibblee, 2006). Elevation of the site is approximately 6 feet.

3.2 Current Site Conditions

The signing Certified Engineering Geologist performed a Site reconnaissance on July 26, 2010. The Site reconnaissance was performed by walking around the Site and driving the Site vicinity. The following describes our observations:

The Site is currently consists of several areas. An unpaved (dirt) parking area makes up the largest portion of the site. This area is utilized by people using the beach for horse-back riding, off-road vehicle use, and hiking. In the northeast portion of the site, the Oceano Dunes sanitary dump station is present. This area consists of a paved area with water supply and a closed pit for dumping sewage. In the northwest area, a paved parking area is present. A public restroom is present along the central-west side of the property. Photographs 1 through 4 (at end of report) depict the current septic area, the area south of Grand Avenue, the dirt parking area, and construction debris at the site.

There was house-hold trash throughout the site that consisted primarily of paper and glass. Construction debris was present in the southeast side of the property and consisted of pipe, concrete, metal, and asphalt. No evidence of industrial waste, industrial drums, or industrial batteries was observed during our Site visit. No evidence of stained soil or underground storage tanks were observed during the Site visit.

No REC's were observed on the Site during our site visit.

3.3 Neighboring Sites

As stated in Section 1.2, Fins restaurant and the beach and sand dunes are located to the west, a golf course located to the north, and an RV park (Le Sage Rivera Residential Resort) and Meadow Creek are located to the east. Grand Avenue and sand dunes are located to the south. East of the RV park is Highway 1 and railroad tracks. Meadow Creek is adjacent to the property to the east.

No REC's were observed on the immediately adjacent neighboring sites during our reconnaissance on October 4, 2007.



4.0 RECORDS REVIEW

4.1 Regulatory Agency Information

GeoSearch, Inc. was subcontracted to search various databases for regulatory agency listings and files of hazardous material incidents pertaining to the Site and within 1 mile of the Site. The information obtained was used to assess the potential of REC's at the Site.

STATE OR LOCAL RECORDS

CORTESE: This historical listing includes sites designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWIS), and the Department of Toxic Substance Control (CALSTATES).

A review of the Cortese list, as provided by GeoSearch, Inc. (July 27, 2010) and dated November, 2002 has revealed that there is 1 Cortese site within approximately 0.39 miles of the target property.

This address is:

- 716 GRAND AVENUE VIC'S MOBIL (site closed)

LUST: This database is maintained by the State Water Resources Control Board. LUST (Leaking Underground Storage Tank) records contain an inventory of reported leaking underground storage tank incidents. Please refer to CLEANUPSITES database as source of current data.

A review of the LUST list, as provided by GeoSearch, Inc. (July 27, 2010) and dated June, 2008 has revealed that there is one LUST site within approximately 0.16 miles of the target property.

This address is:

- 105 HWY 1 N JACKPOT SERVICE STATION (FORMER)
Facility Status: Case Closed

CLEANUP SITES: This GeoTracker Cleanup Sites database is maintained by the California Regional Water Quality Control Board (RWQCB). The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including spills, investigations, cleanup recoveries and reported leaking underground storage tank incidents. A review of the Cleanupsites list updated May, 2010 (GeoSearch, July 27, 2010) has revealed that there are 3 Cleanupsites within a minimum of approximately 0.16 miles of the Site.

These addresses are:

- 105 HWY 1 N JACKPOT SERVICE STATION (FORMER)
Facility Status: Case closed



- 684 Grand Avenue TOSCO MARKETING CO.
Facility Status: Case open, petition for site closure due to low concentrations of hydrocarbons.
- 702 Grand Avenue FORMER LOUIES AUTO CLINIC AND GAS
Facility Status: open case, due to distance (greater than 0.5 mile), low potential to affect subject property at proposed Grover Beach Lodge.

ENVIROSTOR: The Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. Sites where DTSC has made a "No Action Required" determination are not included in this database, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

A review of the ENVIROSTOR list, as provided by GeoSearch, Inc. (July 27, 2010) and dated July, 2010 has revealed that there is 1 Envirostor site within approximately 0.543 miles of the target property.

This address is:

- No address listed ARMY REC CAMP
Facility Status: Unknown, inactive, needs evaluation.

HISTUST: The Hazardous Substance Storage Container Database is a historical list of Underground storage Tank sites, compiled from tank survey and registration information collected at one time between 1984 and 1987. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

A review of the HISTUST list, as provided by GeoSearch, Inc. (July 27, 2010) and dated December, 1987 has revealed that there is 1 HISTUST site within approximately 0.24 miles of the target property.

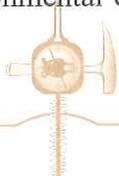
This address is:

- 45 Newport PRYOR INDUSTRIES
Facility Status: Site maintains underground tanks, no known leaks.

Please refer to Appendix A - Environmental Record Search, for more details regarding Environmental Data Resources, Inc. Appendix A also includes ancillary record data.

4.2 Public Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. Environmental Health is the responsible



governmental agency for hazardous materials cases in the County of San Luis Obispo. Information pertaining to hazardous materials within the County of San Luis Obispo is available for public review. When an environmental concern has affected water, public files are held at the California Regional Water Quality Control Board (CRWQCB). GeoTracker is also used to assist us in obtaining information to evaluate the Site for potential REC's. GeoTracker is a geographic information system (GIS) that provides online access to environmental data, which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. Listed below are the sites we reviewed files for and a summary of the information found within each file:

105 North Highway 1 (Former Jackpot Service Station) - A leak was discovered at this site in June of 1990 during the closure of an underground storage tank. Remediation began in January of 1995 and this case was closed in August of 1997. The site is currently vacant, as the service station structure was demolished in 1991. No files were held by the Regional Water Quality Control Board due to the site not being a threat to groundwater. This site is located on the northwest corner of Highway 1 and Grand Avenue intersection.

402 Grand Avenue (Vic's Mobil) – A leak was discovered at this site during the closure of multiple underground storage tanks and subsequent product piping and a case was opened in November of 1989. Remediation began in February of 1990 and this case was closed in March of 1990.

684 Grand Avenue (Unocal Service Station) – In March of 2001 hydrocarbon contamination was discovered beneath an underground storage tank and service bay hoists. A case was opened with the CRWQCB in July of 2001 and remediation for this site started in August of 2004. Currently this site is on a quarterly groundwater monitoring schedule and an open case with the CRWQCB. According to the latest submittal of groundwater sample results (Stantec, March 22, 2010), Stantec is requesting site closure due to low concentrations of various VOC's and petroleum hydrocarbons below the associated water quality objectives. This site is located greater than ½ mile east from the subject property.

702 Grand Avenue (Former Louie's Auto Clinic and Gas) – Based on the findings of a Phase II ESA for this site, a leaking underground fuel tank (LUFT) case was opened in August of 2006. Groundwater was affected from former automotive service activities and this site is currently on a quarterly groundwater monitoring schedule. Based on a quarterly monitoring report groundwater direction is west-southwesterly (SECOR, 2007). Stantec, October, 15, 2008 and March 28, 2010, show contamination at this site to be in the vicinity of 702 Grand Avenue. The 702 Grand Avenue site is located more than 0.5 miles east of the subject site. The potential for the contamination at 702 Grand Avenue to affect the subject site at Grover Beach Lodge is considered low due to distance.

4.3 Aerial Photo Review

Aerial photos are used to determine past uses of a property. Structures, above ground fuel tanks, ponds, stockpiles of soil or debris, and major amounts of stained soil typically appear in aerial



photos. Aerial photos were supplied by GeoSearch, Inc. for the years of 1939, 1949, 1956, 1966, 1971, 1989, 1994, and 2002. Below is a description of the photos reviewed:

1939 Photo (US Army 2044928.4)

In this photo, Grand Avenue, Highway 1, and the U.P. Rail Road tracks are observed. Grand Avenue appears to extend to the beach as an unpaved surface. No development is observed near the intersection of Grand Avenue and Highway 1. Residential dwellings are observed off Grand Avenue. The subject property is undeveloped.

1949 Photo (2044928.4)

More development is observed east of Highway 1 within the surrounding residential neighborhoods. No development is observed on Grand Avenue west of Highway 1. The portion of Grand Avenue west of Highway 1 appears to be a small dirt road. Meadow Creek is observed intersecting this portion of Grand Avenue.

1956 Photo (2044928.4)

In this photo, more development is observed on Grand Avenue east of the Union Pacific Rail Road tracks and surrounding residential neighborhoods. The portion of Grand Avenue west of Highway 1 appears to be paved in this photo. No development appears at the subject property.

1966 Photo (2044928.4)

A gas station is observed on the northwest corner of Highway 1 and Grand Avenue. What appears to be an automobile storage yard is observed on the northeast corner of the UPRR tracks and Grand Avenue. No development is observed on the southwest and southeast corners of Highway 1 and Grand Avenue intersection. A parking lot and building are observed at the end of West Grand Avenue before the dune entrance (now Fin's Restaurant). The Pismo State Beach Golf Course is observed in this photo. The Meadow Creek Bridge is observed in this photo. Grand Avenue adjacent to the site appears paved.

1971 Photo (Mark Hurd, 2044928.4)

This photo is similar to the 1966 photo. The gas station and yard are still observed on the northwest side of Grand Avenue at Highway 1. More development is observed east of the Site on Grand Avenue and the surrounding neighborhoods.

1989 Photo (USGS, 2044928.4)

In this photo, the gas station is still observed on the northwest corner of Highway 1 and Grand Avenue. Commercial buildings are observed where the storage yard previously existed. No development is observed on the southeast and southwest corners of Grand Avenue and Highway 1.



The Le Sage Rivera Residential Resort (trailer park) is present in this photo (immediately east of the site). The majority of the subject site appears undeveloped.

1994 Photo (2044928.4)

The gas station observed in the previous photos and located on the northwest corner of Highway 1 and Grand Avenue is not seen in this photo. The southeast corner of the UPRR tracks and Grand Avenue intersection is still undeveloped in this photo. The surrounding areas are similar to the 1989 photo.

2002 Photo (2044928.4)

In this photo, development is observed on the southeast corner of Grand Avenue and the Union Pacific Rail Road tracks. No development is depicted on the northwest and southwest corners of the Highway 1 and Grand Avenue intersection. The portion of the dirt lot at the subject site appears to be used as a dirt parking area.

4.4 Water Wells and Potable Water Supply

According to the EDR report, one public water well is located within ¼ mile of the subject site. No public or private water wells are known to exist on Site. As Meadow Creek is adjacent to the site on the east side, ground water depth is assumed to be within a few feet of the surface. The elevation of the property is approximately 6 feet and as such, groundwater could be within 6 feet of the surface.

4.5 Department of Conservation – Division of Oil, Gas, & Geothermal Resources

GeoSolutions, Inc. maintains oil and natural gas well maps provided by the Department of Conservation- Division of Oil, Gas, and Geothermal Resources. According to the oil well maps reviewed for this area, oil wells have not been drilled on the Site or adjoining properties.

4.6 Environmental Questionnaire

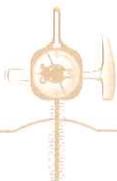
An environmental questionnaire pertaining to the history of the subject property was received via email on July 29, 2010 by Mr. Andrew Zilke, State Park District Superintendent. The questions Mr. Zilke answered “yes” to are listed below. Appendix B contains a copy of the questionnaire completed by Mr. Zilke.

10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?

Reply: Sewage dump station holding tank.

10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property.

Reply: Same (as 10a).



4.7 Interviews

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property and/or neighboring properties.

During the site reconnaissance, there were no knowledgeable people present at the property to speak with regarding the property.

Mr. Mijares, Regional Water Quality Control Board was contacted by phone regarding open cases with the Water Board. Mr. Mijares stated that if it is an open case, the information would be in GeoTracker.

A soil gas survey was completed for the construction of the Meadow Creek Bridge (located to the southeast side of the property). According to a soil gas survey conducted during subsurface assessment for the bridge, gasoline range hydrocarbon concentrations ranged from 57 to 74 ug/L at a depth of 3 feet below ground surface in one sample. Art, an Environmental Technician for Environmental Support Technologies was asked what the trace amounts of gasoline range hydrocarbons in boring GP1 @ 3' (see Plate 1 for GP1 location southeast of the property) was most likely caused from during the subsurface soil gas survey. Art replied that the hydrocarbons were likely from automobile traffic on Grand Avenue and Highway 1. He explained that the surface water and storm water have most likely created build up in this portion of Grand Avenue because it was the lowest point of the street.

Mr. Jim Garing, City Engineer for the City of Grover Beach was contacted via email on October 22, 2007 regarding assessment of the Meadow Creek Bridge. Mr. Garing stated the northwest corner of West Grand Avenue and Highway One was a Time Oil Station. There was remediation equipment there for several years.

4.8 Environmental Lien Search

An Environmental Lien Search was conducted from San Luis Obispo County records from a search of available current land title records for environmental clean up liens and other activity and use limitations, such as engineering controls and institutional controls. No environmental liens could be found with respect to the subject property.

4.9 Sanborn Map Review

Sanborn maps are historical fire insurance maps that depict locations, types of structures, the material used for the structures, and underground and aboveground storage tanks within city limits. These maps may be used to determine the past use of the Site. No coverage of the area encompassing the subject property was found.



5.0 SUMMARY OF FINDINGS, DATA GAPS, RECOMMENDATIONS, AND CONCLUSIONS

5.1 Summary of Findings

Based on the information found during the preparation of this Phase I ESA report for the subject site (potential Grover Beach Lodge site), located north of Grand Avenue and west approximately 300 feet from Highway 1, is currently used as a parking area, vacant land, and a sanitary dump station. Based on aerial photos, the Site was observed since 1939 and the portion of Grand Avenue west of Highway 1 was originally paved in 1956. Past uses appear to be a parking area. There was in a pile of asphalt and construction debris on the east side of the property and pipe and household trash were observed at the site. A gas station existed on the northwest corner of the intersection of Grand Avenue and Highway 1 from approximately 1966 to at least 1989 and was no longer observed in the 1994 aerial photo. Based on our file review for the subject property, two open cases exist approximately ½ mile east of the Site, but have a low potential of affecting the Site based on distance and plume concentration or plume extent. According to a soil gas survey for a property to the southeast of the subject property, gasoline range hydrocarbon concentrations ranged from 57 to 74 ug/L in a sample collected at a depth of 3 feet below ground surface (see Plate 1 for location). No known environmental conditions are currently open at this property or on adjacent properties according to a record search. There are no open remediation sites in the vicinity of the subject property.

5.2 Data Gaps

Data gaps, or time periods during which an opinion cannot be rendered, are the following:

- All past uses of the Site

5.3 Conclusions and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the project known as the Grover Beach Lodge which is located north of Grand Avenue and is approximately 300 feet west of the intersection of Grand Avenue and Highway 1 in the City of Grover Beach, California. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. **This assessment has revealed no evidence of recognized environmental condition in connection with the property except for the following.**

- **Based on a soil gas survey to the southeast of the Site, one soil sample contained a gasoline range hydrocarbon concentration of 57 to 74 ug/L at a depth of 3 feet below ground surface (see Plate 1 for location). The extent of gasoline range hydrocarbons is unknown and contractors are recommended to be notified of this finding prior to beginning construction.**



It should be noted that according to ASTM E 1527-05, Section 4.5.1, “No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.”

6.0 LIMITATIONS OF INVESTIGATION

GeoSolutions, Inc.’s investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by Engineers and Geologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

This report is issued with the understanding that it is the responsibility of the OWNER or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the regulatory agencies, where required.

The findings of this report are valid as of the present date and up to 180 days after the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control.

7.0 CREDENTIALS

As required by the ASTM Practice E 1527-05, this report shall include the qualifications of the environmental professionals responsible for this Phase I ESA.

The primary environmental professional used in the preparation of this report is Mr. John Kammer. Mr. Kammer holds a Bachelors degree in Geology and a Masters degree in Hydrogeology and has performed ESA’s and other environmental services for approximately 20 years. Mr. Kammer is a Professional Geologist, a Certified Hydrogeologist, and a Certified Engineering Geologist with the State of California Board of Consumer Affairs.

I 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. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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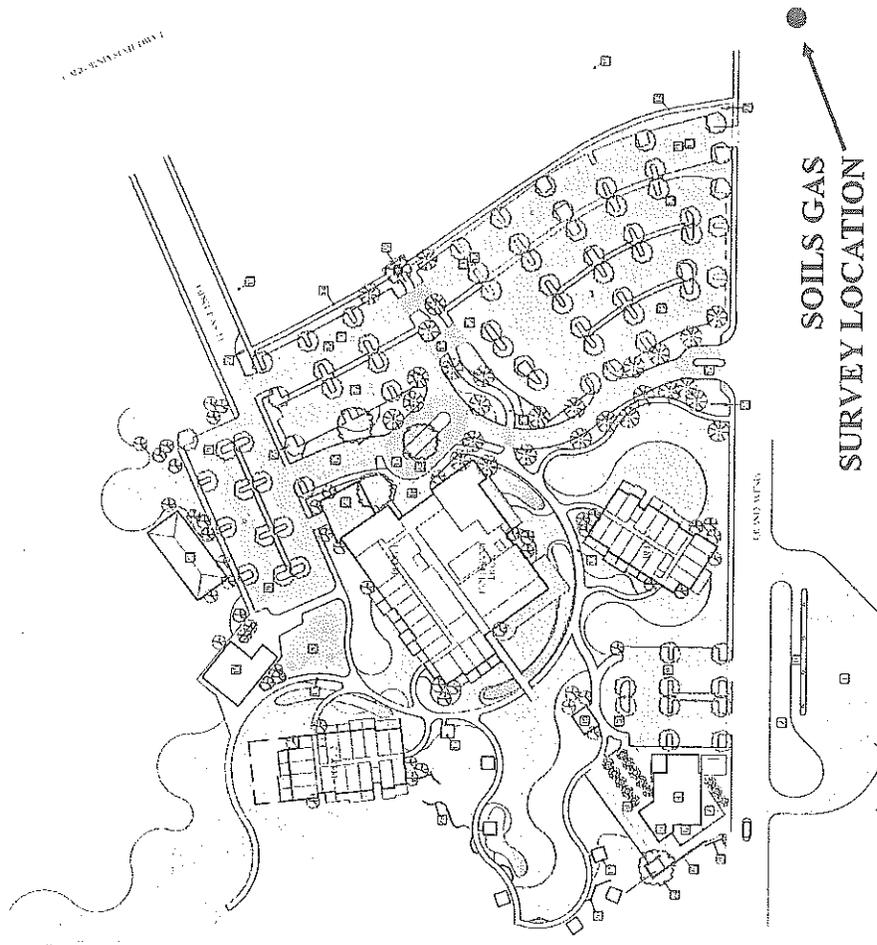


REFERENCES

- ASTM, ASTM Standards on Environmental Site Assessment for Commercial Real Estate, Fifth Edition, Designation E 1527, 2005.
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Huasna, Lopez Canyon (ABD), Santa Barbara and San Luis Obispo Counties, Map W3-3, dated June 6, 2002.
- Dibblee Jr., Thomas W., 2006, Geologic map of the Oceano Quadrangle, San Luis Obispo County, California, Map No. DF-209
- SECOR, Results of Second Quarter 2007 Groundwater Monitoring, Former Louie's Auto Clinic and Gas (CRWQCB Case No. 3655), 702 Grand Avenue, Grover Beach, California, SECOR Project No. 100T.06156.03, dated June 6, 2007.
- Stantec, March 28, 2010, Results of Source Area Assessment, 702 Grand Avenue, Grover Beach California.
- Stantec, October 15, 2008 Results of Third Quarter 2008 Groundwater Monitoring, 702 Grand Avenue, Grover Beach, California.
- Stantec, March 22, 2010, Submittal of Additional Groundwater Sample Results, 76 Station No. 5660, 684 Grand Avenue, Grover Beach, California.



- SURFACING**
- 1. ASPHALT
 - 2. ASPHALT CONCRETE
 - 3. ASPHALT EMULSION
 - 4. ASPHALT TACK COAT
 - 5. ASPHALT TREATMENT
 - 6. ASPHALT SEALER
 - 7. ASPHALT STABILIZER
 - 8. ASPHALT SURFING
 - 9. ASPHALT THICKENING
 - 10. ASPHALT THICKENING WITH FIBER
 - 11. ASPHALT THICKENING WITH POLYMER
 - 12. ASPHALT THICKENING WITH POLYMER AND FIBER
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 - 14. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER
 - 15. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING
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 - 19. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING
 - 20. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT
 - 21. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT
 - 22. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER
 - 23. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING
 - 24. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT
 - 25. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT
 - 26. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER
 - 27. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING
 - 28. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT
 - 29. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT
 - 30. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER
- PARKING LABELS**
- 1. ASPHALT
 - 2. ASPHALT CONCRETE
 - 3. ASPHALT EMULSION
 - 4. ASPHALT TACK COAT
 - 5. ASPHALT TREATMENT
 - 6. ASPHALT SEALER
 - 7. ASPHALT STABILIZER
 - 8. ASPHALT SURFING
 - 9. ASPHALT THICKENING
 - 10. ASPHALT THICKENING WITH FIBER
 - 11. ASPHALT THICKENING WITH POLYMER
 - 12. ASPHALT THICKENING WITH POLYMER AND FIBER
 - 13. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER
 - 14. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER
 - 15. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING
 - 16. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT
 - 17. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT
 - 18. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER
 - 19. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING
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 - 27. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING
 - 28. ASPHALT THICKENING WITH POLYMER AND FIBER AND STABILIZER AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT AND TREATMENT AND SEALER AND SURFING AND TACK COAT
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**SCHMATIC MASTER PLAN, OPTION 1 - 150 ROOMS
GROVER BEACH LODGE**

GROUP 1 Pacific

GeoSolutions, Inc.
220 High Street
San Luis Obispo, California 93401
(805) 543-8539 fax: (805) 543-2171

SITE PLAN
GROVER BEACH LODGE
WEST OF HIGHWAY 1 AND NORTH OF GRANDE AVENUE
GROVER BEACH, CALIFORNIA

PLATE
1
PROJECT NO:
SL07154-2

Photo #1 – View of sanitary dump station.



Photo #2 – View east of area south of Grand Avenue for future dump station and equestrian parking.



Photo #3 – View northeast from Grand Avenue of existing dirt parking area.



Photo #4 – View north from Grand Avenue showing construction debris along east side of property. Le Sage Rivera Residential Resort in background.



APPENDIX A

Environmental Record Search
Aerial Photos
Environmental Questionnaire





On time. On target. In touch.™

Radius Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000020300>

Click on link above to access the map and satellite view of current property

Target Property:

**Grover Beach Lodge
Hwy 1 and Grand Ave
Grover Beach, San Luis Obispo County, California
93433**

Prepared For:

GeoSolutions, Inc.

Order #: 8832

Job #: 20300

Project #: SL7154-2

Date: 07/27/2010

TARGET PROPERTY SUMMARY

Grover Beach Lodge
Hwy 1 and Grand Ave
Grover Beach, San Luis Obispo County, California 93433

USGS Quadrangle: Oceano Oe W, CA
Target Property Geometry: Point

Target Property Longitude(s)/Latitude(s):
(-120.632918, 35.123058)

County/Parish Covered:
San Luis Obispo (CA)

Zipcode(s) Covered:
Grover Beach CA: 93433
Oceano CA: 93445
Pismo Beach CA: 93449

State(s) Covered:
CA

***Target property is located in Radon Zone 2.**
Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L.

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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
FEDERAL				
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	Target Property
BIENNIAL REPORTING SYSTEM	BRS	0	0	Target Property
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	Target Property
EPA DOCKET DATA	DOCKETS	0	0	Target Property
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	Target Property
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCA	0	0	Target Property
FACILITY REGISTRY SYSTEM	FRSCA	0	0	Target Property
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	Target Property
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	Target Property
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	Target Property
PERMIT COMPLIANCE SYSTEM	PSCR09	0	0	Target Property
CERCLIS LIENS	SFLIENS	0	0	Target Property
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	Target Property
TOXICS RELEASE INVENTORY	TRI	0	0	Target Property
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	Target Property
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	Target Property and Adjoining
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR09	0	0	Target Property and Adjoining
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	1.0000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

STATE (CA)

CLANDESTINE DRUG LABS	CDL	0	0	Target Property
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	CHMIRS	0	0	Target Property
DTSC DEED RESTRICTIONS	DTSCDR	0	0	Target Property
EMISSIONS INVENTORY DATA	EMI	0	0	Target Property
HAZARDOUS WASTE TANNER SUMMARY	HWTS	0	0	Target Property
RECORDED ENVIRONMENTAL CLEANUP LIENS	LIENS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	0	0	Target Property
ABOVE GROUND STORAGE TANKS	ABST	0	0	0.2500
DRY CLEANER FACILITIES	CLEANER	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	DTSCHWT	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	HISTUST	1	0	0.2500



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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	MWMP	0	0	0.2500
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	SLIC	0	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	SWEEPS	0	0	0.2500
UNDERGROUND STORAGE TANKS	USTCUPA	0	0	0.2500
GEOTRACKER CLEANUP SITES	CLEANUPSITES	1	0	0.5000
CORTESE LIST	CORTESE	1	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	ERAP	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	1	0	0.5000
NO FURTHER ACTION DETERMINATION	NFA	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	NFE	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	PROC	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	REF	0	0	0.5000
SCHOOL PROPERTY EVALUATIONS	SCH	0	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	SWIS	0	0	0.5000
RECYCLING CENTERS	SWRCY	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	WMUDS	0	0	0.5000
CALSITES DATABASE	CALSITES	0	0	1.0000
ENVIROSTOR CLEANUP SITES	ENVIROSTOR	1	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	ENVIROSTORPCA	0	0	1.0000
TOXIC PITS CLEANUP ACT SITES	TOXPITS	0	0	1.0000
SUB-TOTAL		5	0	

LOCAL

WELL INVESTIGATIONS PROGRAM CASE LIST	WIP	0	0	0.2500
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DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
SUB-TOTAL		0	0	
TRIBAL				
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	

TOTAL

5 0

GeoSearch

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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH					> 1 Mile	Total
		RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)		
FEDERAL								
AIRSAFS		.0200	0	0	0	0	NS	0
BRS		.0200	0	0	0	0	NS	0
CDL		.0200	0	0	0	0	NS	0
DOCKETS		.0200	0	0	0	0	NS	0
EC		.0200	0	0	0	0	NS	0
ERNSCA		.0200	0	0	0	0	NS	0
FRSCA		.0200	0	0	0	0	NS	0
HMIRSR09		.0200	0	0	0	0	NS	0
ICIS		.0200	0	0	0	0	NS	0
ICISNPDES		.0200	0	0	0	0	NS	0
MLTS		.0200	0	0	0	0	NS	0
NPDESR09		.0200	0	0	0	0	NS	0
PADS		.0200	0	0	0	0	NS	0
PSCR09		.0200	0	0	0	0	NS	0
SFLIENS		.0200	0	0	0	0	NS	0
SSTS		.0200	0	0	0	0	NS	0
TRI		.0200	0	0	0	0	NS	0
TSCA		.0200	0	0	0	0	NS	0
NLRRCRAG		.1250	0	0	0	0	NS	0
RCRAGR09		.1250	0	0	0	0	NS	0
BF		.5000	0	0	0	0	NS	0
CERCLIS		.5000	0	0	0	0	NS	0
LUCIS		.5000	0	0	0	0	NS	0
NFRAP		.5000	0	0	0	0	NS	0
NLRRCRAT		.5000	0	0	0	0	NS	0
ODI		.5000	0	0	0	0	NS	0
RCRAT		.5000	0	0	0	0	NS	0



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH					> 1 Mile	Total
		RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)		
DNPL		1.000	0	0	0	0	NS	0
DOD		1.000	0	0	0	0	NS	0
FUDS		1.000	0	0	0	0	NS	0
NLRRCRAC		1.000	0	0	0	0	NS	0
NPL		1.000	0	0	0	0	NS	0
PNPL		1.000	0	0	0	0	NS	0
RCRAC		1.000	0	0	0	0	NS	0
RODS		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

STATE (CA)

CDL		.0200	0	0	0	0	NS	0
CHMIRS		.0200	0	0	0	0	NS	0
DTSCDR		.0200	0	0	0	0	NS	0
EMI		.0200	0	0	0	0	NS	0
HWTS		.0200	0	0	0	0	NS	0
LIENS		.0200	0	0	0	0	NS	0
NPDES		.0200	0	0	0	0	NS	0
ABST		.2500	0	0	0	0	NS	0
CLEANER		.2500	0	0	0	0	NS	0
DTSCHWT		.2500	0	0	0	0	NS	0
HISTUST		.2500	0	1	0	0	NS	1
MWMP		.2500	0	0	0	0	NS	0
SLIC		.2500	0	0	0	0	NS	0
SWEEPS		.2500	0	0	0	0	NS	0
USTCUPA		.2500	0	0	0	0	NS	0
CLEANUPSITES		.5000	0	1	0	0	NS	1
CORTESE		.5000	0	0	1	0	NS	1



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LOCATABLE DATABASE FINDINGS

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ERAP		.5000	0	0	0	0	NS	0
LUST		.5000	0	1	0	0	NS	1
NFA		.5000	0	0	0	0	NS	0
NFE		.5000	0	0	0	0	NS	0
PROC		.5000	0	0	0	0	NS	0
REF		.5000	0	0	0	0	NS	0
SCH		.5000	0	0	0	0	NS	0
SWIS		.5000	0	0	0	0	NS	0
SWRCY		.5000	0	0	0	0	NS	0
VCP		.5000	0	0	0	0	NS	0
WMUDS		.5000	0	0	0	0	NS	0
CALSITES		1.000	0	0	0	0	NS	0
ENVIROSTOR		1.000	0	0	0	1	NS	1
ENVIROSTORPCA		1.000	0	0	0	0	NS	0
TOXPITS		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	3	1	1	0	5

LOCAL

WIP		.2500	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

TRIBAL

USTR09		.2500	0	0	0	0	NS	0
LUSTR09		.5000	0	0	0	0	NS	0
ODINDIAN		.5000	0	0	0	0	NS	0
INDIANRES		1.000	0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

TOTAL			0	3	1	1	0	5
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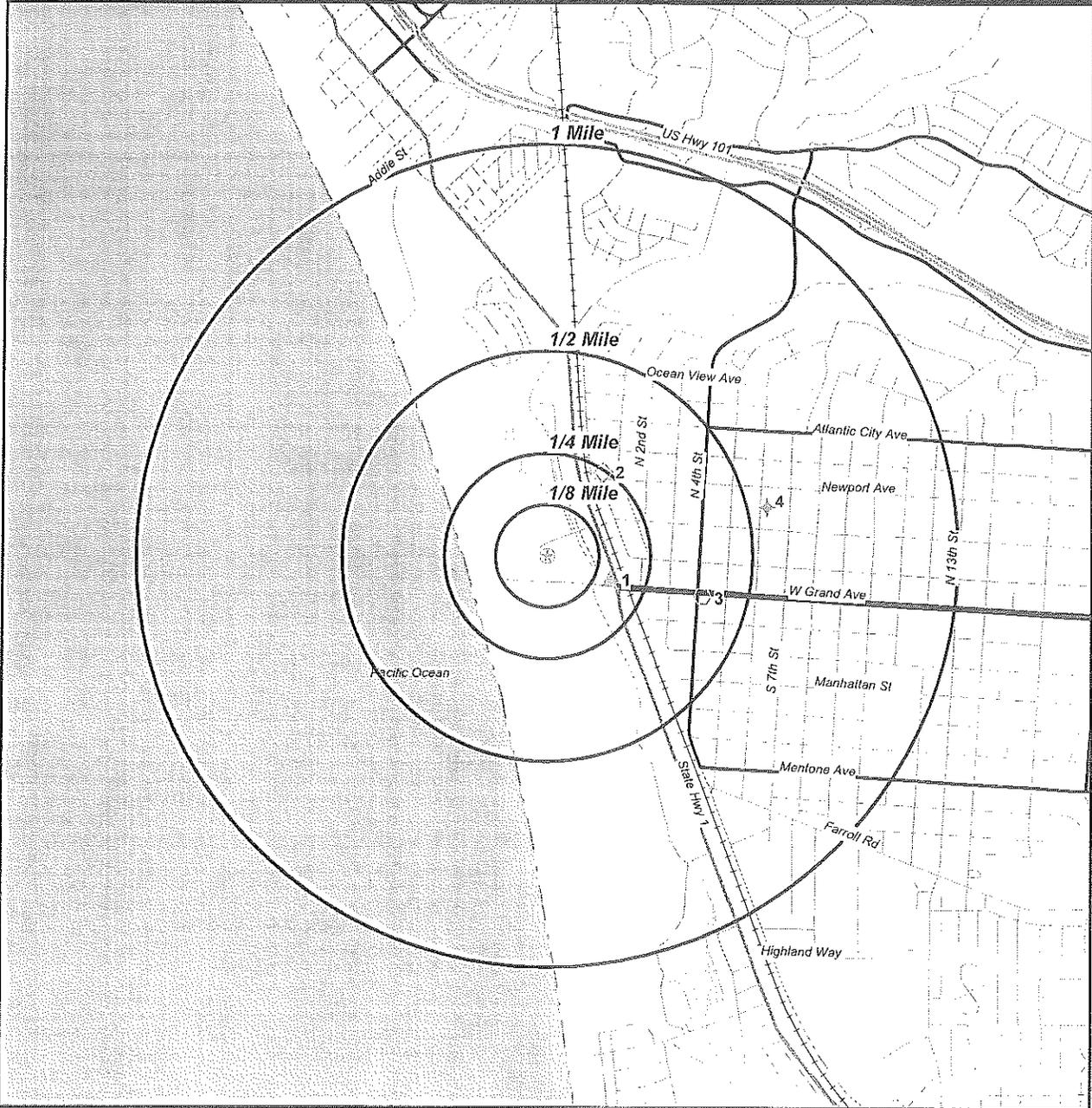
NOTES:

NS = NO SEARCH REQUESTED BY CUSTOMER



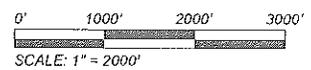
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RADIUS MAP



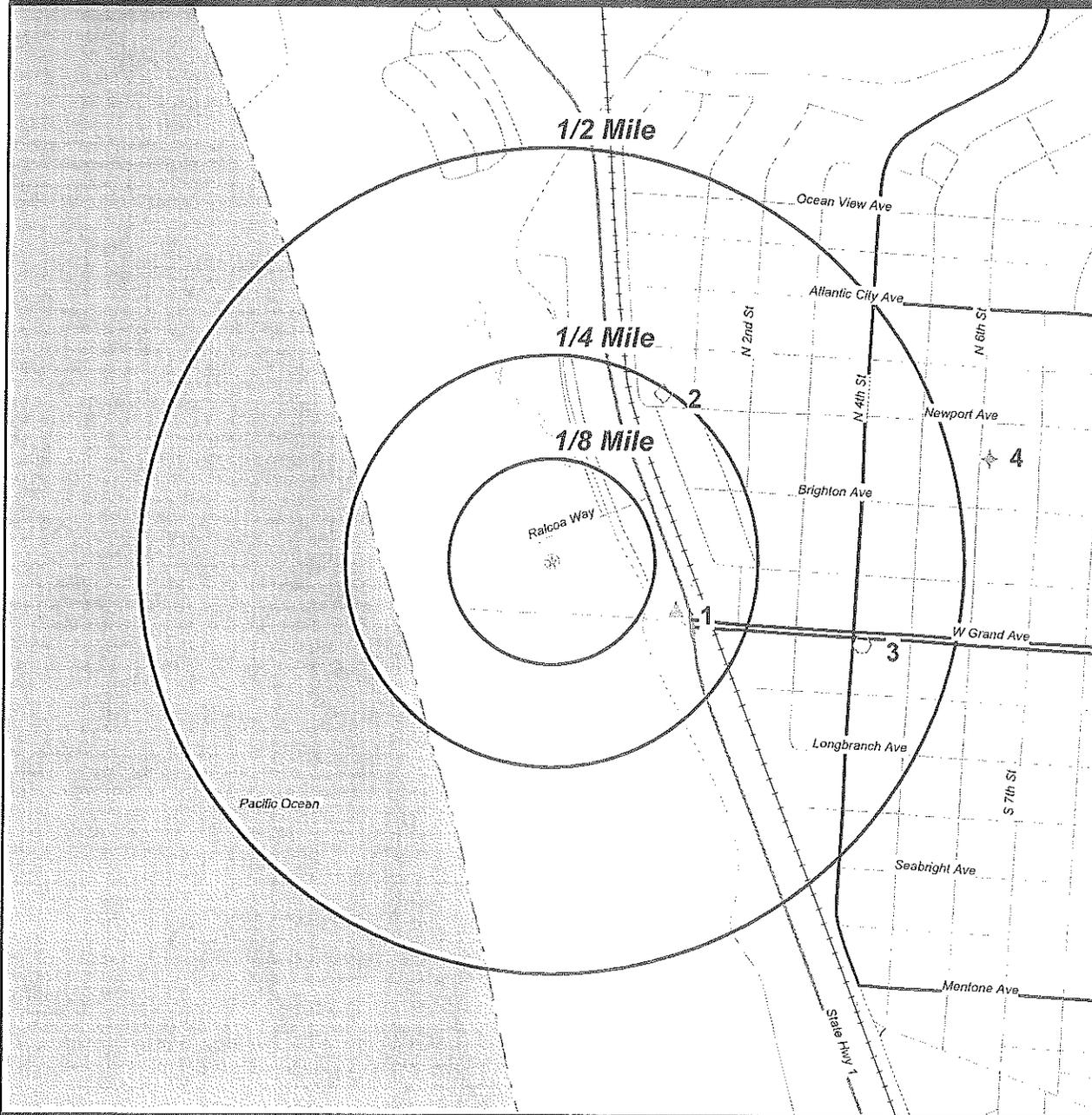
- ⊗ Target Property (TP)
- ▲ CLEANUPSITES
- ◇ HISTUST
- CORTESE
- ✦ ENVIROSTOR

Grover Beach Lodge
Hwy 1 and Grand Ave
Grover Beach, California
93433



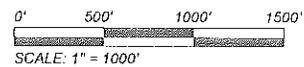
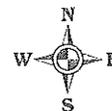
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RADIUS MAP



- ⊗ Target Property (TP)
- ▲ CLEANUPSITES
- ◇ HISTUST
- CORTESE
- ✦ ENVIROSTOR

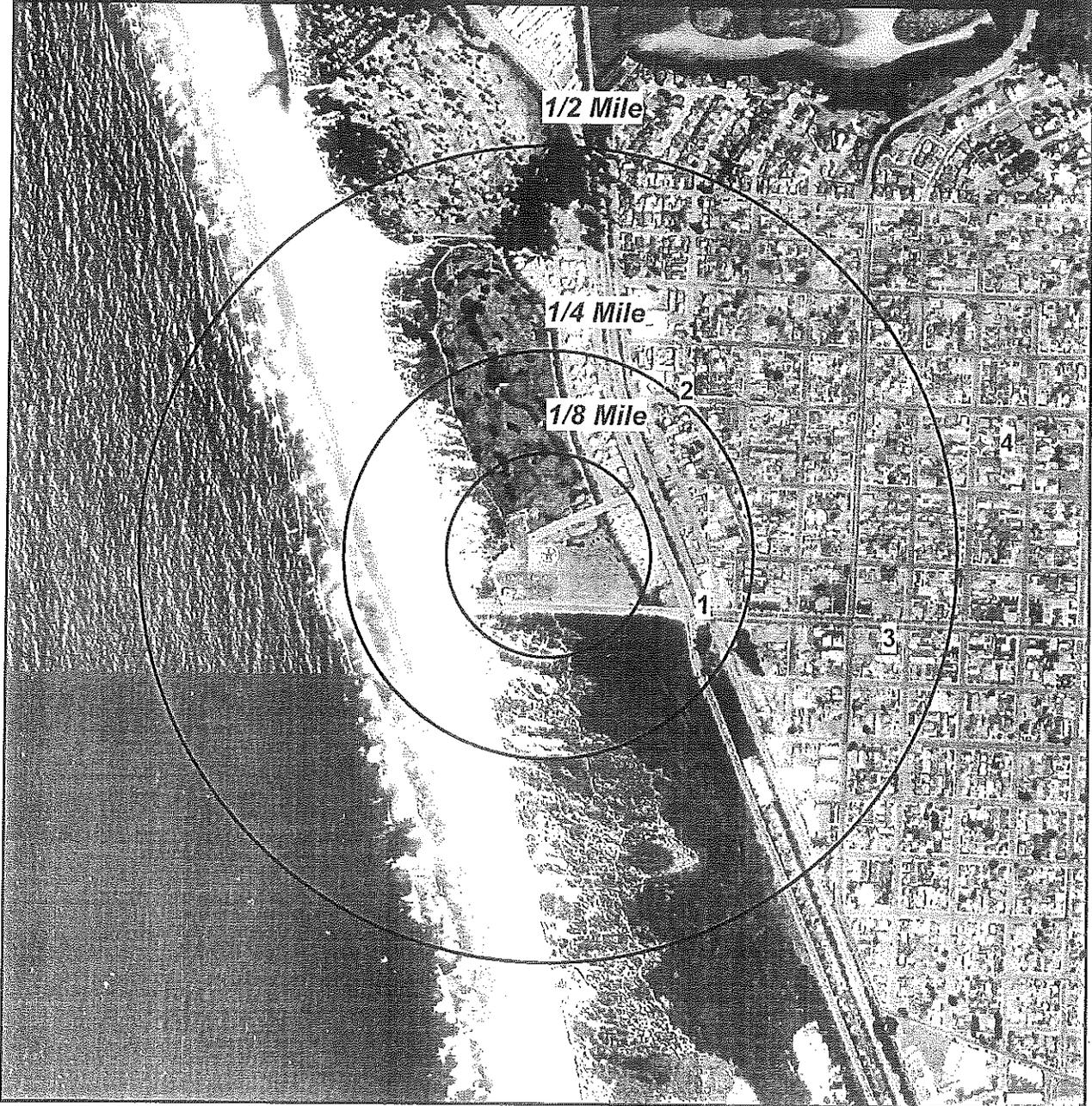
Grover Beach Lodge
Hwy 1 and Grand Ave
Grover Beach, California
93433



GeoSearch

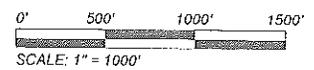
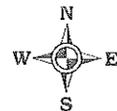
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ORTHOPHOTO MAP



- ☆ Target Property (TP)
- ▲ CLEANUPSITES
- ◇ HISTUST
- CORTESE
- ✦ ENVIROSTOR

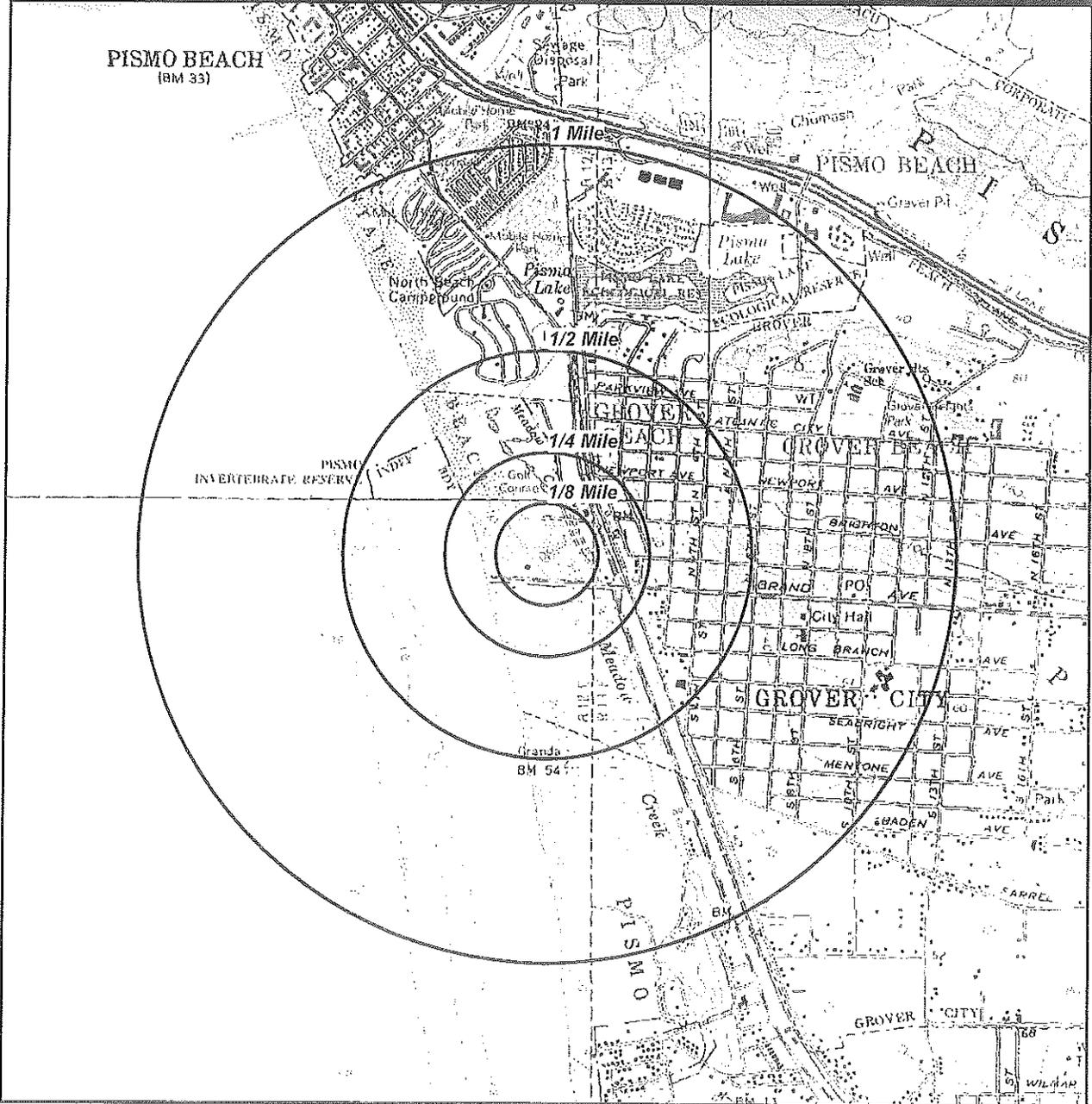
Quadrangle(s): Oceano Oe W
Source: USGS (09/03/1994)
Grover Beach Lodge
Hwy 1 and Grand Ave
Grover Beach, California
93433



GeoSearch

2705 Bee Caves Rd, Suite 330 - Austin, Texas 78746 - phone: 866-396-0042 - fax: 512-472-9967

TOPOGRAPHIC MAP



☼ Target Property (TP)

Quadrangle(s): Oceano Oe W

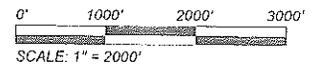
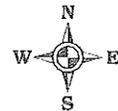
Source: USGS, 1993

Grover Beach Lodge

Hwy 1 and Grand Ave

Grover Beach, California

93433



GeoSearch

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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
1	LUST	T0607900185	0.162 E	JACKPOT SERVICE STAT (FORMER)	105 HWY 1 N	GROVER CITY, 93433	1
1	CLEANUPSITES	T0607900185	0.162 E	JACKPOT SERVICE STAT (FORMER)	105 HWY 1 N	GROVER CITY, 93433	3
2	HISTUST	0002B9D6	0.244 NE	PRYOR INDUSTRIES INC	45 NEWPORT	GROVER BEACH, 93433	4
3	CORTESE	716	0.391 E	VIC'S MOBIL	402 GRAND	GROVER CITY, 93433	5
4	ENVIROSTOR	80000765	0.543 E	ARMY REC CAMP		GROVER CITY	6



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LEAKING UNDERGROUND STORAGE TANKS (LUST)

MAP ID# 1

Distance from Property: 0.16 mi. E

SITE INFORMATION

ID#: T0607900185 REGIONAL CASE #: 854
SITE NAME: JACKPOT SERVICE STAT (FORMER)
ADDRESS: 105 HWY 1 N
GROVER CITY, CA
CROSS STREET: GRAND AVE
COUNTY: SAN LUIS OBISPO
FACILITY OPERATOR: NOT REPORTED

LOCAL CASE #: NOT REPORTED
RESPONSIBLE PARTY: NOT REPORTED
ADDRESS: NOT REPORTED

CASE INFORMATION

CASE TYPE: OTHER GROUNDWATER (NOT
CASE ENTERED INTO SYSTEM: 1990-08-08
CASE WAS CLOSED: 1997-09-18
ENFORCEMENT TYPE: NOT REPORTED
ENFORCEMENT BEGAN: NOT REPORTED
FUNDING TYPE: NOT REPORTED

CASE WAS REPORTED: 1990-07-20
CASE WAS REVIEWED: 1997-09-18

REGIONAL BOARD RESPONSIBLE FOR CASE: CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (REGION 3)
PROGRAM FOR THE CASE: LUST - LEAKING UNDERGROUND STORAGE TANK PROGRAM
INTERIM FOR THE CASE: NOT REPORTED
CURRENT STATUS: 9 - CASE CLOSED

LEAD AGENCY: REGIONAL BOARD LEAD LOCAL AGENCY: SAN LUIS OBISPO ENVIRONMENTAL HEALTH
MTBE CLASSIFICATION: NOT REPORTED

MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED
MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED

NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT TESTED
NUMBER OF GASOLINE ANALYTICAL RESULTS: 1

CASE SUMMARY: AIR SPARGING/VAPOR EXTRATION SYSTEM SHUT-DOWN. WORKPLAN WAS SUBMITTED BY CONSULTANT
(EARTH SYS ENVIRONMTAL)FOR REVIEW (1-6-93). AWAITING RESULTS OF FURTHER MONITORING.NO
CONTAMINANT IN GROUND WATER. POST ACTION MONITORING CONT.THIS CASE IS C

LEAKING TANK INFORMATION

HOW THE CASE/LEAK WAS DISCOVERED: TANK CLOSURE
HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED
CAUSE OF LEAK: OVERFILL
LEAK CONFIRMATION: 1990-06-22

DATE LEAK WAS DISCOVERED: 1990-07-16
LEAK WAS STOPPED: 1990-06-22
SOURCE OF LEAK: NOT REPORTED

SUBSTANCE/S RELEASED: GASOLINE - AUTOMOTIVE
QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

GeoSearch

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LEAKING UNDERGROUND STORAGE TANKS (LUST)

SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: 1993-01-04

PRELIMINARY SITE ASSESSEMENT UNDERWAY: 1993-01-08

REMEDIAL ACTION UNDERWAY: 1995-01-31

POLUTION CHARACTERIZATION: NOT REPORTED

REMEDATION PLAN: NOT REPORTED

VERIFICATION MONITORING UNDERWAY: NOT REPORTED

CLEANUP FUND ID: NOT REPORTED

PRIORITY: NOT REPORTED

ABATEMENT METHOD: OTHER

ADDITIONAL INFORMATION

WATER SYSTEM ID #: NOT REPORTED

WATER WELL ID#: NOT REPORTED

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: NOT REPORTED

WELL NAME FOR THE NEAREST DRINKING WATER WELL: NOT REPORTED

DISTANCE TO NEAREST DRINKING WATER WELL:0

GROUNDWATER BASIN: ARROYO GRANDE VALLEY

BENEFICIAL USE: NOT REPORTED

GEOTRACKER CLEANUP SITES (CLEANUPSITES)

MAP ID# 1

Distance from Property: 0.16 mi. E

FACILITY INFORMATION

GLOBAL ID: T0607900185

BUSINESS NAME: JACKPOT SERVICE STAT (FORMER)

ADDRESS: 105 HWY 1 N

GROVER CITY, CA 93433

COUNTY: San Luis Obispo

FACILITY DETAILS

CASE TYPE: LUST Cleanup Site

CASE NUMBER: 854

STATUS: Completed - Case Closed 1997-09-18 00:00:00

POTENTIAL CONTAMINATION:

Gasoline

POTENTIAL MEDIA AFFECTED:

Other Groundwater (uses other than drinking water)

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	1950-01-01	LEAK DISCOVERY
OTHER	1950-01-01	LEAK STOPPED
OTHER	1950-01-01	LEAK REPORTED

STATUS HISTORY

STATUS:	DATE:
OPEN - CASE BEGIN DATE	1990-06-22
OPEN - SITE ASSESSMENT	1990-06-22
OPEN - SITE ASSESSMENT	1993-01-04
OPEN - SITE ASSESSMENT	1993-01-08
OPEN - REMEDIATION	1995-01-31
COMPLETED - CASE	1997-09-18

CONTACT DETAILS

ORGANIZATION: SAN LUIS OBISPO COUNTY

ADDRESS: PO BOX 1489

CITY: SAN LUIS OBISPO

CONTACT NAME: Linnea Grossman

CONTACT TYPE: Local Agency Caseworker

CONTACT PHONE: 8057815544

EMAIL: lgrossman@co.slo.ca.us

GeoSearch

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HISTORICAL UNDERGROUND STORAGE TANKS (HISTUST)

MAP ID# 2

Distance from Property: 0.24 mi. NE

PRYOR INDUSTRIES INC, 45 NEWPORT, Grover Beach, CA 93433

UNIQUE ID: 0002B9D6

Page 1 out of 1

*** NO2 ***

PAGE 076 STATE WATER RESOURCES CONTROL BOARD 06/01/81
 HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR SAN LUIS OBISPO COUNTY
 CONTAINER TYPES: 1, 2, 3, 4, 5
 (1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER
 PRYOR INDUSTRIES, INC.
 45 NEWPORT GROVER CITY CA 93433

II FACILITY

PRYOR INDUSTRIES, INC. 45 NEWPORT GROVER CITY	MAILING ADDRESS TOWNSHIP/RANGE/SECTION P.O. BOX 1028 GROVER CITY	DEALER/FOREMAN/SUPERVISOR TELEPHONE (805) 489-4807	TYPE OF BUSINESS NO. OF CONTAINERS CABINETS, FORMICA, D
CA 93433	CA 93433		
CROSS STREET :			

III 24-HR. CONTACT PERSON / TELEPHONE
 DAY: TOMY RAINWATER (805) 489-4807 NIGHT: TOM PRYOR (805) 489-7644

***** OWNER ASSIGNED CONTAINER NUMBER: 1 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000047766001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK	E. REPAIRS : NONE IF YES WHEN :
C. YEAR INSTALLED : 1976	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
D. CAPACITY (GALLONS) : 550	G. STORES : PRODUCT
	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IX CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: VAULTED	C. WALLING: UNKNOWN
D. MATERIAL : CARBON STEEL		
E. LINING : UNKNOWN		
F. WRAPPING : UNKNOWN		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION
 VISUAL

URE TEST 12031 COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
 UNLEADED MOTOR VEHICLE FUEL

*** NO2 ***



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CORTESE LIST (CORTESE)

MAP ID# 3

Distance from Property: 0.39 mi. E

FACILITY INFORMATION

ID#: 716

NAME: VIC'S MOBIL

ADDRESS: 402 GRAND
GROVER CITY CA



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ENVIROSTOR CLEANUP SITES (ENVIROSTOR)

MAP ID# 4

Distance from Property: 0.54 mi. E

SITE INFORMATION

ID#: 80000765 ASSESSOR'S PARCEL #: NONE SPECIFIED

NAME: ARMY REC CAMP

ADDRESS: NOT REPORTED

GROVER CITY, CA

COUNTY: SAN LUIS OBISPO

SITE SIZE (ACRES): NOT REPORTED

LEAD AGENCY: NONE SPECIFIED

DTSC PROJECT MANAGER: NOT REPORTED

DTSC SUPERVISOR: DONN DIEBERT

DTSC DIVISION BRANCH: SACRAMENTO

NPL LISTED: NO RESTRICTED LAND USE: NO

SITE TYPE: MILITARY EVALUATION

SITE TYPE DESCRIPTION

EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 2005-07-01)

INACTIVE - NEEDS EVALUATION --

PAST USE/S THAT CAUSED THE CONTAMINATION

NONE SPECIFIED

CONFIRMED CONTAMINANTS OF CONCERN

10002 - * HALOGENATED ORGANIC COMPOUNDS

10003 - * HALOGENATED SOLVENTS

10009 - * HYDROCARBON SOLVENTS

10034 - * METALS - OTHER INORGANIC SOLID WASTE

10037 - * METALS - SLUDGE

10060 - * OIL/WATER SEPARATION SLUDGE

10061 - * ORGANIC LIQUIDS WITH METALS

10064 - * OTHER ORGANIC SOLIDS

10065 - * OTHER STILL BOTTOM WASTE

10067 - * OXYGENATED SOLVENTS

10076 - * PESTICIDES - RINSE WATERS

10077 - * PESTICIDES - WASTES FROM PRODUCTION

10097 - * CONTAMINATED SOIL

10098 - * DETERGENT & SOAP

10099 - * EMPTY PESTICIDE CONTAINERS, 30 GALLONS OR MORE

10119 - * ACID SOLUTION 2>PH WITH METALS

10120 - * ACID SOLUTION WITHOUT METALS

GeoSearch

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Site: SL7154-2
Source: USGS
Date: 2005
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'



Site: SL7154-2
Source: USGS
Date: 1995
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'

GeoSearch



Site: SL7154-2
Source: USGS
Date: 6-14-89
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'



Site: SL7154-2
Source: USDA
Date: 9-22-78
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'



Site: SL7154-2
Source: ASCS
Date: 6-2-69
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'

GeoSearch



Site: SL7154-2
Source: MARK HURD
Date: 5-21-58
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'



Site: SL7154-2
Source: ASCS
Date: 3-31-49
County: SAN LUIS OBISPO, CA
Scale: 1" = 700'

Site Address: Pismo State Beach, West Grand Ave.

Name of individual filling out questionnaire: Andrew Zilke

Relation to the subject property: State Park District Supt.

Current owner of the property: California State Parks

(circle one)

1a. Is the property used for an industrial use? Yes No Unk

1b. Is any adjoining property used for an industrial use? Yes No Unk

2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past? Yes No Unk

2b. Did you observe evidence or do you have any prior knowledge that any adjoining has been used for an industrial use in the past? Yes No Unk

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unk

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unk

4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? Yes No Unk

4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes

No

Unk

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes

No

Unk

5a. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes

No

Unk

6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?

Yes

No

Unk

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?

Yes

No

Unk

7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes

No

Unk

7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown knowledge?

Yes

No

Unk

8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? Yes No Unk

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? Yes No Unk

9a. Is there currently any stained soil on the property? Yes No Unk

9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property? Yes No Unk

10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property? Yes No Unk

Sewage dump station holding tank
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property? Yes No Unk

same

11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? Yes No Unk

11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? Yes No Unk

12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? Yes No Unk

12b. Did you observe evidence or do you have any prior knowledge that have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?

Yes

No

Unk

13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes

No

Unk

13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes

No

Unk

14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

Yes

No

Unk

15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes

No

Unk

15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes

No

Unk

15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?

Yes

No

Unk

- 15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property? Yes No Unk
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? Yes No Unk
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property? Yes No Unk
- 18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? Yes No Unk
- 18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system? Yes No Unk
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property? Yes No Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? Yes No Unk

21. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? *No*

22. Are you aware of any activity and land use limitations (LUL's), 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? *City LCP and State Park GDP*

23. As the user of this ESA 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 as 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?

N/A

24. Does the purchase price being paid for this property reasonably reflect the fair market value of the market? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

N/A

25. Are you aware of 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, as user,

- a. Do you know the past uses of the property? *NO*
- b. Do you know of specific chemicals that are present or once were present at the property? *NO*
- c. Do you know of any spills or other chemical releases that have taken place at the property? *NO*
- d. Do you know of any environmental cleanups that have taken place at the property? *NO*

Preparer represents that to the best of the preparer's knowledge, the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature

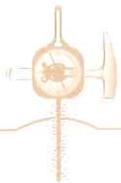
Andrew Zide

Date

2/27/10

APPENDIX B

Additional REC Information





Stantec Consulting Corporation
3437 Empresa Drive Suite A
San Luis Obispo CA 93401
Tel: (805) 546-0455
Fax: (805) 546-0583

Stantec

October 15, 2008

Mr. Corey Walsh
California Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401

**SUBJECT: RESULTS OF THIRD QUARTER 2008 GROUNDWATER MONITORING
Former Louie's Auto Clinic and Gas (CRWQCB Case No. 3655)
702 Grand Avenue, Grover Beach, California
Stantec Project No. 100T.06156.06**

Dear Mr. Walsh:

On behalf of Nestucca Enterprises, LLC, Stantec Consulting Corporation (Stantec), formerly SECOR International Incorporated (SECOR), has prepared this letter-report presenting the results of groundwater monitoring conducted at the subject site during the third quarter of 2008. The purpose of the work was to evaluate current hydrologic conditions and groundwater quality beneath the site associated with former underground storage tanks (USTs). As part of this monitoring event, groundwater samples were collected from six on-site monitoring wells and analyzed for petroleum hydrocarbons. Furthermore, at the request of the California Regional Water Quality Control Board (CRWQCB), groundwater monitoring was conducted in conjunction with quarterly monitoring activities conducted by representatives of ConocoPhillips (TRC Solutions) at the 76 Service station located across 7th Street, to the west of the subject property. Tabulated groundwater monitoring data associated with the 76 station are attached to this report.

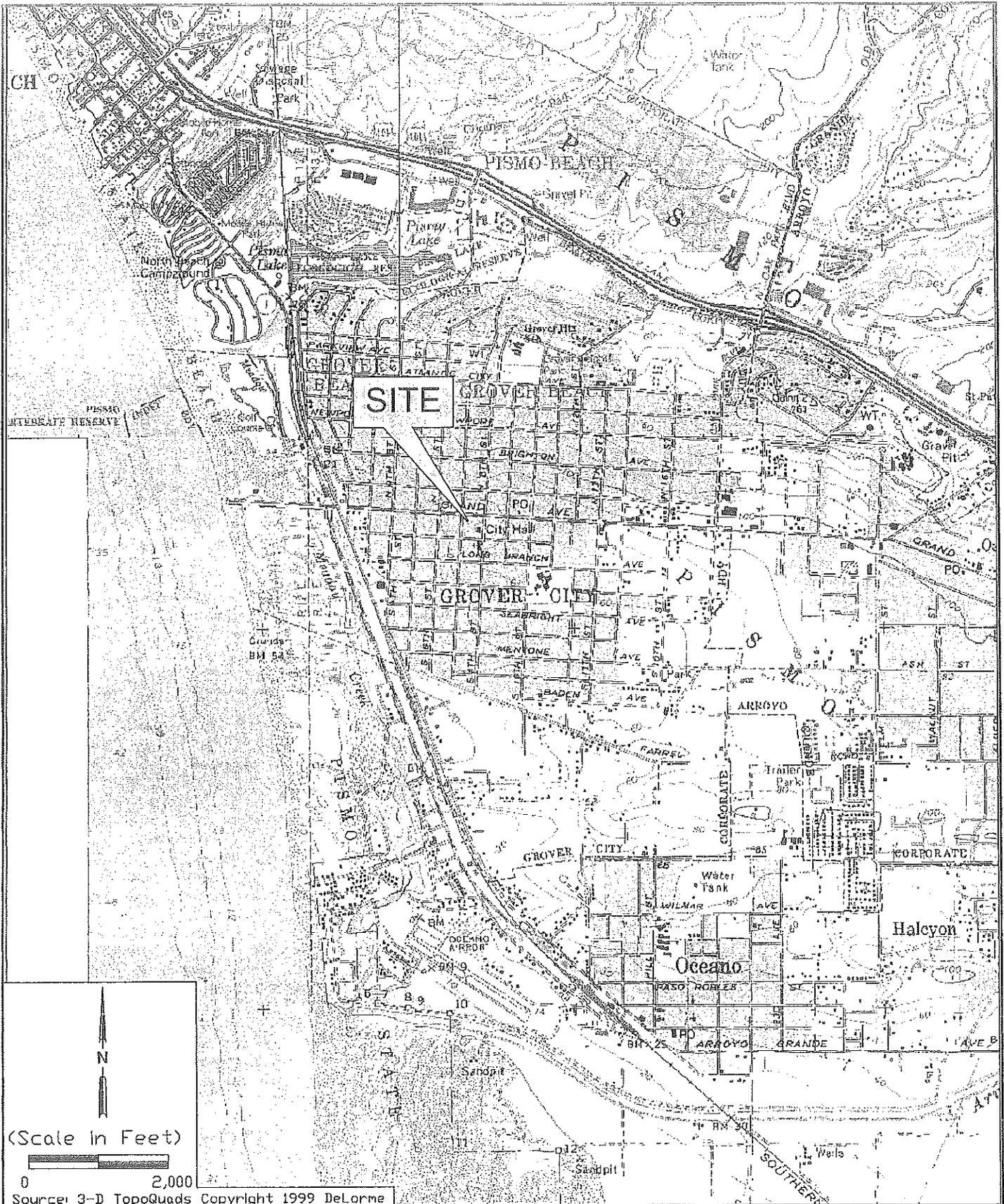
SITE LOCATION AND DESCRIPTION

Site Location

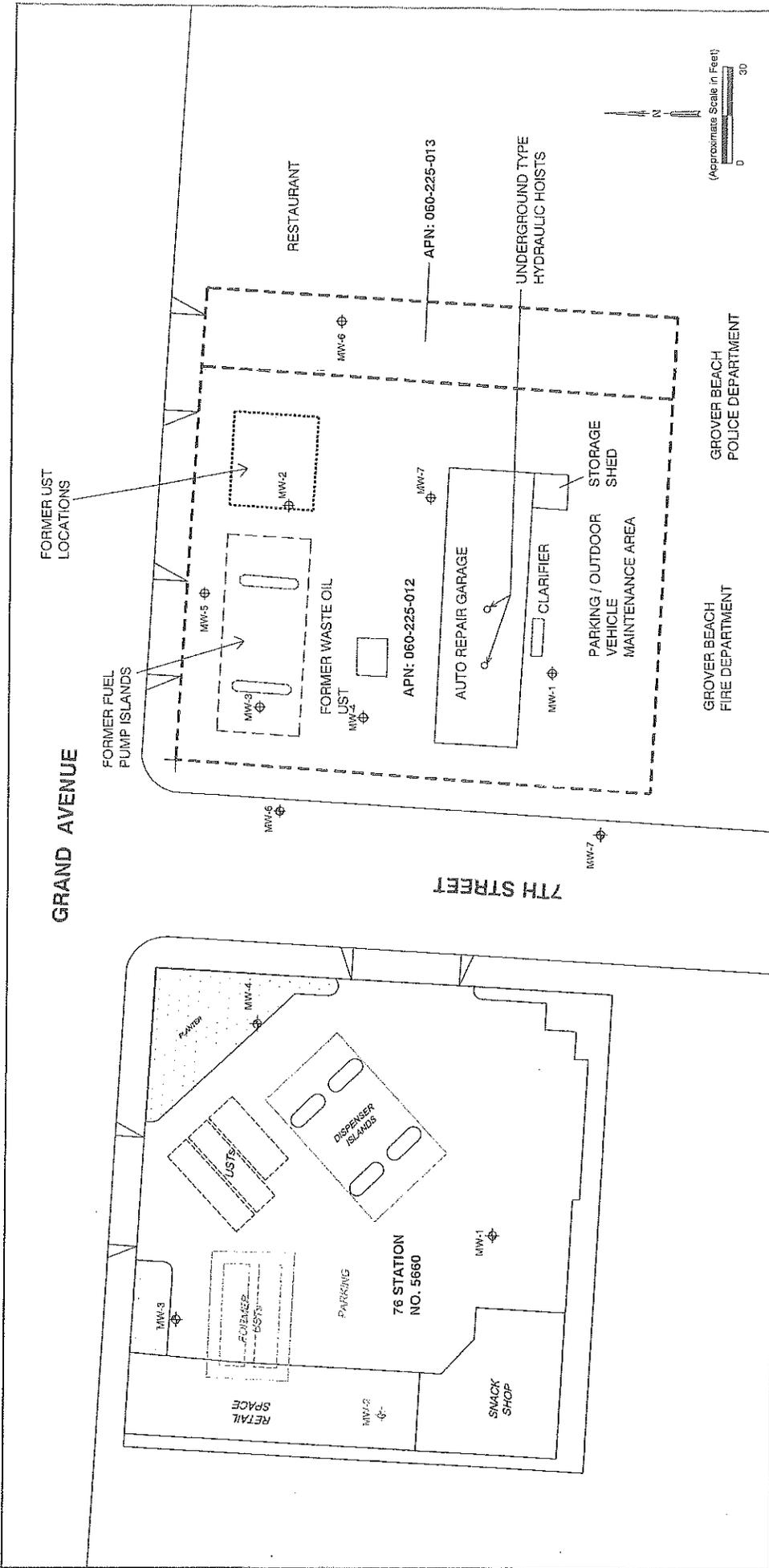
The property is located at the southeast corner of 7th Street and Grand Avenue in the City of Grover Beach, California and is identified as San Luis Obispo County Assessor's Parcel Numbers (APN) 060-225-012 and 013. The combined parcels measure 150 feet square with property boundaries formed by Grand Avenue to the north, a developed commercial property to the east, the City of Grover Beach Fire Department to the south and 7th Street to the west. A vicinity map for the subject property is included as Figure 1 and a site map of the property is presented as Figure 2.

Site Description

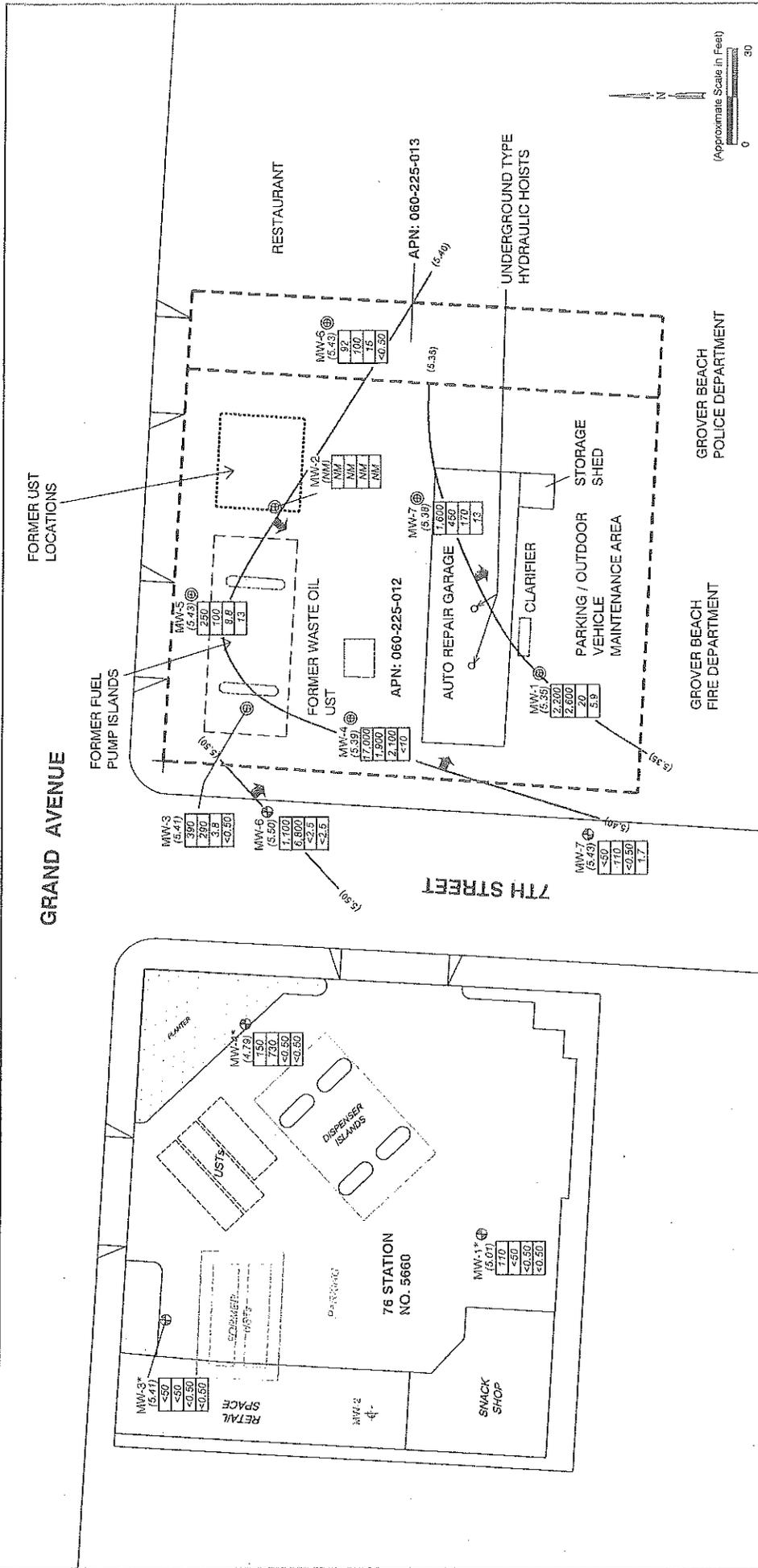
Currently, the property (APN 060-225-012) is developed with an automotive repair garage and associated parking areas. Parcel 013 is undeveloped and consists of asphalt-paved parking and driveway areas associated with the garage and a restaurant to the east (separate property).



 Stantec 3437 EMPRESA DR. SUITE A SAN LUIS OBISPO, CALIFORNIA PHONE: (805) 546-0455/546-0583 (FAX)	FOR:	VICINITY MAP			FIGURE:
	702 GRANDE AVENUE GROVER BEACH, CALIFORNIA				1
JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	
100T.06156.06	JMK	RV	CP	7/11/2008	



FORMER SITE FEATURES ARE ESTIMATED		FIGURE:	2
FOR:		702 GRAND AVENUE GROVER BEACH, CA	
JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1021018808	SCS	RV	CP
 Stantec 5437 EMPRESA DR, SUITE A SAN LUIS OBISPO, CALIFORNIA PHONE: (805) 340-8888 (FAX)		DATE:	12/5/07



LEGEND

- PROPERTY (ESTIMATED)
- MW-7 CONOCO PHILLIPS GROUNDWATER MONITORING WELLS (RESULTS ASSOCIATED WITH WELLS PROVIDED BY TRC)
- MW-1 ON-SITE GROUNDWATER MONITORING WELLS INSTALLED BY SECOR
- GROUNDWATER FLOW DIRECTION
- (5.39) GROUNDWATER ELEVATION (FEET ABOVE MSL)
- TPHG GROUNDWATER CONCENTRATION REPORTED IN MICROGRAMS PER LITER (µg/L)
- TPHD
- BENZ
- EDC
- * NOT USED IN CONTOURING
- (5.35) GROUNDWATER CONTOUR (MSL)
- NIM NOT MEASURED
- NMI NOT SAMPLED

NOTES:
All wells gauged and sampled on July 28-29, 2008
Former site features are estimated

FOR: 702 GRAND AVENUE GROVER BEACH, CA

DRAWN BY: SCS

CHECKED BY: RM

APPROVED BY: CP

FIGURE: 3

DATE: 10/7/2008

FILEPATH: P:\Cad 2003\702 Grand Avenue\GW\42009\702 GRAND.GW\ 3D2008 awg\ghm\10c1 07 2008 at 10:58\Layer_GW_Con & HC Fig



Nestucca Enterprises, LLC
3037 Empire Drive, Suite A
San Luis Obispo, CA 93401
Tel: (805) 543-0000
Fax: (805) 543-0001

Stantec

March 28, 2010

Project No. 185802177

Mr. Corey Walsh
Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401

Dear Mr. Walsh:

SUBJECT: RESULTS OF SOURCE AREA ASSESSMENT
702 Grand Avenue, Grover Beach, California
RWQCB Case No. 3655

Introduction

On behalf of Nestucca Enterprises, LLC (Nestucca), Stantec Consulting Corporation (Stantec) has prepared this report presenting the results of further assessment activities conducted at the subject site in late 2008 (Figures 1 and 2). The objective of this phase of assessment was to further evaluate the degree and extent of petroleum hydrocarbon impacts to soil within the suspected former source area at the property. The results of a previous phase of subsurface assessment conducted in November 2007 identified the former underground storage tank (UST) locations as the primary source area for past releases of fuel hydrocarbons. The scope of work for the proposed source area assessment was described in a work plan prepared by SECOR (now Stantec) dated March 24, 2008. In a letter of response dated June 26, 2008, the California Regional Water Quality Control Board-Central Coast Region (CRWQCB) approved the assessment work plan. Assessment activities described herein were conducted under the direct supervision of a California professional geologist or engineer.

Scope of Work

The generalized scope of work proposed in the March 24, 2008 work plan by SECOR included the following:

- Procuring soil boring permits and performing underground utility clearance;
- Advancing four direct-push soil borings surrounding the former UST locations and collecting soil samples from each boring;
- Laboratory analysis of soil samples for fuel hydrocarbons and additives; and
- Data compilation and preparation of a site assessment report.

Site Location

The property is located at the southeast corner of 7th Street and Grand Avenue in the City of Grover Beach, California and is identified as San Luis Obispo County Assessor's Parcel Numbers (APN) 060-225-012 and 013. The combined parcels, hereafter referred to as the Property, measure 150 feet square with property boundaries formed by Grand Avenue to the north, a developed commercial property to the east, the City of Grover Beach Fire Department to the south and 7th Street to the west. A vicinity map for the subject property is included as Figure 1 and a site map of the property is presented as Figure 2.

Site Description

Currently, the Property is developed with an automotive repair garage and associated driveway and parking areas. The area of the former fuel dispenser islands, located at the northwest corner of the property, is covered with concrete. The location of the former UST basin is evident by seams in the asphalt paving.

Land use surrounding the Property consists of retail and commercial properties to the north of the subject site, a restaurant adjacent to the east, and a Grover Beach Fire Station to the south. Farther east, an automotive repair shop is present at the corner of 8th Street and Grand Avenue which appears to have been a former gas station. The property across 7th Street to the west of the subject site is an active Union 76 gas station which has undergone investigation and remediation for hydrocarbon releases to soil and groundwater.

Previous Investigations

SECOR conducted a Phase I Environmental Site Assessment (Phase I ESA) in March 2006. As a result, four Recognized Environmental Conditions (RECs) were identified associated directly with the subject property. These RECs included a former 500-gallon capacity underground waste oil tank; three former 10,000-gallon capacity fuel underground storage tanks (USTs) and associated fuel dispenser islands; a suspected underground water/oil separator (clarifier) possibly associated with a former car wash located at the subject property; and two underground hydraulic hoists. Offsite RECs included the Union 76 station across 7th Street and the former gas station at the corner of 8th Street and Grand Avenue

SECOR conducted a limited Phase II ESA in May 2006 consisting of advancing a total of 14 soil borings within interior and exterior portions of the property. The purpose of the Phase II ESA was to evaluate the potential presence of chemical contaminants within soil and groundwater beneath the site associated with the four identified RECs. As a result, soil samples collected adjacent to the hydraulic hoists, suspected clarifier, within the former waste oil UST area and fuel dispenser areas did not exhibit detectable concentrations of petroleum hydrocarbons. However, one soil sample collected from within the former UST area exhibited total petroleum hydrocarbons in the gasoline range (TPHg) at a concentration slightly exceeding the San Luis Obispo County Environmental Health Department (SLOEHD) cleanup goal of 100 milligrams per kilogram (mg/kg). In addition, a groundwater sample collected from the same boring at a depth of 48 feet below grade exhibited elevated concentrations of TPHg, benzene, toluene, ethylbenzene and total xylenes (BTEX) exceeding the CRWQCB's Water Quality Objectives (WQOs).

ASSESSMENT RESULTS

Subsurface Conditions

Subsurface conditions encountered during the source area assessment were generally consistent with previous investigation findings. Unconsolidated alluvial deposits encountered beneath the site generally consisted of poorly-graded sand from the ground surface to approximately 25 to 30 feet bgs. Beneath the upper sandy section, are interbedded layers of clay, silty sand and sandy to clayey gravel to termination of the borings at 45 feet bgs. Few, if any of the interbeds appear to be laterally continuous across the site. In general, the consistency of the sandy alluvium within the upper 20 to 25 feet was loose to medium dense. Dense sands and stiff clays were generally encountered from 25 to 45 feet bgs. Soils in the upper portion of the section were encountered in a slightly moist to moist condition, becoming very moist below a depth of 40 feet bgs. Groundwater was not encountered in the borings to the maximum depth explored of 45 feet bgs during this phase of assessment.

Soil boring logs, describing the soil conditions encountered in greater detail, are attached. Geologic cross-sections A-A' and B-B' are presented as Figures 3 and 4, respectively.

Soil Analytical Results

Analytical results for soil samples analyzed from the borings are summarized in Table 2. For comparison purposes, Table 2 also lists the soil action limits observed by the RWQCB and the County of San Luis Obispo Health Department.

Soil analytical results obtained during the source area assessment can be summarized as follows:

- Samples collected from boring B-9 exhibited TPHg at a concentration exceeding the soil action limit at a depth of 35 feet bgs. None of the remaining samples from the boring contained TPHg or TPHd exceeding the action limit. Benzene was detected above the action limit in the samples collected at 20, 25 and 35 feet bgs in boring B-9;
- Boring GP-10 exhibited elevated fuel hydrocarbons in the sample from 45 feet bgs only, where TPHg was reported at a concentration above the action limit;
- The sample collected from boring B-11 at 25 feet bgs exhibited elevated TPHg and the sample from 45 feet bgs contained benzene at a concentration above the action limit. No other hydrocarbon compounds exceeded the action limits in the samples analyzed from boring B-11;
- Boring GP-12 exhibited the highest hydrocarbon levels with TPHg, TPHd, and all BTEX constituents exceeding their respective action limits in the samples collected from 25 and 35 feet bgs. The sample collected at 45 feet bgs in boring GP-12 also contained benzene at a concentration above the action limit; and
- The older gasoline additive EDC was reported in three soil samples at concentrations above the action limit. The more recent oxygenate compound MTBE was not detected above the minimum reporting limit in any of the soil samples analyzed.

Complete laboratory reports are included as an attachment.

Current hydrocarbon concentrations in groundwater are sufficiently elevated to warrant active groundwater remediation. Potentially applicable in-situ treatment technologies include air sparging, ozone sparging, and chemical oxidation. As hydrocarbon concentrations decline in response to such treatment, more passive methods such as enhanced biodegradation may become applicable. Groundwater extraction could be warranted if plume migration control due to nearby sensitive receptors is considered prudent. Further groundwater assessment, pilot testing and/or aquifer testing would be necessary prior to selection and design of a groundwater remediation system for the site.

Limitations

This report was prepared in accordance with generally accepted professional engineering and environmental consulting practices existing at the time this report was prepared and applicable to the location of the Site. To the extent that this report is based on information provided to Stantec by third parties, Stantec may have made efforts to verify this third party information, but Stantec cannot guarantee the completeness or accuracy of this information. The opinions expressed and data collected are based on the conditions of the Site existing at the time of the field investigation. No other warranties, expressed or implied are made.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Site have been prepared under the supervision of and reviewed by the Licensed Professional whose signature appears below. Should you have any questions or require additional information regarding this report, please contact the undersigned at your convenience.

Sincerely,

Stantec Consulting Corporation

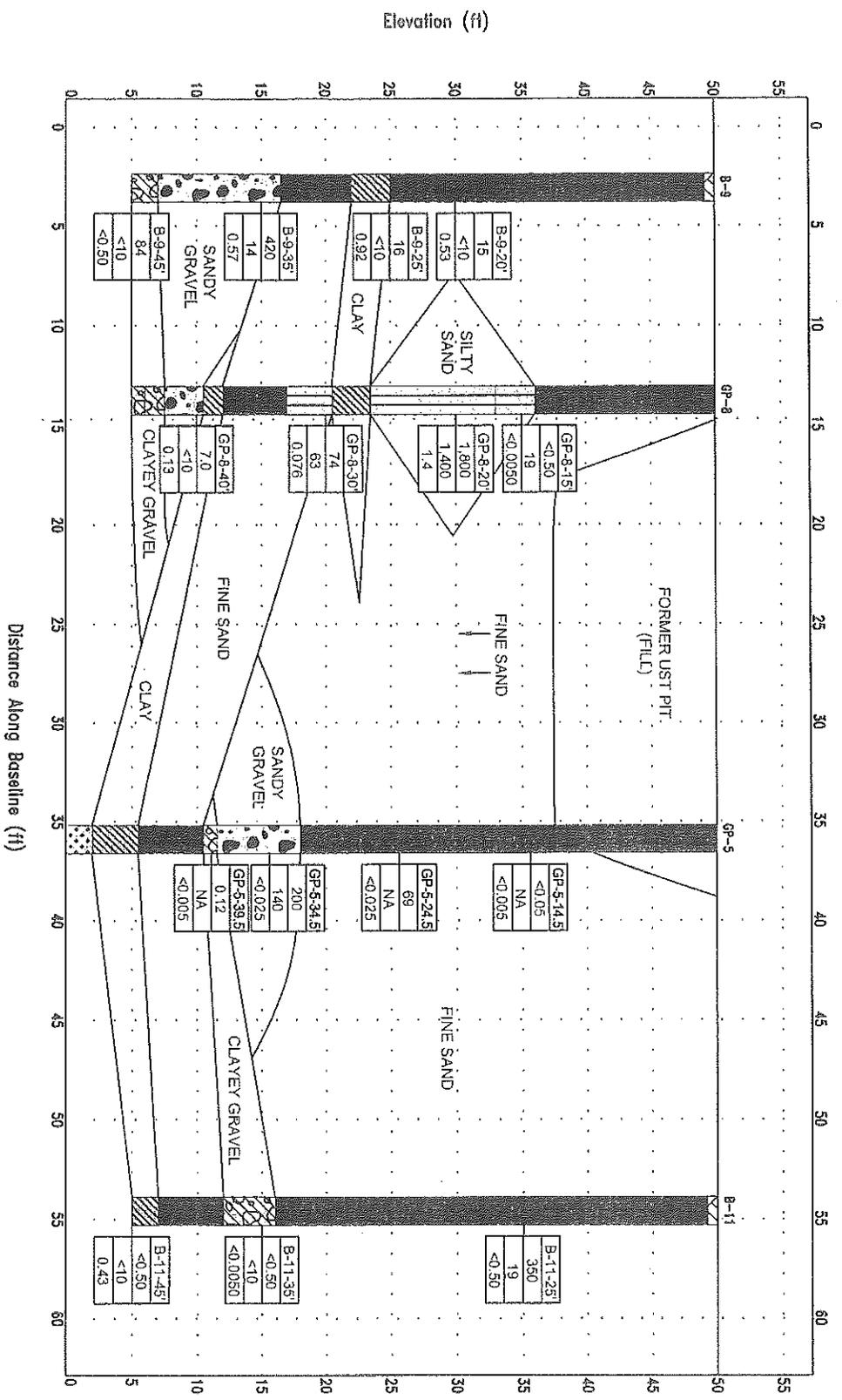
Steve Little, P.G., C.H.G.
Senior Hydrogeologist

Chris Prevost, P.E.
Associate Engineer

Attachments: Figures 1 through 4
Tables 1 through 3
Boring Logs
Laboratory Reports and Chain of Custody Documentation
Groundwater Monitoring Data-Fourth Quarter 2008

Cc: Mrs. Diane House, Nestucca Enterprises, LLC, P. O. Box 70102, West Valley City, Utah, 84170

GENERALIZED GEOLOGIC CROSS SECTION A - A'



LEGEND

SAMPLE ID
TPH _g
TPH _d
BENZ

Concentrations in milligrams
per kilogram (mg/kg)



Stantec

3437 EMPRESA DR, SUITE A
SAN LUIS OBISPO, CALIFORNIA
PHONE: (805) 546-0455 FAX: (805) 546-0583

FOR:
702 GRAND AVENUE
GROVER BEACH, CALIFORNIA

JOB NUMBER: 185902177
DRAWN BY: SCS

CROSS-SECTION A-A'

CHECKED BY: SL
APPROVED BY:

FIGURE:
3

DATE: Mar 23, 2010

FIGURE: 1	VICINITY MAP	FOR:		 702 GRANDE AVENUE GROVER BEACH, CALIFORNIA	JOB NUMBER: 1007.06156.06 DRAWN BY: JMK CHECKED BY: RV APPROVED BY: CP DATE: 7/1/2008
		SOURCE: 3-D Topoquads Copyright 1999 Delorme SCALE: 2,000 (Scale in Feet)			



3437 EMPRESA DR. SUITE A
 SAN LUIS OBISPO, CALIFORNIA
 PHONE: (805) 546-0455/546-0883 (FAX)



Stantec Consulting Corporation
3437 Empresa Drive Suite A
San Luis Obispo CA 93401
Tel: (805) 546-0455
Fax: (805) 546-0583

Stantec

March 22, 2010

Mr. Corey Walsh
California Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401

Subject: **Submittal of Additional Groundwater Sample Results**
76 Station No. 5660
684 Grand Avenue
Grover Beach, California
CRWQCB Case No. 3324

Reference: *Case Closure Addendum/Review of Historical VOC Analyses, 76 Station No. 5660, 684 Grand Avenue, Grover Beach, California, Stantec, March 8, 2010*

Dear Mr. Walsh:

On behalf of ConocoPhillips Company (COP), Stantec Consulting Corporation (Stantec) has prepared this letter to present the results of additional groundwater sampling and analysis from monitoring wells MW-1, MW-4 and MW-9. The purpose of the additional groundwater sampling was to verify the presence or absence of several volatile organic compounds (VOCs) previously detected in wells MW-1 and MW-4 in July 2002. The sampling activities were conducted as recommended in the referenced letter with modifications (addition of sampling well MW-9) provided by the California Regional Water Quality Control Board (CRWQCB) in an email correspondence dated March 9, 2010 for pending case closure purposes.

Sampling Event

On March 12, 2010, Stantec sampled wells MW-1, MW-4 and MW-9 by purging the wells, allowing the wells to recharge sufficiently and then collecting groundwater samples. Groundwater samples were collected from the monitoring wells using disposable bailers dedicated to each well, and transferred to sterile, analysis-specific, laboratory-supplied containers. The groundwater samples were submitted to BC Laboratories in Bakersfield, California under Environmental Protection Agency (EPA) chain-of-custody protocol and analyzed for VOCs by EPA Test Method 8260B and fuel fingerprint using EPA Test Method 8015.

Results

A summary of the results per well sampled is provided below. Complete laboratory analytical reports are attached.

MW-1: Seven VOCs (n-Butylbenzene, sec-Butylbenzene, tert-Butylbenzene, Ethylbenzene, Isopropylbenzene, p-Isopropylbenzene and n-Propylbenzene) were detected in the sample at concentrations ranging from 0.5 to 55 micrograms per liter ($\mu\text{g/l}$). Total purgeable petroleum hydrocarbons (TPPH) was detected at a concentration of 710 $\mu\text{g/l}$ and of the hydrocarbon fingerprint analysis, TPH in the kerosene range was detected at a concentration of 490 $\mu\text{g/l}$.

Stantec

March 22, 2010

Mr. Corey Walsh, CRWQCB

Page 2 of 2

MW-4: Three VOCs, sec-Butylbenzene, Isopropylbenzene and n-Propylbenzene, were detected in the sample at concentrations of 3.6, 0.94 and 0.52 µg/l, respectively. TPPH was detected at a concentration of 130 µg/l. There were no detections from the hydrocarbon fingerprint analysis.

MW-9: Only chloroform was detected at a trace concentration of 0.80 µg/l. TPPH was not detected and TPH in the kerosene range was detected at a concentration of 220 µg/l.

The results indicate that groundwater within the wells sampled contain trace to low concentrations of various VOCs and petroleum hydrocarbons at concentrations below the associated CRWQCB's Water Quality Objectives (WQOs). Based on these results, Stantec recommends continuing with site closure.

If you have any questions regarding this submittal, please do not hesitate to contact the undersigned at (805) 546-0455 ext 28.

Sincerely,

STANTEC CONSULTING CORPORATION



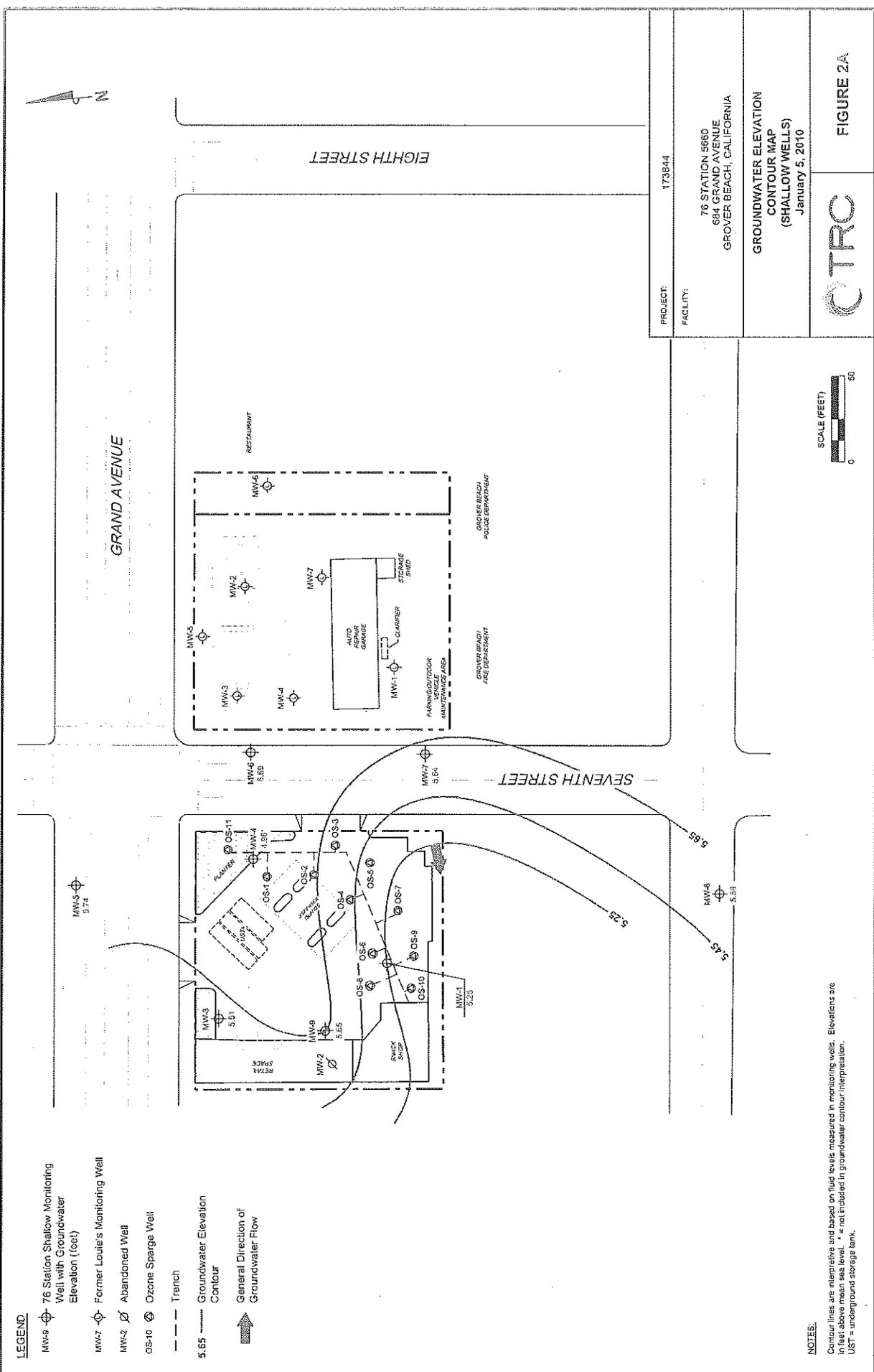
Chris Prevost, P.E.
Associate Engineer
chris.prevost@stantec.com

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Map

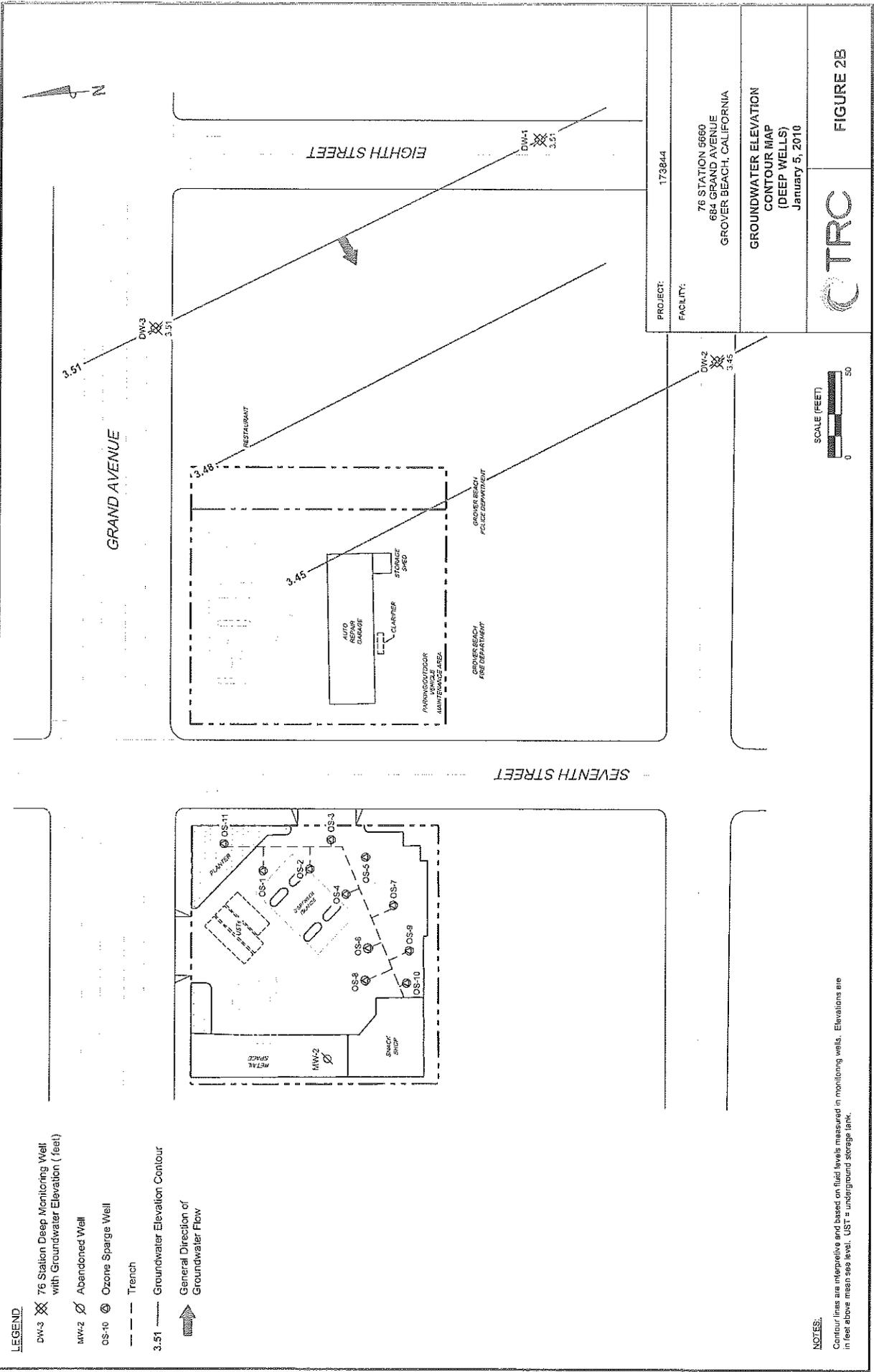
Laboratory Analytical Reports

Cc: Mr. Daryl Pessler, ConocoPhillips (Livelink)
Mr. Steve Elsayed, Property Owner

p:\clients\scopl\conocophillips - retail\slo county sites\5660-02502 grover beach (pending closure)\reports\case closure 2009\march 2010 voc analysis letter.doc



PROJECT:	173844
FACILITY:	76 STATION 5660 684 GRAND AVENUE GROVER BEACH, CALIFORNIA
GROUNDWATER ELEVATION CONTOUR MAP (SHALLOW WELLS) January 5, 2010	
CTRC	
FIGURE 2A	



LEGEND

- DW-3 76 Station Deep Monitoring Well with Groundwater Elevation (feet)
- MW-2 Abandoned Well
- OS-10 Ozone Sparge Well
- Trench
- 3.51 Groundwater Elevation Contour
- General Direction of Groundwater Flow

NOTES:

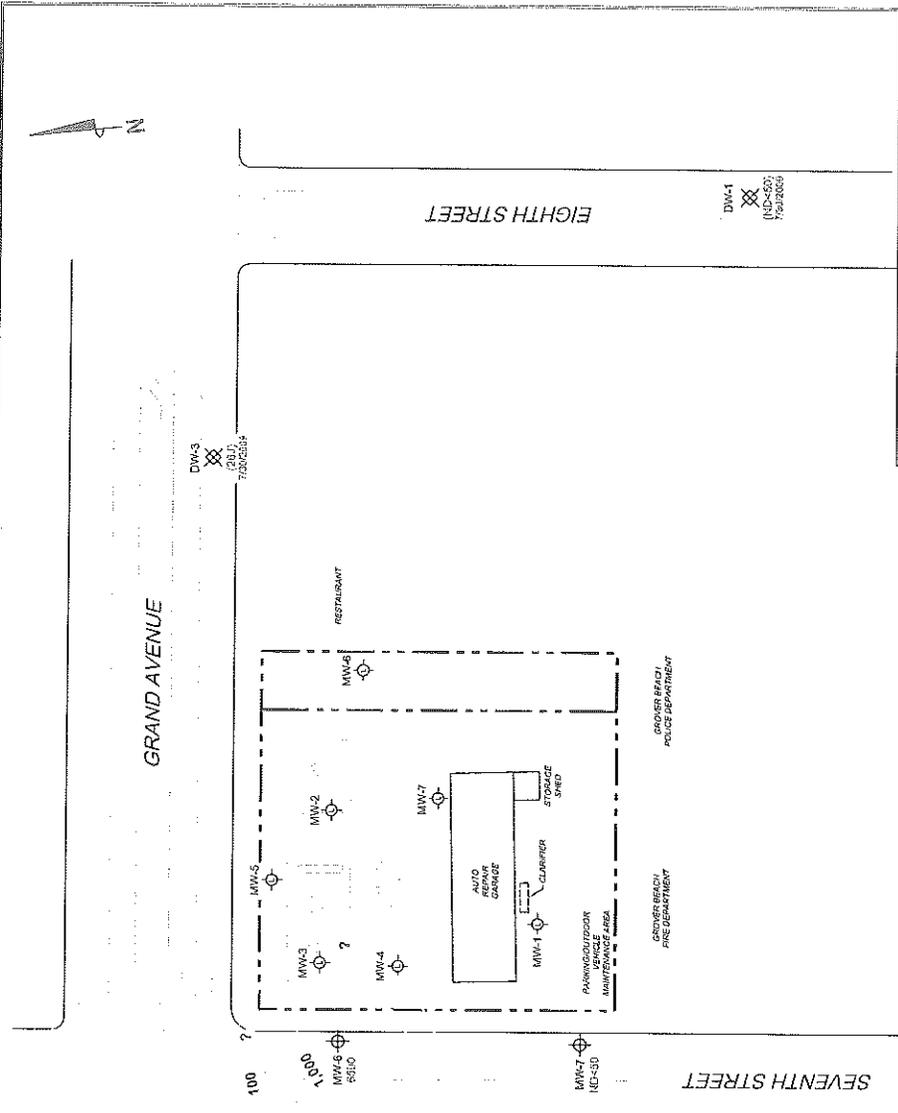
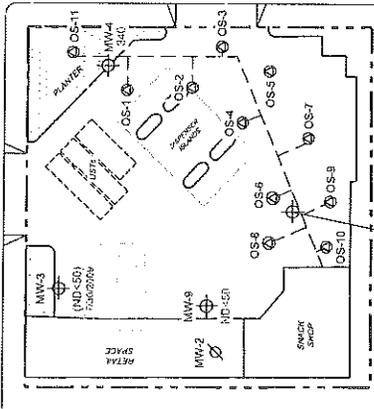
Contour lines are interpolative and based on fluid levels measured in monitoring wells. Elevations are in feet above mean sea level. UST = underground storage tank.

PROJECT:	173844
FACILITY:	76 STATION 5660 684 GRAND AVENUE GROVER BEACH, CALIFORNIA
GROUNDWATER ELEVATION CONTOUR MAP (DEEP WELLS) January 5, 2010	
CTRC	
FIGURE 2B	



LEGEND

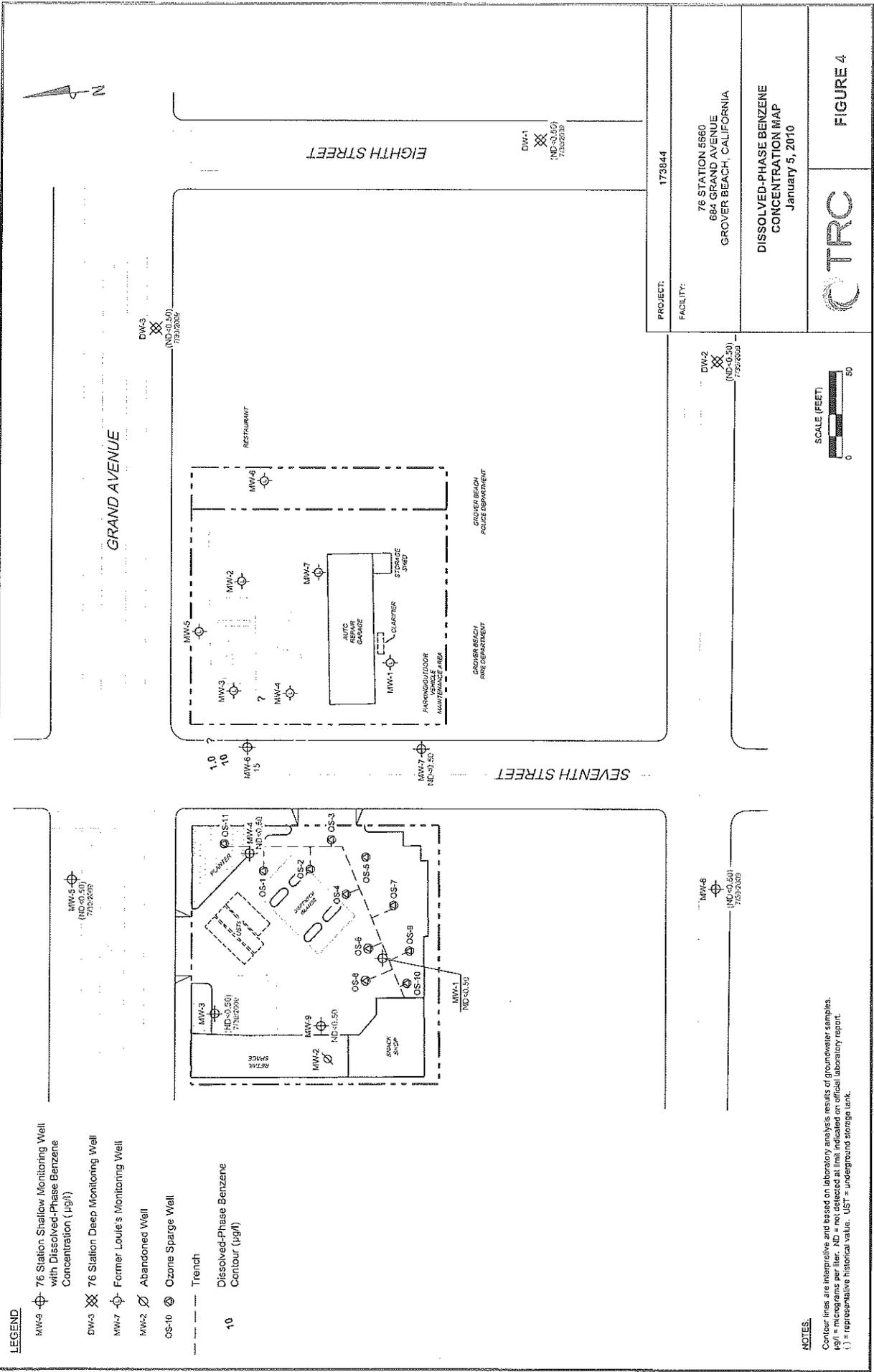
- MW-9 76 Station Monitoring Well with Dissolved-Phase TPH-G (GC/MS) Concentration ($\mu\text{g/l}$)
- DW-3 76 Station Deep Monitoring Well
- MW-7 Former Louie's Monitoring Well
- MW-2 Abandoned Well
- OS-10 Ozone Sparge Well
- - - Trench
- 1,000 Dissolved-Phase TPH-G (GC/MS) Contour ($\mu\text{g/l}$)



PROJECT:	173844
FACILITY:	76 STATION 5660 684 GRAND AVENUE GROVER BEACH, CALIFORNIA
DISSOLVED-PHASE TPH-G (GC/MS) CONCENTRATION MAP January 5, 2010	
FIGURE 3	

NOTES:

Contour lines are interpretive and based on laboratory analysis results of groundwater samples.
 TPH-G (GC/MS) = total petroleum hydrocarbons with gasoline distinction utilizing EPA Method 8280B.
 $\mu\text{g/l}$ = micrograms per liter. ND = not detected at limit indicated on official laboratory report.
 C = estimated concentration, value is between the Method Detection Limit (MDL) and the Practical
 Quantification Limit (PQL). (?) = representative historical value.
 UST = underground storage tank.



LEGEND

- MW-9 76 Station Shallow Monitoring Well with Dissolved-Phase Benzene Concentration (µg/l)
- DW-3 76 Station Deep Monitoring Well
- MW-7 Former Louie's Monitoring Well
- MW-2 Abandoned Well
- OS-10 Ozone Sparge Well
- Trench
- 10 Dissolved-Phase Benzene Contour (µg/l)
- 15

NOTES:

Contour lines are interpretive and based on laboratory analysis results of groundwater samples. µg/l = micrograms per liter. ND = not detected at limit indicated on official laboratory report. () = representative historical value. UST = underground storage tank.

PROJECT:	173844
FACILITY:	76 STATION 5660 684 GRAND AVENUE GROVER BEACH, CALIFORNIA
DISSOLVED-PHASE BENZENE CONCENTRATION MAP January 5, 2010	
	FIGURE 4

SCALE (FEET)
0 50

DW-2

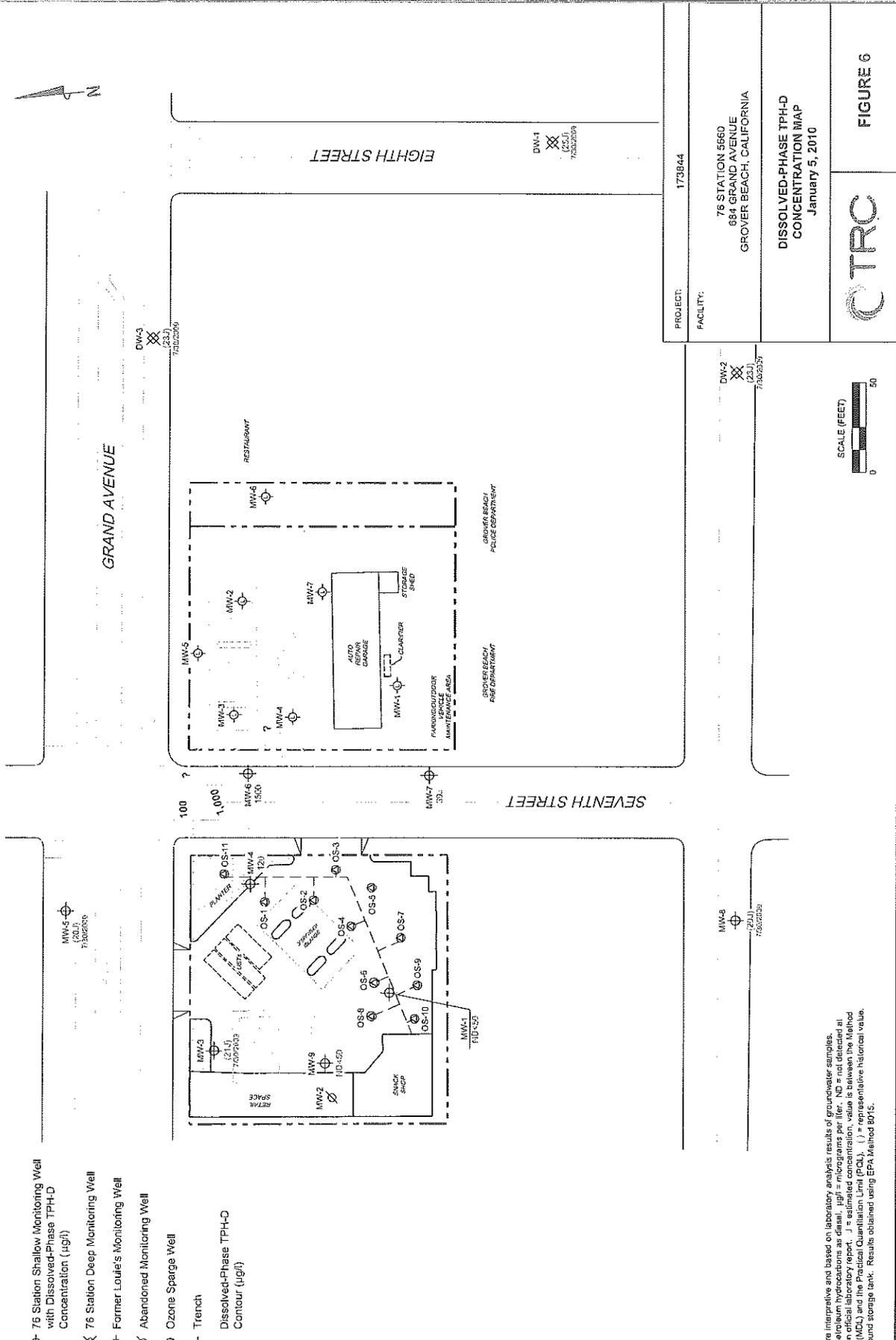
(ND-0.50)
7/23/2009

MW-6

(ND-0.50)
7/23/2009

LEGEND

- MW-9 76 Station Shallow Monitoring Well with Dissolved-Phase TPH-D Concentration (µg/l)
- DW-3 76 Station Deep Monitoring Well
- MW-7 Former Louie's Monitoring Well
- MW-2 Abandoned Monitoring Well
- OS-10 Ozone Sparge Well
- Trench
- Dissolved-Phase TPH-D Contour (µg/l)



NOTES:

Contour lines are interpretive and based on laboratory analysis results of groundwater samples. TPH-D = total petroleum hydrocarbons as diesel, µg/l = micrograms per liter. ND = not detected at limit indicated on official laboratory report. J = estimated concentration, value & between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL). () = representative historical value. UST = underground storage tank. Results obtained using EPA Method 8015.

PROJECT: 173B44

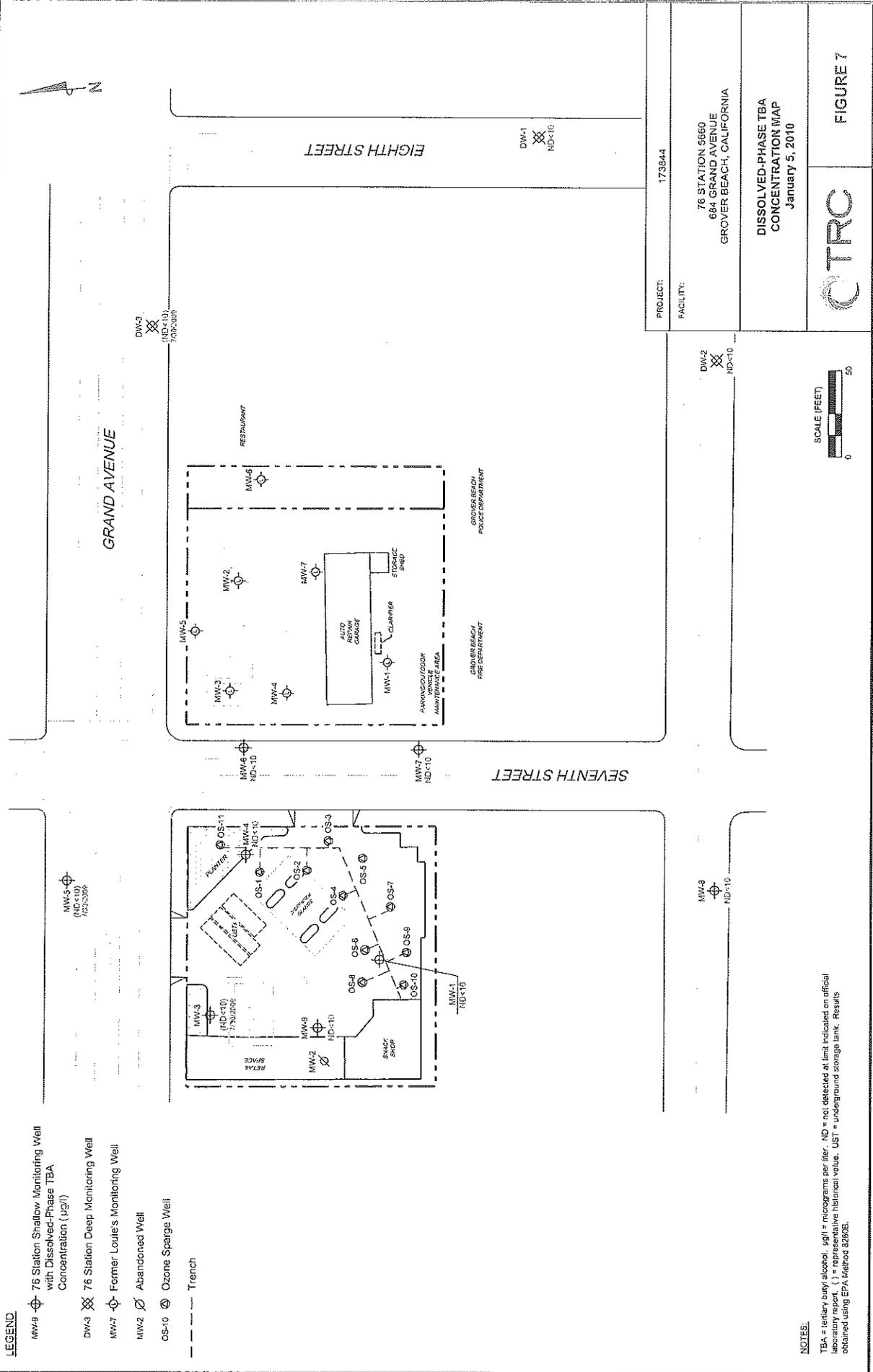
FACILITY:

76 STATION 5660
884 GRAND AVENUE
GROVER BEACH, CALIFORNIA

DISSOLVED-PHASE TPH-D
CONCENTRATION MAP
January 5, 2010



FIGURE 6



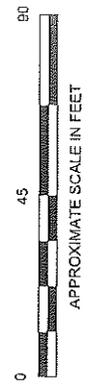
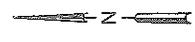
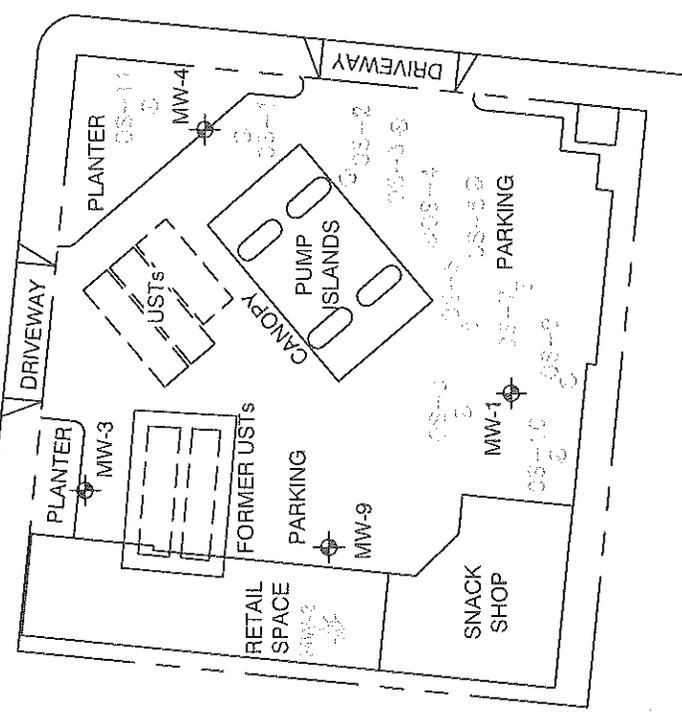
LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
- ⊕ MW-1 GROUNDWATER MONITORING WELL
- OS-1 OZONE SPARGE POINT
- ⊗ OS-2 APPROXIMATE LOCATION OF DESTROYED MONITORING WELL

GRAND AVENUE

SEVENTH STREET

702 GRAND AVE.
FORMER GAS STATION



 Stantec 3437 EMPRESA DR. SUITE A SAN LUIS OBISPO, CALIFORNIA PHONE: (805) 546-0455 FAX: (805) 546-0583	FOR: ConocoPhillips 76 SERVICE STATION #5660 684 GRAND AVE. GROVER BEACH, CALIFORNIA	SITE PLAN	FIGURE: 2
	JOB NUMBER: 211301426 DRAWN BY: SCS CHECKED BY: CP	APPROVED BY: CP	DATE: 5/14/2009