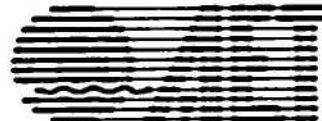

APPENDIX B

Phase 1 Environmental Site Assessment



APPLIED ENVIRONMENTAL TECHNOLOGIES INC.

18429 Bryant St • Northridge, CA 91325 • Phone: (805) 650-1400 Fax: (805) 650-1576

*Terry
Rodrigues
and send to:
M. W. Elfring
BMO Rossmoor*

Phase I Environmental Site Assessment

6001 and 6059 Van Nuys Boulevard, Van Nuys, California

Prepared for:

Rodrigues Holdings, LLC
303 N. Glenoaks Boulevard, Suite M-180
Pacoima, CA 91502

Attention: Mr. Gary Rodrigues
President

Prepared by:

Applied Environmental Technologies, Inc.
18429 Bryant Street
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Ref. No. 1348-05P

May 21, 2015

*Full report is
787 pages
This is just I-V.*



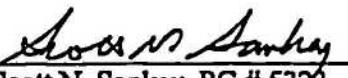
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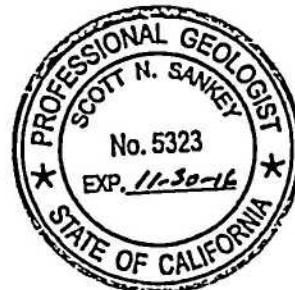
**Phase I Environmental Site Assessment
6001 and 6059 Van Nuys Boulevard, Van Nuys, California**

Prepared by:

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Scott N. Sankey, PG # 5323
Senior Professional Geologist



Ref. No. 1348-05P

May 21, 2015

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EXECUTIVE SUMMARY

Applied Environmental Technologies, Inc., (AET), performed a Phase I Environmental Site Assessment (ESA) for the property identified as 6001 and 6059 Van Nuys Boulevard, Van Nuys, California. This report documents the methods, findings and conclusions of AET's investigation of the referenced property. The investigation was conducted at the request of Rodrigues Holdings, LLC, Pacoima, CA.

The Site consists of 2 parcels totaling approximately 4 acres. The assessors parcel numbers (APNs) researched in this report include: APNs 2241-027-004 (6001 Van Nuys Boulevard) and 2241-027-001 (6059 Van Nuys Boulevard), as shown in Appendix A. The Site is currently developed for retail use as an auto dealership. The Site is in an area of mixed residential and commercial development.

The objective of the ESA is to identify recognized environmental conditions that include the presence or likely presence of any hazardous substances or petroleum products under conditions that would indicate an existing release, past release, or a material threat of a release into structures on the property, or into the ground, groundwater, or surface water of the property in quantities that would be of concern to government agencies or would represent a significant financial liability for the property owner.

This ESA was completed under the direction of a qualified AET California Professional Geologist. In general, the investigation included a review of current federal, state and county databases of known and potential environmentally impacted properties, a review of reasonably available city and county records, a review of available historical aerial photographs and historical maps, interviews with persons familiar with the Site, and a Site reconnaissance to observe present conditions. No investigation of asbestos or lead based paint was conducted during this assessment.

The lot at 6001 Van Nuys Blvd. is identified on the EDR listings as a HAZNET property having disposed of a hazardous waste. From 1997 to 2013 a combined total of 68.87 tons of waste oil and mixed oil, organic liquid mixture, organic solids, solvent mixture, and sludge were removed from the property and disposed at one or more TSD facilities in Los Angeles County. No RCRA violations were listed. The lot at 6059 Van Nuys Blvd. is also identified on the EDR listings as a HAZNET property having disposed of a hazardous waste. From 2006 to 2008 approximately 9.22 tons of asbestos containing materials were removed from the property and disposed at a landfill in Los Angeles County. In 2006 a combined total of 1.57 tons of waste oil and mixed oil, organic liquid mixture, and organic solids were removed from the property and disposed at one or more TSD facilities in Los Angeles County.

No Federal NPL sites were identified within 1-mile of the Site. No other NPL/CERCLIS Superfund sites were identified within 1-mile of the Site. No RCRA LQG sites were identified within 1-mile of the Site.

No properties were identified that would be expected to contribute hazardous or toxic conditions to the Subject Site.

Based on the review, the Site was not identified within a designated boundary of an oil field. Several abandoned uncompleted wells were found within 1 mile of the Site. No impact is expected from oil development.

A total of 11 properties within approximately 1/2-mile of the Site were listed as having leaking underground storage tanks (USTs). A total of 8 sites have been closed. Of the remaining sites 2 are eligible for closure and 1 is in the remediation phase or work. Based on distance or proximity to the Site (down or cross gradient), these properties are not expected to affect the Site.

Additional properties identified within approximately 1/2-mile of the Site include 6 current or past dry cleaners, 73 auto repair facilities, and 24 RCRA SQG (Small Quantity Generator) sites. No violations were reported for any of these properties.

No other evidence of existing or former underground storage tanks, hydraulic equipment, waste storage, pits, ponds, stressed vegetation, PCB containing materials or mold were observed during the Site visit. No conditions were observed that would, in our opinion, be a recognized environmental liability. No investigation of asbestos or lead based paint was conducted during this assessment.

An environmental lien search was conducted for all parcels of the Site. No environmental liens or other activity and use limitation (AUL) were recorded for the Property.

The State Geotracker website was reviewed to determine if the site was listed as a current or former Regional Water Quality Control Board (RWQCB) or California Department of Toxic Substances Control (DTSC) site. The site is shown as a closed RWQCB site for gasoline impacted soil. The site case was closed on August 25, 1987. There are no other listings shown on Geotracker for either agency for the site.

The possibility exists for subsurface releases related to the clarifiers and drain lines. No other evidence of existing or former underground storage tanks, hydraulic equipment, waste storage, pits, ponds, stressed vegetation, PCB containing materials or mold were observed during the Site visit. No conditions were observed that would, in our opinion, be a recognized environmental liability. No investigation of asbestos or lead based paint was conducted during this assessment.

Based on the findings of this ESA, it is AET's professional opinion that there is a low probability that hazardous or toxic soils or petroleum products are present at the Site. Limited subsurface assessment of the clarifier and drain line areas is considered warranted. Assessment could be performed either before or during building demolition work. Soil sampling could be performed during any future excavation work where former USTs were located for soil disposal characterization.

It is AET's professional opinion that no evidence of significant recognized environmental conditions, as defined above, are present at the Site.