

TECHNICON

ENGINEERING SERVICES, Inc.

Construction Testing & Inspection • Geotechnical & Environmental Engineering

September 15, 2008

TES# 18927-HN9

Mr. Brian Yengoyan
Redevelopment Agency, City of Fresno
2344 Tulare Street, suite 200
Fresno, CA 93721

SEP 16 2008

RE: Phase I Environmental Site Assessment
APN 468-282-22
835 Fulton Mall
Fresno, California

Mr. Yengoyan:

In accordance with your request and authorization, **TECHNICON** Engineering Services, Inc., has conducted a Phase I Environmental Site Assessment of the above-referenced site. The results of the investigation are detailed in the attached report.

We appreciate the opportunity to assist you with your project. If you should have questions or require additional information, please contact us at (559) 276-9311.

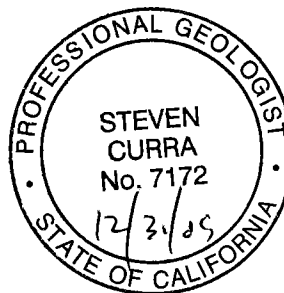
Respectfully,
TECHNICON Engineering Services, Inc.



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**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
APN 468-282-22
835 FULTON MALL
FRESNO, CALIFORNIA**

1.0 SUMMARY

Technicon Engineering Services, Inc. (Technicon) has performed a Phase I Environmental Site Assessment (ESA) of the subject site in conformance with the scope and limitations of ASTM Practice E-1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

The subject site is located on the Fulton Mall between Inyo and Tulare Streets, in Fresno, California. The subject site encompasses less than 0.10 acres of land and is occupied by a single-story retail building with a basement. At the time of our site reconnaissance, the building was occupied by Los Hermanos, a men's clothing store. The building is divided up into showroom space, dressing rooms, a bathroom on the main floor and a basement utilized for storage of clothing, boots, and accessories for retail sale.

The subject site appears to have been vacant from some time prior to 1888 until some time between 1918 and 1906. From some time between 1918 and until some time before 1924 the site was occupied by an "Auto Repairing/Auto Sales" business. From some time after 1924 until present the site was by various retail stores including furniture stores, a hardware store, a piano store, a liquor store, beauty supply stores, and clothing stores.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property. No further investigation is warranted at this time.

Some records of the subject site were available for review at the City of Fresno Building Department, some records were "Code Document Blocked" and were therefore not available for review. Available records included general site improvement and remodeling type records. Although, it is not anticipated that the information provided in the "Code Document Blocked" records would change the conclusion presented in this report, it is recommended that these records be reviewed if and when they become available.

2.0 INTRODUCTION

In accordance with the request and authorization of Mr. Brian Yengoyan of the City of Fresno Redevelopment Agency, **TECHNICON** Engineering Services, Inc., has conducted a Phase I Environmental Site Assessment of the above-referenced subject site. The following sections present a description of the site and vicinity, available information obtained during this investigation, and our evaluations.

2.1 Objective

The purpose and objective of this investigation was to evaluate existing or potential environmental impacts at or near the subject site and to permit the user to satisfy one of the requirements to qualify for the “innocent landowner defense” to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability: that is the practices that constitute “all appropriate inquiry into the previous uses and ownership of the property consistent with good commercial or customary practices” as defined in 42 USC Section 9601 (35)(B). This practice may also qualify the user for protections under the bona prospective purchaser defense and the contiguous property owner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

The goal of the processes established by this practice is to identify recognized environmental conditions, meaning “the presence, or likely presence, of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products” into structures, the ground surface, groundwater, or surface water on the subject site.

2.2 Scope of Services

The Phase I Investigation consisted of, but was not limited to, a visual inspection of the subject site and surrounding properties, a review of available regulatory agency records and permits, aerial photographs, and interviews with persons knowledgeable of the subject site. The investigation was conducted in general accordance with the guidelines presented in American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-05.

The Phase I ESA included a site reconnaissance, interviews with parties knowledgeable regarding the history of the site, review of regulatory agency records, review of historical records

including aerial photographs to establish a site history to the earliest development of the site, and preparation of a report detailing the findings of the ESA including any recognized environmental conditions potentially affecting the site.

2.3 Significant Assumptions

Technicon assumes that all information provided by regulatory agencies and the database provider is accurate and reliable to the extent implied.

2.4 Limitations and Exceptions

The objective of this investigation was to evaluate existing or potential environmental impacts due to the present or past usage or storage of hazardous materials or substances at or near the subject site. The performance of this investigation does not certify or guarantee that the subject property is free of environmental impacts or hazardous materials, but rather presents our opinion as to the potential for such impacts to exist. The conclusions presented herein regarding the environmental integrity of the property are based on the observations and information gathered during the investigation. Many of the regulatory agency records and databases researched are several months to several years in age and may not accurately reflect current conditions or information, but, these records are the most up-to-date information available from the regulatory agencies.

The focus of the ESA was to assess the potential for hazardous materials impact to the subject site resulting from previous and current uses of the subject site and nearby properties. As a result, this assessment does not address the presence of the following conditions unless they were specifically requested as part of the scope of work.

1. Naturally-occurring toxic or hazardous materials in the subsurface soils and water.
2. Potential affects of products commonly present on inhabited properties, such as household products, building materials, and consumer goods.
3. Constituents or contaminant concentrations that are not currently regulated but may be regulated under future statutes.

It must also be recognized that a Phase I Environmental Site Assessment is intended for the purpose of determining site conditions through limited research and investigation and can in no way be considered a conclusive site characterization. Furthermore, this document shall not be interpreted to relieve any party of its responsibility to abide by applicable laws, codes, and regulations.

2.5 User Reliance

The Phase I ESA was prepared for, is the property of, and is intended for the sole use of the City of Fresno and its successors, assigns, and agents.

3.0 SITE DESCRIPTION & PHYSICAL SETTING

The subject site location and vicinity are presented in Figure 1 (Vicinity Map). According to the U.S. Geological Survey (USGS) 7.5-Minute Fresno South, California, topographic quadrangle map, dated 1963, photorevised 1981, the subject site occupies a portion of the northwest quarter of the northwest quarter of Section 10, Township 14 South, Range 20 East, Mount Diablo Baseline and Meridian, at an elevation of approximately 290 feet above mean sea level.

The subject site is located on the Fulton Mall between Inyo and Tulare Streets, in Fresno, Fresno County, California. The site was occupied by a two-story retail and warehouse building. The building was occupied Los Hermanos, a men's clothing store. The building is divided up into showroom space, dressing rooms, a bathroom, and a downstairs basement utilized for storage of clothing, boots, and accessories for retail sale. The subject site encompasses less than 0.10 acres of land.

Uses of adjoining properties are as summarized below.

Northwest – Vacant retail space

Northeast – Vacant retail space, parking garage

Southeast – Retail space (El Mero Mero – clothing store)

Southwest – Homerun Alley, Grizzly Stadium

3.1 Assessors Records / User Provided Information

The Fresno County Assessor's Parcel Number (APN) assigned to the subject site is 468-282-22. According to the Fresno County Assessor's Office, the address of 835 Fulton Mall has been assigned to the parcel. The addresses of 833 and 835 Fulton Street and "J" Street have also been associated with the subject site. The site is reportedly owned by Bill and Barbara Bohigian.

According to the user, no liens for environmental issues are reportedly recorded against the subject site property. No title records were provided and no known valuation reduction for environmental issues has been reported. The user indicated no specialized knowledge of the property that would assist in preparation of the ESA.

3.2 Groundwater Conditions

The area of the subject site is generally underlain by groundwater occurring in unconfined, perched, and semi-confined conditions. Within the Central Valley, regional movement of groundwater is toward a topographic trough located on the western side of the valley, and from there, toward the north to the Sacramento River-Delta region.

The local groundwater table elevation fluctuates in the area of the subject site. This is caused by groundwater pumping for municipal and agricultural use and by groundwater recharge from rivers, canals, and ponding basins. According to the California Department of Water Resources (DWR) map entitled "Lines of Equal Elevation of Water in Wells", dated Spring 2005, groundwater is encountered in the vicinity of the subject site at a depth of approximately 90 feet. According to the DWR map, According to the DWR map, groundwater is located in a cone of depression; therefore direction of ground water flow varies.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local regulatory agencies were contacted, and agency records were reviewed, in an attempt to determine if hazardous materials in reportable quantities have been handled, stored, generated, or disposed on the subject site or adjoining properties. Interviews were conducted with agency personnel to obtain information, which may indicate that recognized environmental conditions exist at the subject site.

4.1 Subject Site

The following sections present a summary of information obtained for the subject site from various regulatory agencies contacted during our investigation.

4.1.1 Fresno County Health Services Agency - Environmental Health System

Information on file with the Fresno County Health Services Agency - Environmental Health System (EHS) was reviewed to determine if any records of underground storage tanks, hazardous materials handling, or hazardous materials releases are on file with their office for

the subject site. Review of the Fresno County CUPA List dated August 7, 2008, and the available Issue Alert Reports revealed that no records of USTs, hazardous materials handling, or hazardous materials releases or spills or records regarding the former "Auto Repairing" facility are on file for the site with the Fresno County EHS.

4.2 Adjoining Properties

Review of the Fresno County CUPA List dated August 7, 2008, and the available Issue Alert Reports revealed that no records of USTs or hazardous materials releases or spills are on file for properties adjoining the subject site with the Fresno County EHS.

4.3 Regulatory Agency Database Search

Numerous regulatory agency databases were reviewed in order to evaluate the subject site and surrounding area with regard to the presence of hazardous waste, leaking underground storage tanks, landfills, or chemical hazards that may pose a threat to the subject site. The database is intended as a tool for identifying such facilities, and the locations of many of the facilities identified in the database report were verified during the site reconnaissance for accuracy. The database search was provided by Environmental Data Resources, Inc. The following is a summary of the information reviewed. A description of the databases and further information regarding the sites identified in the database search are included in Appendix B.

4.3.1 One-Mile Radius

United States Environmental Protection Agency (US EPA), National Priorities List (NPL)

This database lists uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program based on a determination by the US Department of Health regarding the avoidance of exposure to the site, the US EPA determines that the site represents a significant potential threat to human health and the environment, or the US EPA determines that remedial action is the most cost-effective means to correct facility contamination. Also included in this section are facilities de-listed from the NPL.

*There are **no** sites identified within a one-mile radius of the subject site.*

US EPA, Resource, Conservation, and Recovery Act (RCRA) CORRACTS.

This database provides a list of sites under RCRA corrective actions and of EPA identified sites which report treatment, storage, or disposal of hazardous waste.

*There is **one** site identified within a one-mile radius of the subject site.*

Facility Name	Distance from Subject Site	Groundwater Gradient	Status	Potential Impact to Site
Van Waters and Rogers Division of Univar	More than ¼ Mile northwest from the site	Gradient Varies	TSD	Low

Vopak USA Incorporated (Van, Waters & Rogers) 1152 'G' Street

According to RWQCB records, Van Waters & Rogers occupied the facility at the above address from 1965 until 1986. Investigations of a former perchloroethylene (PCE) AST location undertaken in 1994 discovered chlorinated solvent-impacted soil and groundwater beneath the facility. Several subsurface investigations revealed a chlorinated solvent plume containing PCE and trichloroethylene (TCE) extending from the Van Waters facility generally in a northwesterly direction to an undefined area beyond Tuolomne Street. The chlorinated solvent plume appears to be moving away from the subject site. Based on the distance and location of the facility apparently down gradient from the subject site, the Van Waters & Rogers facility is not expected to adversely impact the subject site.

California EPA Department of Toxic Substances Control (DTSC) Annual Work Plan (AWP)

This database provides a list of sites subject to investigations concerning confirmed releases of hazardous substances where ongoing investigation and remediation are required.

*There are **no** sites identified within a one-mile radius of the subject site.*

4.3.2 1/2-Mile Radius

California EPA Department of Toxic Substances Control non-CORRACTS Treatment, Storage, and Disposal Sites (TSD)

TSD sites are permitted to handle hazardous waste as defined under RCRA or are identified as sites where treatment, storage, or disposal of hazardous wastes is reported.

*There are **no** TSD sites identified within a one-half mile radius of the site.*

US EPA, Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) and CERCLIS, No Further Remedial Action Planned (NFRAP).

This database provides a list of sites which the EPA has investigated, is in the process of investigating, or has completed investigating, for the release or threatened release of hazardous substances.

*There is **one** site identified within a one-half mile radius of the subject site.*

Facility Name	Distance from Subject Site	Groundwater Gradient	Status	Potential Impact to Site
Fresno County Credit Union	More than 1/3 Mile northwest from the site	Gradient Varies	Active	Low

CAL EPA, DTSC, State Sites

This database provides a list of sites subject to investigation or that have been subject to investigation in the past concerning likely or threatened releases of hazardous substances. These sites are lower priority than AWP sites and include Backlogged Properties, Certified/Delisted Sites, No Further Action, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Clean-up Program, Deed Restricted Properties, Border Zones, Brownfields, Toxic Release Inventory System, Toxic Pits, SLIC Sites, and Referred Properties.

*There are **three** sites identified within a one-half mile radius of the subject site on the State Bond Expenditure Plan (BEP).*

Facility Name	Distance from Subject Site	Groundwater Gradient	Status	Potential Impact to Site
Industrial Plating	More than 1/4 Mile from the site	Gradient Varies	Active	Low
PG & E G Street Substation	More than 1/4 Mile from the site	Gradient Varies	Backlog – Potential AWP Site	Low

Fresno County Employee Credit Union	More than 1/3 mile from the site	Gradient Varies	Active	Low
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Cal EPA and Regional Water Quality Control Board (RWQCB), Leaking Underground Storage Tank Information System (LUSTIS).

This database provides a list of sites identified as having leaking underground storage tanks (LUST). Also included in this section are facilities listed as CORTESE sites, and Indian LUST sites.

There are 20 sites identified within a one-half mile radius of the subject site.

Facility Name	Distance from Subject Site	Groundwater Gradient	Status	Potential Impact to Site
Archives Record Storage Bldg	Less than 1/8 mile southeast	Gradient Varies	Investigation Ongoing	Low
Broadway Furniture Parking Lot	Less than 1/8 mile southeast	Gradient Varies	No Further Action	Low
Parking Lot	More than 1/8 mile southeast	Gradient Varies	No Further Action	Low
Peterson Investment	More than 1/8 mile northeast	Gradient Varies	No Further Action	Low
Greyhound Bus Depot	More than 1/4 mile northwest	Gradient Varies	Pollution Characterization	Low
Del Monte Foods Parking Lot	More than 1/4 mile southwest	Gradient Varies	No Further Action	Low
Haron Motor Sales	More than 1/4 mile southeast	Gradient Varies	No Further Action	Low
Abandoned Service Station	More than 1/3 mile southwest	Gradient Varies	Pollution Characterization	Low
Felix Auto Mechanic	More than 1/3 mile southwest	Gradient Varies	No Further Action	Low
Fresno City Police Department	More than 1/3 mile northeast	Gradient Varies	Investigation Ongoing	Low
Trini's Beacon	More than 1/3 mile southwest	Gradient Varies	Investigation Ongoing	Low
Jensen and Pilegard	More than 1/2 mile southwest	Gradient Varies	No Further Action	Low
Fresno County Jail	More than 1/2 mile northwest	Gradient Varies	Investigation Ongoing	Low
S and J Mini Mart	More than 1/3 mile southeast	Gradient Varies	No Further Action	Low

Blues Auto	More than 1/3 mile southwest	Gradient Varies	No Further Action	Low
Fire Department Headquarters	More than 1/3 mile southeast	Gradient Varies	Investigation Ongoing	Low
Kalashian Packing Co.	More than 1/3 mile southeast	Gradient Varies	Investigation Ongoing	Low
Franks Exxon	Nearly ½ mile southwest	Gradient Varies	No Further Action	Low
Fresno County Credit Union	Nearly ½ mile northwest	Gradient Varies	No Further Action	Low
Department General Service Fleet Administration	Nearly ½ mile northeast	Gradient Varies	No Further Action	Low

In the event that any of the above facilities adversely impacts the subject site, the responsibility for investigation and remediation is expected to be assigned to the designated responsible party.

California Integrated Waste Management Board, California Solid Waste Information System (SWIS).

This database provides a list of solid waste sites within the state and includes Solid Waste Landfill (SWLF) sites.

*There is **one** site identified within a one-half mile radius of the subject site.*

Facility Name	Distance from Subject Site	Groundwater Gradient	Status	Potential Impact to Site
Falcon Tires I 735 North H Street	Less than ¼ mile	Gradient Varies	Active	Low

4.3.3 1/4-Mile Radius

US EPA, RCRA (RCRIS Viols).

This database provides a list of sites with RCRA violations and enforcement actions.

*There are **no** sites identified within a one-quarter mile radius of the subject site.*

4.3.4 Site and Adjacent

RWQCB, Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST).

This database provides a list of sites with registered underground and aboveground storage tanks. Also included in this section are Historical UST sites, Inactive UST sites, and FID Sites.

*There are **no** UST/AST sites identified on or adjacent to the subject site.*

US EPA, Emergency Response Notification System (ERNS)

This database provides a list of reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities.

*There are **no** sites identified on or adjacent to the subject site.*

US EPA, RCRA Generators of Hazardous Waste (RCRIS)

This database provides a list of sites that are Small Quantity Generators (SQG) and Large Quantity Generators (LQG) as defined by RCRA. Facilities that qualify as a RCRA SQG generate at least 100 kilograms per month but less than 1,000 kilograms per month of non-acutely hazardous waste. Facilities that qualify as a RCRA LQG generate at least 1,000 kilograms per month of non-acutely hazardous waste or one kilogram per month of acutely hazardous waste.

*There are **no** RCRA Generator sites identified on or adjacent to the subject site.*

US and California Institutional Controls/Engineering Controls Registries

Engineering Controls are a type of physical activity or use limitation to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater. Institutional Controls are legal or administrative use restrictions designed as activity and use limitations and may include easements, zoning, or deed restrictions. The database search identifies these facilities under the Brownfield lists.

*There are **no** sites on or adjacent to the subject site that are reported to be subject to engineering or institutional controls.*

California Environmental Protection Agency Hazardous Waste Information System (HAZNET)

The database is extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control.

There are **no** HAZNET sites identified on or adjacent to the subject site.

5.0 SITE HISTORY

Historic aerial photographs, Development Services Department records, Local Street Directories, and Sanborn Fire Insurance maps were reviewed to establish a site history. A summary of the historical information review is presented in the following sections.

5.1 Sanborn Fire Insurance Maps

Available Sanborn Fire Insurance Map indices were provided by Environmental Data Resources, Inc. Review of available historic Sanborn Fire Insurance Map indices revealed that the subject site was located in the mapped areas. The 1888, 1898, 1906, 1918, 1948, 1950, and 1970 maps revealed that the addresses associated with the subject site are 833 and 835 "J" Street, Fulton Street, and Fulton Mall.

Date	Description
1888	The 1888 Sanborn Map indicates the subject site and the adjacent properties northwest and southeast of the site was vacant land. The adjacent property southwest of the site was occupied by an individual dwelling and the adjacent property northeast of the site, beyond "J" Street was occupied by "Armory Hall".
1898	The 1898 Sanborn Map indicates the subject site and the adjacent property southeast of the site was vacant land. The adjacent property southwest of the site was occupied by a "Harness Shop" and the adjacent property northwest of the site was occupied by a "Blacksmith and Wagon Shop". The property northeast of the site, beyond "J" Street was occupied by "Armory Livery Stable".
1906	The 1906 Sanborn Map indicates the subject site was and the adjacent properties northwest and southeast of the site were vacant land. The adjacent property southwest of the site was occupied by a "Horse Shoeing" shop. The property northeast of the site, beyond "J" Street was occupied by "Armory Livery Stable".
1918	The 1918 Sanborn Map indicates the subject site and the adjacent property southeast of the site were occupied by an "Auto Repairing" and "Auto Sales Room" and the adjacent property southwest of the site was vacant land. The adjacent property northwest of the site was occupied by an unlabeled building. The property northeast of the site, beyond "J" Street was occupied by "E. Gottschalk & Co. Inc.".
1948 and 1950	The 1948 and 1950 Sanborn Maps indicate the site was located on Fulton Mall and the subject site was labeled as "Furniture Storage". The adjacent property southeast of the site was occupied by an "Auto Repair" shop and the adjacent property southwest of the site was occupied by an unlabeled building. The adjacent property northwest of the site was occupied by a "Hotel" and the

property northeast of the site, beyond "J" Street was occupied by "E. Gottschalk & Co. Inc."

1970

The 1970 Sanborn Map indicates the subject site is located on Fulton Mall and occupied by a "Shop". The adjacent property southeast of the site was occupied by a "Bicycle Repair Shop" and the adjacent property northwest of the site was occupied by an unlabeled building. The adjacent property southwest of the site was occupied by a parking lot and the adjacent property beyond "Fulton Mall" was occupied by "E. Gottschalk & Co. Inc." and a parking garage.

5.2 Local Street Directories

Available historic Haines Criss Cross Directories dated 1972-2006 and Polk Guide Directories dated 1905-1972 were reviewed at the Fresno County Public Library, Central Branch in Fresno, California. Occupant listings recorded for the subject site address and historical addresses are listed in the table below:

Year/address	Listing
2007 (833 & 835 Fulton Street)	Los Hermanos
2006 (833 & 835 Fulton Street)	
2005 (833 & 835 Fulton Street)	
2004 (833 & 835 Fulton Street)	Downtown Wigs and Braids
2003 (833 & 835 Fulton Street)	Downtown Beauty Supplies
2002 (833 & 835 Fulton Street)	
2001 (833 & 835 Fulton Street)	Gay 20 Fashions
2000 (833 & 835 Fulton Street)	
1998 (833 & 835 Fulton Street)	
1990 (833 & 835 Fulton Street)	
1979 (833 & 835 Fulton Street)	
1972 (833 & 835 Fulton Street)	
1968 (833 & 835 Fulton Street)	
1964 (833 & 835 Fulton Street)	Fresno Furniture
1963 (833 & 835 Fulton Street)	
1962 (833 & 835 Fulton Street)	Monson Player Piano Company
1961 (833 & 835 Fulton Street)	
1960 (833 & 835 Fulton Street)	Gottschalk warehouse
1959 (833 & 835 Fulton Street)	
1958 (833 & 835 Fulton Street)	Vacant
1955 (833 & 835 Fulton Street)	
1953 (833 & 835 Fulton Street)	
1949 (833 & 835 Fulton Street)	
1947 (833 & 835 Fulton Street)	
1944 (833 & 835 Fulton Street)	
1942 (833 & 835 Fulton Street)	Verble Staty
1940 (833 & 835 Fulton Street)	
1939 (833 & 835 Fulton Street)	Newark Dry Whole Goods
1938 (833 & 835 Fulton Street)	

1937 (833 & 835 Fulton Street)	
1936 (833 & 835 Fulton Street)	Smith Milton Furniture
1935 (833 & 835 Fulton Street)	Takakjian and Krapelian Liquors
1934 (833 & 835 Fulton Street)	Berberian Bros Wholesale Beer
1933 (833 & 835 Fulton Street)	Fulton Furniture
1931 (833 & 835 Fulton Street)	
1929 (833 & 835 Fulton Street)	
1924 (833 & 835 Fulton Street)	Valley Hardware
1923 (833 & 835 Fulton and "J" Street)	
1920 (833 & 835 Fulton and "J" Street)	Not Listed
1910 (833 & 835 Fulton and "J" Street)	

5.3 Aerial Photograph Review

The following is a summary of our review of available aerial photographs dated 1937, 1950, 1957, 1965, 1967, 1973, 1977, 1987, 1994, 1998, 2000, 2001, 2002, 2004, and 2007.

Date	Description
1937, 1950, and 1957	The 1937, 1950, and 1957 aerial photographs reveal the subject site appears to be occupied by a commercial building adjoining the buildings southeast and northwest of the subject site. The following summarizes uses on surrounding properties. Northeast- Fulton Street, Commercial building Southeast (adjoining) – Commercial building (as existing) Northwest (adjoining) – Commercial building (as existing) Southwest – Alley, commercial building
1965 and 1967	By 1965, the site appears to be located on what is now the Fulton Mall and occupied by what appears to be the same commercial building and adjoined to the same southeast and northwest buildings visible on the previous aerial photographs. The following summarizes uses on surrounding properties. Northeast- Fulton Mall, Parking lot Southeast (adjoining) – Commercial building (as existing) Northwest (adjoining) – Commercial building (as existing) Southwest – Alley, parking lot
1973, 1977, 1987, 1994, 1998, and 2000	The 1973, 1977, 1987, 1994, 1998, and 2000 aerial photographs reveal the subject site appears to be occupied by a commercial building adjoining the buildings southeast and northwest of the subject site. The following summarizes uses on surrounding properties. Northeast- Fulton Mall, Commercial building and parking garage (as existing) Southeast (adjoining) – Commercial building (as existing) Northwest (adjoining) – Commercial building (as existing)

Southwest – Alley, parking lot

2001, 2002, 2004, and 2007 The 2001, 2002, 2004, and 2007 aerial photographs reveal the subject site appears to be occupied by a commercial building adjoining the buildings southeast and northwest of the subject site. The following summarizes uses on surrounding properties.

Northeast- Fulton Mall, Commercial building and parking garage (as existing)

Southeast (adjoining) – Commercial building (as existing)

Northwest (adjoining) – Commercial building (as existing)

Southwest – Home Run Alley, Grizzly Stadium (as existing)

5.4 City of Fresno Development Department

A records request was submitted to the City of Fresno Development Department. According to city officials, five records were on file for the subject site address and historical addresses of 835 Fulton Mall, 835 Fulton Street, and 835 “J” Street. The permits were electrical permits dated December 1963 and September 1966, a permit for a new air conditioning unit dated November 1963, a permit for a new sign dated April 1964, and a plumbing permit for a new lavatory and water closet dated December 1963.. No information regarding the former “Auto Repairing” facility formerly located on the site was on file at the City of Fresno Development Department. No other permits were available for the subject site for review, however; records were on file that were “Code Document Blocked” and were not accessible. No permits for subsurface structures or features, or hazardous materials storage were on file for the subject site.

5.5 Munger Map Book

The Munger Map Book depicts oil and gas wells, as well as plugged and abandoned dry holes in the central and southern portions of California. The map book was reviewed to determine if the subject site or adjacent properties were occupied by oil and gas wells. Review of the Munger Map Book revealed that the subject site and the immediately adjacent properties are not reported to have been occupied by oil and gas wells or plugged and abandoned dry holes.

6.0 SITE RECONNAISSANCE

A site reconnaissance was conducted by Corinne McElwain on September 10, 2008. Photographs were taken of site features and are presented in Appendix A. A Site Map (Figure 2) showing relevant features of the site can be found following the text of this report.

6.1 Subject Site

At the time of our site reconnaissance, the site was occupied by a single-story retail building with a basement. The building was occupied by Los Hermanos, a retail clothing store. The main floor of the building is divided up into showroom space, two dressing rooms, and a bathroom. The basement was utilized for storage of clothes, boots, and accessories for retail sale. The showroom was occupied by display tables, very tacky clothing, boots, and accessories for retail sale. The following is a summary of observations at the subject site at the time of the site reconnaissance.

Table I
Site Reconnaissance Observations

	Present	Not Observed
Evidence of Previous Structures		X
Underground Storage Tanks (USTs)		X
Aboveground Storage Tanks (ASTs)		X
Wells		X
Evidence of Septic System		X
Hazardous Materials/Petroleum Products		X
Drums		X
Odors		X
Pits/Ponds/Lagoons/Pools of Liquid		X
Evidence of Wastewater/Stormwater Discharges		X
Stained Soils or Pavement/Stressed Vegetation		X
Solid Waste		X
Heating & Cooling Systems (HVAC)	X	
Floor Staining		X
Floor Drains/Sumps		X
Air Emissions Sources		X
Dry Wells/Drainage Areas		X
Agricultural Uses		X
Potential Asbestos-Containing Materials (PACs)	X	
Transformers (PCB-Containing Equipment)		X

Observed

- **HVAC (Heating, Ventilation, and Air Conditioning)**

HVAC systems control the ambient environment (humidity, temperature, air flow, and air filtering) of buildings and are commonly powered by natural gas or electricity. The existing HVAC system on the site appeared to be powered by natural gas or electricity.

- **Asbestos**

Asbestos is a fibrous material and has been used in many different applications for its fireproofing abilities and resistance to many chemicals. Common uses of asbestos included thermal and acoustical insulation, fireproofing, textiles, concrete, plastic products such as vinyl floor tiles, roofing felts, and paper and electrical insulation.

Asbestos-containing materials are generally divided into two categories, friable and non-friable. A friable asbestos product is one that will crumble, pulverize, or otherwise release dust by the application of hand pressure. In a non-friable asbestos-containing building material, the asbestos is bound tightly in a matrix or sealed by a protective layer and the asbestos will not be released by hand pressure. Some materials are friable as installed and remain friable throughout their lifetime in a building. Other materials are not friable when installed but may become friable due to damage, disturbance, or decay. Friable materials or damaged non-friable materials are more likely to release fibers into the air and are therefore of greater concern. As of June 1978, the manufacture of all friable asbestos containing products in the United States (U.S.) was banned by the Environmental Protection Agency (EPA). Federal regulations which took effect on July 10, 1995, require that all fire-proofing, sprayed-on acoustical ceiling materials, thermal system insulation, floor tiles, and other materials must be considered "Presumed Asbestos Containing Materials" (PACM) if installed in structures prior to 1980 unless sampling has determined that these materials are not asbestos containing.

The structure currently located on the subject site was constructed prior to the 1978 ban on the manufacture of friable asbestos containing material, and before the 1980 PACM date established by the July 10, 1995 Federal regulations.

6.2 Surrounding Properties

At the time of our site survey, no evidence of handling, storage, or disposal of hazardous materials, or adverse environmental conditions was noted to be present on any of the adjacent properties.

7.0 INTERVIEWS

7.1 Property Owners & Occupants

An interview was conducted with Mr. Bill Bohigian, the property owner, regarding the history of the site. Mr. Bohigian indicated that he has been associated with the site for approximately 45 years and that during that time the site has been occupied by retail establishments. He stated that he is not aware of the use of the site prior to his family's purchase of the site. He indicated that to the best of his knowledge, no aboveground or underground storage tanks, hazardous materials storage or spills, buried materials, water or monitoring wells are associated with the site.

7.2 Local Government Officials

Interviews with local government officials were discussed previously in Sections 4.1.1 and 4.2.

8.0 FINDINGS, CONCLUSIONS, & OPINIONS

Technicon Engineering Services, Inc. (Technicon) has performed a Phase I Environmental Site Assessment (ESA) of the subject site in conformance with the scope and limitations of ASTM Practice E-1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

The subject site is located on the Fulton Mall between Inyo and Tulare Streets, in Fresno, California. The subject site encompasses less than 0.10 acres of land and is occupied by a two-story retail building. At the time of our site reconnaissance, the building was occupied by Los Hermanos, a men's clothing store. The building is divided up into showroom space, dressing rooms, a bathroom and the main floor and a downstairs basement utilized for storage of clothing, boots, and accessories for retail sale.

The subject site appears to have been vacant from some time prior to 1888 until some time between 1918 and 1906. From some time between 1918 and until some time before 1924 the site was occupied by an "Auto Repairing/Auto Sales" business. From some time after 1924 until present the site was by various retail stores including, furniture stores, a hardware store, a piano store, a liquor store, beauty supply stores, and clothing stores.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property. No further investigation is warranted at this time.

Some records of the subject site were available for review at the City of Fresno Building Department, some records were "Code Document Blocked" and were therefore not available for review. Available records included general site improvement and remodeling type records. Although, it is not anticipated that the information provided in the "Code Document Blocked" records would change the conclusion presented in this report, it is recommended that these records be reviewed if and when they become available.

9.0 LIST OF SOURCES

Aerial Photographs, 1937, 1950, 1957, 1967, 1973, 1977, 1987, 1994, and 1998, California State University-Fresno, Fresno, California.

Aerial Photographs, 2000, 2001, 2002, 2004, and 2007 Terraserver.com

ASTM Designation: E 1527-00, Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process: American Society for Testing and Materials, May 2000.

California Department of Water Resources, "Lines of Equal Elevation of Water in Wells", Spring 2004.

Fresno County Environmental Health System, CUPA List review, August 7, 2008.

Munger Map Book, California – Alaska Oil and Gas Fields, 2003

Page, R.W., 1986, Geology of the Fresh Ground-Water Basin of the Central Valley, California, with Texture Maps and Sections: U.S. Geological Survey Professional Paper 1401-C.

Sanborn Library, LLC, 1888, 1898, 1906, 1918, 1948, 1950, and 1970, Environmental Data Resources, Inc., Milford, Connecticut

United States Geological Survey, 7.5-minute series topographic quadrangle, Fresno South, California, photorevised 1981.

Environmental FirstSearch Report September 3, 2008: FirstSearch Technology Corporation, Dedham, Massachusetts

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Corinne McElwain

Environmental Specialist

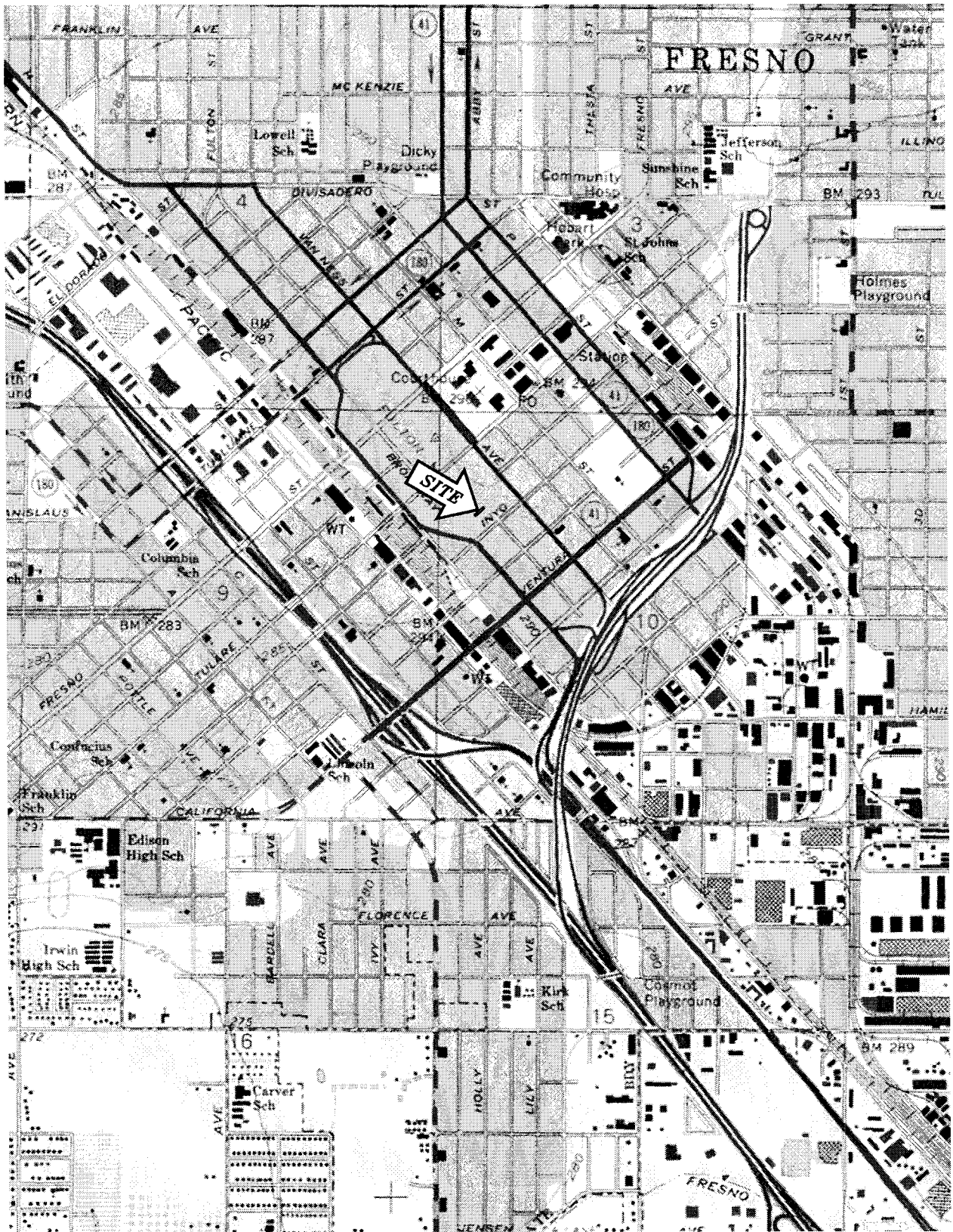
Ms. McElwain has over five years experience in Phase I and Phase II Environmental Site Assessments throughout the Central Valley. She has conducted over 250 Environmental Site Assessments for residential, agricultural, commercial, and industrial properties for clients including developers, commercial realtors, and lending institutions. She also possesses the 40-Hour OSHA HAZWOPER Training in accordance with Title 29 Code of Federal Regulations 1910.120.

Steve Curra, PG, REA II

Environmental Department Manager

Mr. Steven Curra has over twenty (20) years experience in environmental engineering, with extensive experience in Phase I and II investigations. Mr. Curra is a Professional Geologist, a Class II Registered Environmental Assessor and has served as project manager for a variety of characterizations and remedial activities, including underground storage tank site investigations, landfill post-closure development, waste disposal and treatment facilities and hazardous waste management.

Mr. Curra has a thorough knowledge of the environmental engineering industry, and he has developed the ability to effectively coordinate the activities of civil engineers, geologists, subcontractors, and technicians to ensure the investigation is thorough and cost-effective. He has an excellent working knowledge of the codes governing the environmental issues facing our clients today and strong agency relationships with a variety of local, state and federal agencies. Mr. Curra possesses a B.S. in Geology from California State University, Fresno. He also possesses the 40-Hour OSHA HAZWOPER Training in accordance with Title 29 Code of Federal Regulations 1910.120.



LAT.: 36.7322°N, LONG.: 119.7877°W, 10-T.14S.-R.20E., M.D.B.&M.,
USGS MAP: FRESNO SOUTH, DATE: 1963, PHOTO REV.: 1981

TECHNICON
ENGINEERING SERVICES, INC.

PROJECT NO.:
18927
SOURCE: USGS
TOPOGRAPHIC
MAPS

VICINITY MAP
APN 468-282-22
835 FULTON MALL
FRESNO, CALIFORNIA

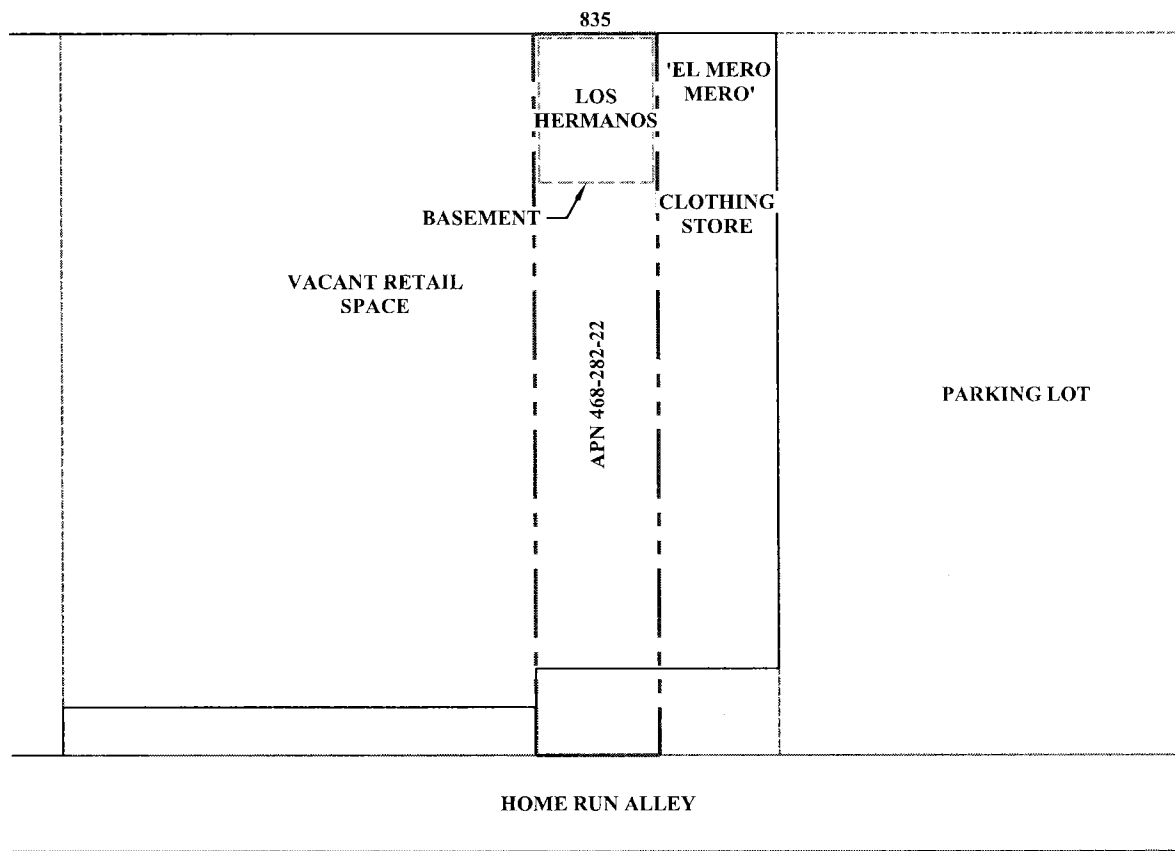
FIGURE

1

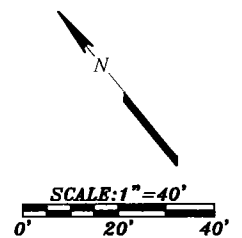
VACANT RETAIL SPACE

MULTI-STORY
PARKING GARAGE

FULTON MALL
(FULTON STREET/J STREET)



GRIZZLY STADIUM



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ENGINEERING SERVICES, INC.

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18927

DRAWN BY:
M.H.

SITE MAP
APN 468-282-22
835 FULTON MALL
FRESNO, CALIFORNIA

FIGURE

2