

Phase I Environmental Site Assessment Report

G and N Auto Salvage

7508 Doniphan Drive

Canutillo, TX 79835

Back Area of the Facility Only (11.9 acres)

Prepared for

Mr. Nosrat and Mrs. Gia Heidarian

Owners of Property

Prepared by

Environmental & Safety Solutions

6044 Gateway Blvd East

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June 2025

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1.0 GENERAL INFORMATION

Project Information:

Salvage Facility

Site Information:

G and N Auto Salvage
7508 Doniphan Drive
Canutillo, TX 79835

Project Number: N/A

Latitude, Longitude: 31.9347980, -106.5997990

Site Access Contact:

Mr. Nosrat and Mrs. Gia Heidarian
Property and Facility Owner

Consultant Information:

Environmental & Safety Solutions
6044 Gateway Blvd East Ste. 303
El Paso, TX 79905
Phone: (915) 775-1171
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Client Information:

Mr. Nosrat and Mrs. Gia Heidarian
5857 Diamond Point Circle
El Paso TX 79912
(915) 877-5353

Site Assessor & Report Preparer: Mr. Antonio Quintanilla /Environmental Scientist

Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



June 26, 2025

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The Subject Property consists of a parcel of land that contains 11.9 acres more or less and is located in the far west part of the county of El Paso, TX, within the city of Canutillo. The property is currently vacant land that was being used for an auto salvage facility,(area has been cleaned out of any parts, vehicles).

2.2 Data Gaps

ESS has been able to research the use of the Subject Property background records to its first developed use and aside from utility infrastructures. No Data Gaps have been encountered for this property.

2.3 Environmental Report Summary

ESS has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the EPA provisions of ASTM Practice E 1527-21.

Within the scope of this investigation, ESS **DID NOT** discover evidence of recognized environmental conditions or significant environmental concerns in connection with the Subject Property that require further action

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X					
4.6	Adjoining Property Information	X					
6.1	Standard Environmental Records Sources	X					
6.4.1	Historical Summary	X					
6.4.7	Other Environmental Reports	X					
7.3.1	Hazardous Substances	X					None found
7.3.2	Petroleum Products	X					None found
7.3.3	UST's	X					
7.3.4	ASTs	X					
7.3.5	Other Suspect Containers	X					
7.3.6	Equipment Likely to Contain PCBs	X					
7.3.7	Interior Staining/Corrosion	X					
7.3.8	Discharge Features	X					None found
7.3.9	Pits, Ponds, and Lagoons	X					
7.3.10	Solid Waste Dumping/Landfills	X					There is no substantial evidence of solid waste

							dumping identified on the Subject Property during Site reconnaissance.
7.3.11	Stained Soil/Stressed Vegetation	X					
7.3.12	Wells	X					No wells were not found.
9.1	Asbestos-Containing Materials	X					No structures were found on site.
9.2	Lead-Based Paint	X					No sampling of Lead was performed as part of this Phase I.
9.3	Radon	X					No samples were taken as part of this study to confirm the presence of Radon and non-was detected during the site reconnaissance.
9.4	Wetlands	X					No wetlands observed during site reconnaissance.
9.5	Microbial Contamination (Mold)	X					No samples were taken.
9.6	Client-Specific Items	X					The report was prepared for the sole use of G and N Auto Salvage and no client-specific concerns, or the client asked no specific items, and thus no items were entered here for this site.

2.4 Recommendations

Based on our observations and review of all available information obtained during our assessment of this site which contains clean land area free of vehicles and parts, and **NO** recognized on-site environmental concerns exist at the subject site at this time. ESS field scientist did not discover evidence and materials that were associated chemicals hazardous materials or petroleum products of any types and conditions. Historical records did **NOT** recover environmental issues on nearby properties within the search radius of this study. The historic records were reviewed for past activities and on-site assessment of the subject property did not disclose or expose any evidence of having had a negative impact on the subject site. These are discussed in more detail in section 6.1.1 "Regulatory File Review", it is the professional recommendation of ESS that no further actions or additional assessments are recommended for this site at this time. This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be sued in lieu of reading the entire report including the appendices.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property and its associated adjacent properties.

A recognized environmental condition is defined by ASTM as a:

Recognized Environmental Conditions—The goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-21 and included the following:

- Review of previous environmental site assessments;
- Records review;
- Interview with personnel associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-21 standard were made as a result of this Phase I. NONE

3.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably be identified within the scope of the assessment or which were not reasonably identifiable from the available information. ESS believes that the information obtained from the record review concerning the site is reliable. However, ESS cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide Mr. Nosrat and Mrs. Gia Heidarian with information relating to the Subject Property. This study has accomplished its proposed intent of providing with the pertinent information to mentioned parties listed.

3.4 Limitations and Exceptions

Along with all the limitations set forth in various sections of the ASTM E 1527-21 protocol, the accuracy and completeness of this report may be limited by the following: There were **NONE**.

- Access Limitations-NONE
- Physical Obstructions to Observations- NONE
- Outstanding Information Requests-NONE
- Historical Data Source Failure-NONE
- Other-NONE

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A, C, D and F was used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and databases. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, ESS in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of ESS based on the data obtained from the work. Due to the nature of the investigation and the limited data available, ESS cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

This study was performed in accordance with the Environmental Protection Agency's (EPA) Standards and Practices for all appropriate inquiries (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments (E-1527-21). Any exceptions to, or deletions are as follows:

1. A chain-of-ownership review was not performed as part of this assessment.
2. No valuation was conducted on the subject site, or on any of the surrounding adjacent properties as part of this assessment.
3. No other deviations are noted.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given on June 18, 2025, by Mrs. Gia Heidarian owner of property in Canutillo, TX provided ESS the authorization to proceed with the study; the location of the property and an explanation of the site is a known site to ESS Environmental and Safety Solutions.

3.7 Reliance

This report is intended for the use of the parties mentioned in this report and the related entities involved with this property transaction including but not limited to Lenders, Investors, Potential Purchasers, and Legal Counsel and other. Our services have been performed under mutually agreed upon terms and conditions. If other parties wish to rely on this report, please have them contact ESS so that a mutual understanding and agreement of the terms and conditions for services can be established prior to their use of this information.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

Subject Property is on the west side in Canutillo, TX and within the El Paso County; the description was provided by G and N Auto Salvage. No records of the property were provided to ESS. Legal description provided by the El Paso CAD; R MORGAN SURV 409 ABST 9700 TR 6.

4.2 Activity/Use Limitations

ESS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the Subject Property. Any exceptions to or deletions from this practice would have been described in Section 2.4 of this report. The assessment has revealed NO evidence of Recognized Environmental Conditions in connection with the property are the following:

Site Conditions: The site is vacant land. No REC (Recognized Environmental Concerns).

4.3 Site and Vicinity Description

The Subject Property can be accessed from via main Doniphan Drive. it is an area of residential homes development and commercial properties; ground surface at the site is natural vegetation. The surroundings of the subject property are all occupied by new neighborhoods.

4.4 Current Use of Property

At the present time, the Subject Property is part of a larger plan of development. This subject property is vacant land.

4.5 Description of Structures and Other Improvements

Subject Property is now vacant land that has been cleaned out from any vehicle's parts or salvaged vehicles cores.

4.6 Adjoining Property Information

During the vicinity reconnaissance, ESS observed the following land use on properties in the immediate vicinity of the property.

Direction from Site	Occupant	Use	Comments
North	Occupied	Residential Homes	
South	Occupied	Train tracks and residential homes	across main street Doniphan Drive
East	Occupied	Residential Homes	
West	Occupied	Residential Homes	

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

ESS has NO specialized knowledge of the Subject Property outside of the research, other than it was a salvage facility, which was conducted and reported as part of this report.

Mrs. Gia Heidarian did not report any specialized knowledge of this Subject Property outside of what is contained in this report.

5.2 Valuation Reduction for Environmental Issues

ESS has not been provided with an appraisal for the Subject Property. However, if this property is to be sold, the selling price to value comparison is not available without a selling price.

No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property. No REC was discovered.

5.4 Reason for Performing Phase I

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-21) about the Subject Property. ESS understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Subject Property.

The Phase I ESA is being conducted as part of environmental due diligence prior to property transfer or refinancing.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

ESS contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimums search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21. Detailed information for sites identified within the AMSD's is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the research data and a description of the database are included in Appendix A, C, D and F of this report.

6.1.1 Regulatory File Review

The regulatory review records produced no mapped sites impacting the Subject Site.

6.2 Additional Environmental Record Sources

These additional environmental records below were reviewed. Physical Setting Sources overview of the maps physical setting sources in appendix C were reviewed and revealed a site setting with a slight slope coming from the east.

6.3 General Site Setting

The property consists of other surrounding residential neighborhoods and commercial; The level terrain and the surrounding of the entire subject property is dominated by natural vegetation and neighborhood streets.

6.3.1 Topography

The general topographic gradient of the site appears slope slightly to the South with at an elevation of 3798 ft.

6.3.2 Surface Water Bodies

There are no bodies of water in the vicinity of the Subject Property. Although, the Rio Grande River is 732.96 ft. mi. away to the South.

6.3.3 Geology and Hydrology

Based on the soil survey maps published from the USGS maps water generally has a moderate infiltration rate. The soil component is Hueco, loamy fine sand with slow infiltration rates. Soils with layers impeding downward movement of water or soils with moderately fine or fine textures.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix A and C of this report and included:

- GeoCheck Report and Radius Maps
- Vapor Encroachment Screen
- Historical Topographic Maps
- Sanborn Fire Insurance Maps
- Aerial Photos
- City Directory

6.4.2 Title Records

No records were provided to ESS with a title or records on the Subject Property.

6.4.3 City Directories

City directories are available to review of the Subject Property's and Adjoining Properties in appendix A.

6.4.4 Aerial Photos

Aerial Photos are enclosed in appendix A from 1936 thru 2022. No other aerials beside the ones enclosed were identified or made available by the client/user during the Phase I ESA.

6.4.5 Sanborn/Historical Maps

Fire Insurance maps are enclosed in Appendix F; However, there are no Sanborn insurance maps for the subject property with EDR maps to review.

6.4.6 Historical Topographic Maps

In the historic topography maps the subject property was depicted as primarily as an industrial area; some maps show activity of building now. Report enclosed in Appendix C.

6.4.7 Other Environmental Reports

No other environmental report was made available by the client/user during Phase I ESA.

6.4.8 Building Department Records

There are NO reports that were mentioned by the client/user during the Phase I ESA pertaining to the buildings on site.

6.5 Environmental Liens and Activity/Use Limitations

No environmental liens or activity/use restrictions in connections with the Subject Property were identified or provided by the user/client.

6.6 Vapor Encroachment Evaluation

The EDR Vapor Encroachment Screen report is enclosed in Appendix A.

Standard Environmental Records	Maximum Search Distance*	Property Total	Total within 1/10 mile from Property	Total between 1/10-1/3 mile from Property
Federal NPL (Superfund) sites	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA facilities undergoing Corrective Action	1.0	1	0	0
Federal RCRA TSD facilities	0.5	1	0	0
Federal RCRA generators	0.25	0	0	0
Federal institutional controls/engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State and tribal (Superfund) equivalent sites	1.0	0	0	0
State and tribal hazardous waste facilities	1.0	0	0	0
State and tribal landfill/solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control/engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and Tribal Brownfields sites	0.5	0	0	0

Additional Historical Use Records	Maximum Distance*	Search	Property Total	Total within 1/10 mile from Property	Total between 1/10-1/3 mile from Property
Local Brownfield lists	0.5		0	0	0
Local List of Landfill/Solid Waste Disposal Sites	0.5		0	0	0
Local Lists of Hazardous waste/Contaminated Sites	1.0		2	1	0
Local Lists of Registered Storage Tanks	0.25		0	0	0
Local Land Records	0.001		0	0	-
Records of Emergency Release Reports	0.001		0	0	-
Other Ascertainable Records	1.0		4	0	0

EDR HIGH RISK HISTORICAL RECORDS	Maximum Distance*	Search	Property Total	Total within 1/10 mile from Property	Total between 1/10-1/3 mile from Property
EDR Exclusive Records	1.0		0	0	0
Exclusive Recovered Govt. Archives	0.001		0	0	-

EDR RECOVERED GOVERNMENT ARCHIVES	Maximum Distance*	Search	Property Total	Total within 1/10 mile from Property	Total between 1/10-1/3 mile from Property
EDR Exclusive Records	1.0		0	0	0
Exclusive Recovered Govt. Archives	0.001		0	0	-

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Antonio Quintanilla with ESS Environmental & Safety conducted the site assessment on June 20, 2025. Weather conditions at the time of the site reconnaissance was sunny and hot. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Site Setting

The property surroundings areas are residential homes and commercial properties.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

There is NO evidence of hazardous substances or petroleum products identified on the Subject Property during the site reconnaissance.

7.3.2 Petroleum Products

There is NO evidence of the use of petroleum products.

7.3.3 UST's

There NO readily apparent evidence of underground storage tanks (USTs) on the Subject Property during the site reconnaissance.

7.3.4 ASTs

NO readily apparent evidence of aboveground storage tanks, (ASTs) was identified on the Subject Property during the site reconnaissance.

7.3.5 Other Suspect Containers

There were NO containers identified on the Subject Property.

7.3.6 Equipment Likely to Contain PCBs

NO equipment likely to contain PCBs was observed in the Subject Property during the site reconnaissance.

7.3.7 Interior Staining/Corrosion

No structures on the part of the 11.9 acres Phase I being reported. There were no visible staining or corrosions on soils or material that was observed during the site reconnaissance.

7.3.8 Discharge Features

No city storm drain was observed on the Subject Property during the site reconnaissance.

7.3.9 Pits, Ponds, And Lagoons

There is NO retention ponds on the site property and no pits or lagoons observed on the Subject Property during the site reconnaissance.

7.3.10 Solid Waste Dumping/Landfills

There was no evidence of solid waste dumping identified on the Subject Property during the site reconnaissance.

7.3.11 Stained Soil/Stressed Vegetation

There were NO signs of stained soils or stressed vegetation, or floors.

7.3.12 Wells

Map search shows no location of an active well, the ground survey did not discover any evidence of a physical well on the site.

8.0 INTERVIEWS

During the Phase I Environmental Site Assessment Ms. Veronica Alvidrez an employee in the office in front of this property. She stated that in the 11 years she worked at this location, that she never witnessed any major spills, fires or accidents occurred with this property.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

9.1 Asbestos-Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumers industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

During the property walk-through visual inspection, NO buildings were inspected on this property and no suspect ACM's were identified or revealed, anywhere on this site.

9.2 Lead-Based Paint

No sampling of Lead was performed as part of this Phase I ESA. During the site reconnaissance, no traces of lead-based paint or evidence of suspect materials were discovered.

9.3 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer.

No samples were taken as part of this study to confirm the presence of Radon during the site reconnaissance.

9.4 Wetlands

Due to site reconnaissance visual verification of no wetland, no summary information was entered regarding wetlands.

9.5 Microbial Contamination (Mold)

In accordance with the scope of work, the site reconnaissance shall include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. No structures on the subject site.

No samples were taken as part of this study to confirm the presence of Mold.

9.6 Client-Specific Items

This report was prepared for the sole use of G and N Auto Salvage and Mr. Nosrat and Mrs. Gia Heidarian and no client-specific concerns, or the client asked no specific items, and thus no items were entered here for this site.