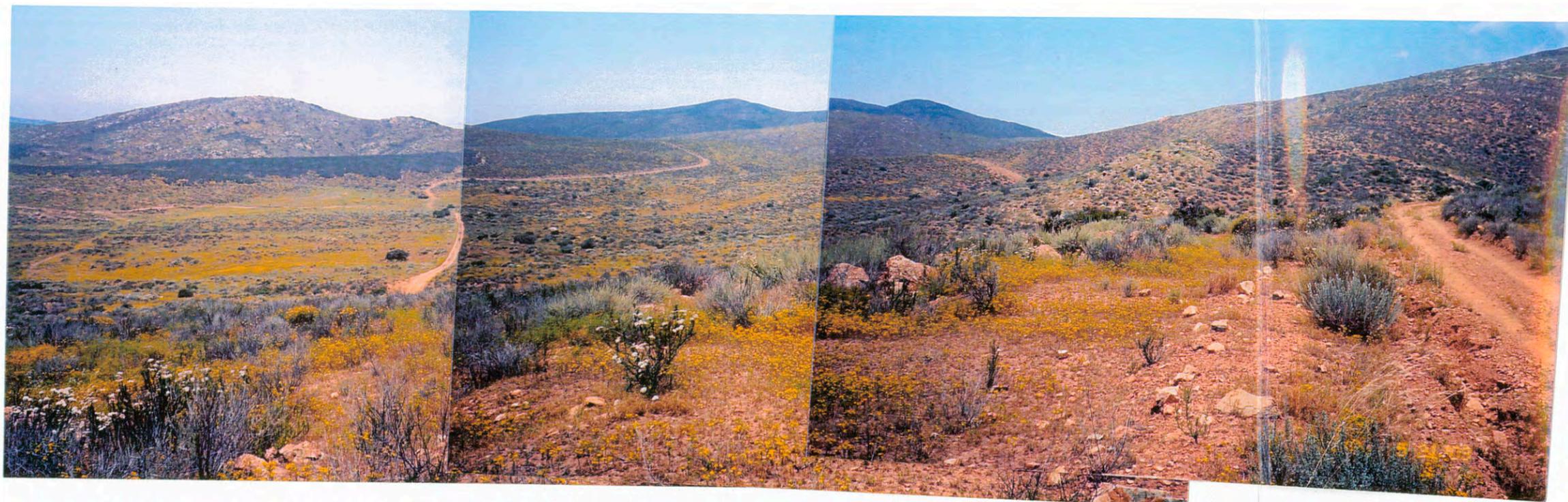


APPENDIX A

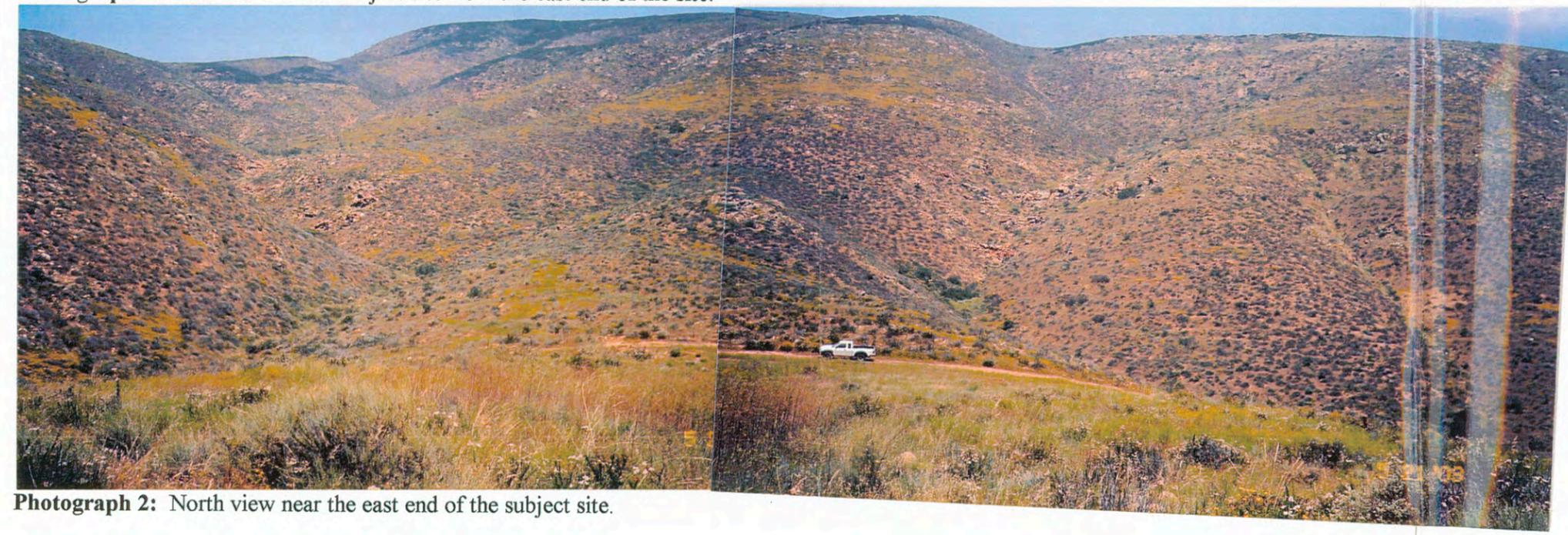
PHOTOGRAPHS

Resort Site Open Space
P&D Project #048175961.0001



Photograph 1: West view of the subject site from the east end of the site.

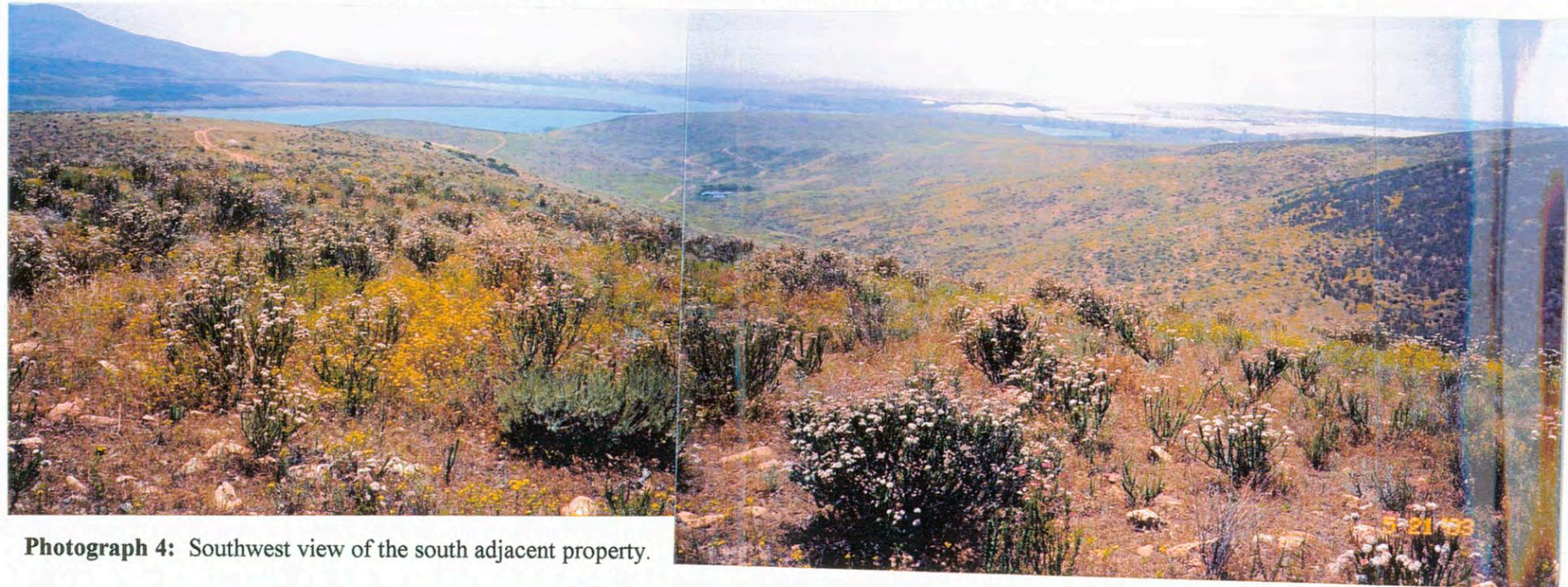
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Photograph 2: North view near the east end of the subject site.



Photograph 3: North view of small pond near the middle of the lower end of the site and surrounding valley.



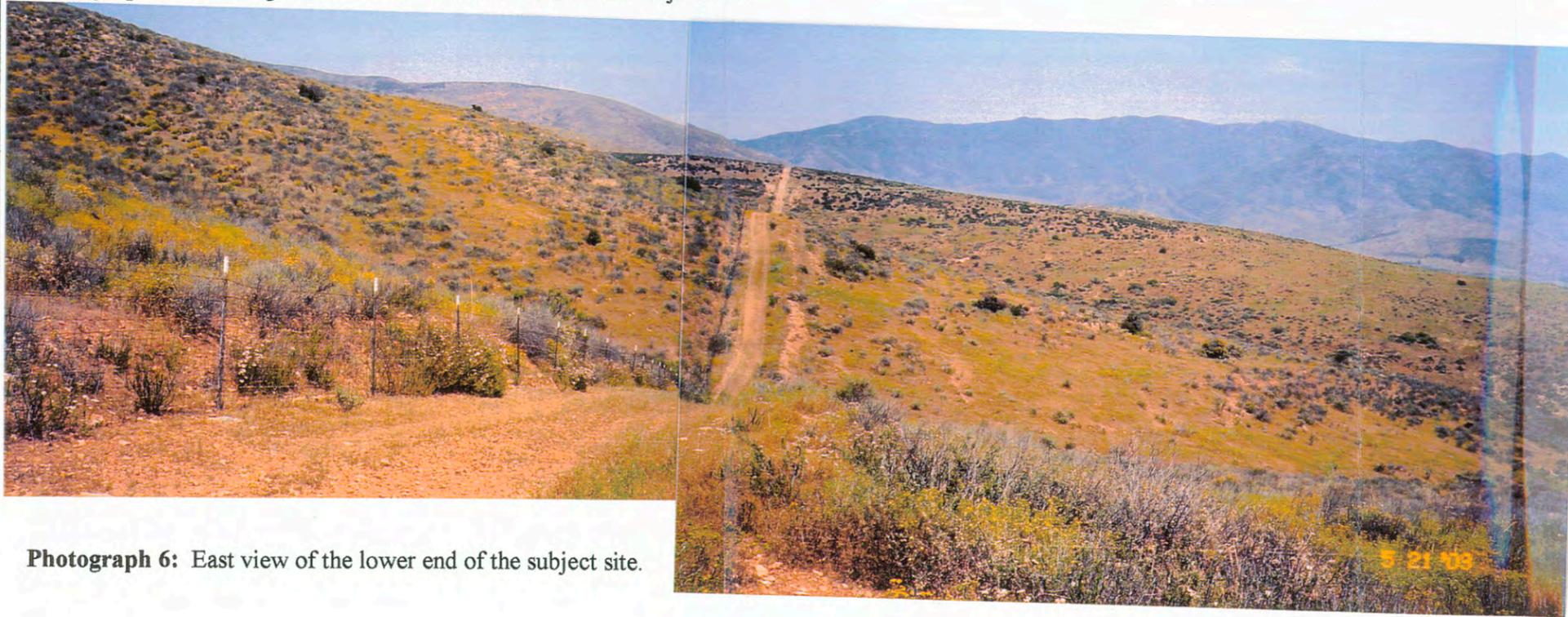
Photograph 4: Southwest view of the south adjacent property.

Resort Site Open Space
P&D Project #048175961.0001



Photograph 5: Looking north from the lower middle of the subject site.

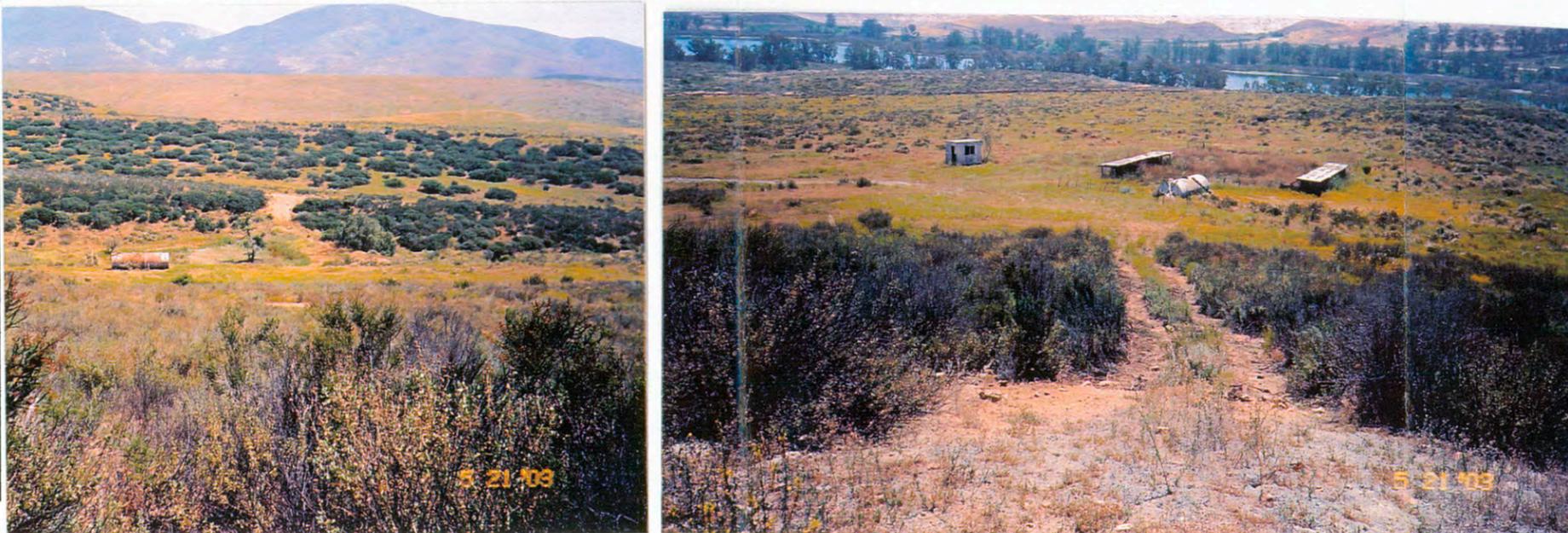
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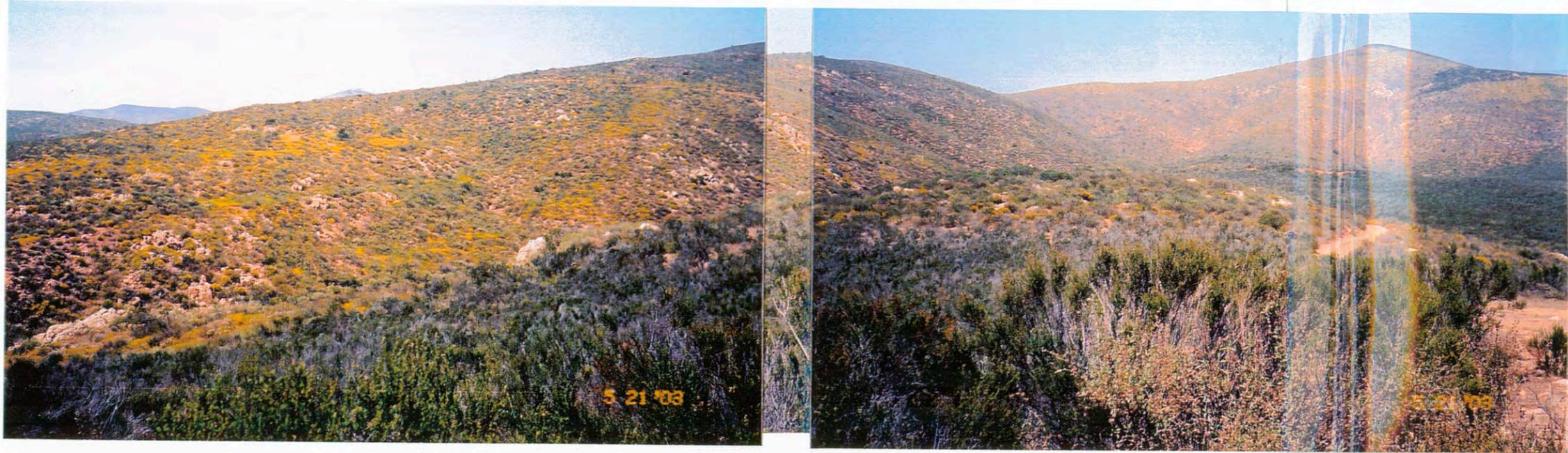
Photograph 6: East view of the lower end of the subject site.



Photograph 7: Northeast view from approximately the west side of Section 31.



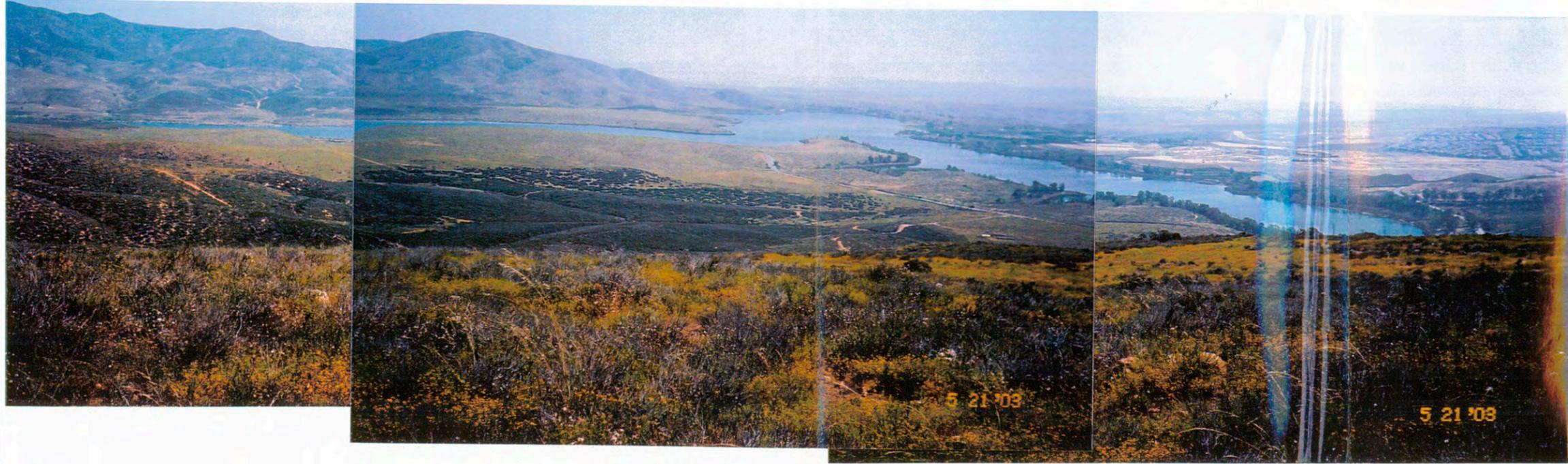
Photograph 8: Old cattle feeding equipment and water tanks in the southwest ¼ of Section 31 on south adjacent parcel.



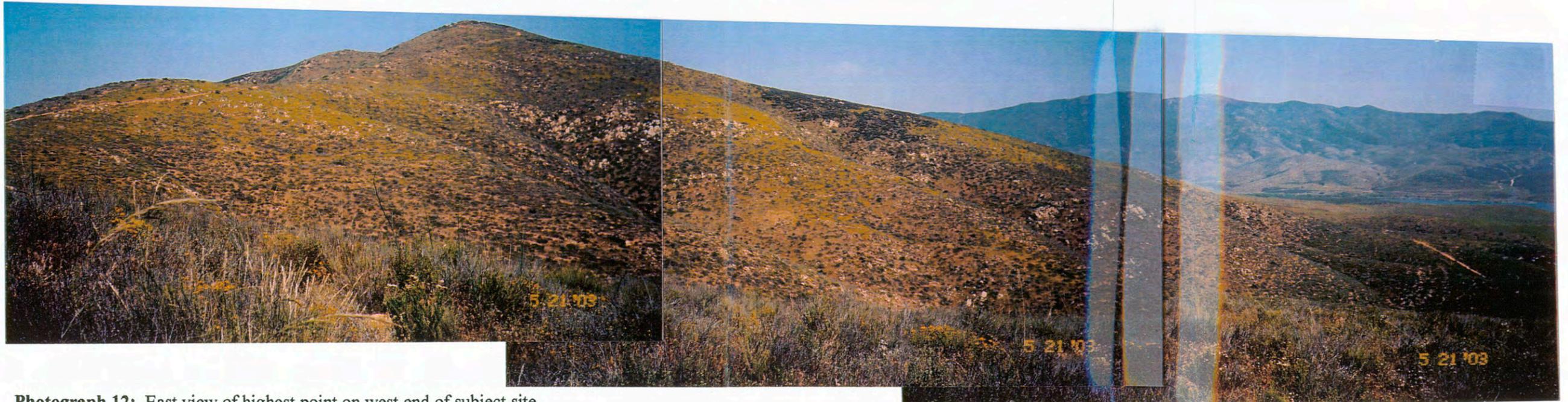
Photograph 9: North view of the south side of the subject site.



Photograph 10: West view of the Upper Otay Reservoir and dam on the west adjacent property.



Photograph 11: Southeast view of the southern end of the subject site and the south adjacent property.



Photograph 12: East view of highest point on west end of subject site.



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Notes:

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APPENDIX D

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Soil Survey of the San Diego Area, California, Roy H. Bowman, December 1973

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Environmental Health
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Flood Insurance Rate Map

Commercial Sources

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Regulatory Database Search
Sanborn Map Search

Mapquest.com
2001/2002 Aerial Photograph

Terraserver.com
1994 Aerial Photograph

APPENDIX E

SCOPE OF WORK

The general purpose of the Phase I Environmental Site Assessment (ESA) will be to find recognized environmental conditions which may indicate hazardous substances or petroleum products have been released at the subject site, whether the result of current or past activities on or near the subject site. P&D endeavors to meet the criteria for "due diligence" as described in the Federal Superfund law and to meet the criteria of the American Society for Testing and Materials (ASTM) Standard E1527-00.

Scope of Services

The scope of services will include:

- Development of an environmental history of the subject site including agricultural, industrial, manufacturing or other operations which may have involved the presence of petroleum or other hazardous substances on the subject site. Sources of information may include current ownership records, plat plans, assessor's records, oil and gas maps, building permit records, tenant lists, city and crisscross directories, fire insurance maps, aerial photograph review, interviews with persons knowledgeable about the subject site, and interviews with hazardous materials response personnel concerning on site spills or releases of petroleum or hazardous substances. A fifty-year chain-of-title will not be provided as part of this assessment but existing title documents will be reviewed if they are made available by the client to P&D.
- Review topographic, geologic and hydrogeologic literature to establish surface and subsurface conditions, including groundwater depth and flow direction and water quality, if available;
- Conduct a detailed visual site inspection to document the present condition of the subject site with respect to the current or past use of petroleum or other hazardous substances on the subject site, including the presence of above or below ground storage tanks, electrical equipment that may contain polychlorinated biphenyl (PCB) oil, potential asbestos-containing materials, potential lead-based painted surfaces, drainage patterns onto and leaving the site, septic systems, impoundments, sumps and other conditions that may create the risk of environmental liability or impairment;
- If petroleum or hazardous substances are or have been used on the subject site, P&D will review management practices for the materials, including generation, use, storage, treatment, recycling and disposal; inventory acutely hazardous materials and other hazardous materials in containers larger than five gallons; and review Material Safety Data Sheets (MSDS) and disposal permits required by the Resource Conservation and Recovery Act (RCRA);
- Observe adjoining property usage and attempt to find information indicating whether the adjoining property has adversely affected the subject site, including the review of aerial photographs of adjacent and nearby properties;

- Review records and databases, as required by ASTM Standard E1527-00, from federal, state, regional and local agencies to find if current or previous land uses or subject site improvements could have generated hazardous substances or petroleum. An attempt will also be made to find the current regulatory status and to find if nearby properties may be hazardous sites with the potential to affect the subject site. Where there are duplicate federal and state sources of information for the subject site, P&D will review the most updated source.
- The written report will document the findings of the ESA including an executive summary and our conclusions and recommendations as to whether the subject site is or is not environmentally impaired or whether additional information needs to be obtained. The report will also include:
 - A statement of the scope of the assessment;
 - A physical and geological description of the subject site;
 - A location map and a site map;
 - A summary of the available site history;
 - A summary of the records review;
 - A summary of the site and area reconnaissance;
 - A description of the hazardous substances storage and the hazardous waste management practices on the subject site;
 - A brief description of the historical resources reviewed;
 - Conclusions;
 - Recommendations;
 - References.