



CHAIN OF CUSTODY
 Environmental Equalizers, Inc. (dba "EEL")
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 Phone: 760-431-3747 Fax: 760-431-3748 www.eelitiger.com

BATEM # T111939

DATE: 12/6/2011
 PROJECT NAME: Jones Property
 PROJECT LOCATION: 9431 West Lilac Road
 BEI PROJECT MANAGER: Brian R. Brennan
 Electronic Data Format (EDF): Yes No
 Global ID: _____
 EMAIL RESULTS TO: brennan@eelitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Composite #6) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

17.8

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g	NUMBER OF CONTAINERS
01	ACR-1	12/6/2011	1319	Soil	Glass Jar							X	X				1
02	ACR-2	12/6/2011	1321	Soil	Glass Jar							X	X				1
03	ACR-3	12/6/2011	1323	Soil	Glass Jar							X	X				1
04	ACR-4	12/6/2011	1326	Soil	Glass Jar							X	X				1
05	ACR-5	12/6/2011	1330	Soil	Glass Jar							X	X				1
06	ACR-6	12/6/2011	1335	Soil	Glass Jar							X	X				1
07	ACR-7	12/6/2011	1337	Soil	Glass Jar							X	X				1
08	ACR-8	12/6/2011	1340	Soil	Glass Jar							X	X				1
09	ACR-9	12/6/2011	1353	Soil	Glass Jar							X	X				1
10	ACR-10	12/6/2011	1355	Soil	Glass Jar							X	X				1
11	ACR-11	12/6/2011	1410	Soil	Glass Jar							X	X				1
12	ACR-12	12/6/2011	1412	Soil	Glass Jar							X	X				1
13	ACR-13	12/6/2011	1414	Soil	Glass Jar							X	X				1
14	ACR-14	12/6/2011	1416	Soil	Glass Jar							X	X				1
15	ACR-15	12/6/2011	1418	Soil	Glass Jar							X	X				1
16	ACR-16	12/6/2011	1420	Soil	Glass Jar							X	X				1
17	ACR-17	12/6/2011	1422	Soil	Glass Jar							X	X				1
18	ACR-18	12/6/2011	1425	Soil	Glass Jar							X	X				1
19	ACR-19	12/6/2011	1426	Soil	Glass Jar							X	X				1
20	ACR-20	12/6/2011	1429	Soil	Glass Jar							X	X				1

Relinquished By (signature): *[Signature]* Date/Time: 12/7/11
 Received By (signature): *[Signature]* Date/Time: 12/10/11 12:15
 Relinquished By (signature): _____ Date/Time: _____
 Received By (signature): _____ Date/Time: _____

BATCH # T111839

EEI	ACR-71398
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1 25
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2 26
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3 27
ACR-10	
ACR-11	
ACR-12	
ACR-13	Composite #4 28
ACR-18	
ACR-19	
ACR-24	
ACR-14	Composite #5 29
ACR-17	
ACR-20	
ACR-23	
ACR-15	Composite #6 30
ACR-16	
ACR-21	
ACR-22	

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111839

Client Name: EEI - CARLSBAD

Project: JONES PROPERTY

Received by: SUNNY

Date/Time Received: 12-7-11 / 12:15

Delivered by: Client SunStar Courier GSO FedEx Other _____

Total number of coolers received 0 Temp criteria = 6°C > 0°C (no frozen containers)

Temperature: cooler #1 18.0 °C +/- the CF (-0.2°C) = 17.8 °C corrected temperature

cooler #2 _____ °C +/- the CF (-0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (-0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling. Yes No* N/A

Custody Seals Intact on Cooler/Sample Yes No* N/A

Sample Containers Intact Yes No*

Sample labels match COC ID's Yes No*

Total number of containers received match COC Yes No*

Proper containers received for analyses requested on COC Yes No*

Proper preservative indicated on COC/containers for analyses requested Yes No* N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. Yes No*

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date SL 12-7-11

Comments:



EEI
Geotechnical & Environmental Solutions

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
and
LIMITED PHASE II SAMPLING**

**Accretive Investments, Inc.
21.76-Acre “Davitt” Property
APNs: 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026**

**County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003**

**March 8, 2012
(March 26, 2012 revisions)**

EEI Project Number ACR-71272

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED PHASE II SAMPLING**

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

21.76-Acre "Davitt" Property
APNs 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026
EEI Project Number ACR-71272

Prepared and Edited by:



Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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- Appendix B – San Diego County Assessor’s Parcel Map
- Appendix C – Aerial Photographs/Topographic Maps/City Directory
- Appendix D – County of San Diego Records
- Appendix E – Environmental Records Search
- Appendix F – User Provided Information
- Appendix G – Photographic Log
- Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody
- Appendix I – Limited UST Subsurface Sampling Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 21.76-Acre "Davitt" Property

EEI Project Number: ACR-71272

Subject Property Information:

21.76-Acre "Davitt" Property
APNs 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026
EEI Project Number ACR-71272

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

Consultant Information:

EEI
2195 Faraday Avenue, Suite K
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Phone: (760) 431-3747
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E-mail Address of Environmental Professional: bbrennan@eetiger.com

Inspection Date: January 13, 2012 / **Report Date:** March 8, 2012 (March 26, 2012 revisions)

Client Information:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Site Assessor:

Brian R. Brennan, REA-II 07920 – Senior Project Manager

EP 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 312.10 (**Resume, Appendix A**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

AAI Certification:

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



Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9553 Lilac Walk, in Escondido, California 92026. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property is located approximately 1,000 feet southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California 92026. The subject property encompasses a total of 21.76-acres on six (6) parcels identified as Assessor’s Parcel Numbers (APNs) 128-290-69, -70, -71 and -72, 128-440-14 and -15. The subject property contains a single physical address of: 9553 Lilac Walk. Adjacent property includes mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

The subject property is primarily utilized for agricultural purposes (i.e., citrus and avocado orchards), with some areas no longer under active cultivation. Four (4) structures, including a main residence, occupy the subject property. The main residence is located in the center of the property atop a small rise. The remaining three (3) permanent structures are grouped on the northeast portion of the property, and include a secondary dwelling surrounded by two (2) detached sheds.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County Directory records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On January 13, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. According to the property owner, Mrs. Karla Davitt, a UST containing fuel, is present along the northeast portion of the subject property. A small shed with a fuel pump is situated on top of the UST. No additional details were provided (e.g., size, construction, or depth). Additionally, numerous various sized storage containers were observed on the subject property. Visible staining or leakage was not noted; therefore, the presence of these storage containers is considered as a *de minimus* condition. No other evidence of environmental concerns was noted on the subject property during our subject property reconnaissance.

EEI conducted limited soil sampling to evaluate the former UST location in March, 2012. A soil boring was advanced to a depth of 25 feet below grade (bg), and soil samples were collected at 5, 10, 15, 20 and 25 feet bg. No odors, or other evidence of fuel was noted in soil samples, which were submitted for laboratory testing by EPA 8015, carbon chain identification (TPH/CCID). No results above the laboratory detection limit were found for either gasoline or diesel, and only minor motor-oil range TPH was noted in one sample. Samples were further analyzed for fuel volatile organics by EPA 8021.

Based on the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the site. Sampling activities were conducted on January 13, 2012. A total of 24 discrete soil samples (ACR-1 through ACR-24), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, six (6) composite samples (Composite #1 through Composite #6) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed concentrations of arsenic at 7.2 milligrams per kilogram (mg/kg) in a single sample, ACR-11. No other samples reported arsenic above the laboratory reporting limit (i.e., “non-detect”). Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through -24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).

Concentrations of DDE were detected in samples Composite # 1 and #3 at 12 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 220 $\mu\text{g}/\text{kg}$, respectively. No other samples reported DDE above the laboratory reporting limit (i.e., “non-detect”). Concentrations of DDT were reported in sample Composite # 3 at 40 $\mu\text{g}/\text{kg}$. No other samples reported DDT above the laboratory reporting limit (i.e., “non-detect”). Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite # 2 at 32.6 $\mu\text{g}/\text{kg}$. No other samples reported chlordane above the laboratory reporting limit. No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”) in any of the other samples analyzed.

The reported lead, DDE, DDT, and chlordane concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 150 mg/kg (lead), 1,600 $\mu\text{g}/\text{kg}$ (DDE and DDT), and 430 $\mu\text{g}/\text{kg}$ (chlordane). The reported arsenic concentration in sample ACR-11 (7.2 mg/kg) is greater than the CHHSL residential screening level of 0.07 mg/kg. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9553 Lilac Walk, in Escondido, California 92026. This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- A UST, reportedly containing fuel, was formerly present along the northeast portion of the subject property. A small shed with a fuel pump was associated with the UST. Soil samples collected to a depth of 25-feet bg indicate that further investigation is not warranted.

- Based on laboratory analytical results from EEI’s agricultural chemical testing, low levels of organochlorine pesticides (e.g., DDE, DDT and chlordane), arsenic and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides, arsenic and lead were less than the CHHSL residential screening values or were within acceptable background levels. Therefore, no further investigation appears to be warranted at this time.

In addition to the above-bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of onsite structures will likely be required.
- County records indicate septic disposal systems are located on the subject property. Unless planned for future use, the septic systems should be properly abandoned following County Health Department guidelines.
- Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site visit.
- Based on the subject property’s historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9553 Lilac Walk, Escondido, California 92026 (**Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI’s field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located approximately 1,000 feet southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California 92026 (**Figure 2**). The subject property encompasses a total of 21.76-acres on six (6) parcels identified as Assessor’s Parcel Numbers (APNs) 128-290-69, -70, -71 and -72, 128-440-14 and -15 (**Appendix B**). The subject property contains a single physical address of: 9553 Lilac Walk. Adjacent property includes mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

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Based on historical records such as aerial photographs, topographic maps, and County Directory records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 775 feet above mean sea level (amsl) (southwestern portion) to approximately 880 feet amsl (eastern portion). Based on topographic relief, surface water drainage appears to be predominately to the southwest.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as a mix of the Placentia sandy loam (PeC) and the Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2012). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, no water supply wells are located on the subject property. Two wells “10S02W19D002S” and “10S02W19E001S” both located approximately 0.25 miles northwest of the subject property along Panama Road, were reportedly last measured in 1967 and recorded depths to groundwater of approximately 40 feet below grade and 14 feet bgs, respectively.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (128-290-69, -70, -71 and -72, 128-440-14 and -15) is identified as Joseph J. Davitt and Karla V. Davitt, with the following mailing addresses: 9553 Lilac Walk, Escondido, California 92026.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1948, 1953, 1963, 1968, 1975, 1980, 1990/91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property and adjacent and surrounding property appeared to be undeveloped and covered with native vegetation. Unimproved roads were visible in the surrounding area.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south of the property. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1946 photograph.
1963	Aerial Photograph 1:375	A structure appeared on the central portion of the subject property, which was accessed from Lilac Walk to the east. An area of orchards appeared to the north and northeast of the structure. A small structure also appeared on the northeast portion of the property. Additional property surrounding the structures appeared utilized for agriculture. The southern portion of the subject property remained undeveloped.
1968	Topographic Map 1: 24,000	Subject property appeared with structures on the northern and central portions. Unimproved roads, including Lilac Walk appeared in the site vicinity. Other unimproved roads were present in the surrounding area. A portion of the subject property and surrounding area were shaded green, which signified agriculture.
1975	Aerial Photograph 1:375	An additional structure appeared on the northeastern portion of the site. Orchards remained on the northeastern portion. The west-central and southern portions of the subject property now appeared with orchards; the remaining portions were undeveloped. Increased orchards and rural residential development now appeared in the adjacent and surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1975 photograph, except that the orchards appeared more mature.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 photograph, except that the orchards appeared more mature.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1990/91 photograph.
March 2012	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject property appeared as its current configuration, which consisted of sparse orchards throughout the property, with a main structure located on the central portion and smaller structures located on the northeast portion. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9553 Lilac Walk) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed in directories from 1985 to 2011 with Joe J. Davitt. A summary of the listings associated with the subject property address is summarized in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2 Summary of City/County Directory Search 9553 Lilac Walk, Escondido, California 92026		
North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
9547 Lilac Walk No listing	9553 Lilac Walk Joe J. Davitt	Lilac Walk-Highest listing odd side of the street is 9553
2002 and 2007		
9547 Lilac Walk No listing	9553 Lilac Walk Joe J. Davitt	Lilac Walk-Highest listing odd side of the street is 9553
1992 and 1997		
9547 Lilac Walk No listing	9553 Lilac Walk Joe J. Davitt	Lilac Walk-Highest listing odd side of the street is 9553
1985		
9547 Lilac Walk Walter Fraizier	9553 Lilac Walk Joe J. Davitt	Lilac Walk-Highest listing odd side of the street is 9553
<i>End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings</i>		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library’s collection of Sanborn Fire Insurance maps (LAPL, 2012). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2012) website to review any existing records related to development of the subject property. According to the online database maintained by the County, no records were available for the subject property.

In addition, EEI requested a search for environmental records with the County Land and Water Quality Division. Records were on file for four (4) subject property parcels APNs: 129-010-73 through -76. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 128-290-70: August 24, 1983, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. There was no indication that the permit was ever finalized or any inspections completed.
- APNs 128-290-71 and -72: May 16, 1983, Permits for Septic Tank Installation and percolation test for proposed single-family dwellings (one located on each parcel). There was no indication that these permits were ever finalized or any inspections completed.
- APN 128-440-14: May 11, 1987, Permit for Septic Tank repair at an existing single-family dwelling.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix E**, along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal IC/EC – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One listing was reported within one-mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – No listings were reported within one-quarter mile of the subject property.

State Other – No listings were reported within one-quarter mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property APNs: 128-290-69, -70, 71 and -72, 128-440-14 and -15; or the subject address of 9553 Lilac Walk. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2012), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 02W, Section 19).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

EEI interviewed the current property owner, Mrs. Karla Davitt. According to Mrs. Davitt, she and her husband have owned the subject property since 1983. Prior to their purchase, the site was an avocado farm. They continued the farming, but added organic citrus as well. The Davitt’s stopped farming last year due to increased water costs and began “stumping” a majority of the trees.

Mrs. Davitt stated that in addition to their main residences, there are various barns and sheds also located on the property that were used for farming purposes. The site has two (2) septic systems, one at the main residence and one at the small house on the north end of the property.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Davitt stated that the past and present use of the subject property have been as residential and agricultural. According to Mrs. Davitt, the farm was managed by an offsite company, Lilac Growers, who stored most of the fertilizers and related chemicals offsite. Mrs. Davitt stated that there is a fertilizer mixing tank, which may still have product in it, located on the subject property. Mrs. Davitt added that they did not store or use, on a regular basis, pesticides and herbicides on the subject property. In regards to fuel storage, Mrs. Davitt stated that a small shed with a fuel pump is located northeast of the residence on the northern portion of the subject property, and that the shed is situated on top of an underground storage tank (UST) which contains fuel. No additional details regarding the UST were provided to EEI.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Davitt was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mrs. Davitt was not aware of any past or present environmental violations with respect to the subject property or any facility located on the subject property.

3.5.4 Previous Assessments

Mrs. Davitt was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mrs. Davitt was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc., completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling’s associated responses is included in **Appendix F**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to county requirements related to a permit application associated with the subject property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mrs. Karla Davitt, no previous assessments have been conducted at the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, “thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials” applied before 1980 are considered Presumed Asbestos Containing Materials (PACM). Other building materials such as “floor or ceiling tiles, siding, roofing, transite panels” (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on the age of the onsite structures (circa-1963), there is a likely hood of ACM present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials is conducted prior to improvements.

3.8.2 Lead-Based Paint

Lead-Based Paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of Lead-Based Paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

Based on the age of at least one of the onsite structures (circa-1963), there is a potential that lead-based paint exists in the building. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends lead-based paint testing of building materials is conducted prior to improvements.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.8.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB’s. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB’s, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB’s containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB’s may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Overhead power lines are present near the residence located on the central portion of the subject property. Based on the age of the onsite structures (circa-1963), there is a potential that electrical equipment located on or near the subject property may be PCB-containing.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On January 13, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located at 9553 Lilac Walk, in a mixed residential/agricultural area of Escondido, California 92026. The subject property is situated on six (6) parcels of land (APN 128-290-69 through 128-290-72, 128-440-14, and 128-440-15), which is comprised of 21.76 acres. The subject property is bound by mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

The subject property is primarily utilized for agricultural purposes (i.e., citrus and avocado orchards). Some areas of the orchards have been chopped down and are no longer under active cultivation. Irrigation lines are present throughout the cultivated portions of the property.

The subject property is developed with four (4) structures, including a main residence. The main residence is located in the center of the site atop a small rise. It is constructed of brick and wood. A cement driveway and parking area is located along the southwest side of the residence. There is an in-ground pool located along the northeast side of the house.

The remaining three (3) permanent structures are grouped on the northeast portion of the property. The largest structure in this area appears to be a residence. It is constructed of wood. There are laundry machines and an outdoor sink located on the southwest side of the structure. Trash bags filled with aluminum cans, as well as some other trash and debris, were observed in this area. Two (2) vehicles were parked in front of the structure. An RV was observed parked to the southwest of the house on a concrete pad as well as a wood chipper. There are cinderblock and concrete retaining walls. To the southwest of the RV is a collapsed structure with a metal frame. Overhead power lines are present on this portion of the property.

The remaining structures include two (2) sheds that are located in the northeast portion of the subject property. The larger shed is located northwest of the residence and appears to be used for general storage. The storage shed is constructed of wood with a cement floor and corrugated steel sliding doors. The second smaller shed is located northeast of the residence and is constructed of wood. This shed houses a fuel pump.

Inside the storage shed located northwest of the residence are signs of cracking and degradation of the floor, and minor oil staining. The shed houses tow-behind farming equipment, construction materials and debris, furniture, animal cages, bicycles, a motorcycle, tires, scrap metal and junk, and several small fuel storage containers for gasoline and propane. There is a cinderblock vault located in the center of the building that contains ladders and debris.

Note: During EEI's ESA job walk an Underground Storage Tank (UST) and a fuel pump was located at a small shed northeast of the residence. Subsequently, both were removed.

Located near the fuel shed are four (4) storage containers. These containers consist of one metal storage tank, one 55-gallon plastic drum, one large plastic storage tank, and one small metal propane tank. There are hoses and piping in this area as well.

A separate collapsed corrugated steel structure is located north of the two (2) sheds discussed above. There are three (3) unlabeled 55-gallon steel drums and a steel storage tank visible in this area. West of this area along the northern edge of the property is a low, overgrown drainage area. Some scrap metal and pipe were observed in this area.

Based on EEI's site reconnaissance, with the exceptions noted previously, no other evidence of contamination, distressed vegetation, surface spills, chemical containers, additional USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during on the subject property.

TABLE 3		
Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	Minor petroleum staining was observed on the concrete floor within the large storage shed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	Yes	One (1) unlabeled UST was observed in the northeast portion of the property, which reportedly was used to store gasoline.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Small quantities of metal and scrap were observed in several locations in the northern portion of the property. Several unmarked storage drums were identified on the northeast portion of the property.
Chemical Use/Storage	No	Small quantities of fuel, pesticides, and herbicides were observed along the northern portion of the property.

4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Property on all sides of the subject property are for the most part open, undeveloped land to the west and south, and agricultural land to the east and north. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. No evidence of dumping was observed.

Adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado and citrus orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 “*Interim Guidance For Sampling Agricultural Properties*”, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (21.76-acres), and EEI’s experience at similar sites, a total of 24 discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On January 13, 2012, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of 24 discrete locations (identified as ACR-1 through ACR-24, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six-inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All 24 discrete soil samples (ACR-1 through ACR-24) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of six (6) composite samples (identified as Composite #1 through Composite #6) from the discrete samples at a ratio of 4:1. All six (6) composite samples (Composite #1 through Composite #6) were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- Arsenic was reported in sample ACR-11 at 72 milligrams per kilogram (mg/kg). No other samples reported arsenic above the laboratory reporting limit (i.e., “non-detect”).
- Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through ACR-24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).
- DDE was reported in sample Composite # 1 and Composite #3 at 12 micrograms per kilogram (µg/kg), and 220 µg/kg, respectively. No other samples analyzed detected DDE above the laboratory reporting limit (i.e., “non-detect”).
- DDT was reported above the laboratory detection limit in sample Composite # 3 at 40 µg/kg. No other samples analyzed detected DDT above the laboratory reporting limit (i.e., “non-detect”).

- Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite #2 at 32.6 µg/kg. No other samples analyzed detected Chlordane above the laboratory reporting limit (i.e., “non-detect”).
- No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”) in any other composite samples.

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix H**.

TABLE 4									
Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	1/9/2012	<5	4.0	NA	NA	NA	NA	NA
ACR-2	6	1/9/2012	<5	7.5	NA	NA	NA	NA	NA
ACR-3	6	1/9/2012	<5	5.5	NA	NA	NA	NA	NA
ACR-4	6	1/9/2012	<5	10	NA	NA	NA	NA	NA
ACR-5	6	1/9/2012	<5	5.4	NA	NA	NA	NA	NA
ACR-6	6	1/9/2012	<5	4.6	NA	NA	NA	NA	NA
ACR-7	6	1/9/2012	<5	4.8	NA	NA	NA	NA	NA
ACR-8	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	1/9/2012	<5	3.8	NA	NA	NA	NA	NA
ACR-11	6	1/9/2012	7.2	5.0	NA	NA	NA	NA	NA
ACR-12	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	1/9/2012	<5	3.4	NA	NA	NA	NA	NA
ACR-14	6	1/9/2012	<5	9.3	NA	NA	NA	NA	NA
ACR-15	6	1/9/2012	<5	3.2	NA	NA	NA	NA	NA
ACR-16	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	1/9/2012	<5	5.1	NA	NA	NA	NA	NA
ACR-19	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-24	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	1/9/2012	NA	NA	<5	12	<5	<5	<5-200
Composite #2	6	1/9/2012	NA	NA	<5	<5	<5	<5	gamma-Chlordane:5.6; alpha-Chlordane:27
Composite #3	6	1/9/2012	NA	NA	<5	220	<5	40	<5-200
Composite #4	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #5	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #6	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	<5-200
Residential CHHSLs			0.07	150	35	1,600	2,300	1,600	Chlordane - 430
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.									

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed concentrations of arsenic at 7.2 mg/kg in a single sample, ACR-11. No other samples reported arsenic above the laboratory reporting limit (i.e., “non-detect”). Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through -24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).

Concentrations of DDE were detected in samples Composite # 1 and Composite #3 at 12 µg/kg and 220 µg/kg, respectively. No other samples reported DDE above the laboratory reporting limit (i.e., “non-detect”).

Concentrations of DDT were reported in sample Composite # 3 at 40 µg/kg. No other samples reported DDT above the laboratory reporting limit (i.e., “non-detect”). Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite # 2 at 32.6 µg/kg. No other samples reported chlordane above the laboratory reporting limit. No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., “non-detect”) in any of the other samples analyzed.

The reported lead, DDE, DDT, and chlordane concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 150 mg/kg (lead), 1,600 µg/kg (DDE and DDT), and 430 µg/kg (chlordane). The reported arsenic concentration in sample ACR-11 at 7.2 mg/kg collected during this investigation is greater than the CHHSL residential screening level of 0.07 mg/kg. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 LIMITED UST SUBSURFACE SAMPLING

EEI mobilized to the subject site on March 6, 2012 to collect subsurface samples. The former UST location was easily identified due to evidence of soil disturbance and information collected in our Phase I ESA site walk. A direct-push geoprobe unit was utilized to advance a single boring in the former tank pit location (identified as B-1, **Figure 3**). Samples were collected at 5-foot intervals in acetate liners, properly labeled, and stored in a chilled container. A PID was utilized to screen samples for evidence of volatile fuel components. No evidence of fuel was noted during soil sampling.

Samples were submitted to a certified laboratory for analysis by EPA 8015m, carbon chain identification (TPH/CCID). Neither gasoline nor diesel range fuel was found in any sample. One motor-oil range result (13 mg/kg) was found in the sample collected at a depth of 20-feet bg. Samples were also analyzed for Volatile Organic Compounds (fuel related) by EPA 8021b. All samples were non-detect. Complete laboratory reports and COC documentation are provided in **Appendix I**.

7.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

A UST, reportedly containing fuel, was formerly present along the northeast portion of the subject property. A small shed with a fuel pump was formerly situated on top of the UST. Soil sampling conducted by EEI indicates that further investigation of the former UST is not warranted.

The subject property has been and continues to be utilized for agricultural purposes (i.e., orchards). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals. The results of our agricultural chemical survey (see **Section 5.0 Limited Agricultural Chemical Survey**) revealed concentrations of arsenic, lead and select organochlorine pesticides (e.g., DDE, DDT and chlordane) in site soils. The concentrations were less than applicable residential screening values, or were within acceptable background levels. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – The following de minimis conditions have been revealed during the preparation of this ESA:

Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site reconnaissance. EEI recommends that these containers be emptied and properly disposed of off-site.

8.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as “a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information.”

8.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

8.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

8.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

8.4 Deviations

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including Client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9553 Lilac Walk, Escondido, California 92026. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- A former UST location was investigated and soil samples collected to a depth of 25-feet below grade. No evidence of a fuel release was found. No additional investigation of the former UST appears to be warranted.
- Based on laboratory analytical results from EEI’s agricultural chemical testing, low levels of organochlorine pesticides (e.g., DDE, DDT and chlordane), arsenic and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides, arsenic and lead were less than the CHHSL residential screening values or were within acceptable background levels. Therefore, no further investigation appears to be warranted at this time.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos Containing-Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.
- County records indicate septic disposal systems are located on the subject property. Unless planned for future use, the septic systems should be properly abandoned following County Health Department guidelines.
- Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site reconnaissance. EEI recommends that these containers be emptied and properly disposed of off-site.
- Based on the subject property’s historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

10.0 REFERENCES

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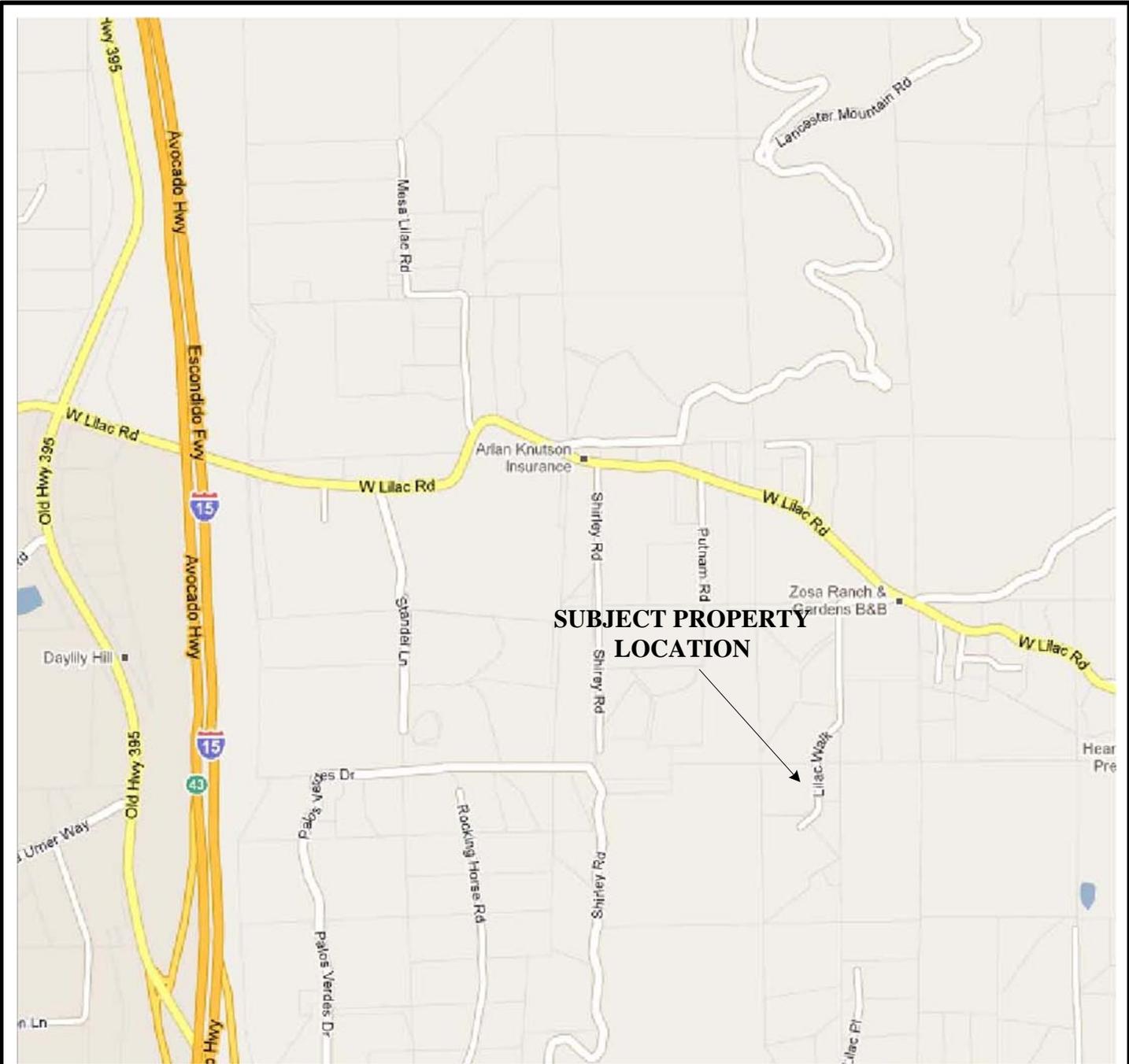
State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed January 2012.

United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed January 2012.

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FIGURES



Map Source: Google Maps®, Accessed, March 2012



Scale: 1" = 1,250'

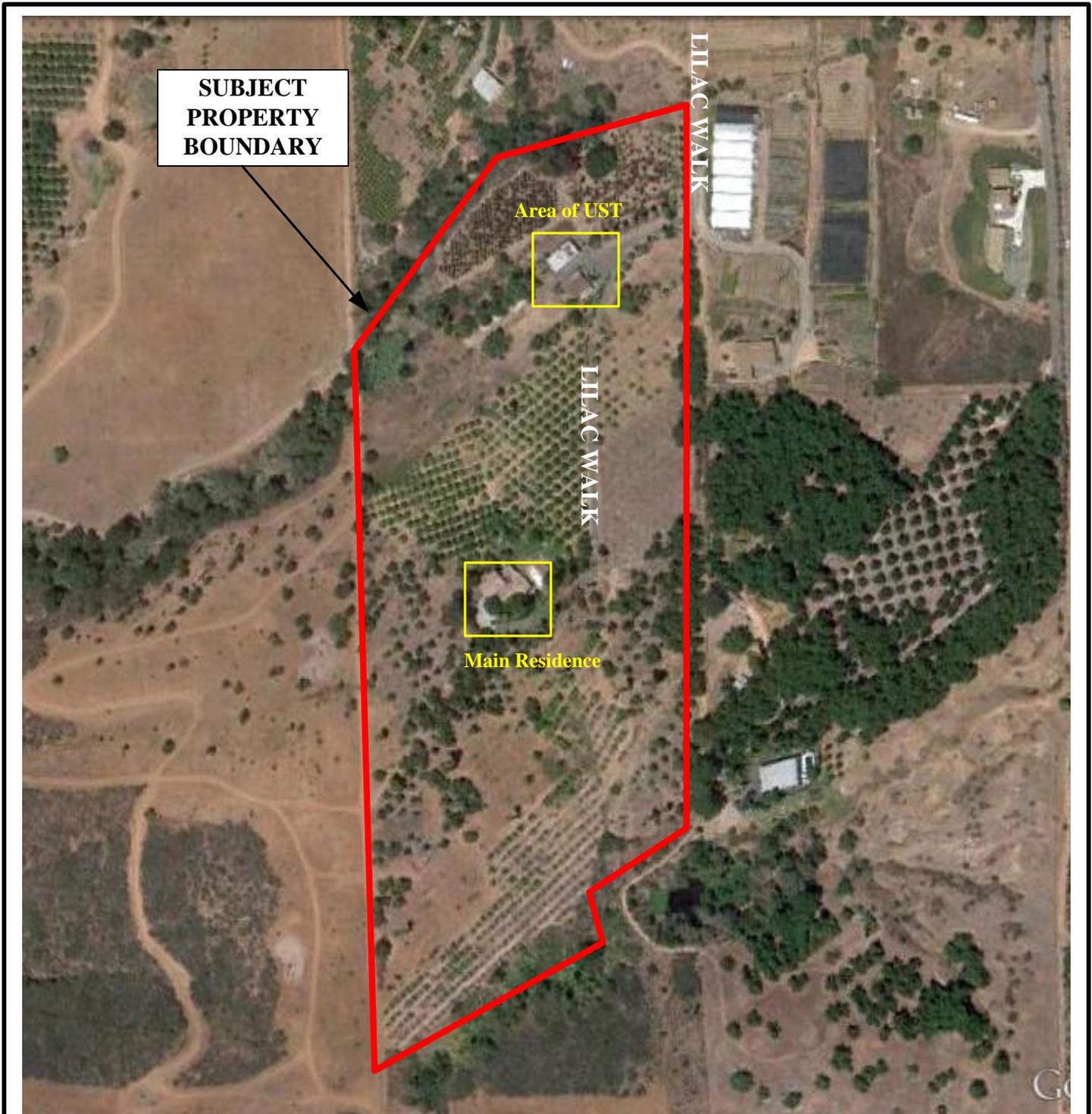


Note All Locations Are Approximate

SITE LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 21.76-Acre "Davitt" Property
 APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
 9553 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71272
 Created March 2012



FIGURE 1

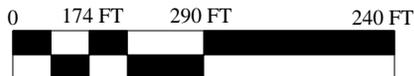


Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND



Scale: 1" = 290'



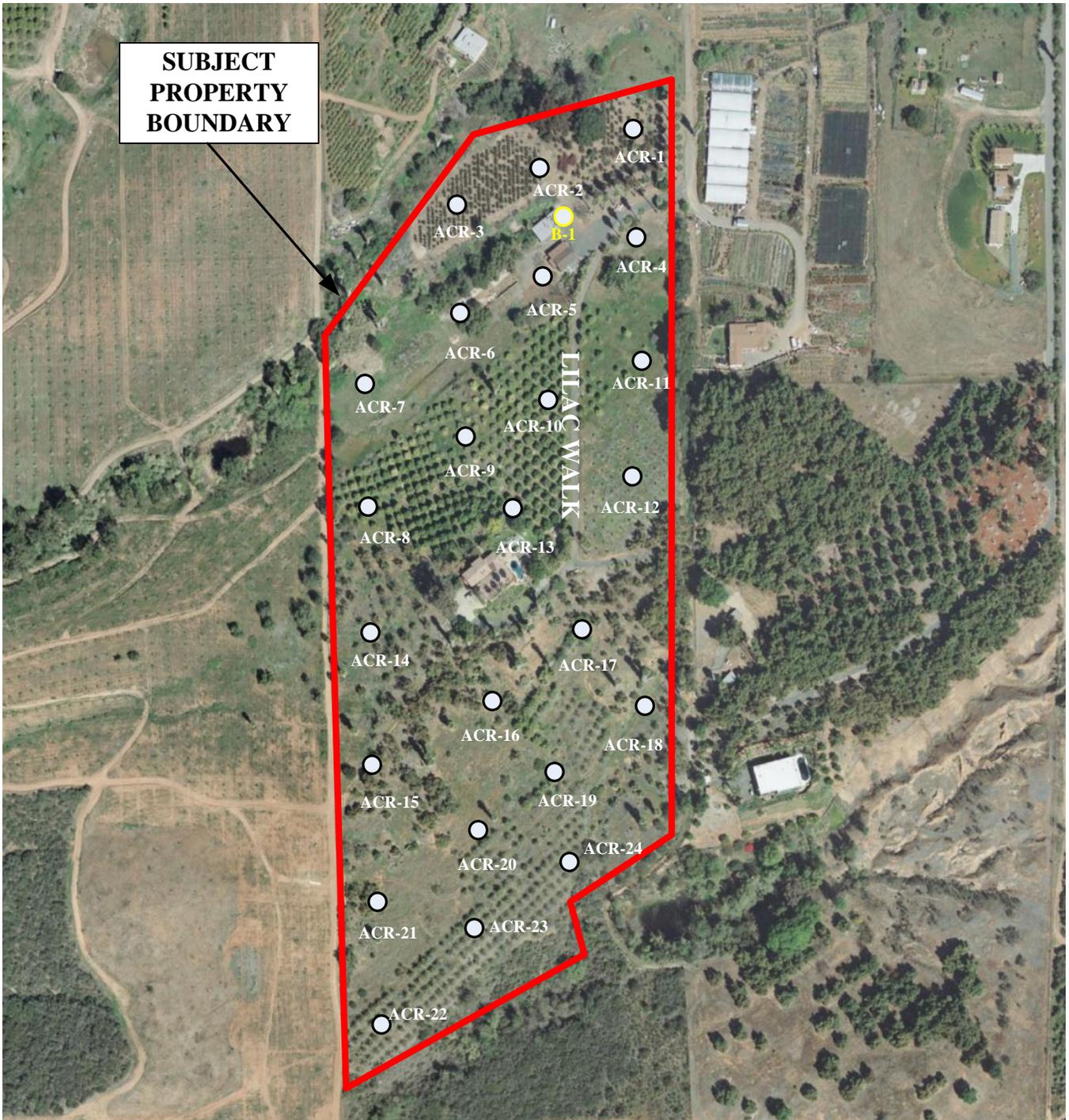
Note All Locations Are Approximate

AERIAL SITE MAP

THE ACCRETIVE GROUP OF COMPANIES
 21.76-Acre "Davitt" Property
 APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
 9553 Lilac Walk, Valley Center
 Unincorporated San Diego County, California 92026
 EEI Project No. ACR-71272
 Created December 2011



FIGURE 2



**SUBJECT
PROPERTY
BOUNDARY**

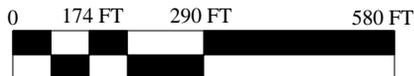
Map Source: Accretive Investments, Inc., March 2012

LEGEND

- ACR-1
- B-1 Soil boring location



Scale: 1" = 290'



Note All Locations Are Approximate

AERIAL SITE MAP
ACCRETIVE INVESTMENTS, INC.
 21.76-Acre "Davitt" Property
 APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
 9553 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71272
 Revised March 2012



FIGURE 3

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**



Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects

Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

Education

Masters of Science, Environmental Engineering, National University, 2008

Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration

California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations

American Society of Civil Engineers (ASCE)

National Groundwater Association (NGWA)

Association of Environmental Professionals (AEP)

San Diego Environmental Professionals (SDEP)

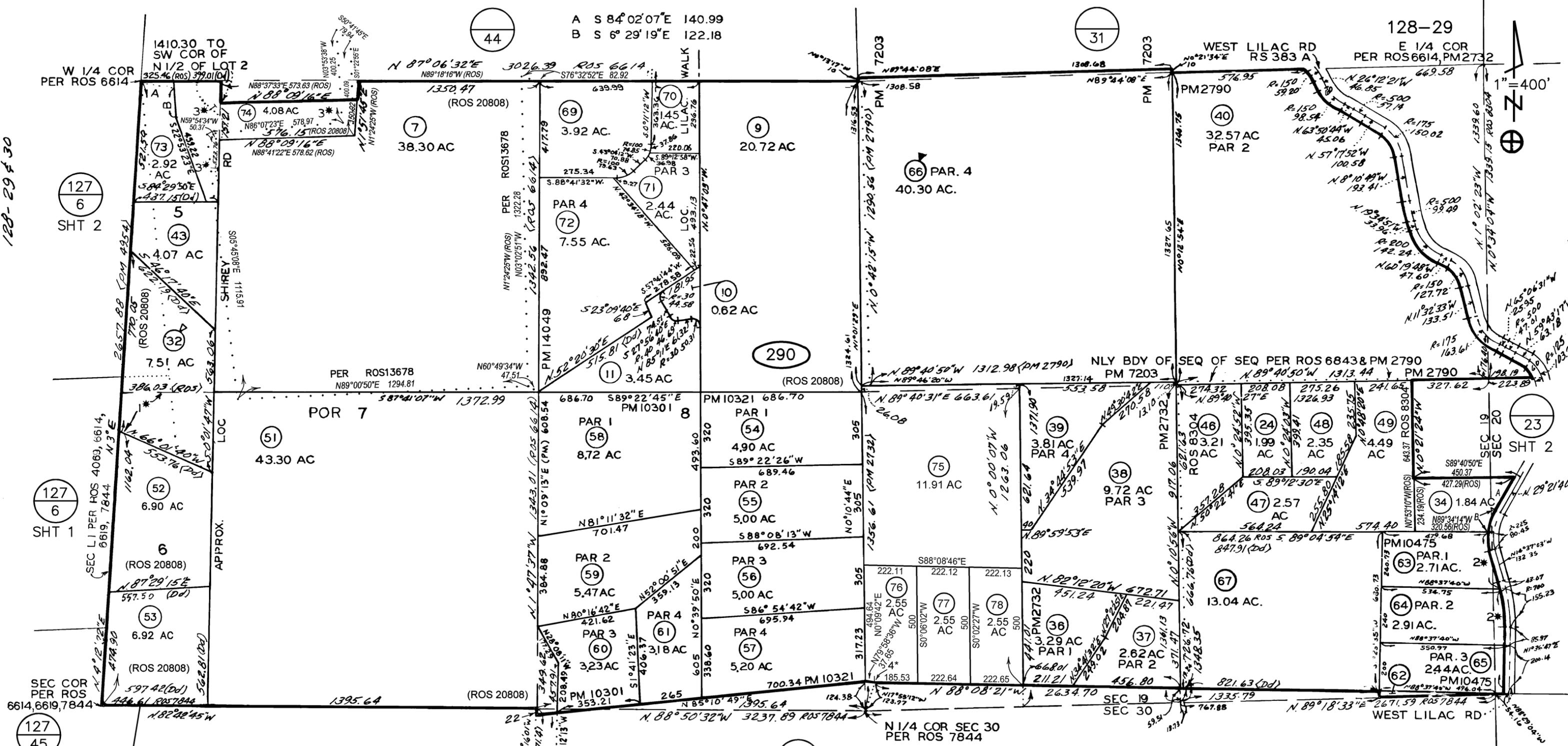
Certifications

40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

AHERA Asbestos Building Inspector

**APPENDIX B
SAN DIEGO COUNTY ASSESSOR’S PARCEL MAP**

128-29-30



127
6
SHT 2

127
6
SHT 1

127
45

129
1

* POSSIBLE OVERLAP

CHANGES	BLK	OLD	NEW	YR CUT	CC	FC
	290	290	46-49	79	2317	
			VARIOUS	54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.		

- 2* NO ACCESS
- 3* OPEN SPACE
- 4* S 1/4 COR PER ROS 6998 & 13090

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 30 - T10S - R2W - POR NWQ
 SEC 20 - T10S - R2W - POR SWQ
 SEC 19 - T10S - R2W - POR S H
 ROS 4069 6614 6619 6843 6998 7844 8304, 9512, 13090, 13678, 19103, 20808

**APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY**



Environmental FirstSearch

Historical Aerial Photo

2008

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

2002

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (NAPP-3C_12474-180)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1990-1991

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-90-91_12581)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1980

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-80_10235)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1975

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-75_7588)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

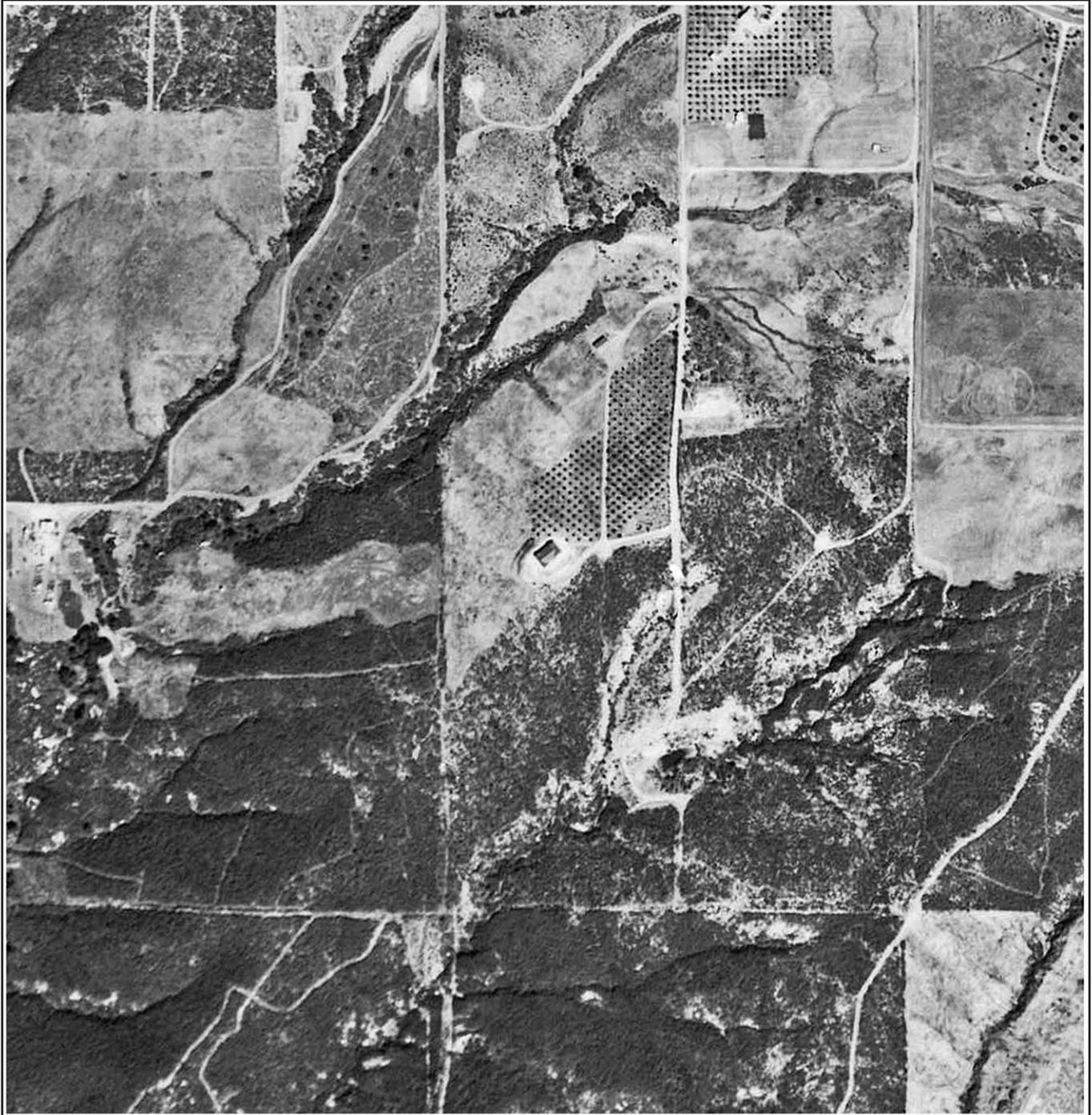


Environmental FirstSearch

Historical Aerial Photo

1963

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (CAS-SD_2-131)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

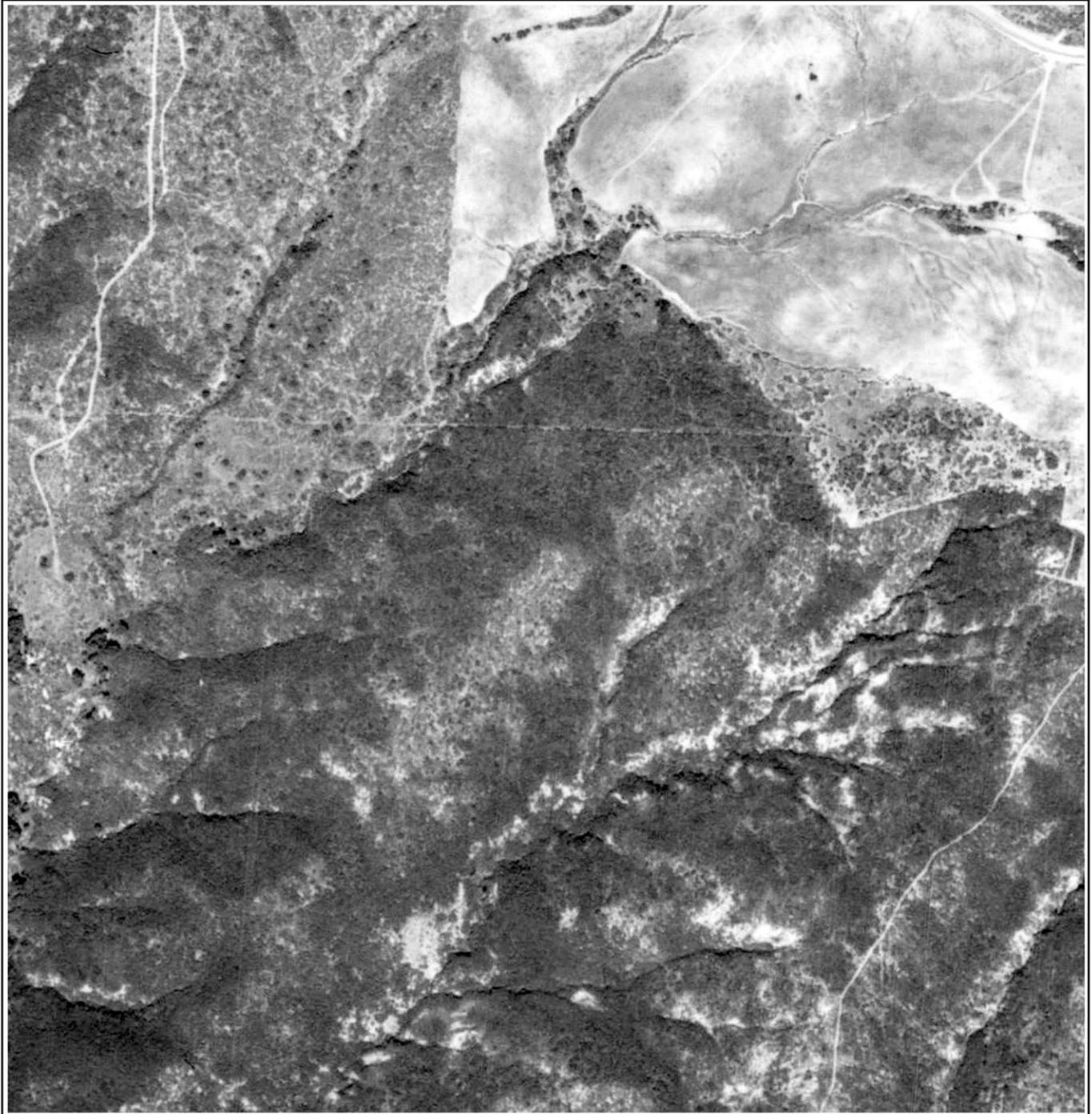


Environmental FirstSearch

Historical Aerial Photo

1953

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AXN-1953_3M-133)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1946

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (GS-CP_9-88)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

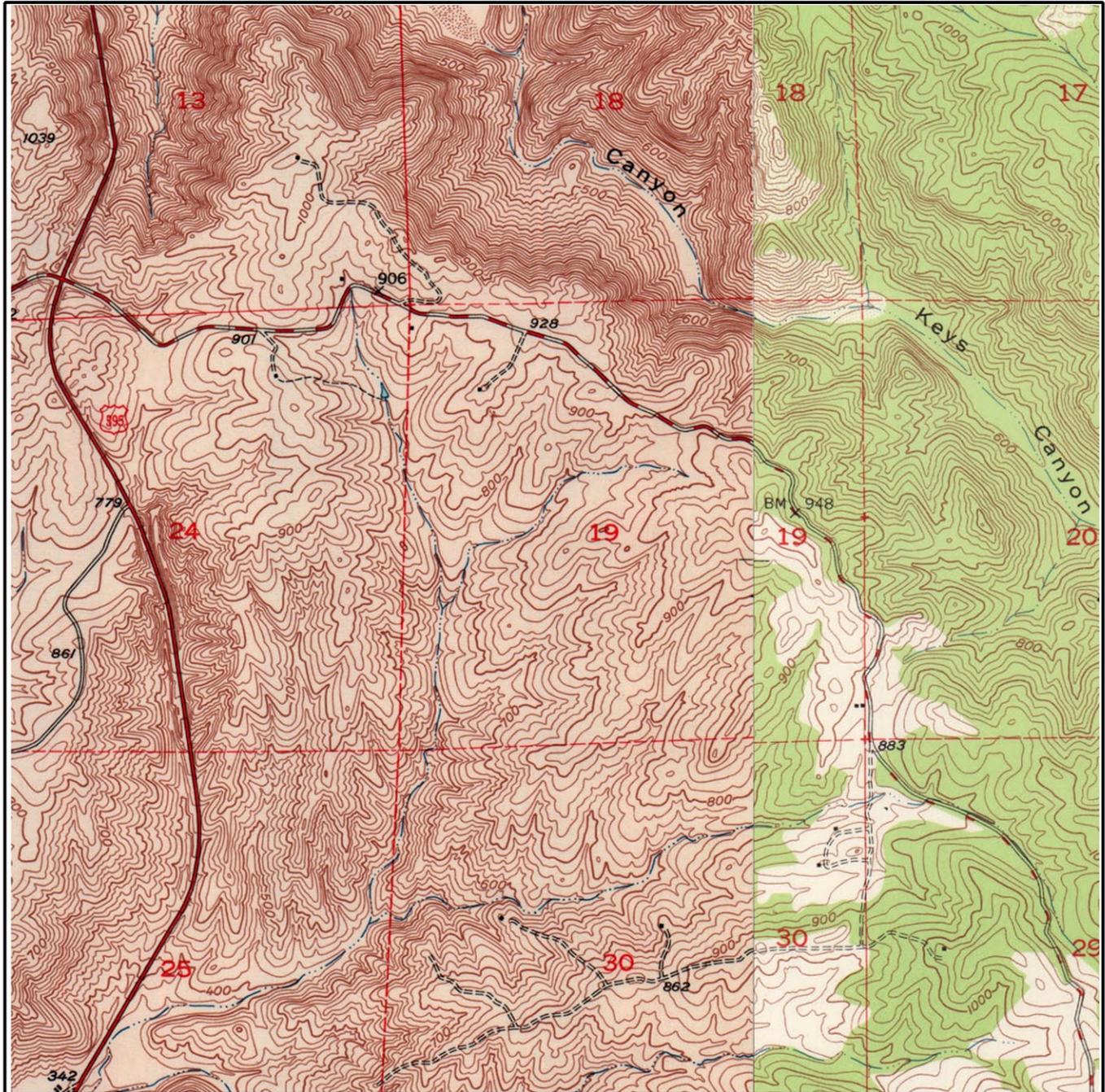


Environmental FirstSearch

Historical Topographic Map

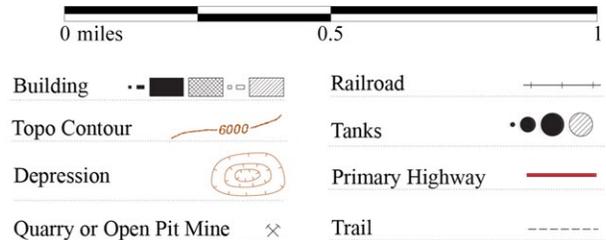
Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

E Quad Name: Pala, CA
Year: 1949





Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR-71272

TIS Log No: 68017

Subject Property:

9553 Lilac Walk
Escondido, CA 92026

December 19, 2011

DISCLAIMER

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Track Info Services City Directory Report
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Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
<i>No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.</i>		

Track Info Services City Directory Report
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2011 Haines: North San Diego County p. 532		
9547 Lilac Walk No Response	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
2007 Haines: North San Diego County p. 479		
9547 Lilac Walk No Response	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
2002 Haines: North San Diego County p. 473		
9547 Lilac Walk No Response	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1997 Haines: North San Diego County p. 358		
9547 Lilac Walk No Response	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1992 Haines: North San Diego County p. 358		
9547 Lilac Walk No Response	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1985 Pacific Telephone: San Diego North County p. 73		
9547 Lilac Walk Frazer Walter	9553 Lilac Walk Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
End Of Search due to: <i>A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings</i>		

Track Info Services City Directory Report

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.
- Entries in *italics* are research notes.

**APPENDIX D
COUNTY OF SAN DIEGO RECORDS**



NEWDOC

**DEH APN FILE TARGET SHEET
ARCHIVE RECORD
Pre-KIVA & Existing APN Records**

Document Name: LARC_

(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-290-30

Number of Pages: 6

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: El Cajon Ruffin San Marcos

9338

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST *P01179-6*

DEPARTMENT USE ONLY	
Issue permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Final parcel map required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanitarian:	<i>[Signature]</i>
Date:	<i>9-7-83</i>

Date AUGUST 24, 1983 (REVISED)

OWNER'S NAME DORENE ROEPKE ADDRESS 476 W. VERMONT AVE., #102

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-290-08/128-440-08 Lot (PARCEL #2) Block 128-290-70

Test Location OFF WEST LILAC ROAD, COUNTY OF SAN DIEGO
(NUMBER, STREET AND TOWN)

Same Copy

ROEPKE, Dorene

SAN COPY

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- | | | | |
|-------------------------------------|------------------------|--------------------------------|---|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes | 10. All calculations on 8 1/2 x 11" Sheet |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System | |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill | |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN
Last two readings shall not vary more than 10%	1. 9	-4'		1	31	35.0
	2. 10	-4'		1	38	
	3. 11	-4'		1	23	
	4. 12	-4'		1	48	

LEACHING SEEPAGE PITS - Provide soils log and calculations on 8 1/2 x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

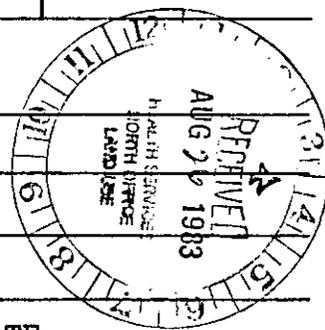
Surface: BROWNISH SILTY SAND, TRACE CLAY

1 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

2 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

3 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

3-11 FEET ~~8 to 10 ft.~~ below surface: TANNISH SILTY SANDY DECOMPOSED GRANITE



Source of water VALLEY CENTER MUNICIPAL Depth of water table 10 FEET PLUS *see attached letter of 8/24/83*

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE and/or maximum capacity: _____

RECOMMENDATIONS:

Size tank 1,000 gal.

Drainage tile 440 ft.

Trench width 1.5 ft.

Trench depth 4.0 ft. *

Seepage pit width _____ ft.

Seepage pit depth _____ ft.

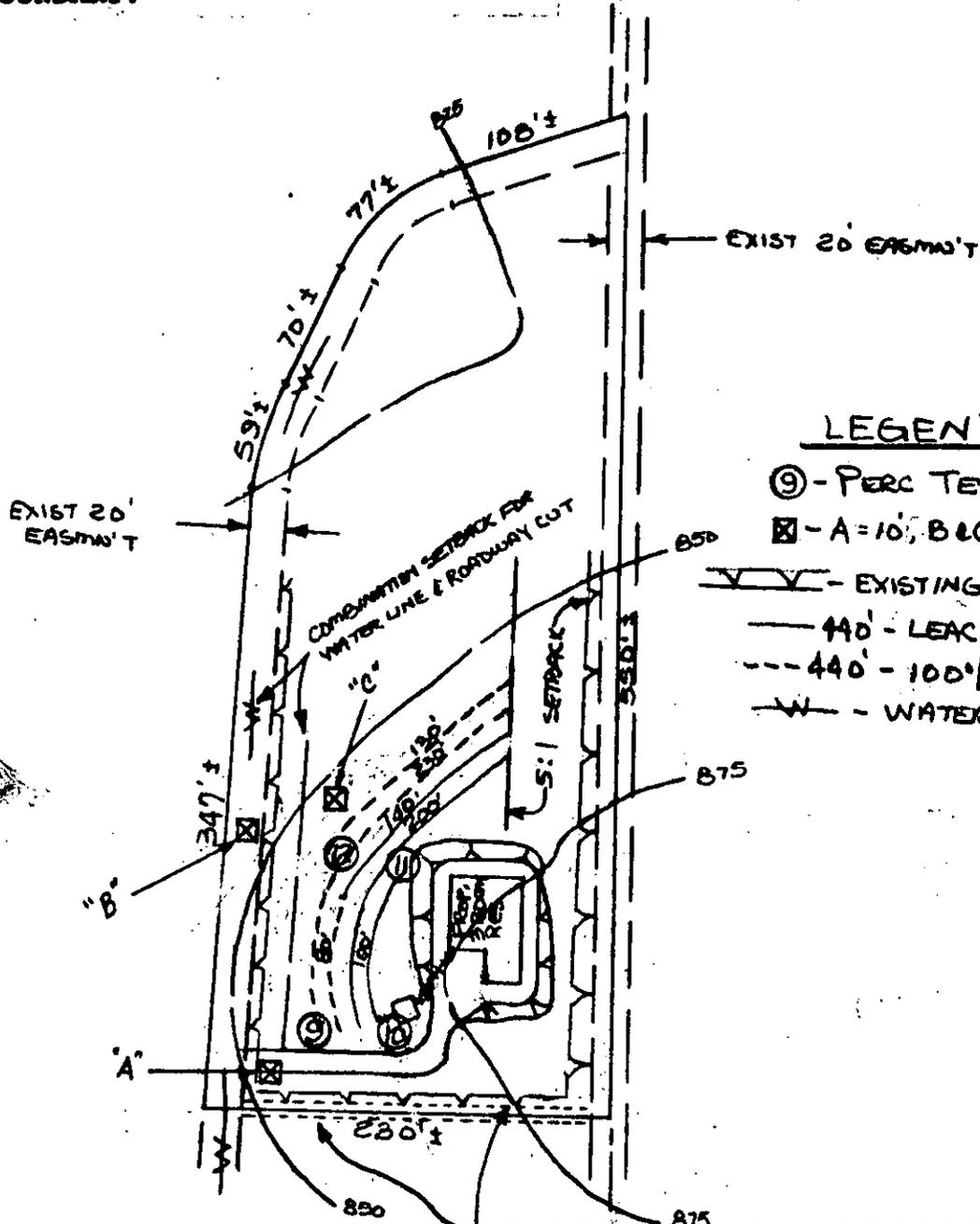
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

[Signature] 25115
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)
476 W. VERMONT 743-1214 8/24/83
Address Phone Date

+24" walk under pipe

"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

1040-83
 PCL# 81
 2.01 AC NET

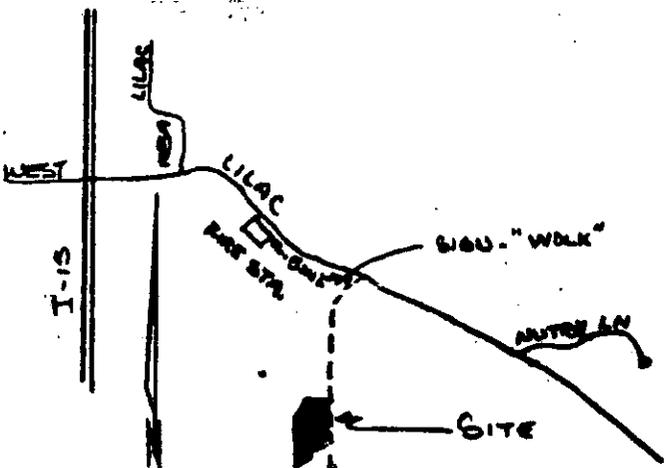


LEGEND

- ⊙ - PERC TEST
- ⊠ - A=10', B&C=15' DEEP HOLE
- - EXISTING ROADWAY CUT
- - 40' - LEACH LINE
- - - - 440' - 100% RESERVE
- W - WATER LINE

SCALE: 1" = 100'

VICINITY MAP
 NOT TO SCALE



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian *[Signature]*

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
 1800 PACIFIC HWY, SAN DIEGO, CA 92101
 PHONE: 236-2243



ENGINEERING, INC.

476 W. Vermont Ave., Suite 102
Escondido, California 92025-6576
714-743-1214/727-1818

Job #1040-83

August 24, 1983

County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, California 92069

Attention: Mr. Chuck Pryatel

TPM FOR DORENE ROEPKE OFF WEST LILAC RD, CONTROL #P01179-6

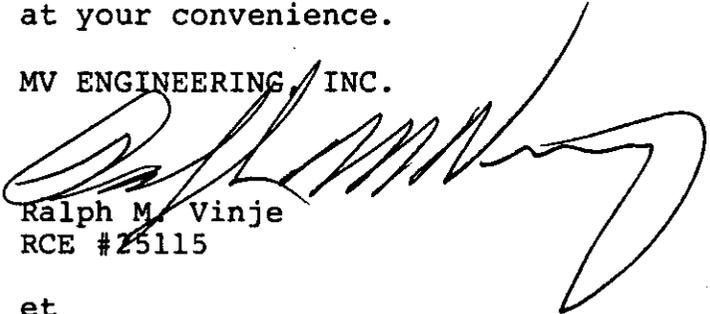
In accordance with your request the following information is submitted:

- (1) History of water table, deep boring "B"
 - (a) July 1, 1983 - water at 8.5 feet.
 - (b) July 12, 1983 - water at 9.5 feet.
 - (c) July 26, 1983 - water at 10.5 feet.
 - (d) August 5, 1982 - water at 9.5 feet, stop all irrigation for one week.
 - (e) August 12, 1983 - water at 11'10", provide new deep boring "C" below reserve lines, although higher in elevation than "B".
 - (f) August 15, 1983 - Hole "C" is still dry.

- (2) It is my professional opinion that the water encountered is from irrigation. It is also my professional opinion that the highest water table elevation will not be within five feet of the proposed leach lines.

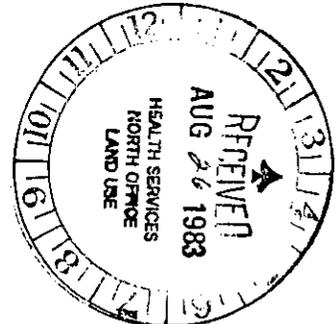
If you have any questions, please feel free to contact this office at your convenience.

MV ENGINEERING, INC.



Ralph M. Vinje
RCE #25115

et



SAN COPY

