



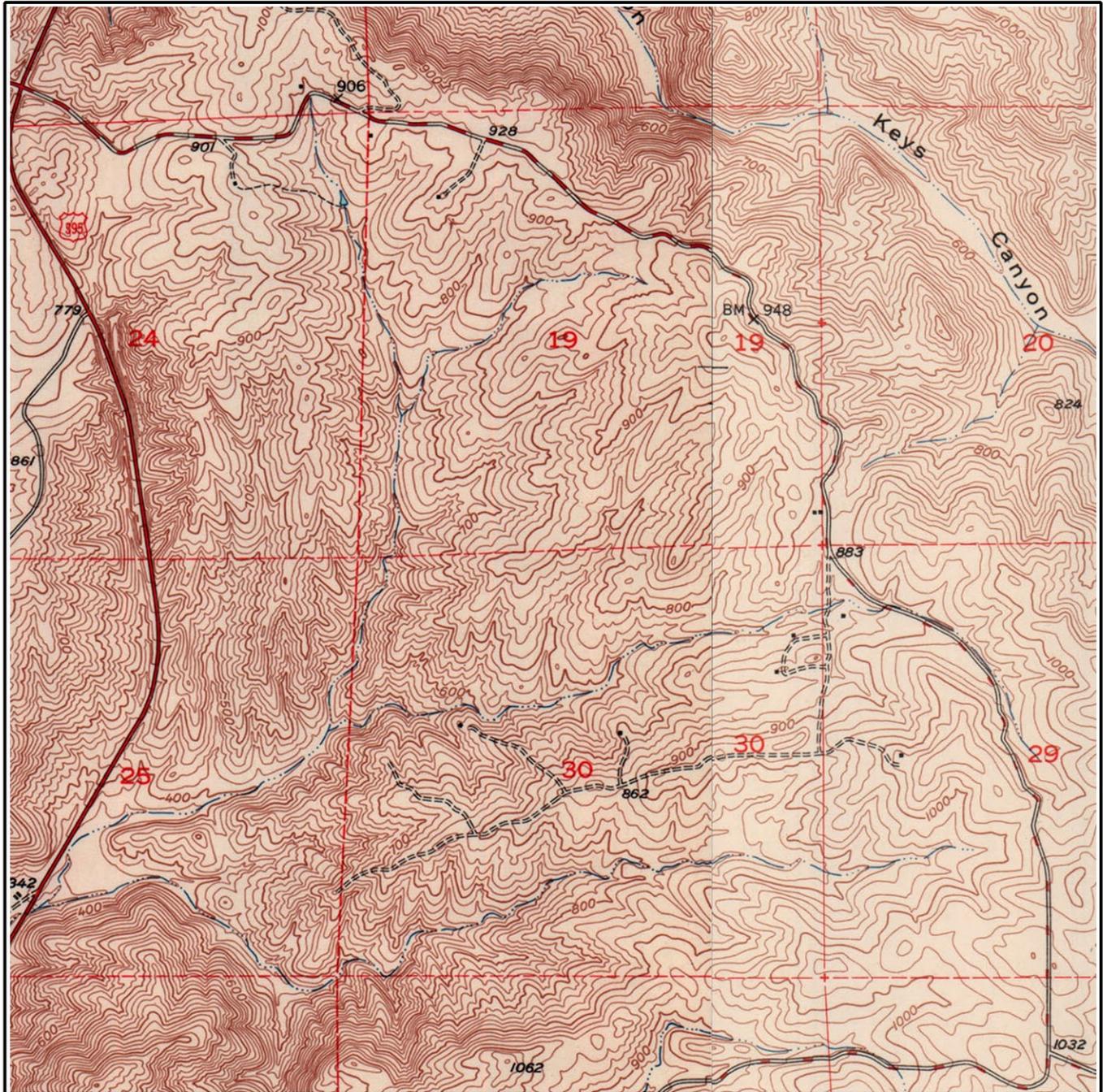
Environmental FirstSearch

Historical Topographic Map



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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1950



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

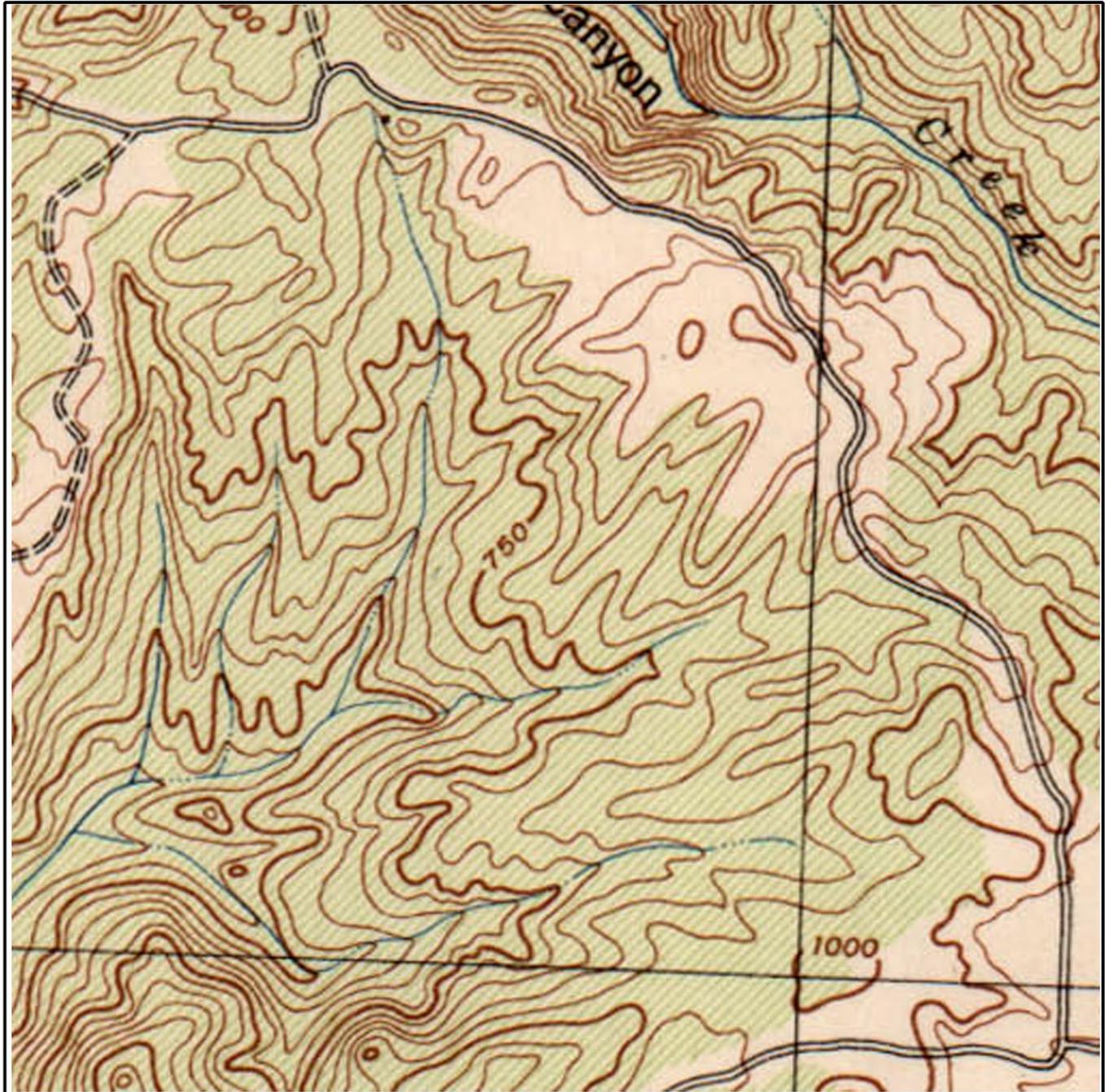


Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949



Building	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	Railroad	—+—+—+—+—+—+—+—+—
Topo Contour	—6000—	Tanks	● ● ● ● ● ● ● ● ● ●
Depression	⊖	Primary Highway	—
Quarry or Open Pit Mine	×	Trail	- - - - -



Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR71387.1b
TIS Log No: 67482

Subject Property:
9562 Covey Lane
Valley Center, CA 92026 (*Escondido*)

December 5, 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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2008 Haines: North San Diego County p. 239		
9550 Covey Lane No Response	9562 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
2005 Haines: North San Diego County p. 246		
9550 Covey Lane No Response	9562 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
2000 Haines: North San Diego County p. 226		
9550 Covey Lane No Response	9562 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
1995 Haines: North San Diego County p. 171		
9550 Covey Lane Schaefer Jim	9562 Covey Lane Address not listed	9618 Covey Lane No Response
1990 Haines: North San Diego County p. 144		
Covey Lane First listing this street is 9618	9562 Covey Lane Address not listed	9618 Covey Lane Doucette Leonard
1985 Haines: North San Diego County p. 112		
Covey Lane First listing this street is 9689	9562 Covey Lane Address not listed	9750 Covey Lane Stratton Earl R
1980 Haines: North San Diego County p. 134		
Covey Lane First listing this street is 10010	9562 Covey Lane Address not listed	10010 Covey Lane Ybarra Vincent
End Of Search due to: A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings		

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
ENVIRONMENTAL RECORDS SEARCH**

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

ESCONDIDO CA 92026

Job Number: ACR71387.1b

PREPARED FOR:

EEL, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site:

ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-13-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	10-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	10-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-28-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	10-05-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 11-28-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: AREA
 0.09 sq mile(s)
Job Number: ACR71387.1b
Filtered Report

Target Site:
 ESCONDIDO CA 92026

Demographics

Sites: 1	Non-Geocoded: 1	Population: NA
Radon: 0.4 PCI/L		
Fire Insurance Map Coverage:	No	

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.131949	-117:7:55	Easting:	487713.536
Latitude:	33.286085	33:17:10	Northing:	3682818.742
Elevation:	808		Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	11-28-11
					Historical Topos	Yes	11-28-11
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	11-28-11

***Environmental FirstSearch
Target Site Summary Report***

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1b

TOTAL: 1

GEOCODED: 0

NON GEOCODED: 1

SELECTED: 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
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No sites found for target address

***Environmental FirstSearch
Sites Summary Report***

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1b

TOTAL: 1

GEOCODED: 0

NON GEOCODED: 1

SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
TRIBALLA		BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	2

Environmental FirstSearch
Site Detail Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1b

No sites were found!

***Environmental FirstSearch
Site Detail Report***

Target Property:

ESCONDIDO CA 92026

JOB:

ACR71387.1b

TRIBALLAND

SEARCH ID: 1	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV: 01/15/08
ADDRESS: UNKNOWN	ID1: BIA-92026
CA 92026	ID2:
SAN DIEGO	STATUS:
CONTACT:	PHONE:
SOURCE: BIA	

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. **LGN** - Large Quantity Generators **SGN** - Small Quantity Generators **VGN** – Conditionally Exempt Generator. Included are **RAATS** (RCRA Administrative Action Tracking System) and **CMEL** (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** – database of generators that are regulated under the MA DEP. **VQN-MA** = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. **SQN-MA** = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. **LQG-MA** = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY** (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. **SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS-** Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. **LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG-** The County of Los Angeles Public Health Investigation Compliant Control Log. **ORANGE COUNTY INDUSTRIAL SITE CLEANUPS-** List maintained by the Orange County Environmental Health Agency. **RIVERSIDE COUNTY WASTE GENERATORS-**A list of facilities in Riverside County which generate hazardous waste. **SACRAMENTO COUNTY MASTER HAZMAT LIST-**Master list of facilities within Sacramento County with potentially hazardous materials. **SACRAMENTO COUNTY TOXIC SITE CLEANUPS-**A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. **RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) –** RCRA sites that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416

San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

* County of Kern Environmental Health Department

* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

* Environmental Health Services

LAKE COUNTY CUPA:

* Division of Environmental Health

LASSEN COUNTY CUPA:

* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

* County of Los Angeles Environmental Programs Division

* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

* Environmental Health Department

MARIN COUNTY CUPA:

* County of Marin Office of Waste Management

* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

* Health Department

MENDOCINO COUNTY CUPA:

* Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division
- SANTA CLARA COUNTY CUPAS:
 - * County of Santa Clara Hazardous Materials Compliance Division
 - * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
 - * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
- SANTA CRUZ COUNTY CUPA:
 - * Environmental Health Department
- SHASTA COUNTY CUPA:
 - * Environmental Health Department
- SIERRA COUNTY CUPA:
 - * Health Department
- SISKIYOU COUNTY CUPA:
 - * Environmental Health Department
- SONOMA COUNTY CUPAS:
 - * County of Sonoma Department Of Environmental Health
 - * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
- STANISLAUS COUNTY CUPA:
 - * Department of Environmental Resources Haz. Mat. Division
- SUTTER COUNTY CUPA:
 - * Department of Agriculture
- TEHAMA COUNTY CUPA:
 - * Department of Environmental Health
- TRINITY COUNTY CUPA:
 - * Department of Health
- TULARE COUNTY CUPA:
 - * Environmental Health Department
- TUOLUMNE COUNTY CUPA:
 - * Environmental Health
- VENTURA COUNTY CUPAS:
 - * County of Ventura Environmental Health Division
 - * Cities of Oxnard, Ventura
- YOLO COUNTY CUPA:
 - * Environmental Health Department
- YUBA COUNTY CUPA:
 - * Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1b

Street Name	Dist/Dir	Street Name	Dist/Dir
Covey Ln	0.00--		
Lilac Pl	0.00--		
Lilac Walk	0.05 NW		
Putnam Rd	0.24 NW		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

**11-28-11
ACR71387.1b**

ESCONDIDO CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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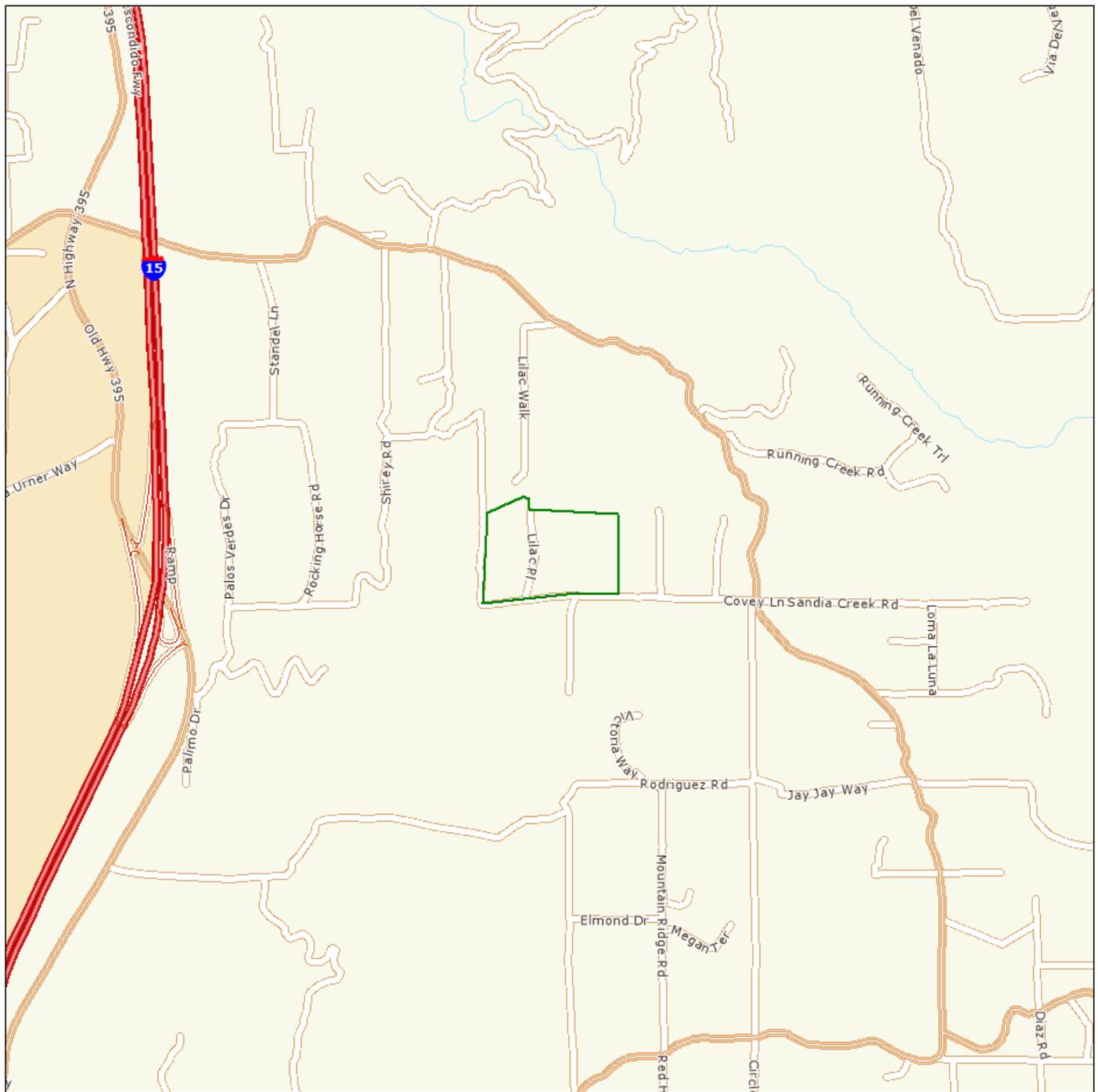
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

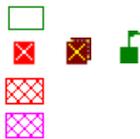


, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



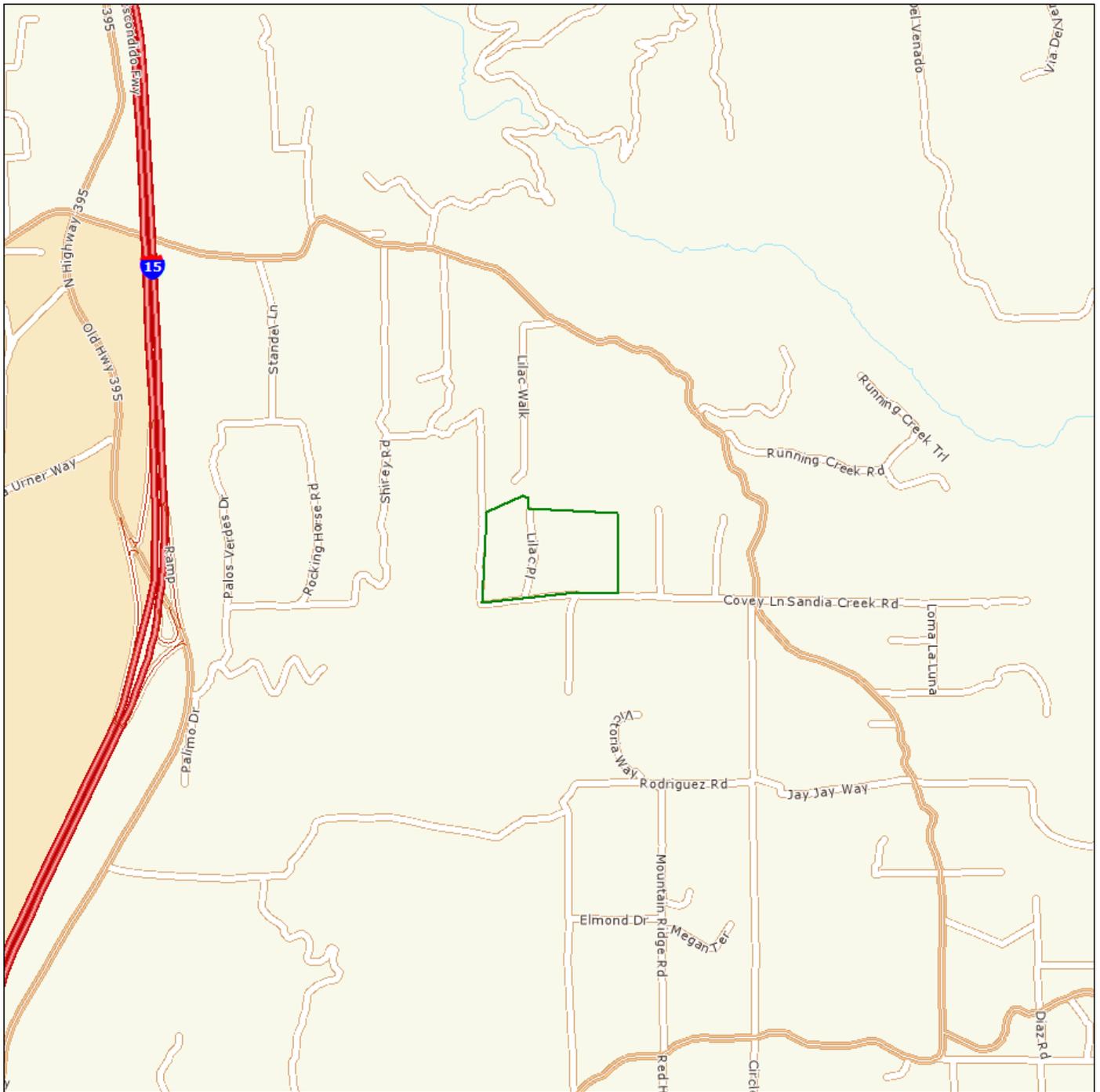


Environmental FirstSearch

1 Mile Radius from Area
ASTM-05: NPL, RCACOR, STATE

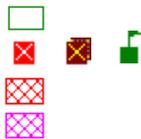


, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



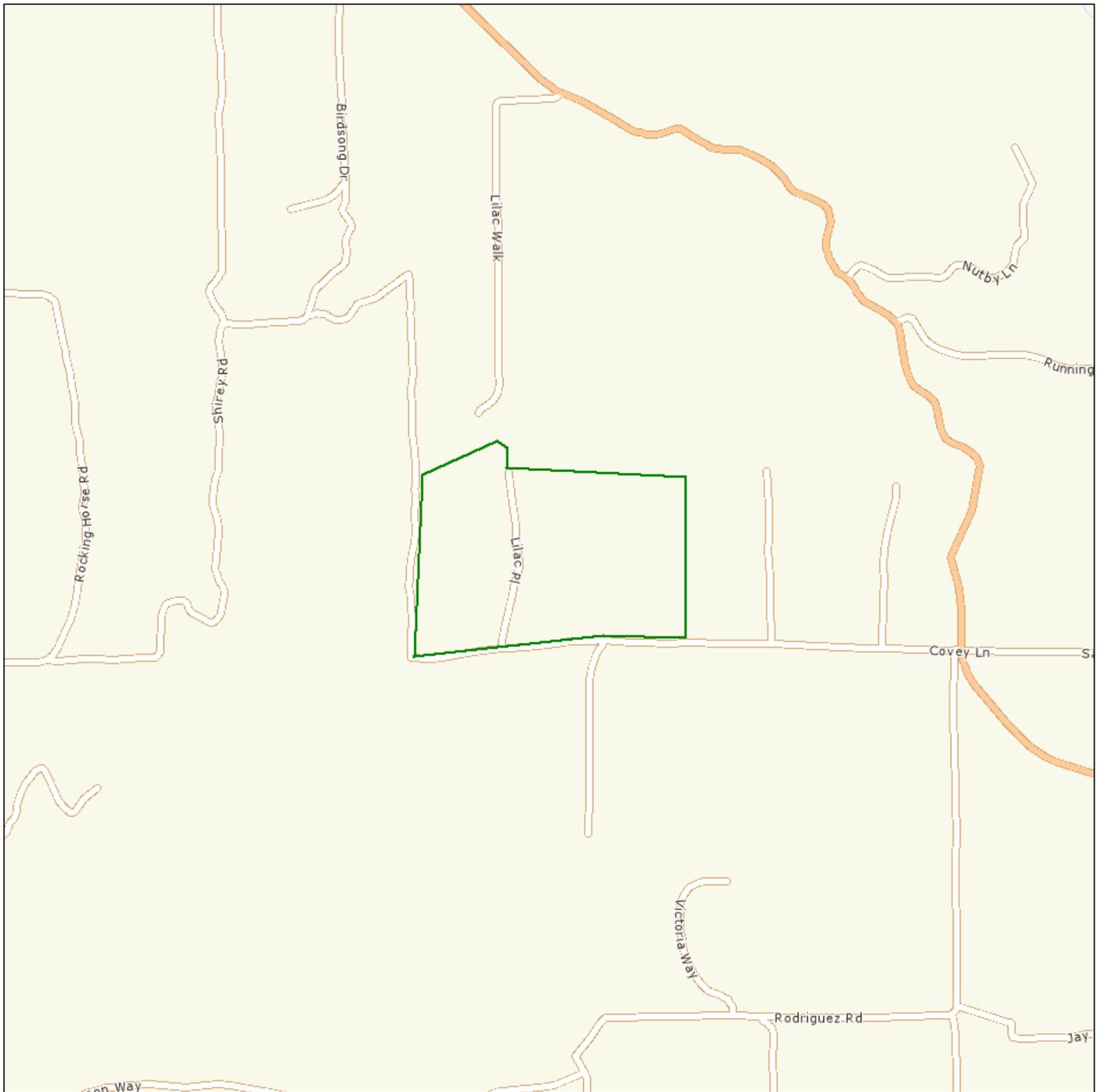


Environmental FirstSearch

.5 Mile Radius from Area
ASTM-05: Multiple Databases

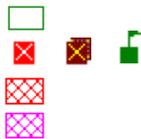


, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





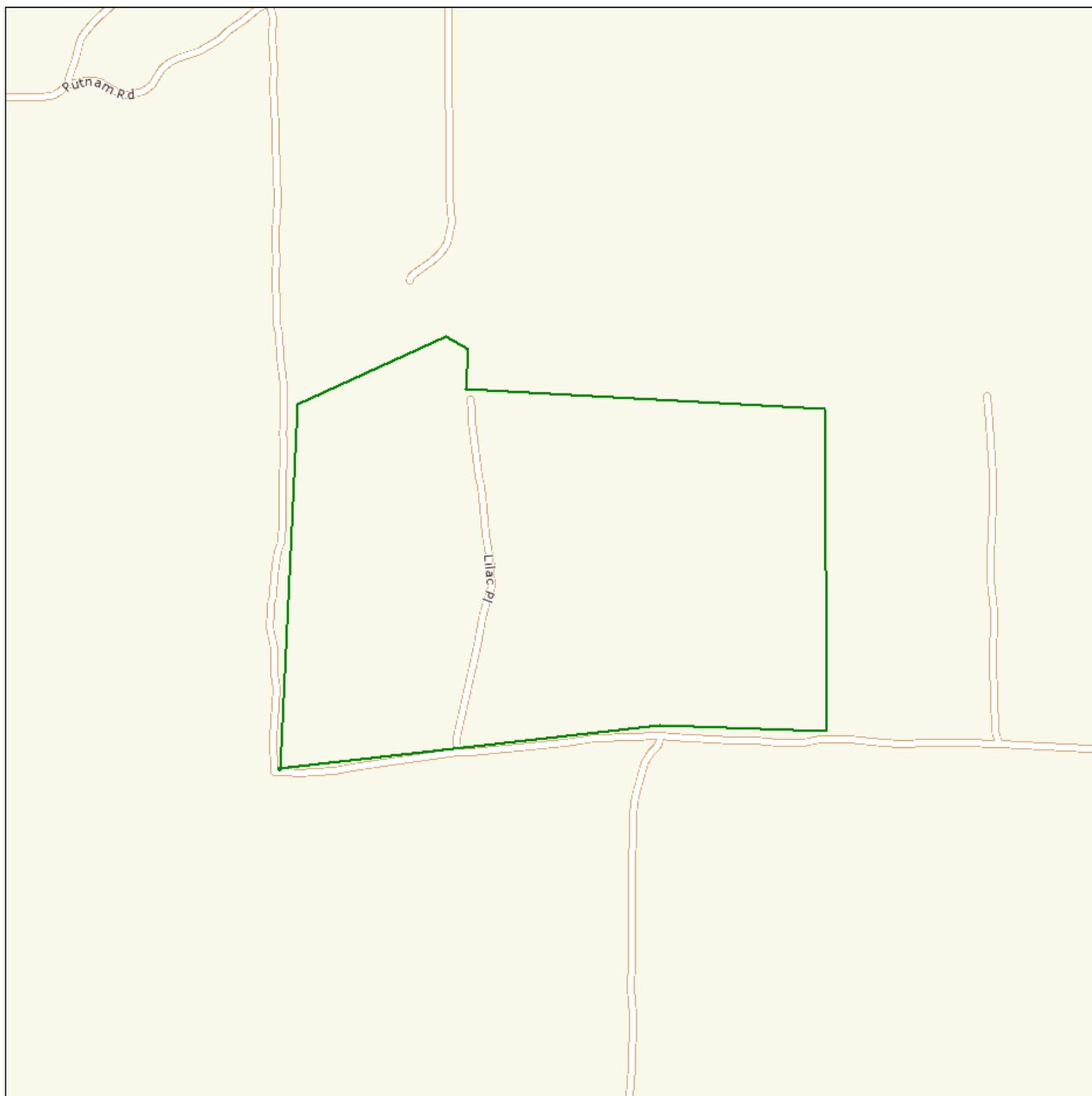
Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC



, ESCONDIDO CA 92026



Source: Tele Atlas

- Area Polygon 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
 - Triballand 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases



, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

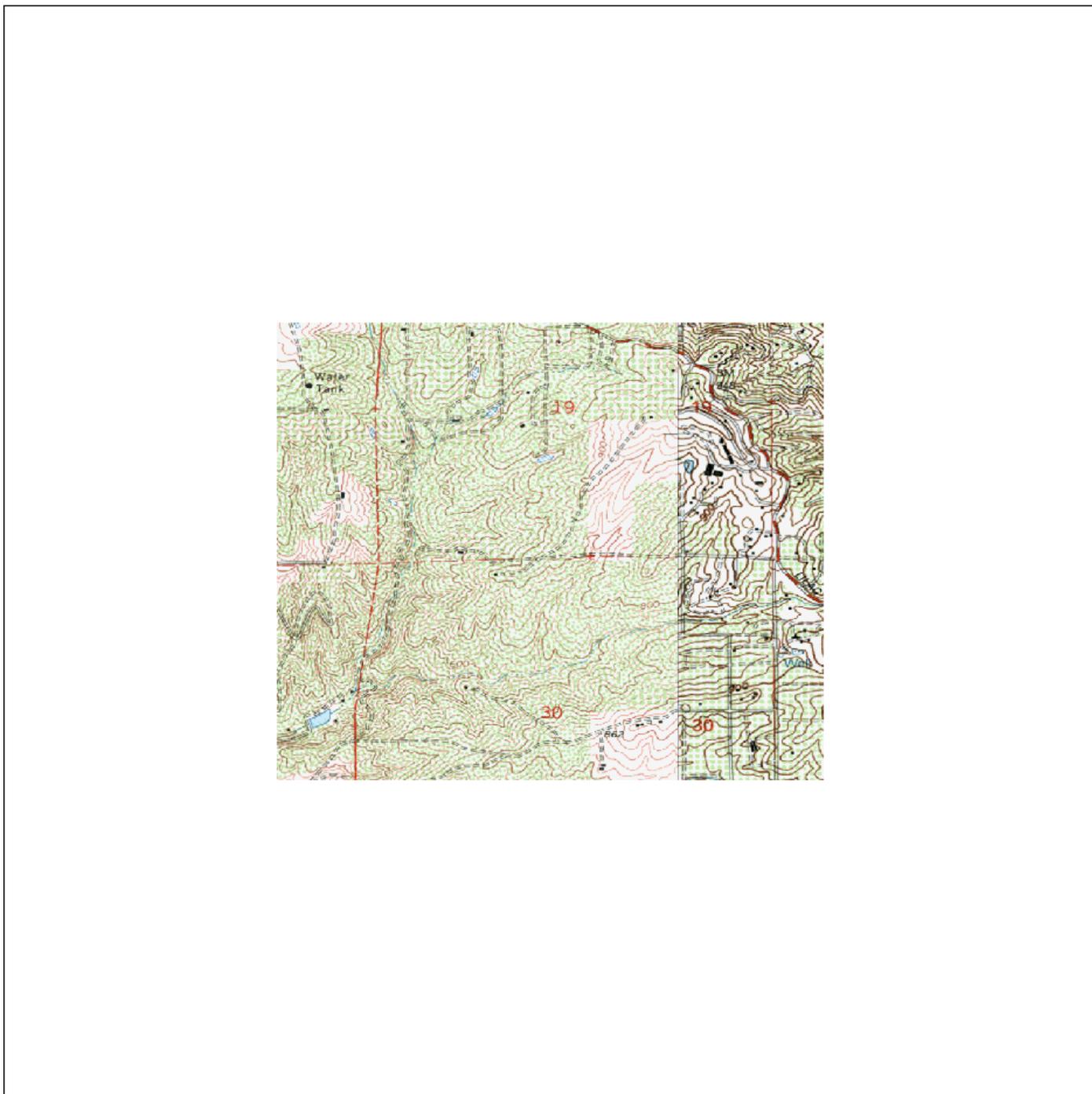




Site Location Map

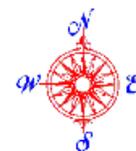
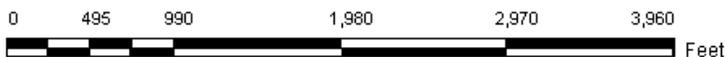
Topo : 0.75 Mile Radius from Area

, ESCONDIDO CA 92026



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:



Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSTALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO.

**APPENDIX E
USER PROVIDED INFORMATION**



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: ACR-71387.1b / Alligator Pears, LP

Subject Property: APNs 128-290-75, 128-290-78, 128-290-11, and 128-290-54 through -61

Per the ASTM E1527 05 Standard, the *user* (i.e., the entity that orders the Phase I ESA) is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

YES - FARMING

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

YES

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?

FARMING

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

COUNTY OF SAN DIEGO DFW

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

PERMIT APPLICATION

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E 1527 are to be considered),

(e) identification of all parties who will rely on the Phase I *report*,

ACCRETIVE ENTITIES & COUNTY OF SAN DIEGO

(f) identification of the site contact and how the contact can be reached,

Jon Killings (858) 546-0700

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

No

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

YES - PROVIDED

Preparer:

Name/Company:

Jon Killings / ACCRETIVE

Address:

12275 E CAMINO REAL, SD

Date:

1/18/12

**APPENDIX F
PHOTOGRAPHIC LOG**



Photograph 1 – View of the subject property from the northwest corner. View is to the southeast.



Photograph 2 – View of the subject property from the northeast corner. View is to the southwest.



Photograph 3 – View of the subject property from the southeast corner. View is to the northwest.



Photograph 4 – View of the subject property from the southwest corner. View is to the northeast.



Photograph 5 – View of the structure located along the south-central portion of the subject property.



Photograph 6 – View of the contents within the structure located along the south-central portion of the subject property.

**APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY**



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

09 December 2011

Brian Brennan
EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008
RE: Alligator Pears,LP

Enclosed are the results of analyses for samples received by the laboratory on 12/02/11 13:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad CA, 92008

Project: Alligator Pears,LP
Project Number: ACR-71387.16
Project Manager: Brian Brennan

Reported:
12/09/11 10:38

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111820-01	Soil	12/01/11 11:37	12/02/11 13:32
ACR-2	T111820-02	Soil	12/01/11 11:45	12/02/11 13:32
ACR-3	T111820-03	Soil	12/01/11 11:53	12/02/11 13:32

SunStar Laboratories, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

EEl - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Alligator Pears,LP Project Number: ACR-71387.16 Project Manager: Brian Brennan	Reported: 12/09/11 10:38
--	---	------------------------------------

ACR-1
T111820-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	4.5	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	

Surrogate: Tetrachloro-meta-xylene	88.3 %	35-140	"	"	"	"	"	"	
------------------------------------	--------	--------	---	---	---	---	---	---	--

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

EEI - Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Alligator Pears,LP Project Number: ACR-71387.16 Project Manager: Brian Brennan	Reported: 12/09/11 10:38
--	---	-----------------------------

ACR-2
T111820-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		102 %	35-140		"	"	"	"	

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Daniel Chavez, Project Manager



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ACR-3
T111820-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Metals by EPA 6010B

Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	4.1	3.0	"	"	"	"	"	"	

Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4'-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4'-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4'-DDT	11	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
<i>Surrogate: Tetrachloro-meta-xylene</i>		124 %	35-140		"	"	"	"	

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Daniel Chavez, Project Manager

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Carlsbad CA, 92008

Project: Alligator Pears,LP
Project Number: ACR-71387.16
Project Manager: Brian Brennan

Reported:
12/09/11 10:38

Metals by EPA 6010B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 1120507 - EPA 3050B

Blank (1120507-BLK1)

Prepared: 12/05/11 Analyzed: 12/07/11

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

LCS (1120507-BS1)

Prepared: 12/05/11 Analyzed: 12/07/11

Arsenic	103	5.0	mg/kg	100		103	75-125			
Lead	103	3.0	"	100		103	75-125			

Matrix Spike (1120507-MS1)

Source: T111819-01

Prepared: 12/05/11 Analyzed: 12/07/11

Arsenic	79.6	5.0	mg/kg	100	3.81	75.7	75-125			
Lead	79.4	3.0	"	100	4.16	75.3	75-125			

Matrix Spike Dup (1120507-MSD1)

Source: T111819-01

Prepared: 12/05/11 Analyzed: 12/07/11

Arsenic	91.9	5.0	mg/kg	100	3.81	88.1	75-125	14.4	20	
Lead	91.0	3.0	"	100	4.16	86.8	75-125	13.5	20	

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Organochlorine Pesticides by EPA Method 8081A - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 1120505 - EPA 3550 ECD/GCMS

Blank (1120505-BLK1)

Prepared: 12/05/11 Analyzed: 12/06/11

alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4'-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4'-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4'-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							

Surrogate: Tetrachloro-meta-xylene 99.4 " 100 99.4 35-140

LCS (1120505-BS1)

Prepared: 12/05/11 Analyzed: 12/06/11

gamma-BHC (Lindane)	182	5.0	ug/kg	200		91.1	40-120
Heptachlor	192	5.0	"	200		95.8	40-120
Aldrin	204	5.0	"	200		102	40-120
Dieldrin	202	5.0	"	200		101	40-120
Endrin	205	5.0	"	200		103	40-120
4,4'-DDT	154	5.0	"	200		77.2	33-147

Surrogate: Tetrachloro-meta-xylene 101 " 100 101 35-140

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Daniel Chavez, Project Manager

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Carlsbad CA, 92008

Project: Alligator Pears,LP
Project Number: ACR-71387.16
Project Manager: Brian Brennan

Reported:
12/09/11 10:38

Organochlorine Pesticides by EPA Method 8081A - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 1120505 - EPA 3550 ECD/GCMS

Matrix Spike (1120505-MS1)

Source: T111819-01

Prepared: 12/05/11

Analyzed: 12/06/11

gamma-BHC (Lindane)	175	5.0	ug/kg	200	ND	87.5	30-120			
Heptachlor	199	5.0	"	200	ND	99.4	30-120			
Aldrin	191	5.0	"	200	ND	95.6	30-120			
Dieldrin	215	5.0	"	200	ND	108	30-120			
Endrin	212	5.0	"	200	ND	106	30-120			
4,4'-DDT	145	5.0	"	200	ND	72.5	30-120			
<i>Surrogate: Tetrachloro-meta-xylene</i>	<i>113</i>		<i>"</i>	<i>100</i>		<i>113</i>	<i>35-140</i>			

Matrix Spike Dup (1120505-MSD1)

Source: T111819-01

Prepared: 12/05/11

Analyzed: 12/06/11

gamma-BHC (Lindane)	180	5.0	ug/kg	200	ND	90.1	30-120	2.84	30	
Heptachlor	203	5.0	"	200	ND	101	30-120	1.91	30	
Aldrin	202	5.0	"	200	ND	101	30-120	5.71	30	
Dieldrin	213	5.0	"	200	ND	107	30-120	0.941	30	
Endrin	210	5.0	"	200	ND	105	30-120	0.982	30	
4,4'-DDT	152	5.0	"	200	ND	76.2	30-120	4.97	30	
<i>Surrogate: Tetrachloro-meta-xylene</i>	<i>118</i>		<i>"</i>	<i>100</i>		<i>118</i>	<i>35-140</i>			

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Project: Alligator Pears,LP

Project Number: ACR-71387.16

Project Manager: Brian Brennan

Reported:

12/09/11 10:38

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

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Daniel Chavez, Project Manager



EEI
Geotechnical & Environmental Solutions

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Accretive Investments, Inc.
94.6-Acre “Lilac Creek Estates, LP” Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
Escondido, California 92026**

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

March 27, 2012

EEI Project Number ACR-71387.1c

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

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

Subject property location:

94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1c

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

EEI
2195 Faraday Avenue, Suite K
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EEI Project No. ACR-71387.1c

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- Appendix A – Résumé of Environmental Professional
- 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

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 94.6-Acre "Lilac Creek Estates, LP" Property

EEl Project Number: ACR-71387.1c

Subject Property Information:

94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1c

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (8580 345-3644)

Consultant Information:

EEI
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Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eetiger.com

Inspection Date: December 16, 2011 / **Report Date:** March 27, 2012

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 the Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the subject property identified as Assessor’s Parcel Numbers (APNs) 128-290-51, 129-010-62, and 129-010-73 through -76, Escondido, California. 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 west of the terminus of Covey Lane, Escondido, California. The subject property encompasses a total of 94.6-acres on six (6) parcels identified as Assessor’s Parcel Numbers (APNs) 128-290-51, 129-010-62, 129-010-73 through -76. The subject property contains a single physical address of: 9306 Covey Lane.

The subject property contains no developed structures. Access to the property is via an unimproved road near the western terminus of Covey Lane at the central portion of the subject property. Additional unimproved roads and trails traverse the subject property which mainly consists of former orchard land on the central portion and terrain with moderately steep topographical relief covered with vegetation on the northern and southern portions.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, City directories, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the central portion of the subject property has been used for agricultural purposes. From approximately 1990-1991 to the present time, the eastern edge of the southernmost portion of the site has also been used for agriculture; however, may have been farmed as part of the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

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 December 16, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized 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. No evidence of these environmental concerns was noted on the subject property during our subject property reconnaissance efforts.

EEI reviewed previous reports prepared for the subject property by AEI Consultants (AEI) in 2006. A Phase I ESA and Limited Phase II Subsurface Investigation for subject parcels APNs 129-010-62 and 128-290-51 were completed in March and June, respectively. According to the Phase I ESA, Parcel 1, 129-010-62 and Parcel 2, 128-290-51, had a significant orchard and irrigation system in the central portion of the site which was farmed from the 1960’s to the present time. AEI concluded that no on-site RECs were identified; however, based on the past agricultural use of the property, further investigation was recommended, which consisted of soil sampling and laboratory testing.

According to the Limited Phase II Subsurface Investigation, no detected concentrations of Organochlorine Pesticides (OCPs) were detected in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential Preliminary Remediation Goals (PRGs). Based on the results of the investigation, no further investigation appears warranted at this time.

A Phase I ESA was conducted by AEI for APNs 129-010-73, through -76, in May 2006. According to the report, the subject property was reportedly comprised of four (4) parcels, which were undeveloped. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property (eastern edge of the parcels) were utilized for agricultural purposes in 1994 and 2002 (aerial photographs). AEI concluded that no on-site RECs were identified; however, AEI recommended that the owner/user of the Phase I ESA contact the local planning department to determine whether sampling relating to the former agricultural use of the subject property is required. To EEI’s knowledge, no agricultural sampling was performed on the subject property. It should be noted that EEI attempted to collect soil samples from the southern parcels (APNs 129-010-73 through -76) but was unsuccessful due to dense vegetation and limited access.

EEI reviewed historical aerial photographs for the above referenced southern portion of the subject property (APNs 129-010-73 through -76), which revealed that the majority of this area of the property appeared as natural vegetation. The eastern portion of these parcels may have included orchards, as outlined in AEI’s report referenced above and 1990/91, 1994 (AEI) and 2002 photographs. However, the orchards appeared to be associated with the adjacent property to the south and east of the subject parcels.

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 identified as APNs 128-290-51, 129-010-62, 129-010-73 through -76 and the address of: 9306 Covey Lane, Escondido, California. This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

- The subject property has been utilized for agricultural purposes. EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI in June 2006 on subject parcels 129-010-62 (Parcel 1 – 40.48-acres) and 128-290-51 (Parcel 2 – 43.3-acres). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

In addition, the eastern edge of the southern subject parcels (APNs 129-010-73 through -76), appeared to be used for agriculture from 1990 to 2002. EEI attempted to collect soil samples from this area; however, was unsuccessful due to limited access and dense vegetation. In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; therefore, further investigation does not appear to be warranted at this time.

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

- According to the client, a water supply well is located on the northwest portion of the subject property; however, no well permits were on file with the County. Additionally, County records did indicate the existence of permits for Septic Tank Installation and percolation tests for four proposed single family dwellings on the subject property (APNs 129-010-73 through -76); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on the subject property during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any water supply wells and/or septic systems should be properly abandoned following County Health Department guidelines.
- 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 subject property identified as Assessor’s Parcel Numbers (APNs) 128-290-51, 129-010-62, and 129-010-73 through -76, Escondido, California (**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.
- 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 west of the terminus of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 94.6-acres on six (6) parcels identified as Assessor’s Parcel Numbers (APNs) 128-290-51, 129-010-62, 129-010-73 through -76 (**Appendix B**). The subject property contains a single physical address of: 9306 Covey Lane.

The subject property contains no developed structures. Access to the property is via an unimproved road near the western terminus of Covey Lane at the central portion of the subject property. Additional unimproved roads and trails traverse the subject property which mainly consists of former orchard land on the central portion and terrain with moderately steep topographical relief covered with vegetation on the northern and southern portions.

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, City directories, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the central portion of the subject property has been used for agricultural purposes. From approximately 1990-1991 to the present time, the eastern edge of the southernmost portion of the site has also been used for agriculture; however, may have been farmed as part of the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south and from east to west. The subject property elevation ranges from approximately 500 feet above mean sea level (amsl) (southwestern portion) to approximately 775 feet amsl (northeastern 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 (Tan, 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 Cieneba course sandy loam (CIE2) 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.

According to information provided by the client, a water supply well is located on the northwest portion of the subject property. EEI requested a search for well records associated with the onsite with the County of San Diego Land and Water Quality Divisions. According to personnel, no well permits were on file for the subject property parcels APNs: 129-010-73 through -76.

In addition, 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 proximity to the subject property. According to the website, one well “10S02W19N001S,” appeared to be located adjacent and to the northwest of the subject property near Shirey Road. The well was reportedly last measured in 1967 with a depth to groundwater of approximately 3.0 feet below grade.

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 (APNs 128-290-51, 129-010-62, 129-010-73 through -76) is identified as Lilac Creek Estates, LP, with the following mailing addresses: 12275 El Camino Real, Unit 110, San Diego, California 92130.

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, City Directories, 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 2010, the central portion of the subject property was used for agriculture. From approximately 1990-1991 to 2002, the eastern edge of the southern parcels appeared to be utilized for agricultural development; however, may have been associated with the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

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, adjacent and surrounding property appeared to be undeveloped covered with native vegetation. A dirt road, oriented northeast to southwest, was visible along the southern portion of the property off of Covey Lane from the east. A natural drainage was at the eastern property margin and traversed the southern portion east to west.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south, 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	Subject property remained undeveloped. A clearing and small residence was noted offsite to the east on the south side of Covey Lane. Unimproved roads and agriculture appeared in the site vicinity.
1963	Aerial Photograph 1:375	The central portion of the subject property (at the western terminus of Covey Lane) appeared utilized for agriculture (orchards) with some structures present in the area. An agricultural water retention basin appeared within the eastern portion of the property just south of Covey Lane. Additional dirt roads appeared traversing the property on the northern and southern portions. The surrounding area was comprised of a mix of rural residences and agricultural-related land use.
1968	Topographic Map 1: 24,000	Subject property appeared with no development. Unimproved roads, Covey Lane and Lilac Place as well as small structures 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 agricultural-related land use.
1975	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1963 photograph. Increased agricultural and rural residential development appeared in the site vicinity.
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	A cleared area with roads/trails traversing the area was now apparent on the southern portion of the subject property. Orchards remained on the central portion of the property as well as the agricultural water retention basin.
1990/91	Aerial Photograph 1:375	Orchards remained on the central portion of the subject property and appeared on portions of the southern parcels, as well as in the adjacent and surrounding area.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
2002	Aerial Photograph 1:375	Subject property appeared with orchards on the central portions and eastern edge of the southern portion; and an agricultural water retention basin at the east central portion. Adjacent and surrounding property appeared with a mix of orchards, rural residences, and undeveloped land.
March 2012	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject property appeared as its current configuration, which consisted of orchards on the central portions; while the balance of the site remained undeveloped/vacant land. An agricultural water retention basin was present within the eastern portion of the property just south of Covey Lane. A concrete pad appeared on the central portion near the western terminus of Covey Lane. An unimproved road appeared traversing the southern portion of the property from northeast to southwest. 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 (9306 Covey Lane) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was not listed in the directories from 1980 to 2008. A summary of the listings associated with the subject property address is summarized below 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 9306 Covey Lane, Escondido, California 92026		
North Adjacent Addresses	Subject Property	South Adjacent Addresses
2008		
Covey Lane First listing this street 9542	9306 Covey Lane Address not listed	9542 Covey Lane Florence Griffis; Fred Sannipoli
2005		
Covey Lane First listing this street 9618	9306 Covey Lane Address not listed	9618 Covey Lane Leonard Doucette
2000		
Covey Lane First listing this street 9550	9306 Covey Lane Address not listed	9550 Covey Lane No listing
1995		

TABLE 2 Summary of City/County Directory Search 9306 Covey Lane, Escondido, California 92026		
North Adjacent Addresses	Subject Property	South Adjacent Addresses
Covey Lane First listing this street 9550	9306 Covey Lane Address not listed	9550 Covey Lane Jim Shaefer
1990		
Covey Lane First listing this street 9618	9306 Covey Lane Address not listed	9618 Covey Lane Leonard Doucette
1985		
Covey Lane First listing this street 9689	9306 Covey Lane Address not listed	9750 Covey Lane Earl R. Stratton
1980		
Covey Lane First listing this street 10010	9306 Covey Lane Address not listed	10010 Covey Lane Vincent Ybarra
<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 1800’s and early 1900’s 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) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were available for the subject property.

In addition, EEI requested a search for environmental records (i.e. well and septic tank permits) associated with the subject property with the County of San Diego Land and Water Quality Divisions. Records for Septic Tank Installation were on file for four (4) of the subject property parcels APNs: 129-010-73 through -76. No well permits associated with the subject property were on file. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APNs 129-010-73 through -76 – Information pertaining to four April 10, 1990, permits for Septic Tank Installation and percolation test for four proposed single family dwellings (one located on each parcel). There was no indication that these permits were ever finalized or any inspections completed.

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 (1) 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. One non-geocoded listing was reported. The listing, **Crason Ranch** (identified as located at Nelson Way) was listed as the site of two USTs with a regulatory status of “not reported.” The tanks were described as one 550-gallon regular unleaded, and one 550-gallon diesel fuel USTs. EEI was unable to determine the exact location of the site along Nelson Way, which traverses east to west approximately 550 feet south of the subject property. Operational permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The aforementioned listing does not have a documented release; therefore, does not appear to be an environmental concern.

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. One non-geocoded listing was reported. The listing, **Crason Ranch** (identified as located at Nelson Way) was listed as the site of a State Permit with a regulatory status of “inactive.” No other information was provided. EEI was unable to determine the exact location of the site along Nelson Way, which traverses east to west approximately 550 feet south of the subject property. State permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The aforementioned listing does not have a documented release; therefore, does not appear to be an environmental concern.

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: APNs 128-290-51, 129-010-62, 129-010-73 through -76; and the subject property address of 9306 Covey Lane. 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, Sections 19 and 30).

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

The current owner of the subject property is being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

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 he has no specialized knowledge related to the subject property.

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 underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

AEI Consultants, 2006, “Phase I Environmental Site Assessment, APNs 129-010-62 and 128-290-51, Escondido, California 92026, AEI Project No. 27885 and 28554,” dated March 28.

AEI Consultants, 2006, “Limited Phase II Subsurface Investigation, APNs 129-010-62 and 128-290-51, Escondido, California 92026, AEI Project No. 28554,” dated June 20.

The subject property was reportedly situated on two (2) parcels (Parcel 1, 129-010-62 – 40.48-acres and Parcel 2, 128-290-51 – 43.3-acres). At the time of the report, both parcels were unimproved, vacant land that contained dirt roads. Historical sources reviewed during the preparation of the ESA indicated that both parcels were previously utilized for agricultural purposes. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, further investigation was recommended.

Based on the historical agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 20 soil samples were collected from Parcel 1 and analyzed for Organochlorine Pesticides by EPA Method 8081A. No detected concentrations of organochlorine pesticides were found in any of the soil samples collected from Parcel 1.

An additional 14 soil samples were collected from Parcel 2 and analyzed for Organochlorine Pesticides by EPA Method 8081A. Concentrations of DDT and Chlordane were detected in the samples collected from Parcel 2; however, at concentrations less than residential Preliminary Remediation Goals (PRGs). Based on the results of the investigation, AEI recommended no further investigation.

AEI Consultants, 2006, “Phase I Environmental Site Assessment, APNs 129-010-73, -74, -75,-76, Escondido, California 92026, AEI Project No. 28885,” dated May 3.

According to the information reviewed, the subject property was located north of Nelson Way and had no physical address assigned. The subject property was reportedly comprised of four (4) parcels, which were undeveloped. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property (identified as the eastern edge of the parcels) were utilized for agricultural purposes as identified in 1994 and 2002 aerial photographs. AEI concluded that no on-site RECs were identified; however, recommended that the owner/user of the Phase I ESA contact the local planning department to determine whether sampling relating to the former agricultural use of the subject property is required. To EEI’s knowledge, no agricultural sampling was performed on 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. With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

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.

With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of lead based paint is not considered likely.

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 were not observed on or near the subject property. With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of potentially PCB containing electrical equipment is not considered likely.

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 December 16, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating an 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 2**.

The subject property is located in a mixed residential/agricultural area of Escondido, California. The subject property is situated on six parcels of land (APN 128-290-51, 129-010-62, and 129-010-73 through -76), which is comprised of 94.6 Acres. The subject property is located northwest and southwest of the western terminus of Covey Lane. The subject property is bound by mixed residential/agricultural property on all sides.

The subject property contains no developed structures. Access to the property is via dirt roads and trails. A major dirt road, originating from the west end of Covey Lane traverses the subject property northeast to southwest from its central to southern portion. A 50,000-gallon agricultural water retention basin is located to the south of the west end of Covey Lane within the east central portion of the subject property. The central portion of the property contains a concrete pad where several commercial beehives were observed. An abandoned vehicle was also observed in the central portion of the subject property.

South of Covey Lane along the eastern property margin, an area of trash and debris was observed. This area contained empty motor oil containers, burned trash, a steel bucket, plastic containers, empty propane tanks, tires, pipe, scrap metal, appliances, and miscellaneous household and construction debris. No stains or odors were noted in the area of the debris. Further south along a dirt road a discarded refrigerator was observed. As the road curves toward the south-central portion of the site a second abandoned vehicle was observed.

The subject property becomes increasingly steep and densely vegetated along the southern margins. The southernmost portion of the subject property was inaccessible due to dense vegetation and steep grade. The northernmost portion of the subject property also contained dense vegetation and steep grades.

With the exception of the trash and debris observed along the eastern margin of the subject property near Covey Lane, no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, or improper waste storage/handling was noted during our site reconnaissance.

TABLE 3		
Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition; with some debris noted.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	Small dumping area was observed along eastern property margin.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Various quantities of trash and debris were observed along the eastern property margin.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residences, undeveloped land or agricultural properties. Access was limited. However, immediately 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 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:

Portions of the subject property have been utilized for agricultural purposes (i.e., orchards). EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI consultants in June 2006 on subject parcels 129-010-62 (Parcel 1) and 128-290-51 (Parcel 2). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

In addition, the eastern edge of the southern subject parcels, APNs 129-010-73 through -76, appeared utilized for agricultural purposes from 1990 to 2002. Soil sampling was not performed by AEI on this portion of the subject property. It should be noted that EEI attempted to collect soil samples from the southern parcels (APNs 129-010-73 through -76) but was unsuccessful due to dense vegetation and limited access.

In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; 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 – No de minimis conditions have been revealed during the preparation of this ESA.

6.0 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.”

6.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 On-site Data Gaps

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

6.4 Deviations from ASTM Practices

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.

7.0 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 identified as APNs 128-290-51, 129-010-62, 129-010-73 through -76 and the address of: 9306 Covey Lane, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has been utilized for agricultural purposes. EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI consultants in June 2006 on subject parcels 129-010-62 (Parcel 1 – 40.48-acres) and 128-290-51 (Parcel 2 – 43.3-acres). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

In addition, the eastern edge of the southern subject parcels (APNs 129-010-73 through -76), appeared to be used for agriculture from 1990 to 2002. EEI attempted to collect soil samples from this area; however, was unsuccessful due to limited access and dense vegetation. In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; therefore, further investigation does not appear to be warranted at this time.

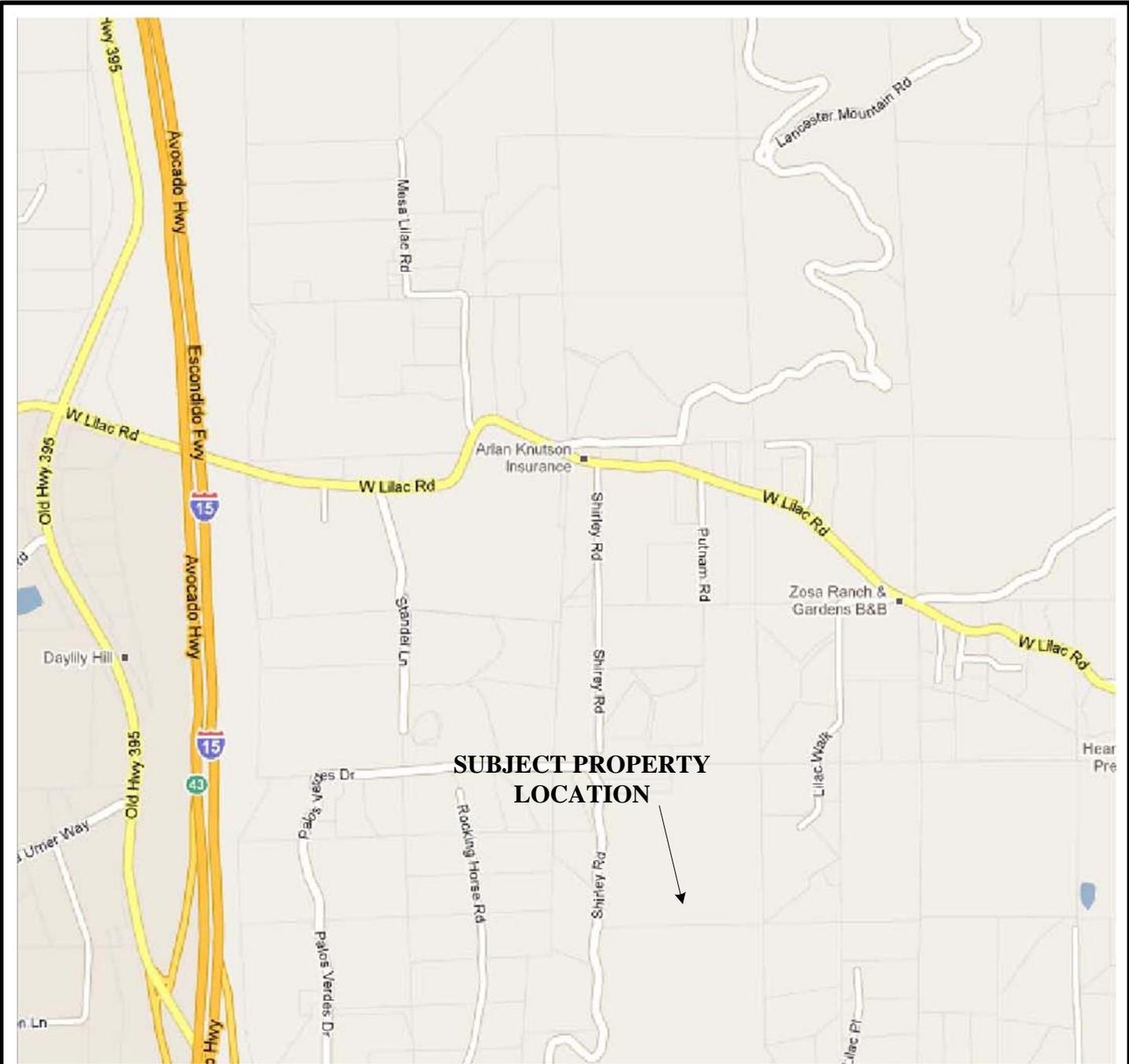
In addition to the above bulleted items, EEI has the following comments:

- According to the client, a water supply well is located on the northwest portion of the subject property; however, no well permits were on file with the County. Additionally, County records did indicate the existence of permits for Septic Tank Installation and percolation tests for four proposed single family dwellings on the subject property (APNs 129-010-73 through -76); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on the subject property during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any water supply wells and/or septic systems should be properly abandoned following County Health Department guidelines.
- 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.

8.0 REFERENCES

- California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed February 2012.
- California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed February 2012.
- California Environmental Protection Agency (CalEPA), 2005, “Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties.”
- California Geological Survey (CGS), 2002, “California Geomorphic Provinces, Note 36.”
- County of San Diego Land Use and Environmental Group (LUEG), KIVA, Website (<http://landinfo.sdcountry.ca.gov/permit/index.cfm>), accessed February 2012.
- Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed February 2012.
- Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1> accessed February 2012.
- Kearny Foundation Special Report, “Background Concentrations of Trace and Major Elements in California Soils,” UC Riverside, 1996.
- Los Angeles County Public Library (LAPL), Sanborn Maps 1867-1970, Website <http://databases.lapl.org/#s>, accessed February 2012.
- National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>), accessed February 2012.
- San Diego Geographic Information Source, (SanGIS), Website, (<http://files.sangis.org/interactive/viewer/viewer.asp>), accessed February 2012.
- San Diego Regional Water Quality Control Board (SDRWQCB), 1994, “Water Quality Control Plan for the San Diego Basin (9),” dated September 8.
- State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed February 2012.
- Tan, Siang S., 2000, Geologic Map of the Bonsall 7.5’ Quadrangle, San Diego County, California, A Digital Database, (1:24,000), California Division of Mines and Geology (CDMG) in cooperation with the United States Geological Survey (USGS).
- 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 February 2012.
- United States Geological Survey (USGS), 1968, photograph inspected 1975, Bonsall, 7.5-Minute Quadrangle.

FIGURES



Map Source: Google Maps®, Accessed, December 2012



Scale: 1" = 1,250'

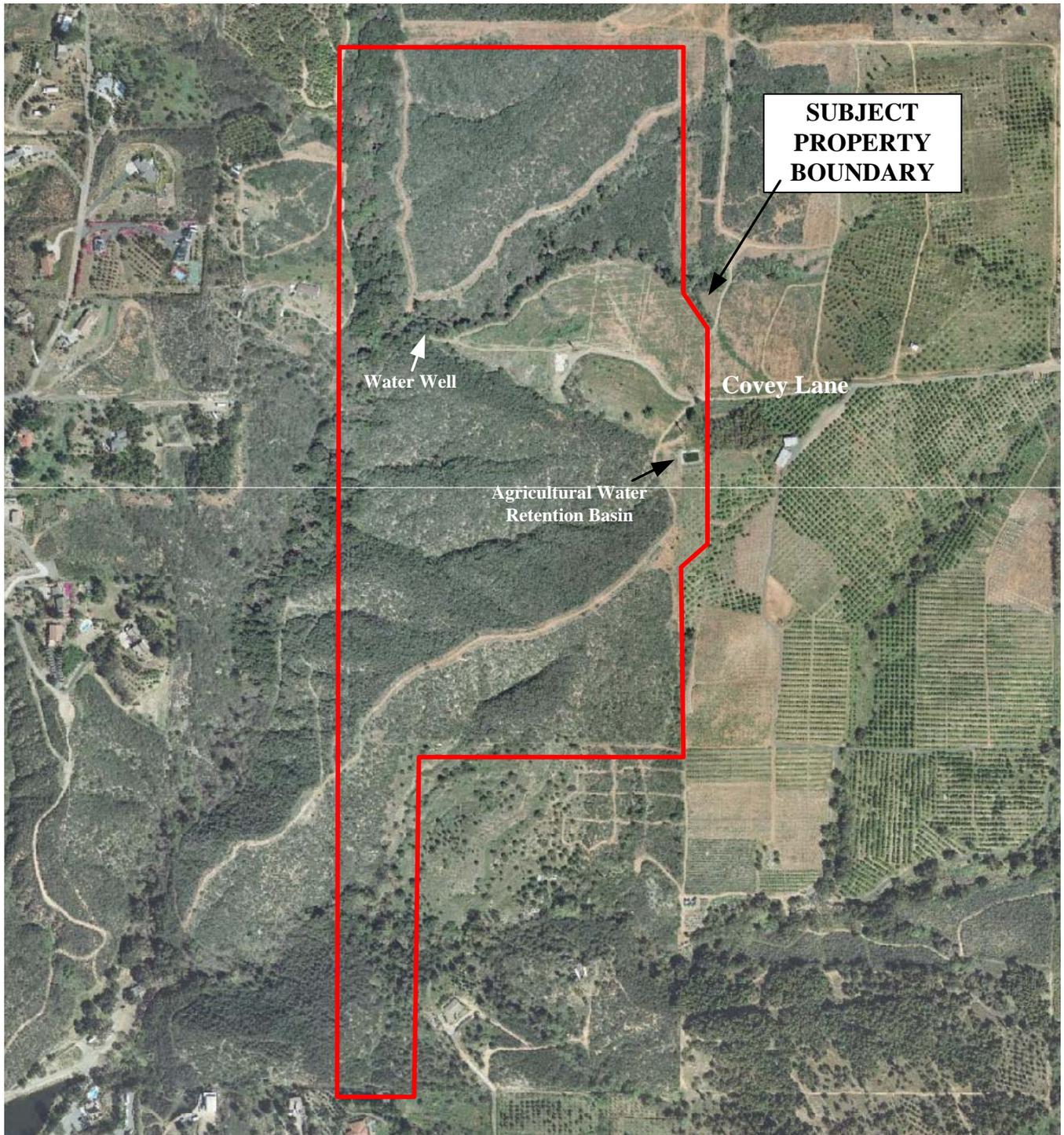


Note All Locations Are Approximate

SITE LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 94.6-Acre "Lilac Creek Estates, LP" Property
 APNs 128-290-51, 129-010-62, 129-010-73 through -76
 Escondido, California 92026
 EEI Project No. ACR-71387.1b
 Created February 2012



FIGURE 1



Map Source: Accretive Investments, Inc., March 2012



Scale: 1" = 630'

0 378 FT 630 FT 1,260 FT



Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
 94.6-Acre "Lilac Creek Estates, LP" Property
 APNs 128-290-51, 129-010-62, 129-010-73 through -76
 Escondido, California 92026
 EEI Project No. ACR-71387.1c
 Created March 2012



FIGURE 2

**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)

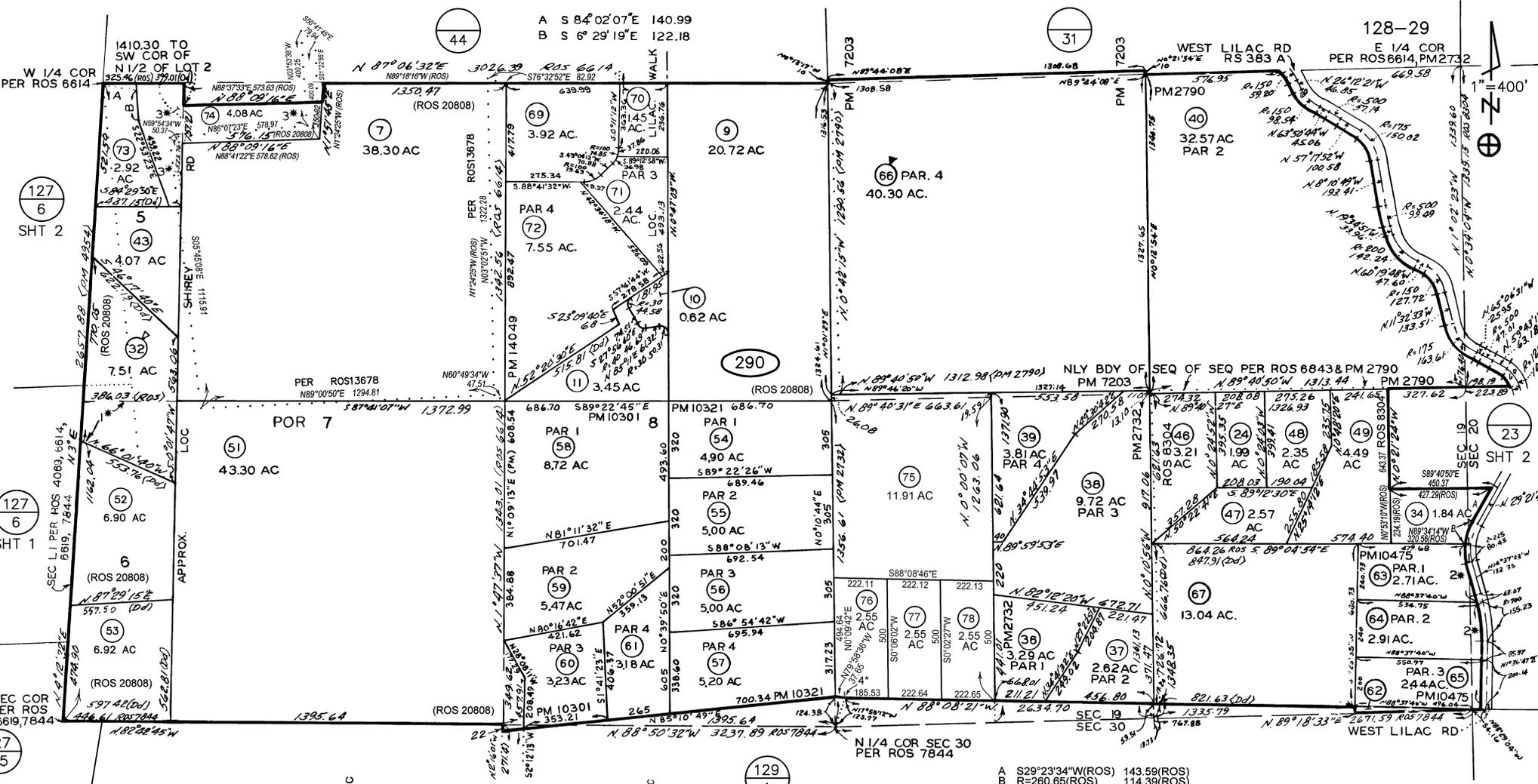
Certifications

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



A S 84°02'07"E 140.99
B S 6°29'19"E 122.18

A S29°23'34"W(ROS) 143.59(ROS)
B =260.65(ROS) 114.39(ROS)

127
6
SHT 2

127
6
SHT 1

127
45

129
1

* POSSIBLE OVERLAP

3171711 MGS

CHANGES	BLK	OLD	NEW	VR/CUT
	290	19480	44-49	79 2377
	30	5215	380	1816
	45	54-57	81	1937
	50	58-61	81	1938
	21	62-65	81	3150
	29	66	81	2756
	41	62-65	81	2804
	8	69-72	86	1785
	53	73-76	89	5685
	6	77	74-77	1742
	58	78	87	5596
	54	79	87	248
	52	80	97	5581
	52	81	99	5581
	74	82	02	5503
	52	83	04	5681
	68	75-78	06	2028

- 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 - TIOS - R2W - POR NWQ
SEC 20 - TIOS - R2W - POR SWQ
SEC 19 - TIOS - 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

2002

Escondido, CA 92026



Job Number: ACR71387.1c (NAPP-3C_12474-180)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-90-91_12580)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-80_10235)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

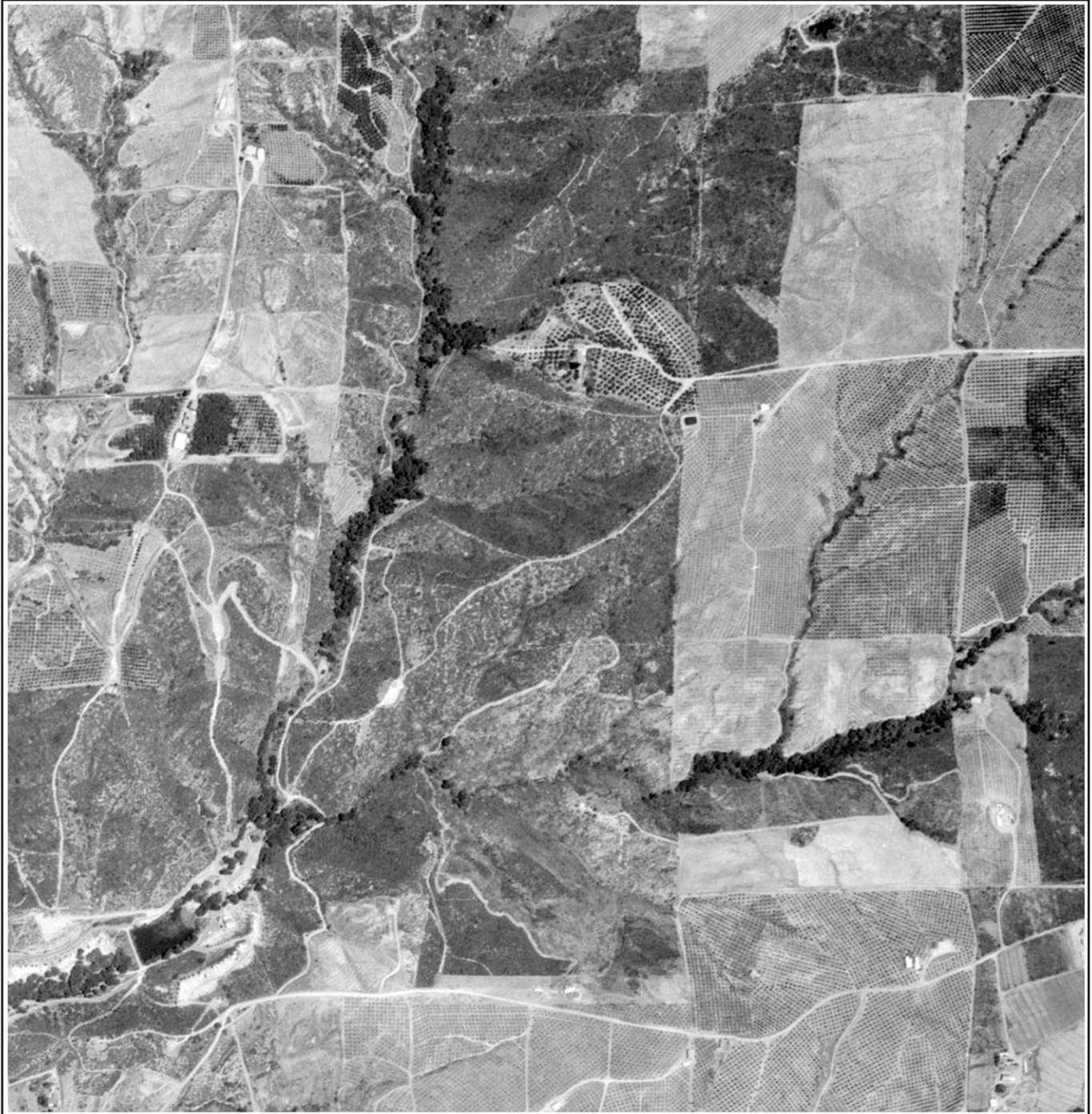


Environmental FirstSearch

Historical Aerial Photo

1975

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-75_7588)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026



Job Number: ACR71387.1c (CAS-SD_2-154 & 2-132)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft



Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR71387.1c (AXN-1953_3M-133)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

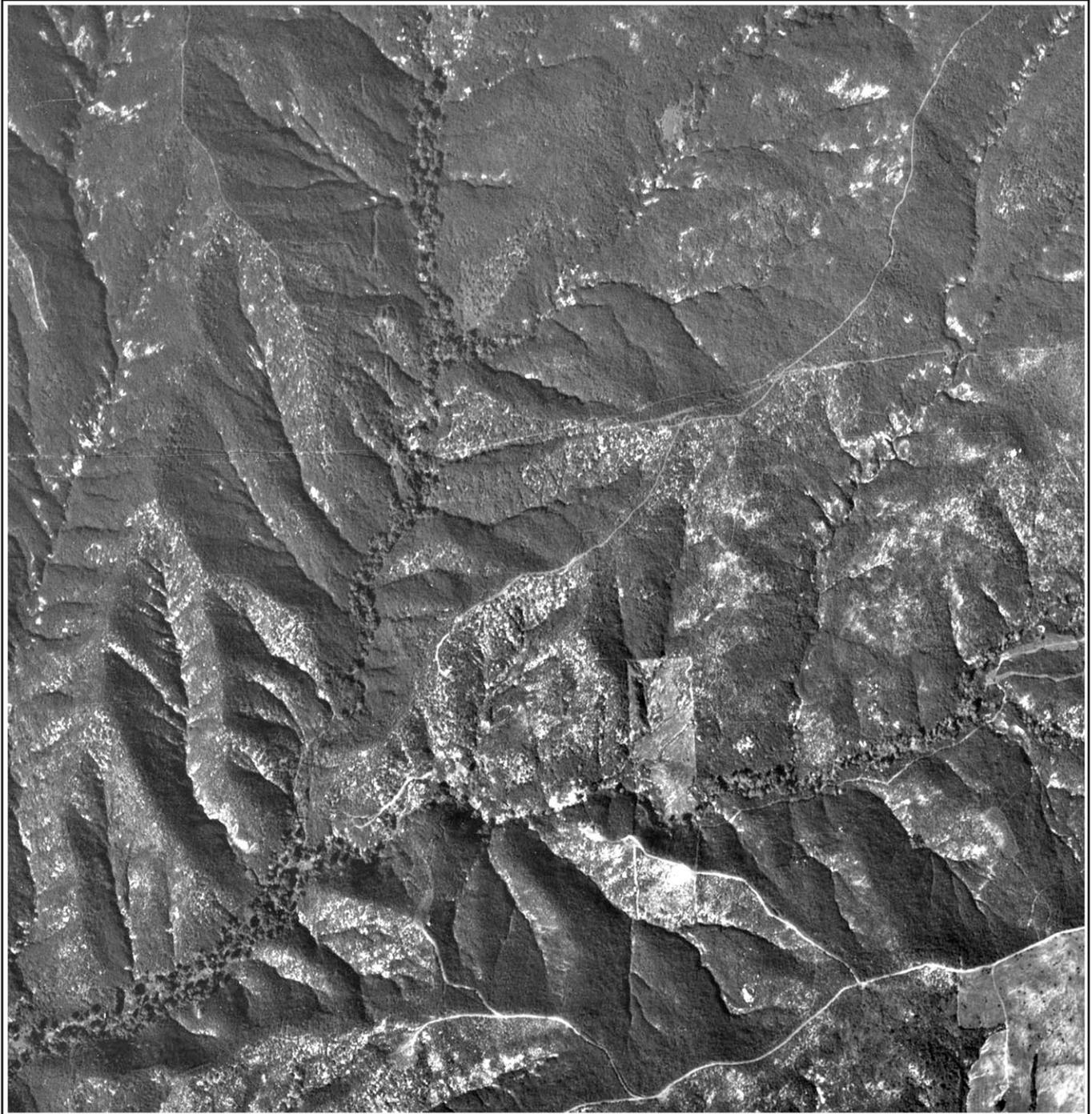


Environmental FirstSearch

Historical Aerial Photo

1946

Escondido, CA 92026



Job Number: ACR71387.1c (GS-CP_9-107)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

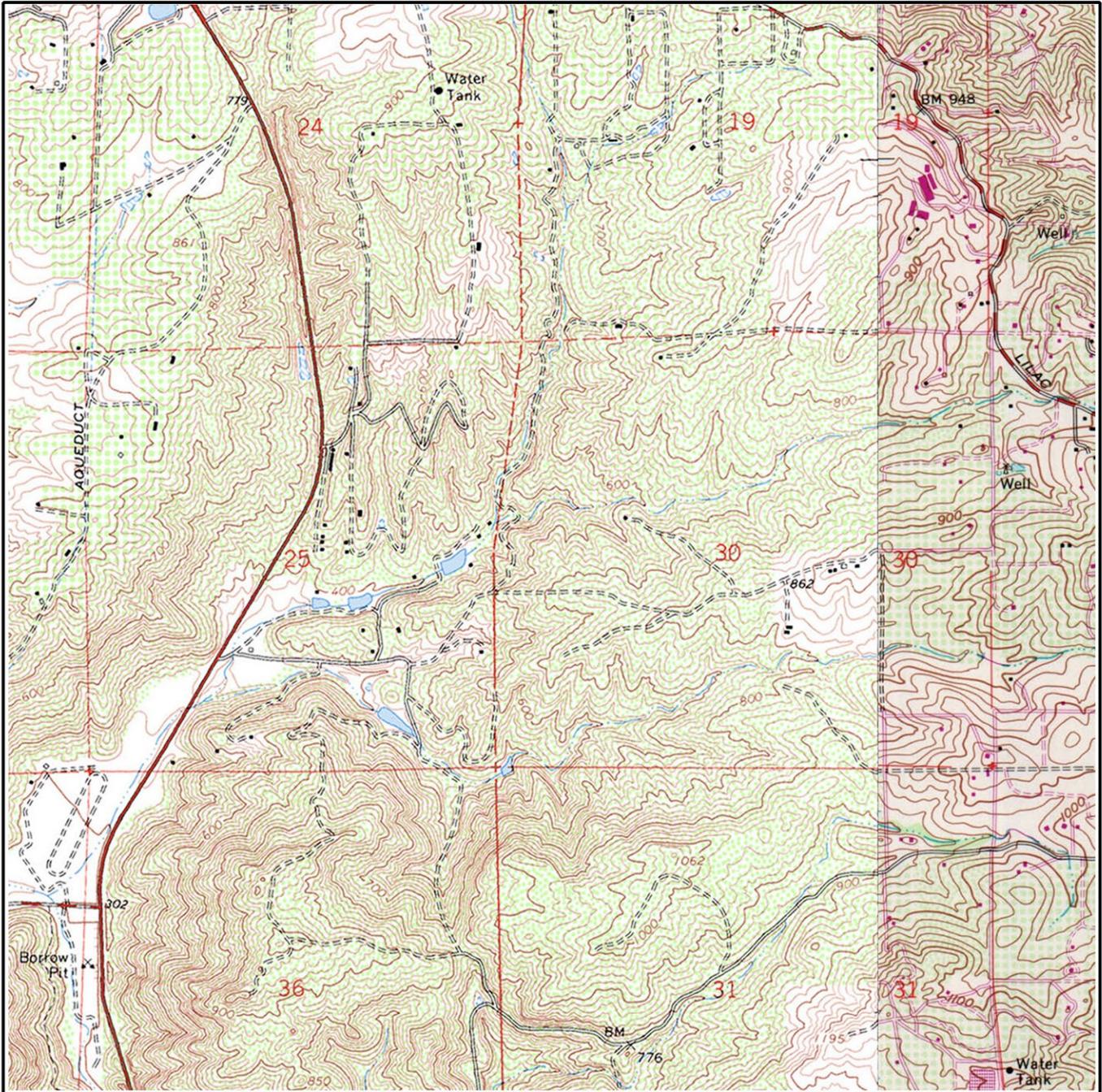


Environmental FirstSearch

Historical Topographic Map

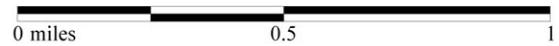
Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1982



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

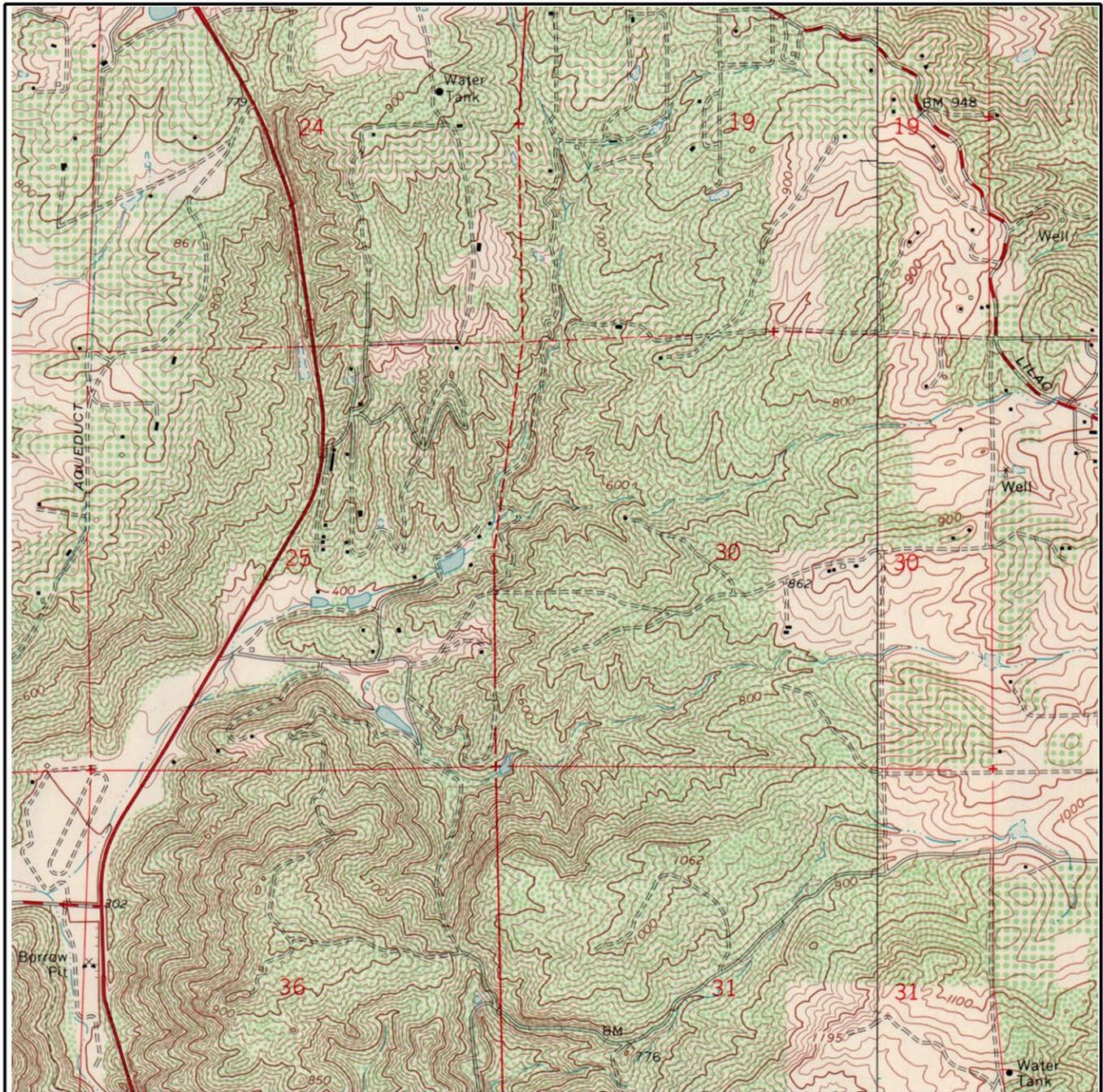


Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1968



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	