



# Environmental FirstSearch

Historical Aerial Photo

1963

Shirey Road, Escondido, CA 92026



Job Number: ACR\_712711  
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft



# Environmental FirstSearch

Historical Aerial Photo

1953

Shirey Road, Escondido, CA 92026



Job Number: ACR\_712711  
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft



# Environmental FirstSearch

Historical Aerial Photo

1946

Shirey Road, Escondido, CA 92026



Job Number: ACR\_712711  
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft



# Environmental FirstSearch

Historical Aerial Photo

1939

Shirey Road, Escondido, CA 92026



Job Number: ACR\_712711  
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

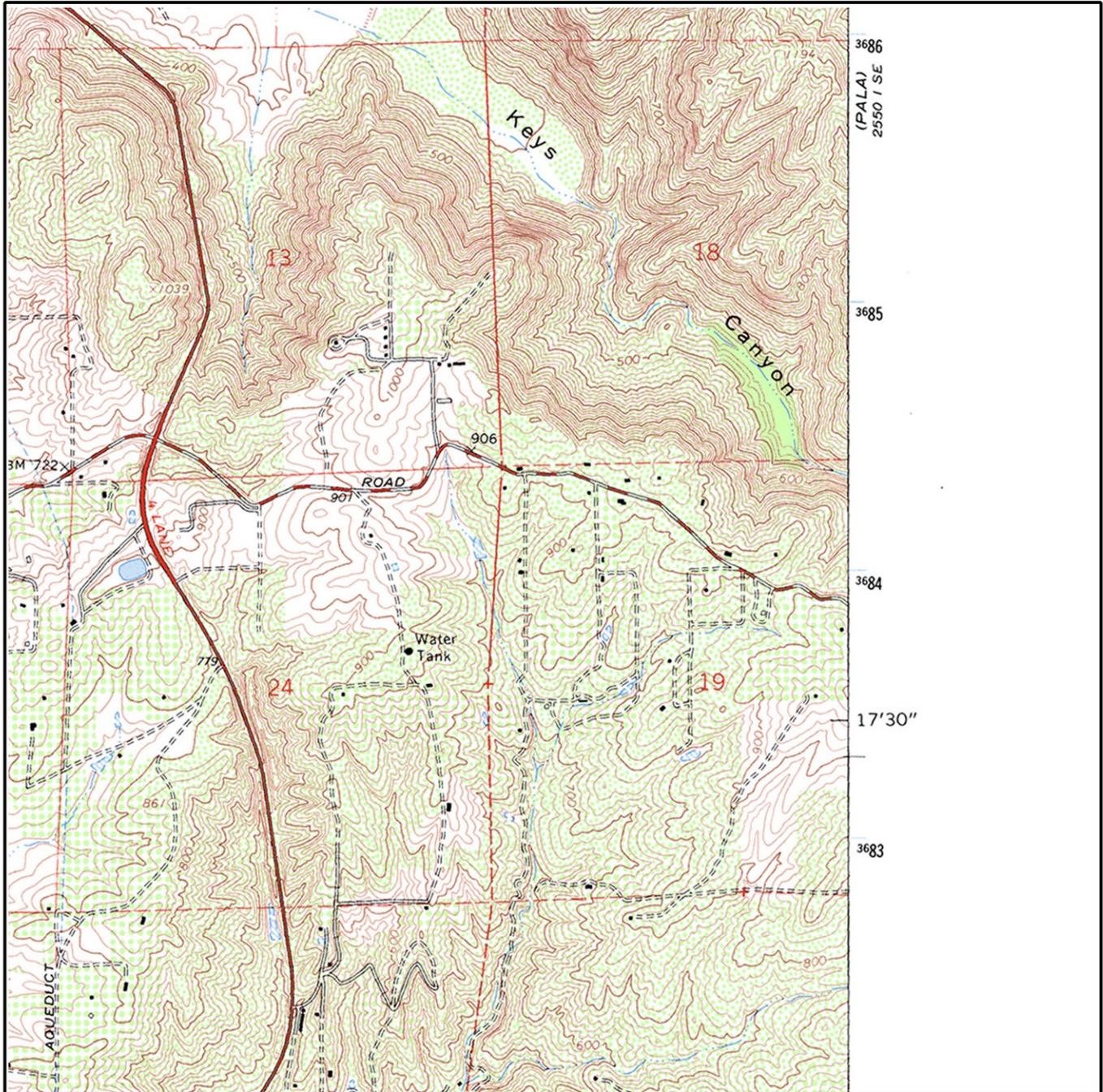


# Environmental FirstSearch

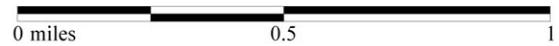
Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR 712771  
Target Site: 33.298433, -117.137382



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

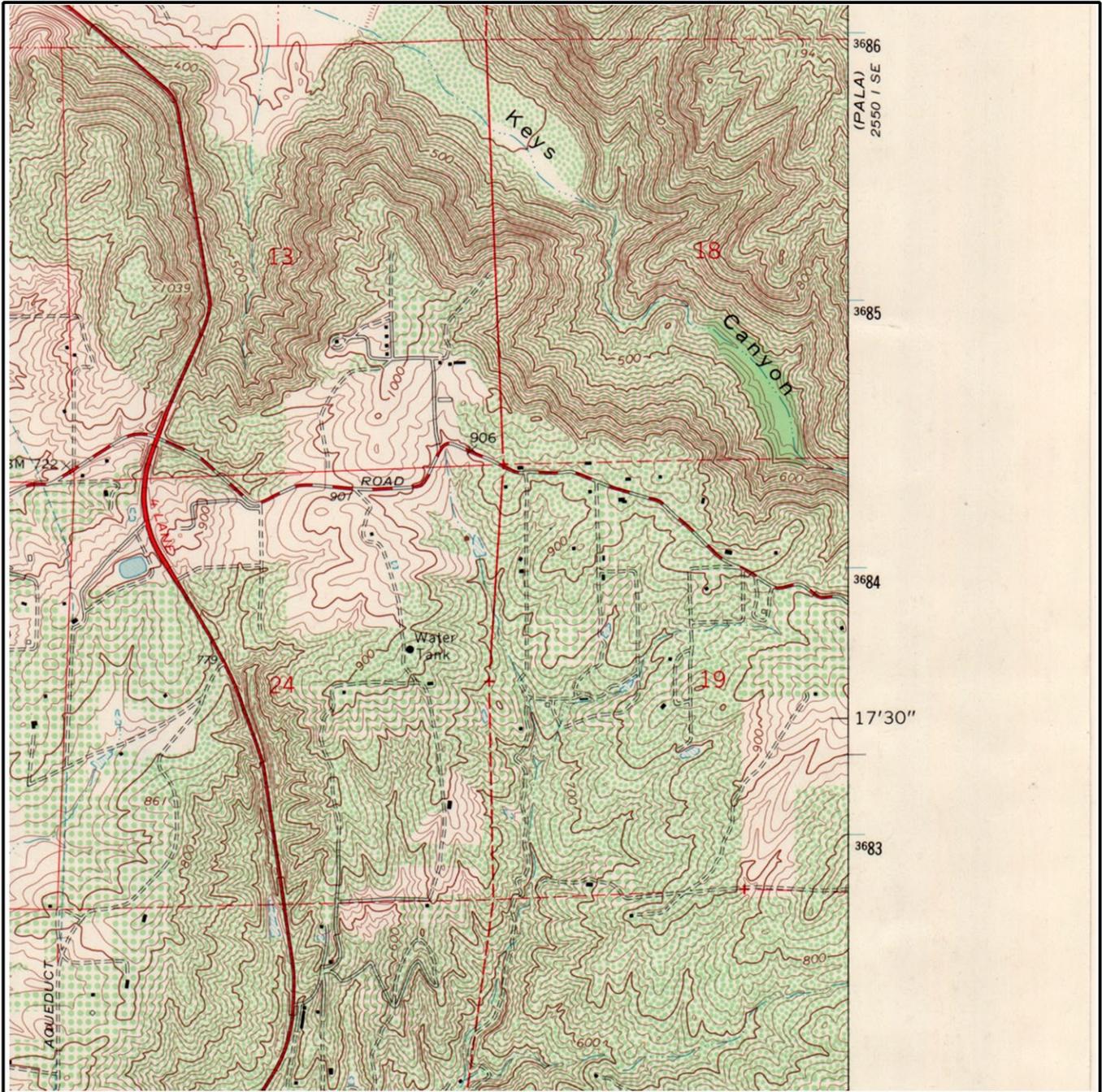


# Environmental FirstSearch

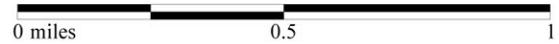
Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR\_712771  
Target Site: 33.298433, -117.137382



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

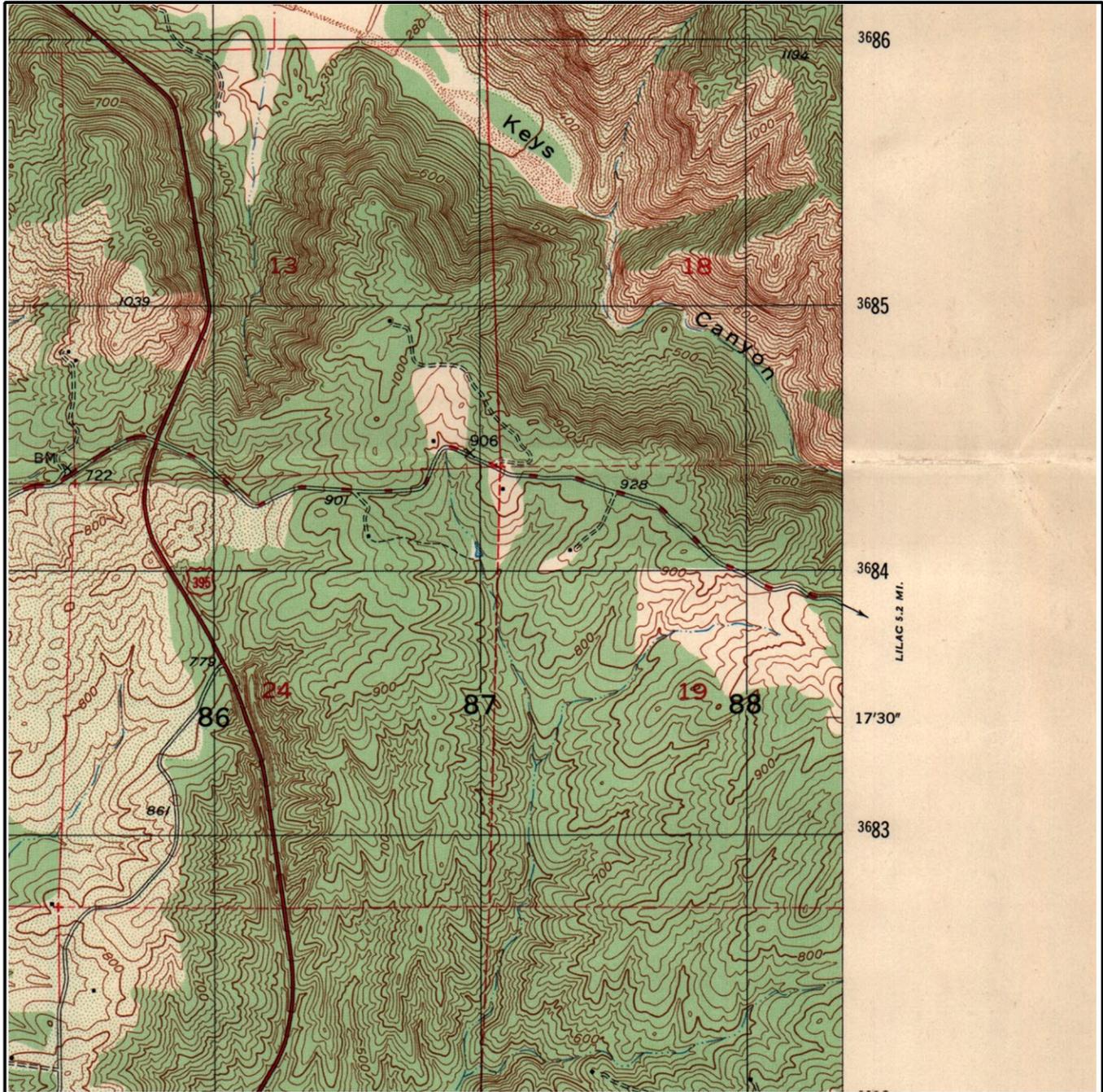


# Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA  
Year: 1951 Original Map Scale: 1:25,000

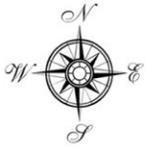
Shirey Rd, Escondido, CA 92026



Job Number: ACR\_712771  
Target Site: 33.298433, -117.137382



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

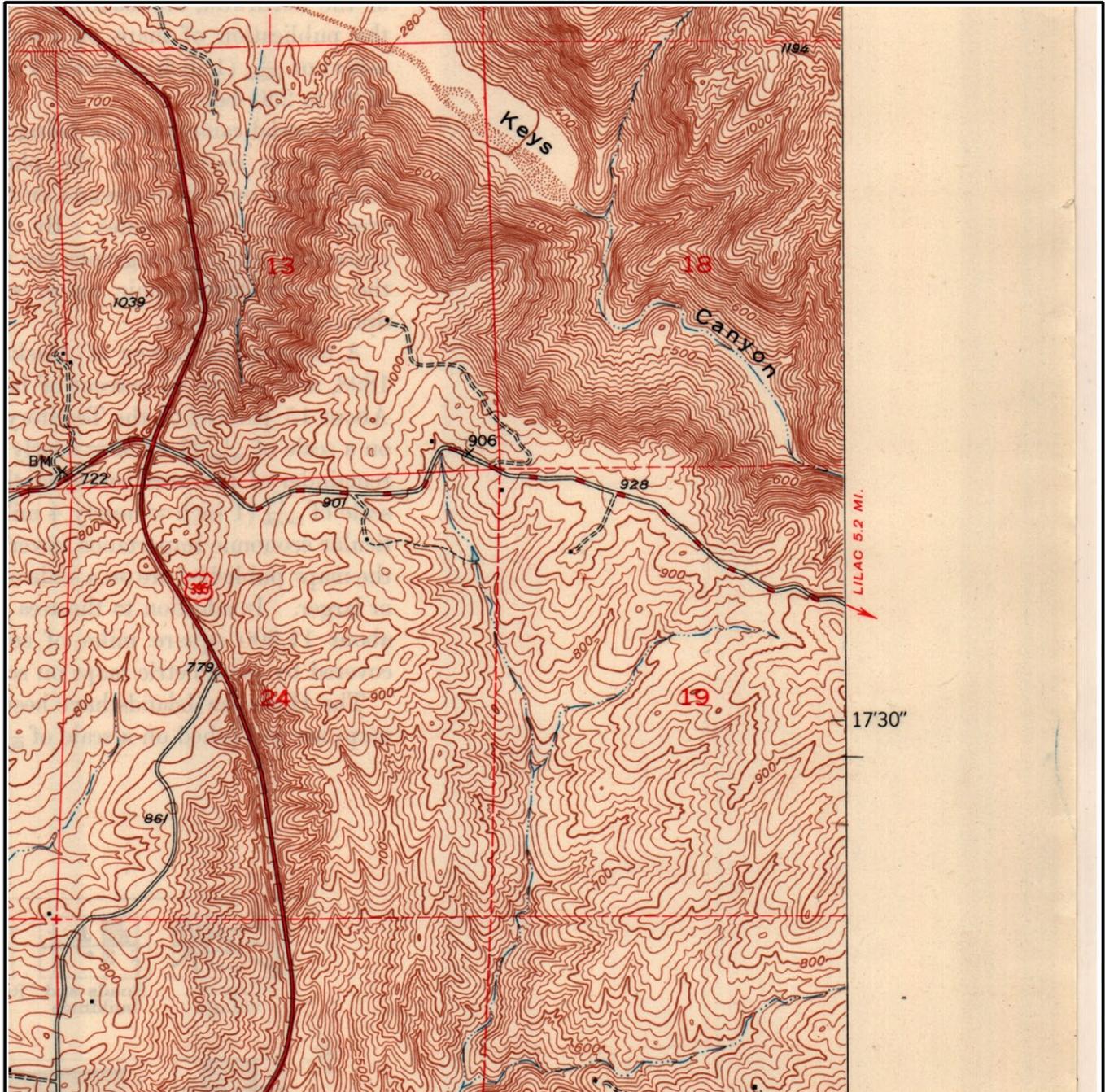


# Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA  
Year: 1949 Original Map Scale: 1:24,000

Shirey Rd, Escondido, CA 92026



Job Number: ACR\_712771  
Target Site: 33.298433, -117.137382



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

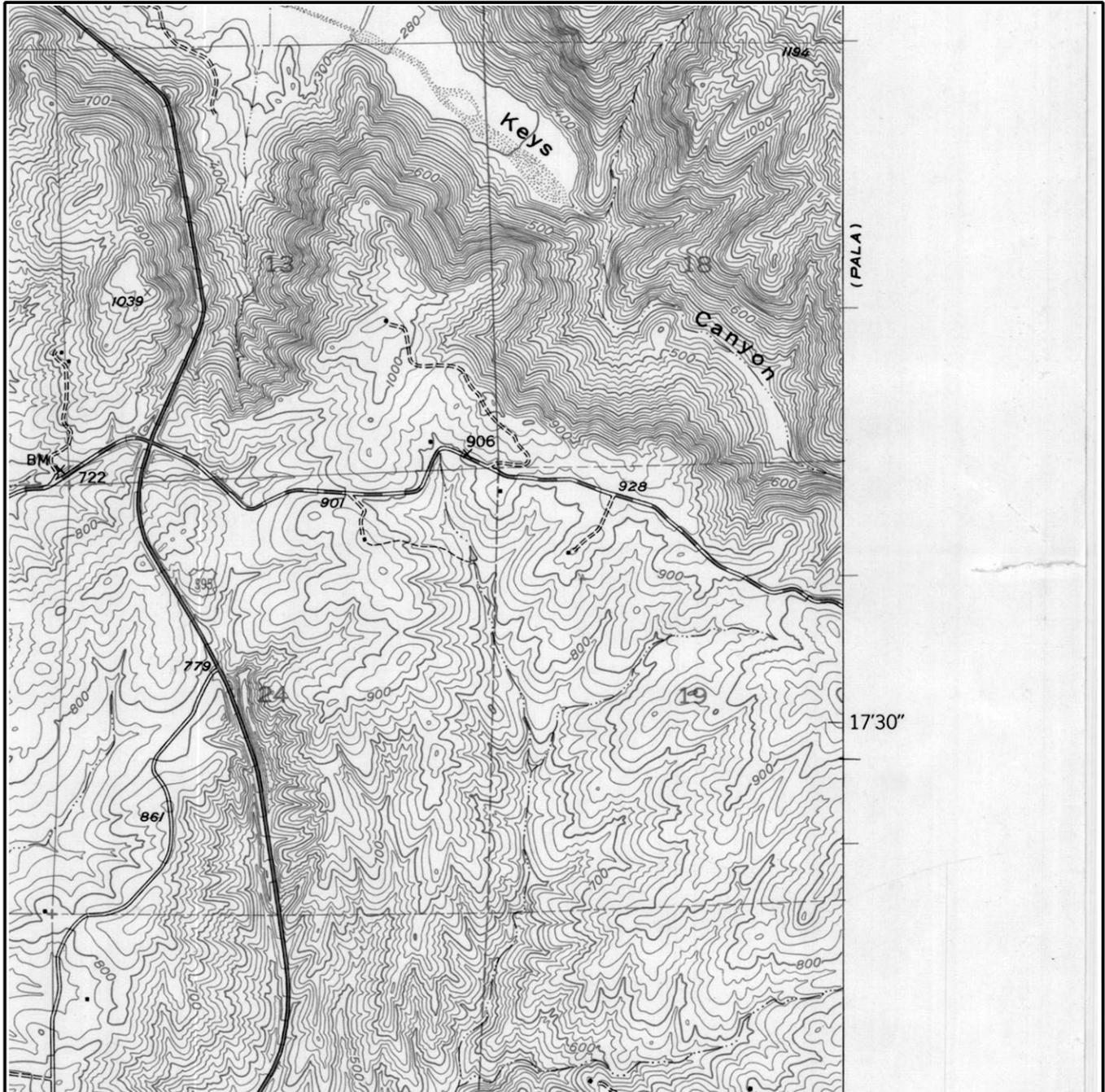


# Environmental FirstSearch

Historical Topographic Map

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

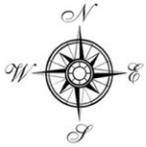
Shirey Rd, Escondido, CA 92026



Job Number: ACR 712771  
Target Site: 33.298433, -117.137382



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

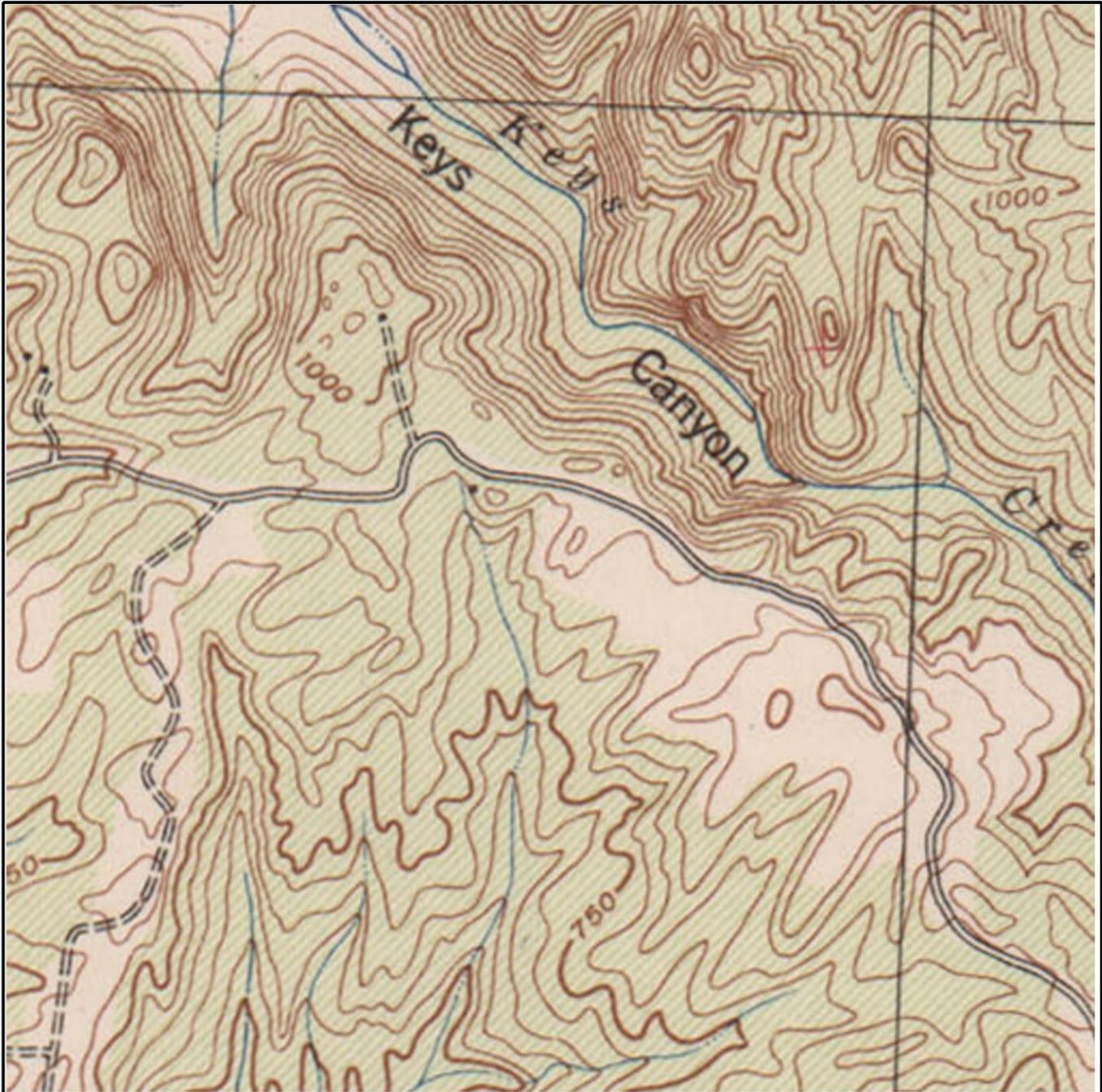


# Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR\_712771  
Target Site: 33.298433, -117.137382



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



**Prepared for: Polly Ivers – EEI**

**Client Job No/Name: ACR 712951**

**TIS Log No: 62659**

**Subject Property:**

9007 W. Lilac Rd  
Escondido, CA 92026

June 15, 2011

**DISCLAIMER**

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<b>Track Info Services City Directory Report</b>
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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.

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

<b>Track Info Services City Directory Report</b>
--

<b>2011</b> Haines: North San Diego County p. 532		
8981 W. Lilac Rd No Response	<b>9007 W. Lilac Rd</b> No Response	9127 W. Lilac Rd Californi Miller Fire Station
<b>2007</b> Haines: North San Diego County p. 479		
8981 W. Lilac Rd Cardoso S	<b>9007 W. Lilac Rd</b> No Response	9137 W. Lilac Rd Salm Mike
<b>2002</b> Haines: North San Diego County p. 877		
8993 W. Lilac Rd No Response	<b>9007 W. Lilac Rd</b> Tomasic Albert	9137 W. Lilac Rd Salm Mike; Salm Donna
<b>1997</b> Haines: North San Diego County p. 668		
8993 W. Lilac Rd No Response	<b>9007 W. Lilac Rd</b> No Response	9137 W. Lilac Rd Salm Mike; Salm Donna
<b>1992</b> Haines: North San Diego County p. 547		
8993 W. Lilac Rd No Response	<b>9007 W. Lilac Rd</b> Tomasic Albert	9009 W. Lilac Rd No Response
<b>1986</b> Haines: North San Diego County p. 470		
8993 W. Lilac Rd Smith Elmer C	<b>9007 W. Lilac Rd</b> Jones G W Jr	9009 W. Lilac Rd Haworth Norman A
<b>1981</b> Haines: North San Diego County p. 219		
8993 W. Lilac Rd Smith Elmer C	<b>9007 W. Lilac Rd</b> Jones G W Jr	9127 W. Lilac Rd Ca St Frst Firs Stn
<b>1974</b> Pacific Telephone: Escondido p. 57		
W. Lilac Rd First listing this street 9867	<b>9007 W. Lilac Rd</b> Address not listed	9867 W. Lilac Rd Walker Noel
<b>End Of Search</b> 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.

**APPENDIX D  
ENVIRONMENTAL RECORDS SEARCH**

*TRACK ► INFO SERVICES, LLC*

# **Environmental FirstSearch™ Report**

Target Property:

**9007 WEST LILAC ROAD**

**ESCONDIDO CA 92026**

Job Number: ACR\_712951

**PREPARED FOR:**

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

06-09-11



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

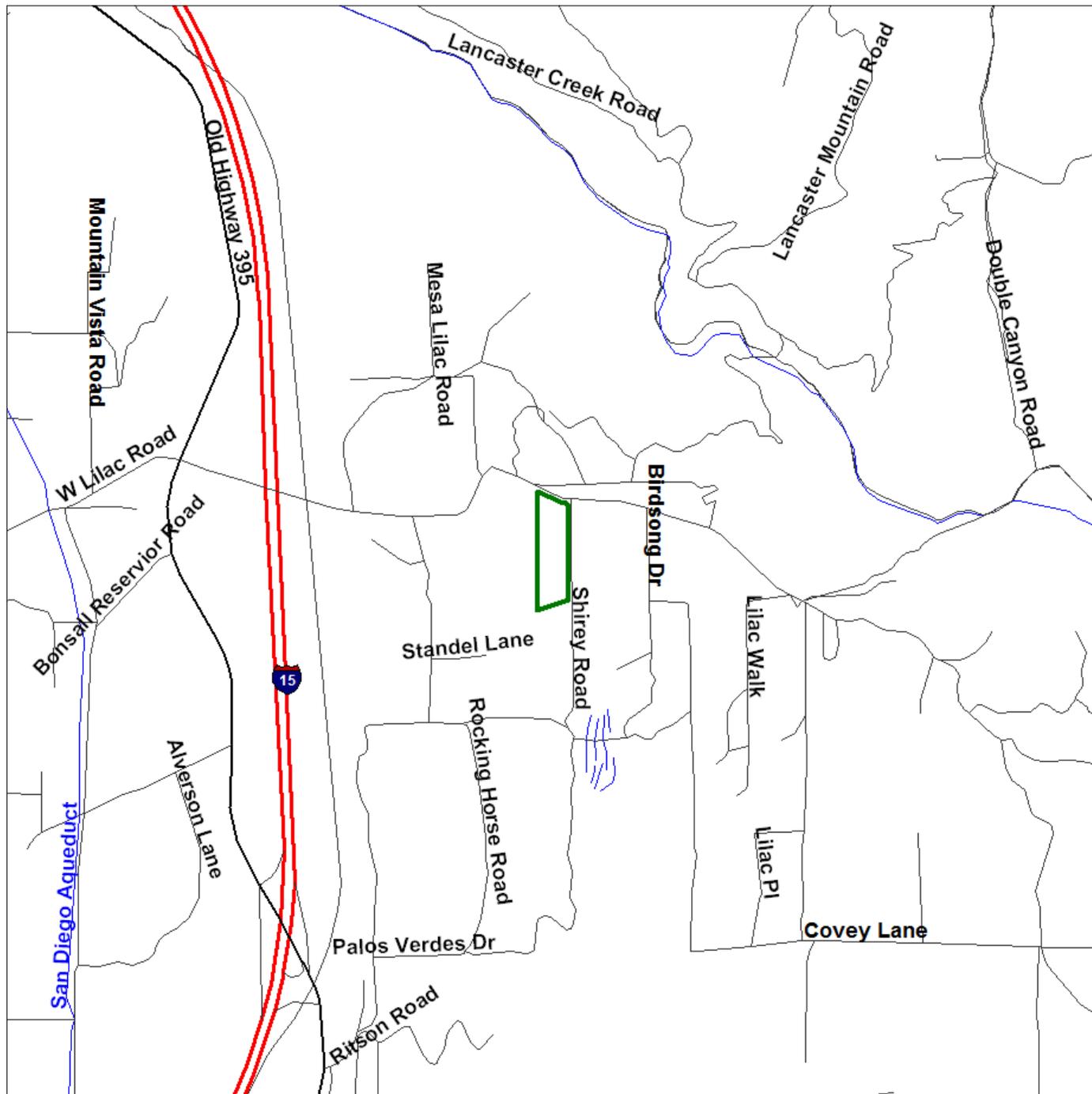


# Environmental FirstSearch

1 Mile Radius from Area  
Single Map:

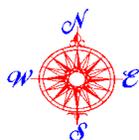


**9007 WEST LILAC ROAD, ESCONDIDO CA 92026**



Source: U.S. Census TIGER Files

Area Polygon .....	
Identified Site, Multiple Sites, Receptor .....	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....	
Triballand .....	
Railroads .....	

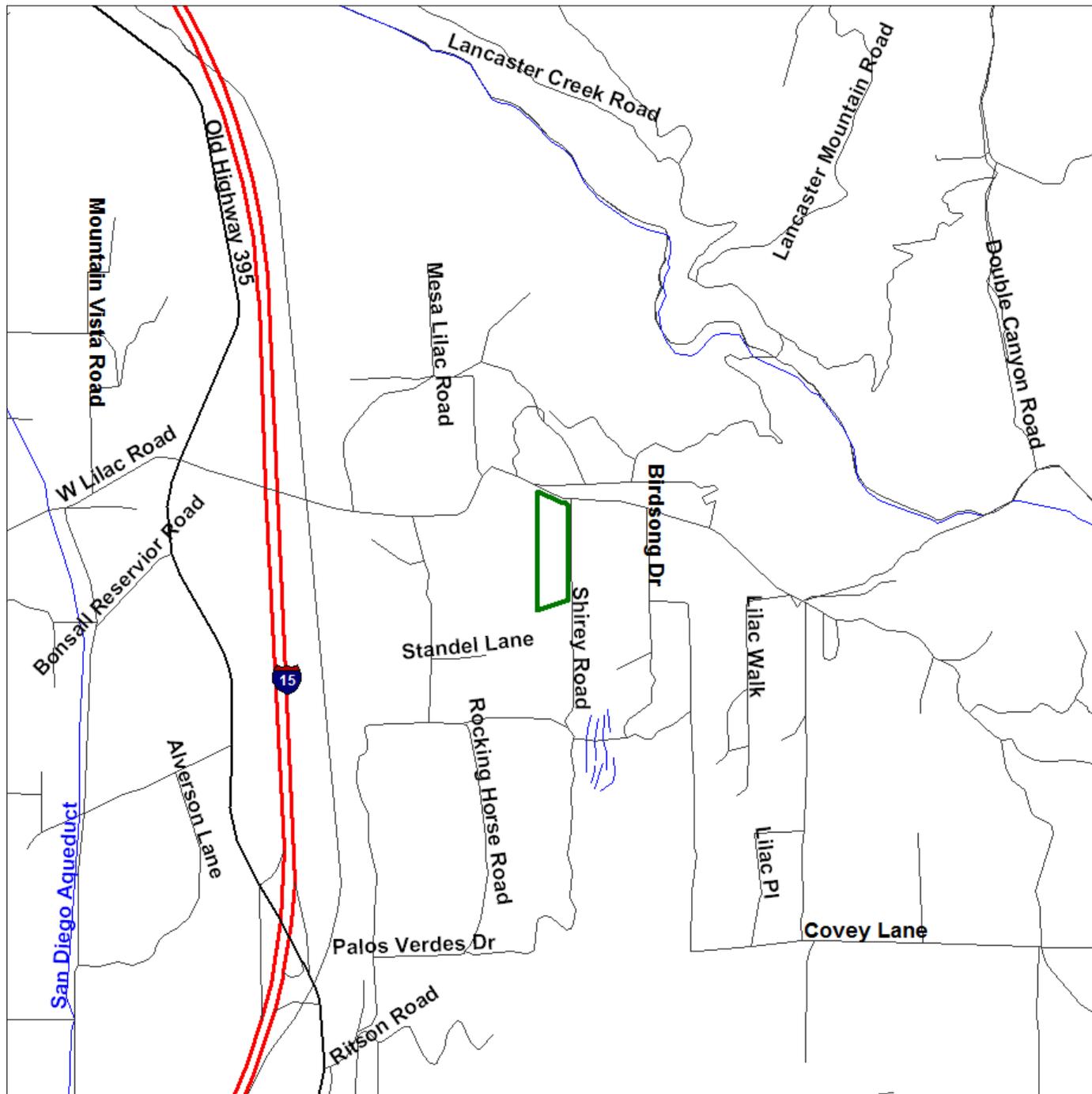


# Environmental FirstSearch

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



## 9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand .....
- Railroads .....

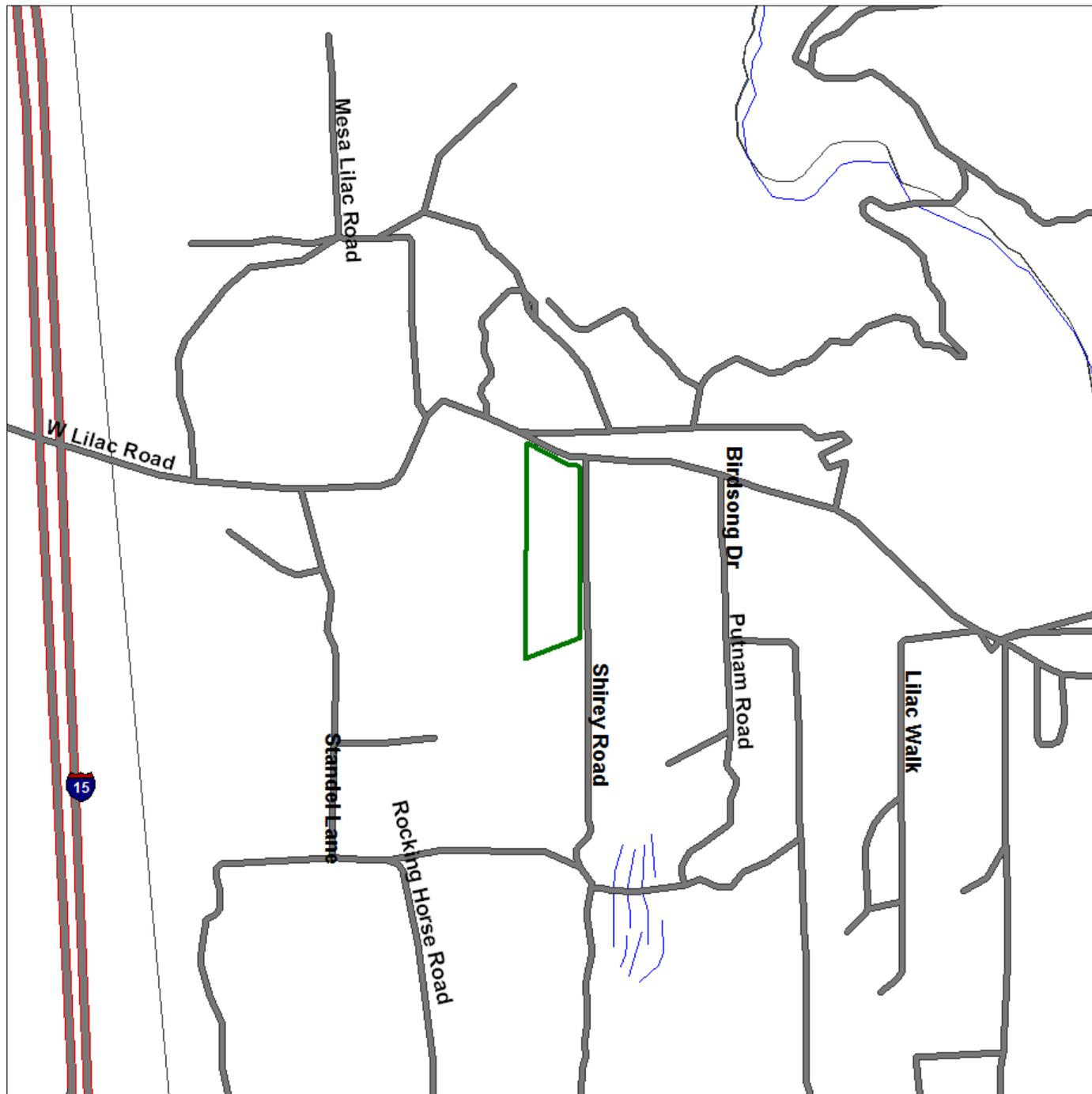


# Environmental FirstSearch

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



**9007 WEST LILAC ROAD, ESCONDIDO CA 92026**



Source: U.S. Census TIGER Files

Area Polygon .....	
Identified Site, Multiple Sites, Receptor .....	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....	
Triballand.....	
Railroads .....	



# Environmental FirstSearch

.25 Mile Radius from Area  
ASTM-05: RCRA GEN, UST, PERMITS, OTHER



**9007 WEST LILAC ROAD, ESCONDIDO CA 92026**



Source: U.S. Census TIGER Files

Area Polygon .....	
Identified Site, Multiple Sites, Receptor .....	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....	
Triballand .....	
Railroads .....	

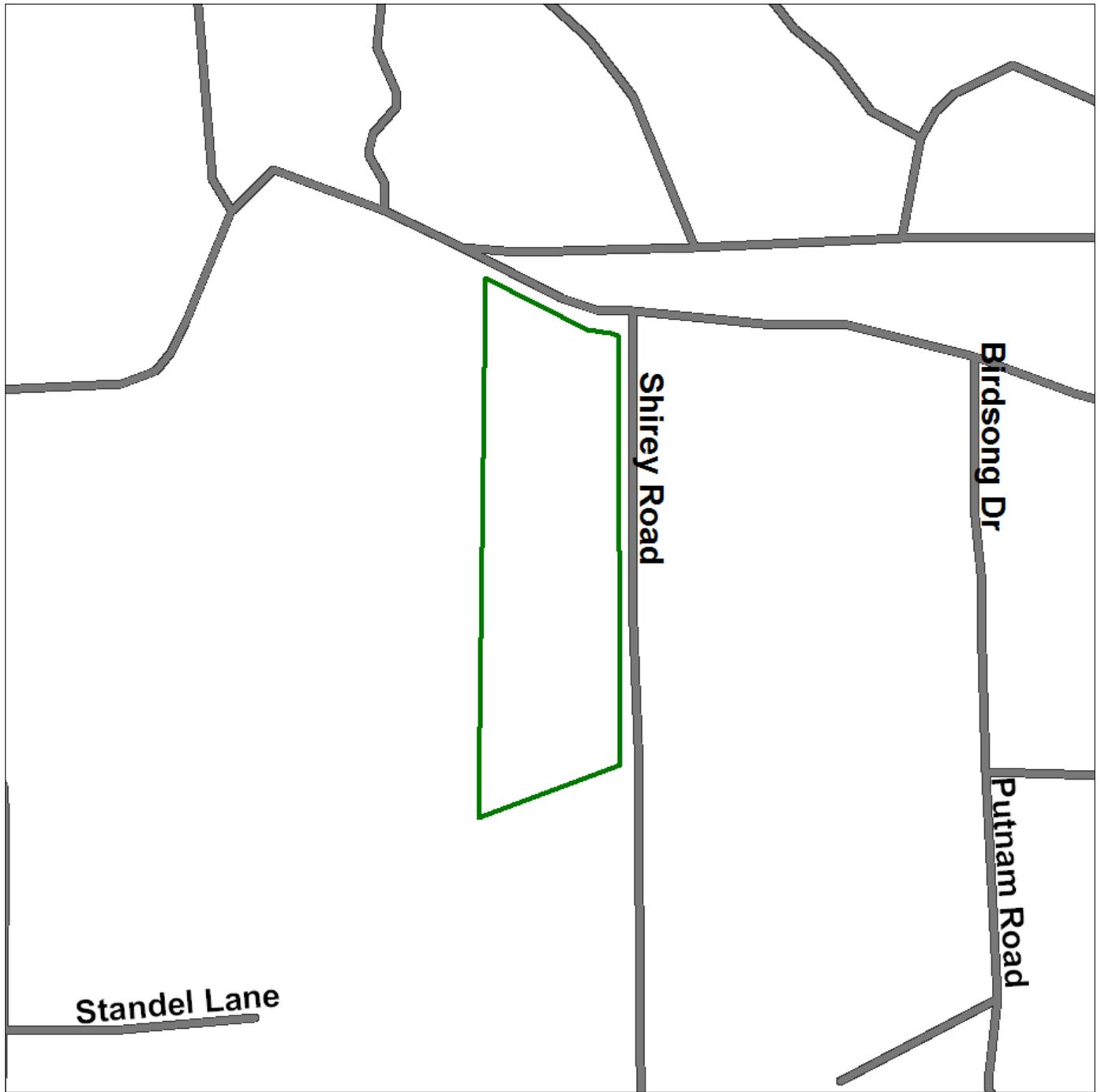


# Environmental FirstSearch

.12 Mile Radius from Area  
ASTM-05: SPILLS90, ERNS, RCRANLR



**9007 WEST LILAC ROAD, ESCONDIDO CA 92026**



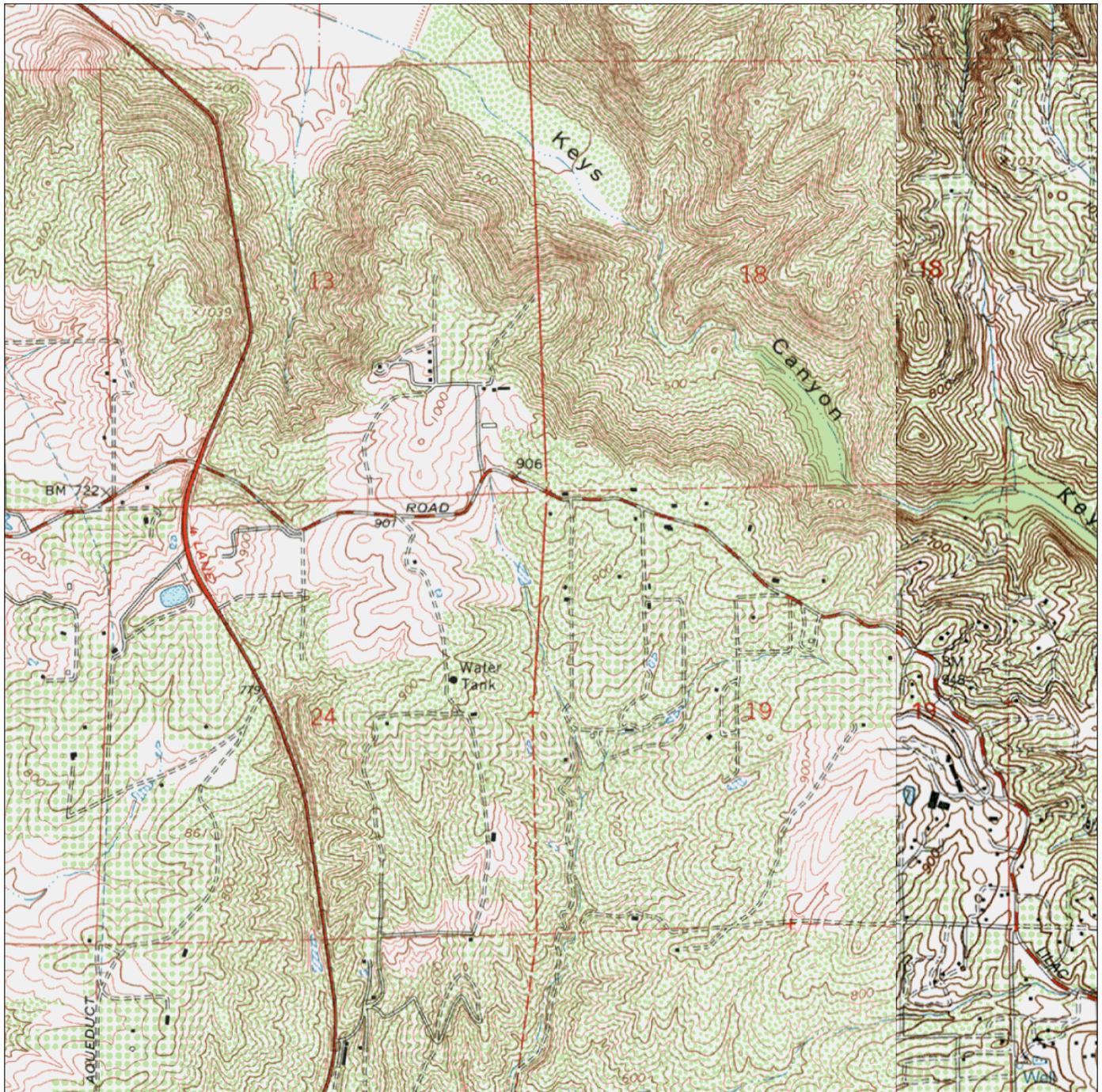
Source: U.S. Census TIGER Files

Area Polygon .....	
Identified Site, Multiple Sites, Receptor .....	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....	
Triballand.....	
Railroads .....	

# Site Location Map

Topo : 1.25 Mile Radius from Area

**9007 WEST LILAC ROAD, 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 06-09-11

JOB NO.

ACR\_712951

Map Name: BONSALL

Date Created: 1968

Date Revised: 1975

FIGURE NO.

Map Reference Code: 33117-C2-TF-024

Contour Interval: 20 feet

1



# Environmental FirstSearch Search Summary Report

**Target Site:** 9007 WEST LILAC ROAD  
ESCONDIDO CA 92026

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-01-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-01-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	03-31-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-31-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	03-10-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	03-10-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	03-10-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	03-10-11	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	05-04-11	0.25	0	0	0	-	-	0	0
ERNS	Y	04-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	03-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-01-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-01-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-01-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	03-30-11	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	03-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	0	0	0	-	-	0	0
State Other	Y	05-24-11	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	0	0	0

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services'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 TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services'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:** 06-09-11  
**Requestor Name:** Polly Ivers  
**Standard:** ASTM-05

**Search Type:** AREA  
 0.02 sq mile(s)  
**Job Number:** ACR\_712951  
**Filtered Report**

**Target Site:** 9007 WEST LILAC ROAD  
 ESCONDIDO CA 92026

*Demographics*

<b>Sites:</b> 0	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> 0.4 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-117.139518	-117:8:22	<b>Easting:</b> 487010.558
<b>Latitude:</b>	33.298341	33:17:54	<b>Northing:</b> 3684178.384
			<b>Zone:</b> 11

*Comment*

<b>Comment:</b>
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*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 1 Mile(s)	<b>Services:</b>																																							
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>92003</td> <td>BONSALL</td> <td>CA</td> <td>0.61 SW</td> <td>Y</td> </tr> <tr> <td>92082</td> <td>VALLEY CENTER</td> <td>CA</td> <td>0.99 NE</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	92003	BONSALL	CA	0.61 SW	Y	92082	VALLEY CENTER	CA	0.99 NE	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>Yes</td> <td>06-09-11</td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>06-09-11</td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	Yes	06-09-11	Title Search/Env Liens	No		Municipal Reports	No		Online Topos	Yes	06-09-11
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Municipal Reports	No																																							
Online Topos	Yes	06-09-11																																						

***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** 9007 WEST LILAC ROAD  
ESCONDIDO CA 92026

**JOB:** ACR\_712951

**TOTAL:** 0      **GEOCODED:** 0      **NON GEOCODED:** 0      **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
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*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 9007 WEST LILAC ROAD  
ESCONDIDO CA 92026

**JOB:** ACR\_712951

No sites were found!

*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 9007 WEST LILAC ROAD  
ESCONDIDO CA 92026

**JOB:** ACR\_712951

No sites were found!

## 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 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.

**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.

Facilities 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.

**Federal IC / EC: 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.

**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.

**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.

**State/Tribal Sites: CA EPA SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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), also

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. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).  
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup 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. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search 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 the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search 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 UNDERGROUND 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. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its 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: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from 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 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), also 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. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

**RADON: NTIS NATIONAL RADON DATABASE -** EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Permits: CA 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 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), also 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. The categories are:

1. CalSites Properties (CS)
  2. School Property Evaluation Program Properties (SCH)
  3. Voluntary Cleanup Program Properties (VCP)
  4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
  6. Properties where a No Further Action Determination has been made (NFA)
- Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

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.

**State Other: US DOJ** NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

## 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** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: CA EPA** The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

*Updated quarterly/when available*

**State Spills 90: CA EPA** The California State Water Resources Control Board

*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

*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

*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:

*Updated quarterly/annually/when available*

**State/Tribal IC: CA EPA** The California EPA Department of Toxic Substances Control.

*Updated Updated quarterly/annually/when available*

**State/Tribal VCP: CA EPA** The California EPA Department of Toxic Substances Control.

*Updated Updated quarterly/annually/when available*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**State Permits: CA COUNTY** The San Diego County Depart. Of Environmental Health

Phone:(619) 338-2211

San Bernardino County Fire Department

*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

*Updated quarterly/when available*

**State Other: US DOJ** U.S. Department of Justice

*Updated when available*

**APPENDIX E  
USER PROVIDED INFORMATION**



ASTM E1597-05  
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71295/ "Tomasie" Property

Project Address: 9007 West Lilac Road, Valley Center, CA 92026

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)

No

**(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*?

No

(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,

Purchase of San Diego County DPLU

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

Sale

(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 on 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 & Affiliates, and County of SD DPLU

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

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

(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).

Preparer:

Name/Company:

Jon Rieking, Accretive Investments

Address:

12275 E Camino Real, Suite 110  
San Diego, CA 92130

Date:

7/8/11

**APPENDIX F  
PHOTOGRAPHIC LOG**



**Photograph 1** – View of the subject property residence located on the northwest portion of the site.



**Photograph 2** – View of the detached garage located southwest of the residence.



**Photograph 3** – View of a fiberglass and wood-framed storage shed located southwest of the residence.



**Photograph 4** – View of the subject property looking west. View is from the northeast corner of the site.



**Photograph 5** – View of the subject property looking southwest. View is from the northeast corner of the site.



**Photograph 6** – View of the subject property looking south. View is from the northeast corner of the site.



**Photograph 7** – View of the subject property looking north. View is from the southern portion of the site.



**Photograph 8** – View of the avocado grove located in the west-central portion of the site. View is to the south.



**Photograph 9** - View of trash and debris located along the drainage on the southern property boundary.



**Photograph 10** – View of a burned area (former avocado tree) located in the central portion of the site.

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



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

05 July 2011

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

Enclosed are the results of analyses for samples received by the laboratory on 06/28/11 15:34. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

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: Tomasic Project Number: ACR-71295.2 Project Manager: Brian Brennan	<b>Reported:</b> 07/05/11 13:42
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**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110860-01	Soil	06/28/11 13:04	06/28/11 15:34
ACR-2	T110860-02	Soil	06/28/11 13:08	06/28/11 15:34
ACR-3	T110860-03	Soil	06/28/11 13:11	06/28/11 15:34
ACR-4	T110860-04	Soil	06/28/11 13:13	06/28/11 15:34
ACR-5	T110860-05	Soil	06/28/11 13:15	06/28/11 15:34
ACR-6	T110860-06	Soil	06/28/11 13:18	06/28/11 15:34
ACR-7	T110860-07	Soil	06/28/11 13:20	06/28/11 15:34
ACR-8	T110860-08	Soil	06/28/11 13:23	06/28/11 15:34
COMPOSITE #1	T110860-09	Soil	06/28/11 00:00	06/28/11 15:34
COMPOSITE #2	T110860-10	Soil	06/28/11 00:00	06/28/11 15:34
COMPOSITE #3	T110860-11	Soil	06/28/11 00:00	06/28/11 15:34
COMPOSITE #4	T110860-12	Soil	06/28/11 00:00	06/28/11 15:34

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**ACR-1  
 T110860-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
<b>Lead</b>	<b>5.4</b>	3.0	"	"	"	"	"	"	

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**ACR-2**  
**T110860-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
<b>Lead</b>	<b>8.0</b>	3.0	"	"	"	"	"	"	

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**ACR-3**  
**T110860-03 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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**ACR-4**  
**T110860-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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**ACR-5**  
**T110860-05 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
<b>Lead</b>	<b>3.5</b>	3.0	"	"	"	"	"	"	

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**ACR-6**  
**T110860-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
<b>Lead</b>	<b>3.6</b>	3.0	"	"	"	"	"	"	

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**ACR-7**  
**T110860-07 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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**ACR-8**  
**T110860-08 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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**COMPOSITE #1**  
**T110860-09 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	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		78.4 %		35-140		"	"	"	"

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**COMPOSITE #2**  
**T110860-10 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	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		84.8 %		35-140		"	"	"	"

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**COMPOSITE #3**  
**T110860-11 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	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		83.0 %		35-140		"	"	"	"

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**COMPOSITE #4**  
**T110860-12 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Organochlorine Pesticides by EPA Method 8081A**

alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	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		81.3 %		35-140		"	"	"	"

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**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
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**Batch 1062914 - EPA 3051**

**Blank (1062914-BLK1)**

Prepared: 06/29/11 Analyzed: 06/30/11

Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							

**LCS (1062914-BS1)**

Prepared: 06/29/11 Analyzed: 06/30/11

Arsenic	99.7	5.0	mg/kg	100		99.7	75-125			
Lead	98.2	3.0	"	100		98.2	75-125			

**LCS Dup (1062914-BSD1)**

Prepared: 06/29/11 Analyzed: 06/30/11

Arsenic	107	5.0	mg/kg	100		107	75-125	6.88	20	
Lead	106	3.0	"	100		106	75-125	7.68	20	

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 Carlsbad CA, 92008

Project: Tomasic  
 Project Number: ACR-71295.2  
 Project Manager: Brian Brennan

Reported:  
 07/05/11 13:42

**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
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**Batch 1062915 - EPA 3550 ECD/GCMS**

**Blank (1062915-BLK1)**

Prepared: 06/29/11 Analyzed: 06/30/11

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*      82.5      "      100      82.5      35-140

**LCS (1062915-BS1)**

Prepared: 06/29/11 Analyzed: 06/30/11

gamma-BHC (Lindane)	170	5.0	ug/kg	200		85.2	40-120
Heptachlor	194	5.0	"	200		96.8	40-120
Aldrin	178	5.0	"	200		89.0	40-120
Dieldrin	176	5.0	"	200		87.9	40-120
Endrin	191	5.0	"	200		95.5	40-120
4,4'-DDT	140	5.0	"	200		70.1	33-147

*Surrogate: Tetrachloro-meta-xylene*      95.3      "      100      95.3      35-140

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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
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**Batch 1062915 - EPA 3550 ECD/GCMS**

<b>LCS Dup (1062915-BSD1)</b>		Prepared: 06/29/11		Analyzed: 06/30/11					
gamma-BHC (Lindane)	166	5.0	ug/kg	200	82.8	40-120	2.86	30	
Heptachlor	183	5.0	"	200	91.3	40-120	5.79	30	
Aldrin	171	5.0	"	200	85.3	40-120	4.16	30	
Dieldrin	171	5.0	"	200	85.7	40-120	2.56	30	
Endrin	187	5.0	"	200	93.7	40-120	1.97	30	
4,4'-DDT	148	5.0	"	200	74.0	33-147	5.47	30	
Surrogate: Tetrachloro-meta-xylene	91.0		"	100	91.0	35-140			

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### 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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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



**CHAIN OF CUSTODY**  
 Environmental Equalizers, Inc. (dba "EEI")  
 2195 Faraday Avenue, Suite K, Carlsbad, California 92008  
 Phone: 760-431-3747 Fax: 760-431-3748 www.eeiiger.com

T110 860

DATE: 6-28-11  
 PROJECT NAME: Tmesic  
 PROJECT LOCATION: 9007 W. Lilee Rd., Valley Center, CA  
 EEI PROJECT MANAGER: Brian Brenna  
 LABORATORY: SCS  
 EEI PROJECT NUMBER: ACE-71295, 2  
 COLLECTOR: BBS  
 TURN AROUND TIME: Normal

Global ID: No #  
 Electronic Data Format (EDF): Yes  
 EMAIL RESULTS TO: brenna@eeiiger.com

SPECIAL INSTRUCTIONS/NOTES:  
 Composite #1 = ACE-1 + ACE-2  
 Composite #2 = ACE-3 + ACE-4  
 Composite #3 = ACE-5 + ACE-6  
 Composite #4 = ACE-7 + ACE-8

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g	NUMBER OF CONTAINERS
01 ACE-1	6-28-11	1304	Soil	Mass Jar								X	X				1
02 ACE-2		1308															1
03 ACE-3		1311															1
04 ACE-4		1313															1
05 ACE-5		1315															1
06 ACE-6		1318															1
07 ACE-7		1320															1
08 ACE-8		1323															1
09 Composite #1																	1
10 Composite #2																	1
11 Composite #3																	1
12 Composite #4																	1

Reinquired By (signature): *[Signature]* Date/Time: 6/28/11  
 Received By (signature): *[Signature]* Date/Time: 6/28/11 1534

## SAMPLE RECEIVING REVIEW SHEET

BATCH # T110860

Client Name: EEI - Carlsbad

Project: Tomasic

Received by: DM

Date/Time Received: 6/28/11 1534

Delivered by:  Client  SunStar Courier  GSO  FedEx  Other

Total number of coolers received 1

Temp criteria = 6°C > 0°C (no frozen containers)

Temperature: cooler #1 4.2 °C +/- the CF (-0.2°C) = 4.0 °C corrected temperature

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

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

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

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

Sample Containers Intact  Yes  No\*

Sample labels match COC ID's  Yes  No\*

Total number of containers received match COC  Yes  No\*

Proper containers received for analyses requested on COC  Yes  No\*

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

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

\* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date DM 6/28/11

Comments:

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**EEI**

Geotechnical & Environmental Solutions

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
And  
LIMITED AGRICULTURAL  
CHEMICAL SURVEY**

**Accretive Investments, Inc.  
5.02-Acre "Nutt" Property  
APN 128-280-10  
9167 West Lilac Road  
Escondido, California 92026**

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

**August 16, 2011  
(March 26, 2012 revisions)**

**EEI Project Number ACR-71336**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL  
CHEMICAL SURVEY**

Prepared for:

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

Subject property location:

5.02-Acre "Nutt" Property  
APN 128-280-10  
9167 West Lilac Road  
Escondido, California 92026  
EEI Project Number ACR-71336

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  
Carlsbad, California 92008  
(760) 431-3747

EEI Project No. ACR-71336

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- Appendix A – Résumé of Environmental Professional
- Appendix B – San Diego County Assessor’s Parcel Map
- Appendix C – Historical Aerial Photographs/Topographic Maps/City Directory
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- Appendix F – Photographic Log
- Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

**GENERAL SUBJECT PROPERTY INFORMATION**

**Project Information:** 5.02-Acre "Nutt" Property

**EEI Project Number:** ACR-71336

**Subject Property Information:**

5.02-Acre "Nutt" Property  
APN 128-280-10  
9167 West Lilac Road  
Escondido, California 92026

**Subject Property Access Contact:** Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and Mr. And Mrs. Wayne Nutt, Property Owner

**Consultant Information:**

EEI  
2195 Faraday Avenue, Suite K  
Carlsbad, California 92008  
**Phone:** (760) 431-3747  
**Fax:** (760) 431-3748  
**E-mail Address of Environmental Professional:** bbrennan@eetiger.com

**Inspection Date:** July 27, 2011 / **Report Date:** August 16, 2011 (March 26, 2012 revisions)

**Client Information:**

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

**Site Assessor:**

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

**EP Certification:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



---

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

**AAI Certification:**

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



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

## EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9167 West Lilac Road, 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 rectangular-shaped subject property consists of privately owned land located southeast of the intersection of Birdsong Drive and West Lilac Road, Escondido, California. The subject property encompasses a total of 5.02-acres on one contiguous parcel identified as Assessor’s Parcel Number (APN) 128-280-10. The subject property is identified by the address: 9167 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The northern portion of the subject property is currently developed with three (3) structures that consist of a single story residence, detached garage, and detached shop. A travel trailer is situated along the western property boundary. The balance of the subject property is comprised of citrus and avocado trees, undeveloped areas, and gently sloping terrain.

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, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1964.

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 July 27, 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 *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on July 27, 2011. A total of six (6) discrete soil samples (ACR-1 through ACR-6), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.