

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111016

Client Name: EEL-CARLSBAD

Project: NUTT PROPERTY

Received by: DAN

Date/Time Received: 7/28/10 1105

Delivered by: Client SunStar Courier GSO FedEx Other

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

Temperature: cooler #1 3.2 °C +/- the CF (-0.2°C) = 3.0 °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 BC 7/28/11

Comments:



EEI
Geotechnical & Environmental Solutions

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

**Accretive Investments, Inc.
3.31-Acre “Sheffer” Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026**

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

**January 19, 2012
(March 26, 2012 revisions)**

EEI Project Number ACR-71400

**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:

3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026

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

E EI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

E EI Project No. ACR-71400

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION	i
EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Scope of Services	1
1.3 Reliance	1
2.0 PHYSIOGRAPHIC SETTING	2
2.1 Subject Property Description	2
2.2 Topography	2
2.3 Regional and Local Geology	3
2.4 Regional and Local Hydrogeology	3
2.5 Hydrologic Flood Plain Information	3
3.0 SUBJECT PROPERTY BACKGROUND	4
3.1 Subject Property Ownership.....	4
3.2 Subject Property History	4
3.2.1 Aerial Photograph and Historical Map Review	4
TABLE 1 - Summary of Historical Use Review	4
3.2.2 City/County Directories	5
TABLE 2 – Summary of City/County Directory Search	6
3.2.3 Sanborn Fire Insurance Maps.....	6
3.2.4 County of San Diego Land Use and Environmental Group.....	6
3.3 Regulatory Database Search.....	7
3.3.1 Federal Databases.....	7
3.3.2 State and Regional Sources	7
3.4 Regulatory Agency Review	8
3.4.1 Deer Springs Fire Protection District	8
3.4.2 County of San Diego Department of Environmental Health.....	8
3.4.3 State Water Resources Control Board.....	8
3.4.4 Department of Toxic Substances Control	9
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files	9
3.4.6 National Pipeline Mapping System.....	9
3.5 Interview with Current Property Owner.....	9
3.5.1 Past or Present Uses Indicating Environmental Concern	9
3.5.2 Environmental Liens or Governmental Notification	9
3.5.3 Presence of Hazardous Substances or Environmental Violations	9
3.5.4 Previous Assessments.....	10
3.5.5 Legal Proceedings	10
3.6 User Provided Information	10
3.6.1 Environmental Liens or Activity and Use Limitations.....	10
3.6.2 Specialized Knowledge	10
3.6.3 Valuation Reduction for Environmental Issues.....	10
3.6.4 Presence or Likely Presence of Contamination.....	10
3.6.5 Other.....	10
3.7 Previous Assessments.....	10

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 11
 3.8.1 Asbestos-Containing Materials 11
 3.8.2 Lead-Based Paint..... 11
 3.8.3 Radon 11
 3.8.4 Polychlorinated Biphenyls 12

4.0 SUBJECT PROPERTY RECONNAISSANCE 12
 4.1 Purpose 12
 4.2 Subject Property 13
 TABLE 3 – Summary of Subject Property Reconnaissance 14
 4.3 Adjacent Properties 14

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY 15
 5.1 Field Investigation..... 15
 5.2 Laboratory Analytical Program..... 15
 TABLE 4 - Soil Sample Results..... 16
 5.3 Discussion of Testing Results 16

6.0 FINDINGS AND OPINIONS 16

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES 17
 7.1 Historical Data Gaps 17
 7.2 Regulatory Data Gaps 17
 7.3 On-site Data Gaps 17
 7.4 Deviations from ASTM Practices 17

8.0 CONCLUSIONS 17

9.0 REFERENCES 19

FIGURES:

- Figure 1 – Site Location Map
- Figure 2 – Aerial Site Map
- Figure 3 – Soil Boring Location Map

APPENDICES:

- 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 – Environmental Records Search
- Appendix E – User Provided Information
- Appendix F – Photographic Log
- Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 3.31-Acre "Sheffer" Property

EEl Project Number: ACR-71400

Subject Property Information:

3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644
and Mrs. Beverly Sheffer, Property Owner

Consultant Information:

EEl
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: December 6, 2011 / **Report Date:** January 19, 2012 (March 26, 2012 revisions)

Client Information:

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

Site Assessor:

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

EP Certification:

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



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

AAI Certification:

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



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

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (“Client”), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9467 Lilac Walk, 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 southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California. The subject property encompasses a total of 3.31-acres on one parcel identified as Assessor’s Parcel Number (APN) 128-440-11. The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The subject property consists of agricultural land containing sparse citrus and avocado trees (the majority stumped), on gently sloping terrain. The east-central portion of the subject property is occupied with a residence consisting of a single story residence and a detached garage.

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 1968.

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 6, 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 December 6, 2011. A total of four (4) discrete soil samples (ACR-1 through ACR-4), 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.

No concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”). Therefore, no further investigation appears to be warranted at this time

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9467 Lilac Walk, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the subject property.

In addition EEI has the following comments:

- Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.
- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.
- Based on the subject property’s historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9467 Lilac Walk, 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.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California (**Figure 2**). The subject property encompasses a total of 3.31-acres on one contiguous parcel identified as Assessor’s Parcel Number (APN) 128-440-11 (**Appendix B**). The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The subject property consists of agricultural land containing sparse citrus and avocado trees (the majority stumped), on gently sloping terrain. The east-central portion of the subject property is occupied with a residence consisting of a single story residence and a detached garage.

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

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1968.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 800 feet above mean sea level (amsl) (southern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the south.

2.3 Regional and Local Geology

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

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

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

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Placentia sandy loam series (PeC) (USDA, 2012). Soils in this series are reportedly deep, well to moderately well drained soils that formed in alluvium from granite and other rocks of similar composition and texture on slopes ranging from 2 to 9 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, no water supply wells are located on the subject property. Two wells “10S02W19D002S” and “10S02W19E001S,” both located approximately 0.35 miles northwest of the subject property, were reportedly last measured in 1967 with depths to groundwater of approximately 40 feet and 14 feet below grade, respectively.

2.5 Hydrologic Flood Plain Information

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

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APNs 128-440-11) is identified as Mr. Barry and Mrs. Beverly Sheffer with the following mailing addresses: 9467 Lilac Walk, Escondido, California 92026.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

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

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1968.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property and adjacent property appeared partially cleared for agricultural use. West Lilac Road, unimproved at the time, was visible to the north. The surrounding area appeared to be undeveloped and/or cleared for agricultural-related land use.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. An unimproved road was present to the north along with West Lilac Road. The surrounding area was sparsely developed and/or utilized for agricultural-related land use.
1953	Aerial Photograph 1:375	No apparent changes were noted on the subject property or adjacent and surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	Subject property and adjacent property to the west no longer utilized for agriculture. Orchards appeared on the adjacent property to the east. An unimproved road appeared running along the west property margin.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1968	Topographic Map 1: 24,000	Subject property was developed with a single structure along the northern property boundary. An unimproved road delineated the eastern property boundary. West Lilac Road was visible to the north. The subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	Subject property was developed with a single structure near the northern property boundary. Orchards appeared on the subject property north of the structure. An unimproved road delineated the western property boundary. West Lilac Road was visible to the north. Surrounding property appeared with orchards and rural residential property.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for additional orchards located throughout the property.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property or adjacent property since the 1990/91 aerial photograph.
March 2012	Aerial Photograph <u>Accretive Investments, Inc.</u>	The subject property appeared as its current configuration, which consisted of a single structure at the central portion of the property, and a detached garage south of the structure. An unimproved road bordered the western property margin. The northern portion of the property consisted of sparse orchards, while the balance of the site appeared with sparse vegetation and/or grasses. West Lilac Road was visible to the north. 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 (9467 Lilac Walk) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed from 1985 to 2011 with residential listings. 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		
9467 Lilac Walk, Escondido, California 92026		
North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
Lilac Walk First Listing this street is 9467	9467 Lilac Walk Danielle Perry; Barry Sheffer	9547 Lilac Walk No listing
2007		
9435 Lilac Walk Nina Zosa; Noli Zosa	9467 Lilac Walk Barry Sheffer; Beverly Sheffer	9547 Lilac Walk No listing
2002		
9435 Lilac Walk Nina Zosa; Noli Zosa	9467 Lilac Walk Barry Sheffer; Charles Wolk	9547 Lilac Walk No listing
1997		
9435 Lilac Walk Nina Zosa; Noli Zosa	9467 Lilac Walk No listing	9547 Lilac Walk Alejandro Bautista
1992		
9435 Lilac Walk Nina Zosa; Noli Zosa	9467 Lilac Walk No listing	9547 Lilac Walk Alejandro Bautista
1985		
Lilac Walk First listing this street 9467	9467 Lilac Walk Chas J Wolk	9547 Lilac Walk Walter Frazier
<i>End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings</i>		

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2012) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were on file for the subject property (APN 128-440-11).

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 D**, along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APN 128-440-11. 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 03W, Section 19).

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

The current owner of the subject property is Mr. and Mrs. Barry Sheffer. EEI interviewed Mrs. Sheffer at the time of our site reconnaissance. Mrs. Sheffer noted that she and her husband, Barry had owned the property for approximately 11 years and utilized the majority to grow various types of citrus and avocado trees. According to Mrs. Sheffer, the trees were recently removed due to increased water costs and only a few personal trees remain. Mrs. Sheffer noted that a water well exists on the southwest portion of the property and that no ASTs/USTs are located on the subject property. Additional information pertaining to Mrs. Sheffer's interview is provided below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Sheffer was not aware of any past or present uses of the subject property indicating environmental concern.

3.5.2 Environmental Liens or Governmental Notification

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

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

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

3.5.5 Legal Proceedings

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

3.6 User Provided Information

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

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 property owner, Mrs. Sheffer, no previous assessments (i.e., Phase I ESA) have been conducted 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. Based on aerial photograph data, the structures located along the northern portion of the subject property appeared to have been constructed circa-1968. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age (circa-1968) of the structures located along the northern portion of the subject property, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent subject property reconnaissance. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines and a single pole-mounted transformer were observed along the eastern property boundary, which provided electrical service to the main residence. The electrical transformer appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

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 6, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Mrs. Beverly Sheffer, the property owner, provided access to the subject property. Mrs. Sheffer noted that she and her husband, Barry had owned the property for approximately 11 years and utilized the majority to grow various types of citrus and avocado trees. According to Mrs. Sheffer, the trees were recently removed due to increased water costs and only a few personal trees remain. Mrs. Sheffer noted that a water well exists on the southwest portion of the property and that no ASTs/USTs are located on the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California (**Figure 2**). The subject property encompasses a total of 3.31-acres on one (1) contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-11. The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The northern, western, and southern portions of the subject property contain sparse citrus and avocado trees, undeveloped areas, and gently sloping terrain. The majority of the trees have been cut down or removed and only stumps remain. Evidence of below ground irrigation piping was observed throughout the subject property. The east-central portion of the subject property is currently developed with two (2) main structures that consist of a single story residence and detached garage. The detached garage appeared to be used to store various household items, a motorcycle, and tools. West of the detached garage is a metal storage unit that contained various household items. Between the detached garage and metal storage unit were two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil. The drums appeared to be in fair condition with only minor signs of leaking observed.

An above-ground inflatable swimming pool (empty) is located southwest of the main residence. Trash and debris piles were observed east of the detached garage and along the south and west portions of the main residence. Additionally, EEI observed small quantities of household cleaning products, anti-freeze, paint, tires, and construction debris along the western side of the main residence.

Five (5) vehicles and two (2) trailers were observed on the subject property. Two vehicles located along the southwest corner of the subject property and a third located along the south side of the detached garage appeared to be in poor operating condition. EEI also observed a potential water well. The well is located along the southwest corner of the subject property; constructed of concrete; is approximately 3 feet in diameter; and extends 10 to 15 feet below grade. No pumping equipment was present and no water was observed in the well. Mrs. Sheffer stated that the property is serviced by municipal water; however, a septic system services the main residence and is located southwest of the structure.

Overhead power lines and a single pole-mounted transformer were observed along the eastern property boundary, which provided electrical service to the main residence. The electrical transformer appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west 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*, except for the 55-gallon and 25-gallon storage drums located along the west side of the detached garage was noted on the subject property during our subject property reconnaissance efforts.

TABLE 3		
Summary of Subject Property Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	Fair to poor. Trash and debris, irrigation piping, non-operating vehicles, waste drums, and construction materials were observed.
Surface Spills	No	None observed.
Stained Surfaces	No	Minor petroleum staining was observed in the area of three (3) storage drums and beneath the vehicles located on the subject property.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	A dry creek channel is located along the southern property boundary.
Electrical Substations	No	None observed.
Areas of Dumping	No	Trash and debris were observed on the subject property.
Transformers	No	One-pole mounted transformer was observed along the eastern portion of the subject property.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel, oil, paint, and household cleaning items were 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 LIMITED AGRICULTURAL CHEMICAL SURVEY

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

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 “*Interim Guidance For Sampling Agricultural Properties*”, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (3.31-acres), and EEI’s experience at similar sites, a total of four (4) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On December 6, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of four (4) discrete locations (identified as ACR-1 through ACR-4, **Figure 3**) were chosen to provide representative coverage.

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

5.2 Laboratory Analytical Testing

All four (4) discrete soil samples (ACR-1 through ACR-4) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”).

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

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-2	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-4	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			0.07	150	35	1,600	2,300	1,600	NA
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.									

5.3 Discussion of Testing Results

The results of our limited agricultural survey revealed no concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., “non-detect”) in the soil samples collected from the subject property.

6.0 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:
 - The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

The results of our agricultural chemical survey (see Section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic, lead or organochlorine pesticides above the laboratory reporting limit (i.e., non-detect) in the soil samples collected from the subject property. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC’s – No historical REC’s have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – The following de minimis conditions have been revealed during the preparation of this ESA.
 - Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

7.0 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.”

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 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.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9467 Lilac Walk, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property:

In addition EEI has the following comments:

- Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.
- 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.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed January 2012.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed January 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 January 2012.

Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed January 2012.

Department of Toxic Substances Control (DTSC), 2008, “Interim Guidance for Sampling Agricultural Properties (Third Revision).”

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 January 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 January 2012.

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>), accessed January 2012.

San Diego Geographic Information Source, (SanGIS), Website, (<http://files.sangis.org/interactive/viewer/viewer.asp>), accessed January 2012.

San Diego Regional Water Quality Control Board (SDRWQCB), 1994, “Water Quality Control Plan for the San Diego Basin (9),” dated September 8.

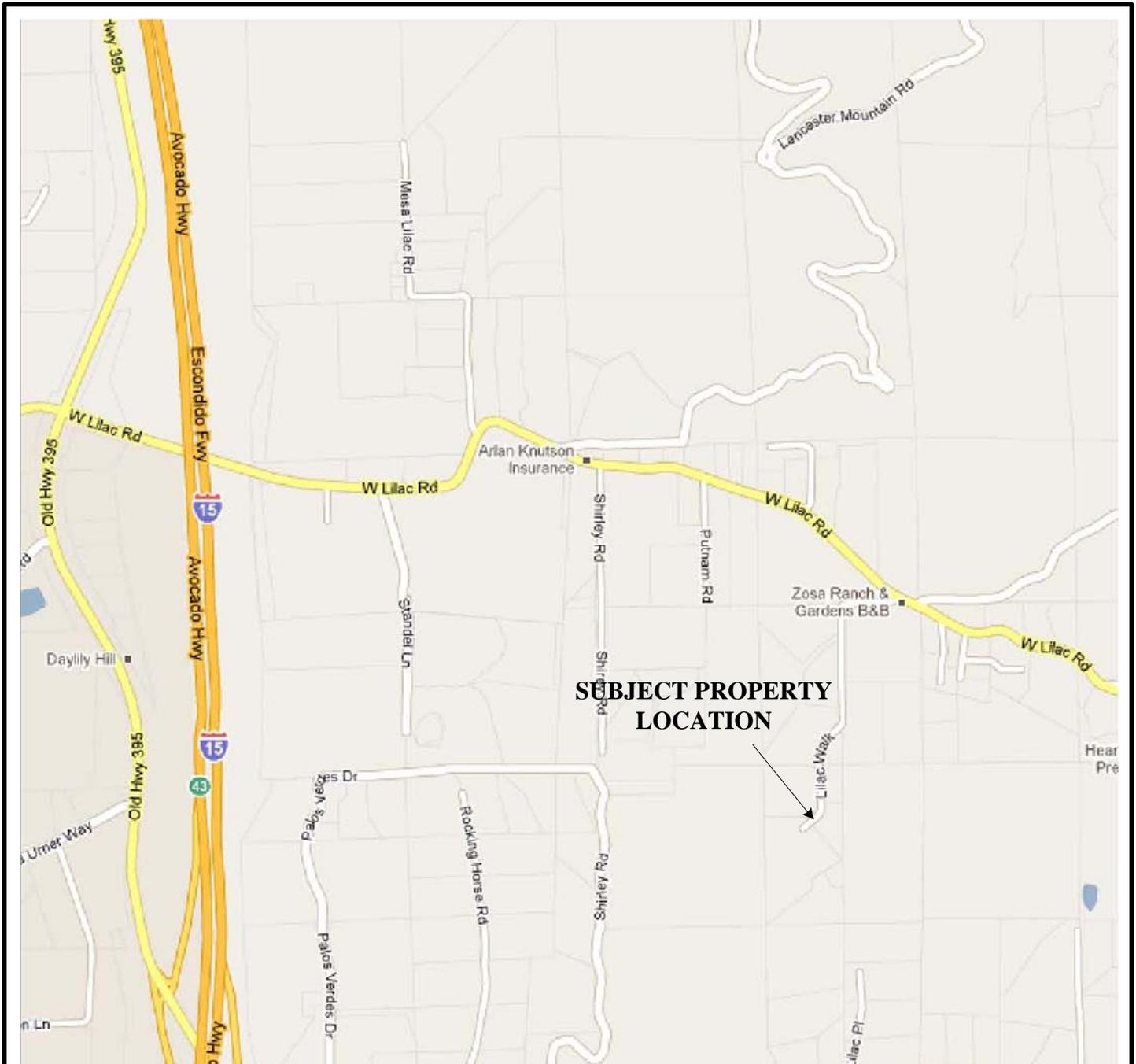
State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed January 2012.

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

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

United States Geological Survey (USGS, 1968, photograph inspected 1975, Bonsall, 7.5-Minute Quadrangle.

FIGURES



Map Source: Google Maps®, Accessed, July 2011



Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

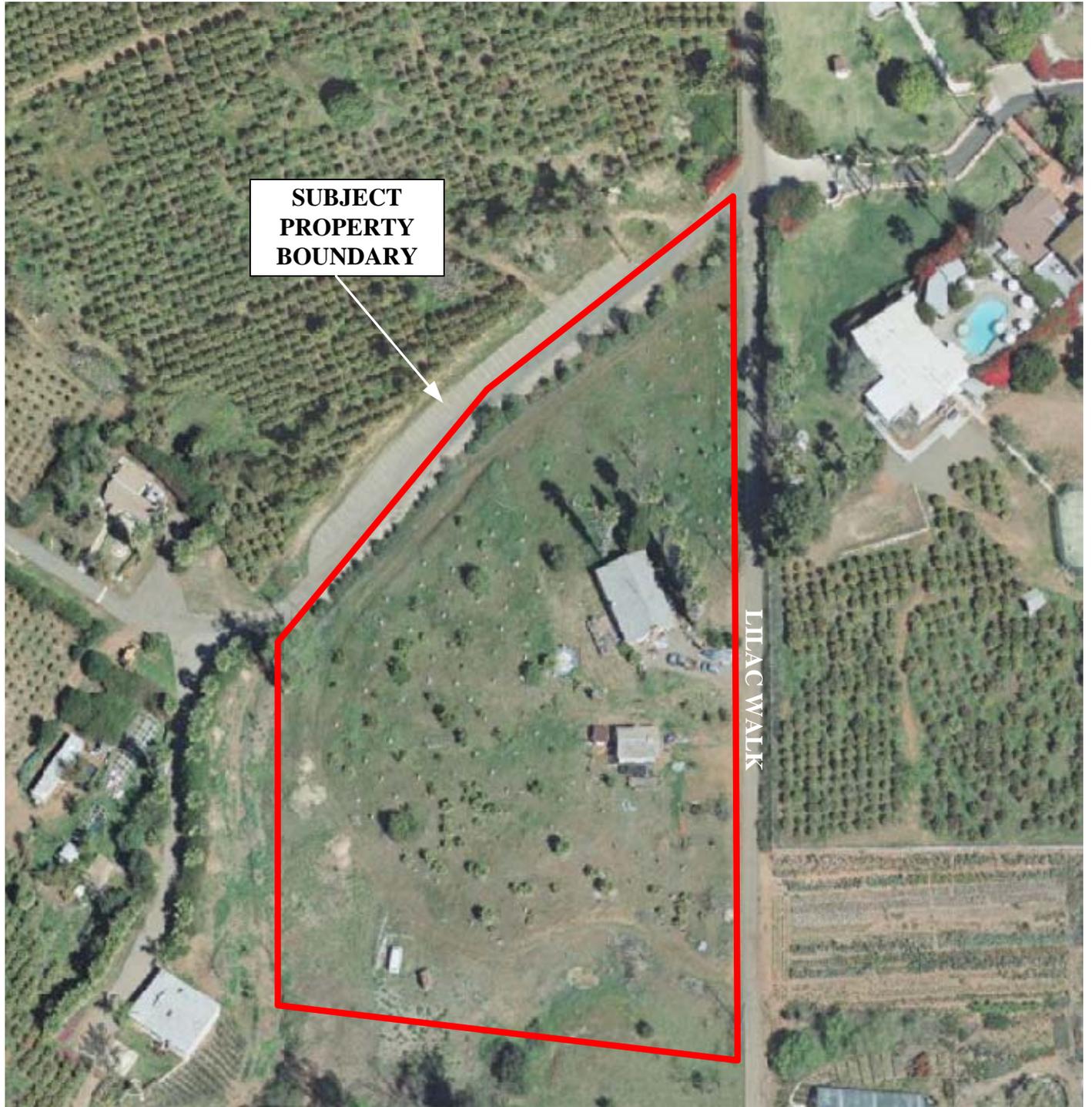


Note All Locations Are Approximate

SITE LOCATION MAP
 ACCRETIVE INVESTMENTS, INC.
 3.31-Acre "Sheffer" Property
 APN 128-440-11
 9467 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71400
 Created January 2012



FIGURE 1



Map Source: Accretive Investments, Inc., March 2012



Scale: 1" = 100'

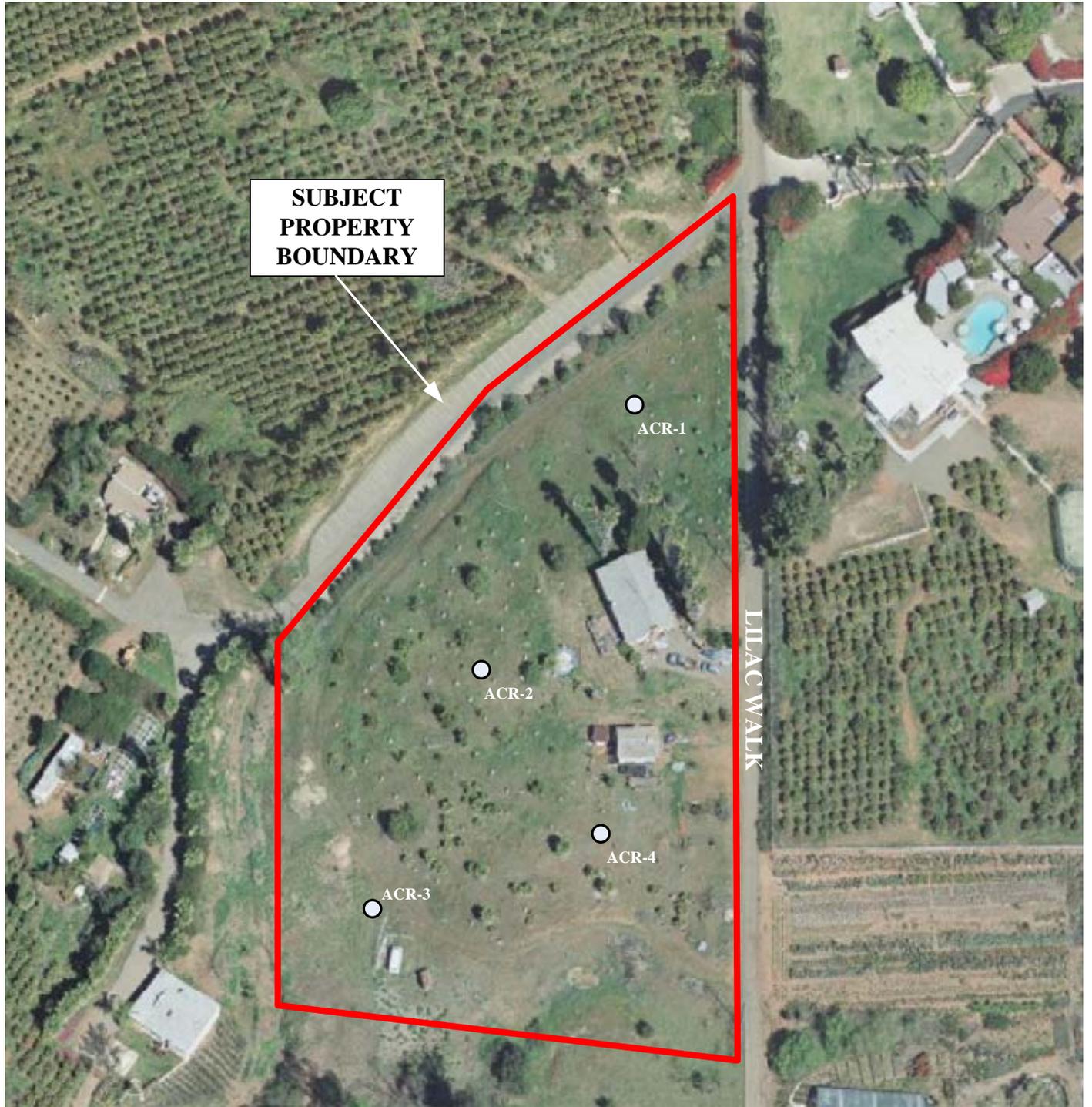


Note All Locations Are Approximate

AERIAL SITE MAP
ACCRETIVE INVESTMENTS, INC.
3.27-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71400
Revised March 2012



FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

- Soil boring location
ACR-1
-

Scale: 1" = 100'



Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
 3.27-Acre "Sheffer" Property
 APN 128-440-11
 9467 Lilac Walk, Escondido, California 92026
 EEI Project No. ACR-71400
 Revised March 2012



FIGURE 3

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**



Brian R. Brennan, REA II

Senior Project Manager

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

Respective Projects

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

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

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

Education

Masters of Science, Environmental Engineering, National University, 2008

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

Professional Registration

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

Professional Affiliations

American Society of Civil Engineers (ASCE)

National Groundwater Association (NGWA)

Association of Environmental Professionals (AEP)

San Diego Environmental Professionals (SDEP)

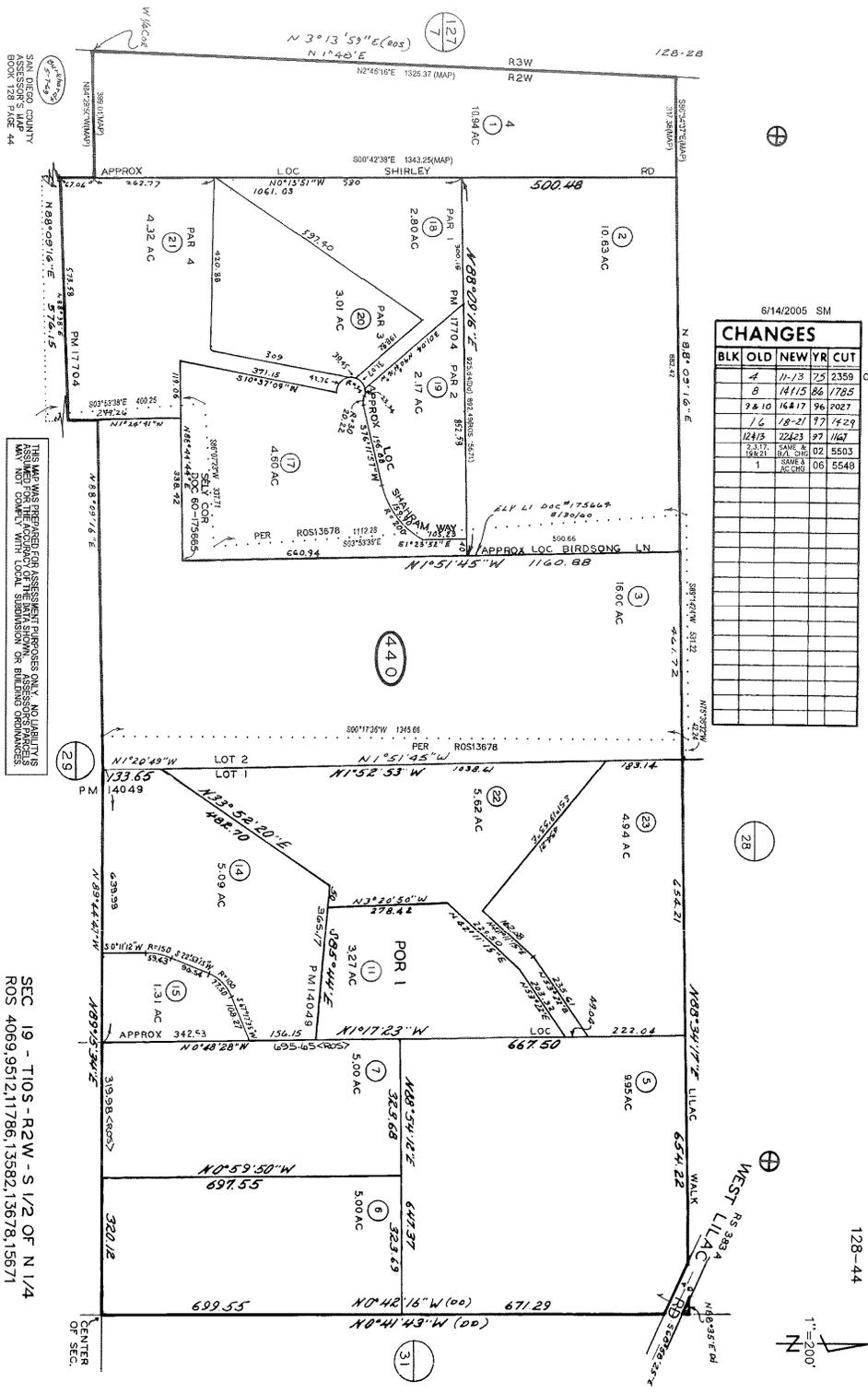
Certifications

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

AHERA Asbestos Building Inspector

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

(continued)



6/14/2005 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
8	11-13	125	2359	
8	14-15	86	1785	
9 & 10	16 & 17	96	2027	
7 & 6	7 & 21	177	1829	
124 & 3	224 & 3	97	1607	
1 & 2	1 & 2	02	5503	
1	1	06	5548	

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN OR THE BUILDING OR BOUNDARY DIMENSIONS. ANY AND ALL CORRECTIONS WILL BE MADE UPON SUBMISSION OF THE BUILDING OR BOUNDARY DIMENSIONS.

SEC 19 - T10S - R2W - S 1/2 OF N 1/4
 ROS 4069, 9512, 11786, 13582, 13678, 15671

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



Environmental FirstSearch

Historical Aerial Photo

2002

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (NAPP-3C_12474-180)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1990-1991

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD-90-91_12581)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1980

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD_80_10235)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1975

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD-75_7588)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

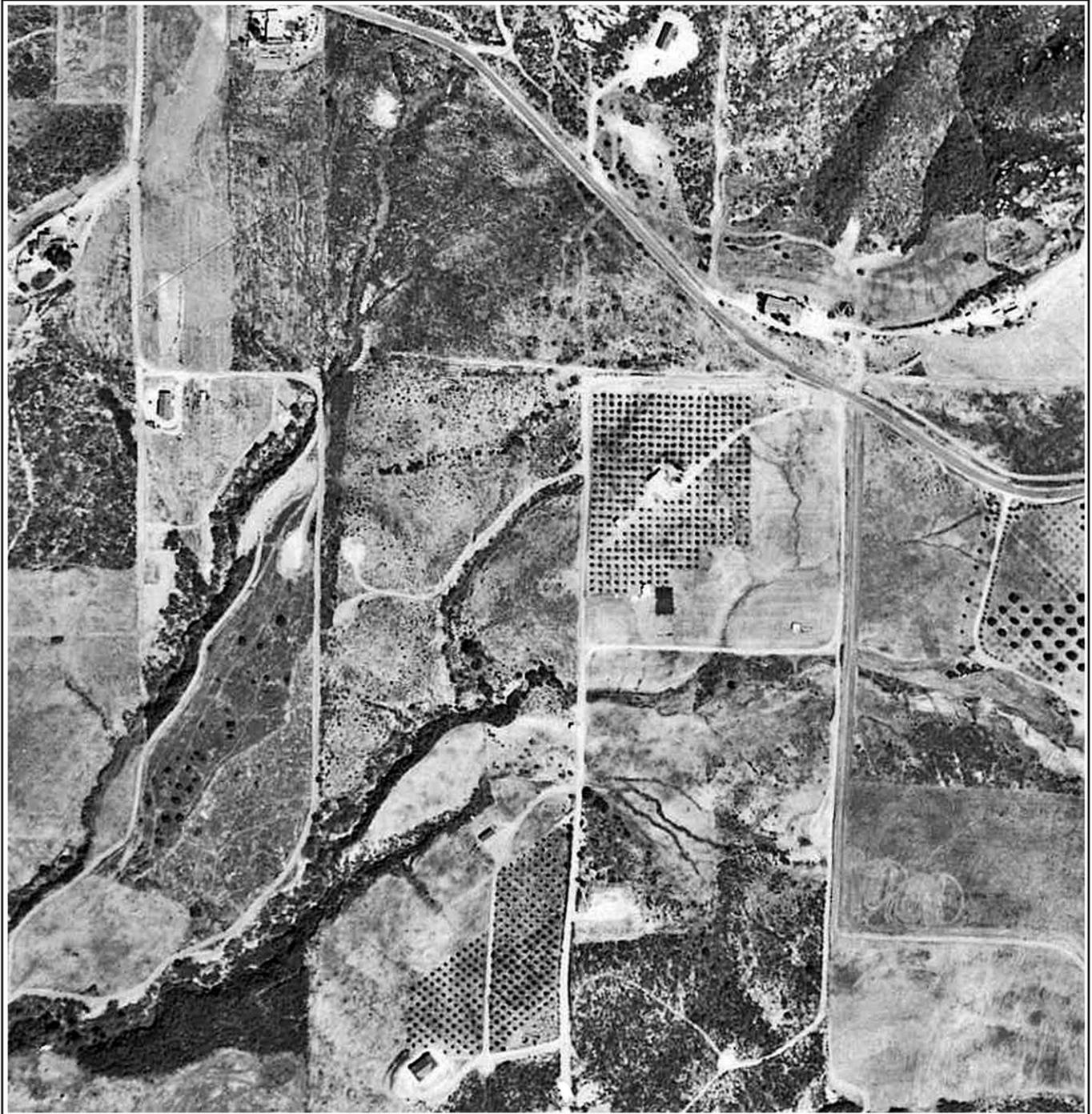


Environmental FirstSearch

Historical Aerial Photo

1963

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (CAS-SD_2-131)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1953

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AXN-1953_3M-133)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1946

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (GS-CP_9-88)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

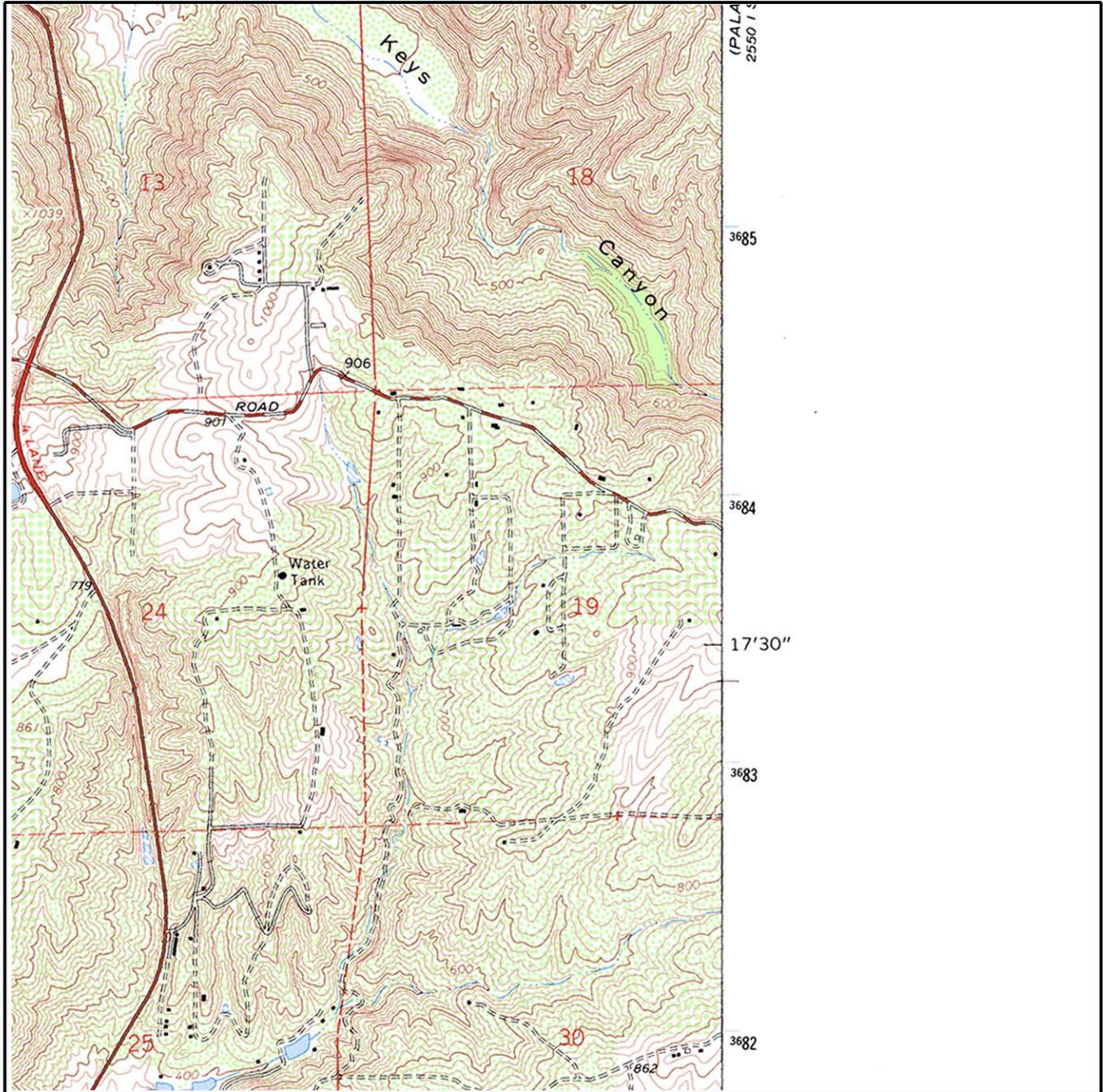


Environmental FirstSearch

Historical Topographic Map

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

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414



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

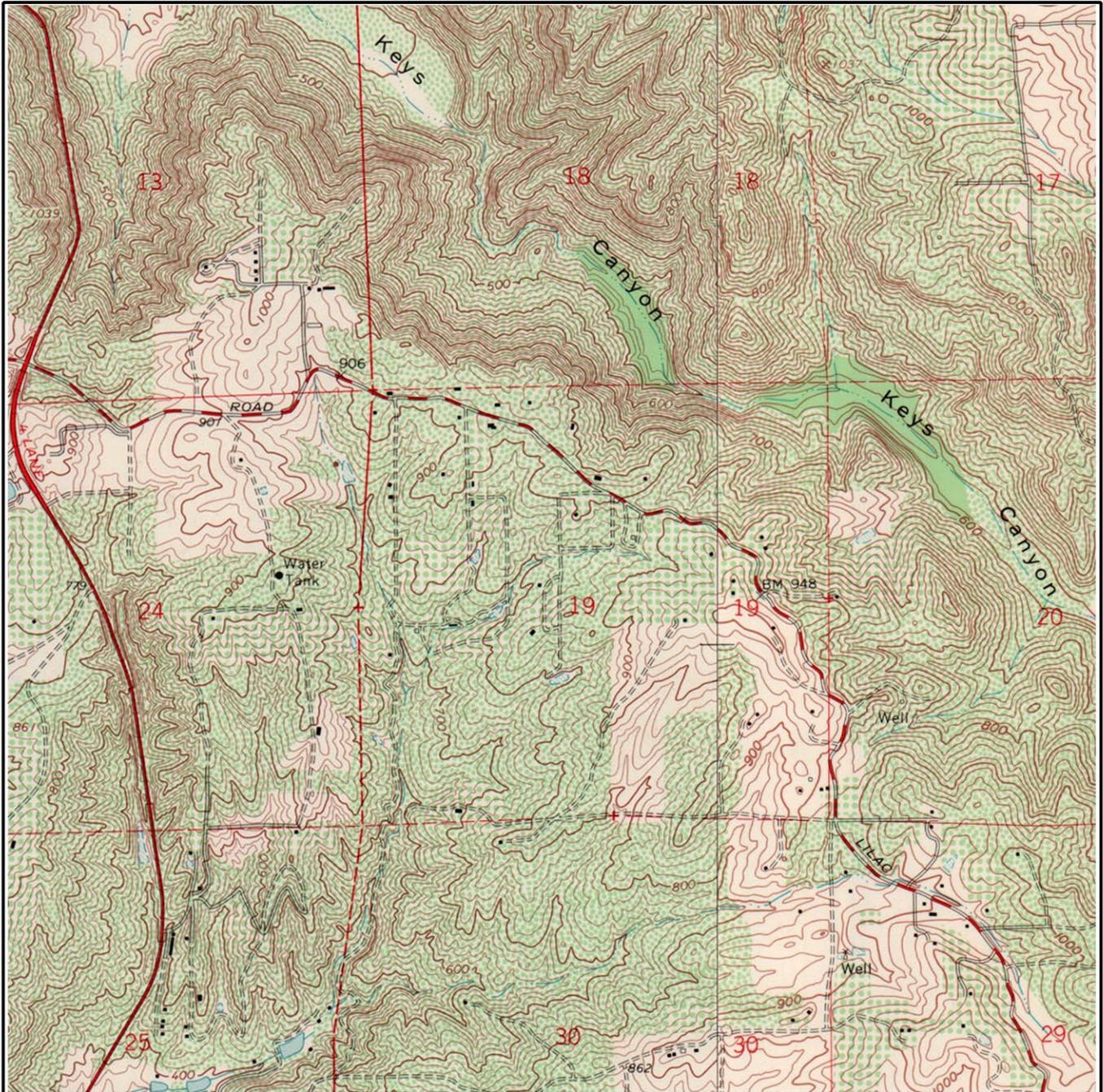


Environmental FirstSearch

Historical Topographic Map

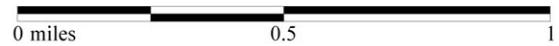
Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

E Quad Name: Pala, CA
Year: 1968



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

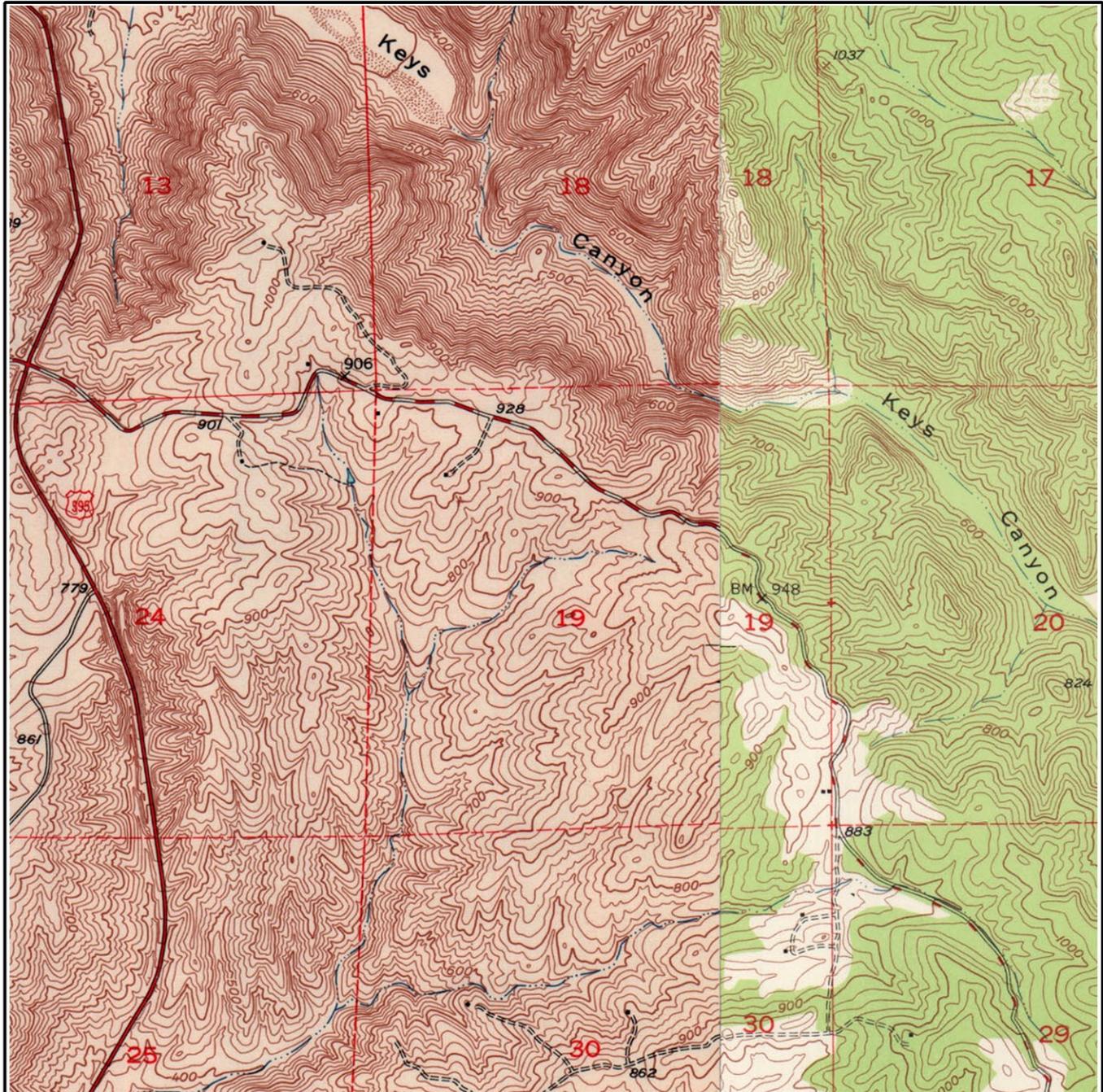


Environmental FirstSearch

Historical Topographic Map

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

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

E Quad Name: Pala, CA
Year: 1949

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

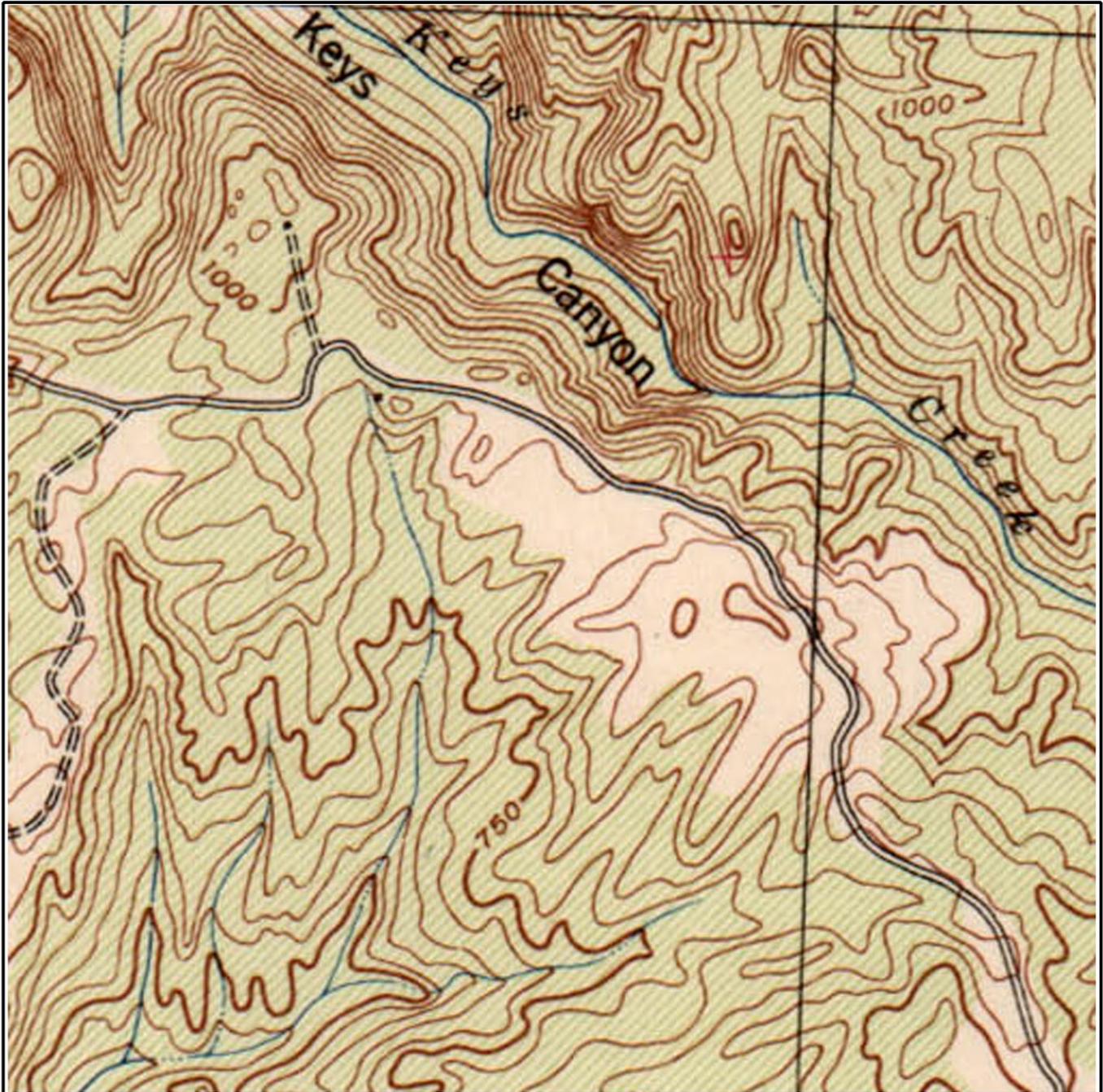


Environmental FirstSearch

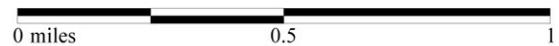
Historical Topographic Map

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

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414



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



Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR-71400

TIS Log No: 67708

Subject Property:

9467 Lilac Walk
Escondido, CA 92026

December 9, 2011

DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report
--

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
--

2011 Haines: North San Diego County p. 532		
Lilac Walk First listing this street is 9467	9467 Lilac Walk Perry Danielle; Sheffer Barry	9547 Lilac Walk No Response
2007 Haines: North San Diego County p. 479		
9435 Lilac Walk Zosa Nina; Zosa Noli	9467 Lilac Walk Sheffer Barry; Shaeffer Beverly	9547 Lilac Walk No Response
2002 Haines: North San Diego County p. 473		
9435 Lilac Walk Zosa Nina; Zosa Noli	9467 Lilac Walk Sheffer Barry; Wolk Charles	9547 Lilac Walk No Response
1997 Haines: North San Diego County p. 358		
9435 Lilac Walk Zosa Nina; Zosa Noli	9467 Lilac Walk Sohler Ed; Sohler Robin	9547 Lilac Walk No Response
1992 Haines: North San Diego County p. 358		
9435 Lilac Walk Zosa Nina; Zosa Noli	9467 Lilac Walk No Response	9547 Lilac Walk Bautista Alejandro; Bautista Francisco
1985 Pacific Telephone: San Diego North County p. 73		
Lilac Walk First listing this street is 9467	9467 Lilac Walk Wolk Chas J	9547 Lilac Walk Frazer Walter
End Of Search due to: A) earlier directory or street listing not found; B) <i>listing out of range, listings re-numbered, or no numeric listings</i>		

Track Info Services City Directory Report

Notes:

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

**APPENDIX D
ENVIRONMENTAL RECORDS SEARCH**

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9467 LILAC WALK

ESCONDIDO CA 92026

Job Number: ACR-71400

PREPARED FOR:

EEL, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

12-05-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: 9467 LILAC WALK
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: 12-05-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: COORD
Job Number: ACR-71400
Filtered Report

Target Site: 9467 LILAC WALK
 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:	-117.132414	-117:7:57	Easting: 487671.55
Latitude:	33.295419	33:17:44	Northing: 3683853.583
Elevation:	829		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	12-05-11
					Historical Topos	Yes	12-05-11
					City Directories	Yes	12-05-11
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	12-05-11

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

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

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>
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

No sites found for target address

***Environmental FirstSearch
Sites Summary Report***

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

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: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

No sites were found!

**Environmental FirstSearch
Site Detail Report**

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

TRIBALLAND

SEARCH ID:	1	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV:	01/15/08	ID1:	BIA-92026
ADDRESS:	UNKNOWN CA 92026 SAN DIEGO	ID2:		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** site the 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: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.19 NW		
LILAC WALK	0.00--		
Putnam Rd	0.18 SW		
Shahram Way	0.19 SW		
W Lilac Rd	0.14 NW		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

**12-05-11
ACR-71400
9467 LILAC WALK
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.

Copyright Policy & Disclaimer

Certain Sanborn® Fire Insurance Maps are copyrighted material and may not be reproduced without the expressed permission of the Sanborn Map Company. FirstSearch Technology Corporation warrants that it will employ its best efforts to maintain and deliver its information in an efficient and timely manner. Customer acknowledges that it understands that FirstSearch Technology Corporation obtains the above information from sources FirstSearch Technology Corporation considers reliable. However, **THE WARRANTIES EXPRESSED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES**, either expressed or implied, including without limitation any implied warranty of merchantability or fitness or suitability for a particular purpose (whether or not FirstSearch Technology Corporation may know, have reason to know, or have been advised of such purpose), whether arising by law or by reason of industry custom or usage. **ALL SUCH OTHER WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED.**



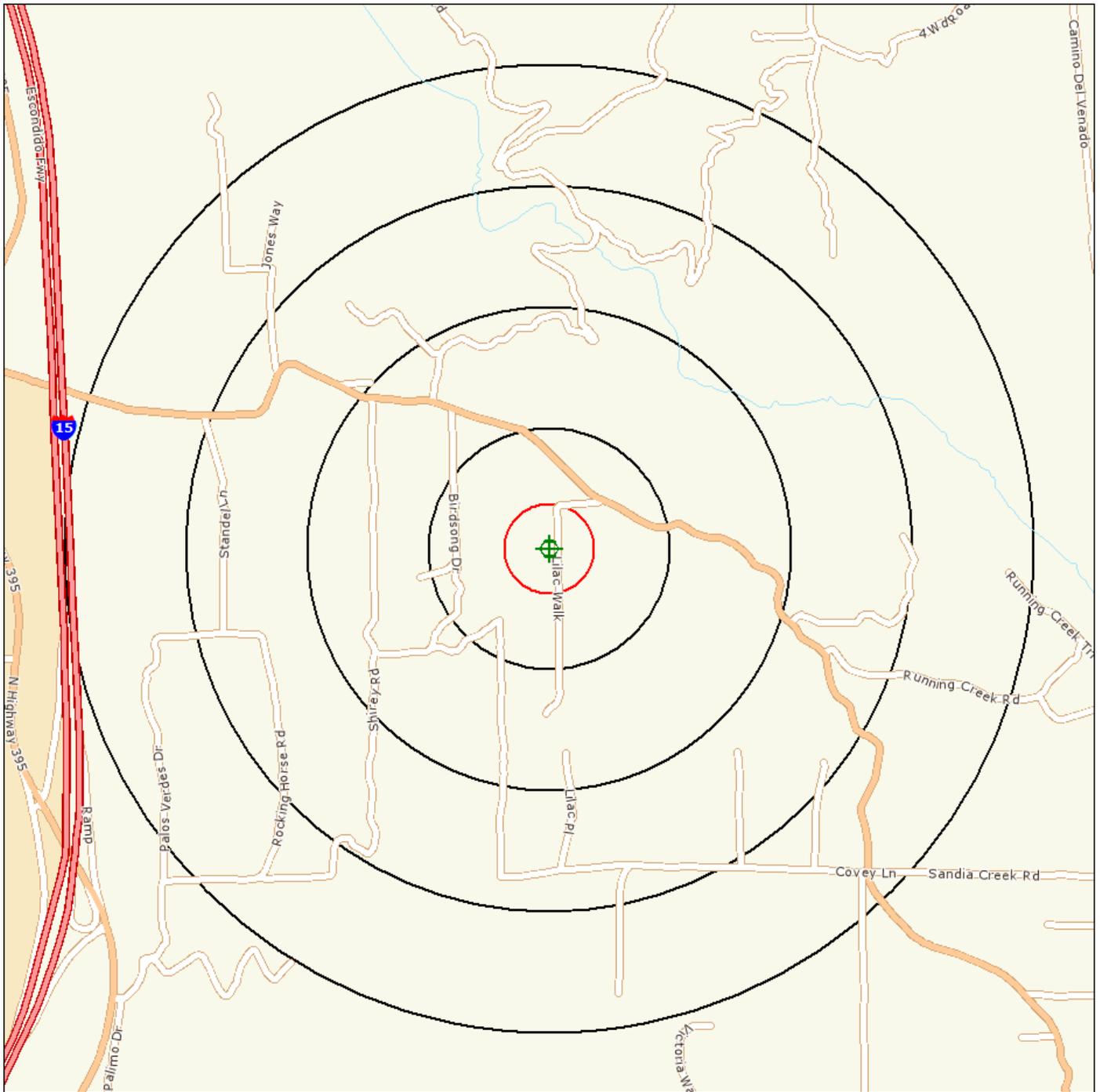
Environmental FirstSearch

1 Mile Radius

Single Map:

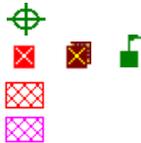


9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

- Target Site (Latitude: 33.295419 Longitude: -117.132414)
- 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





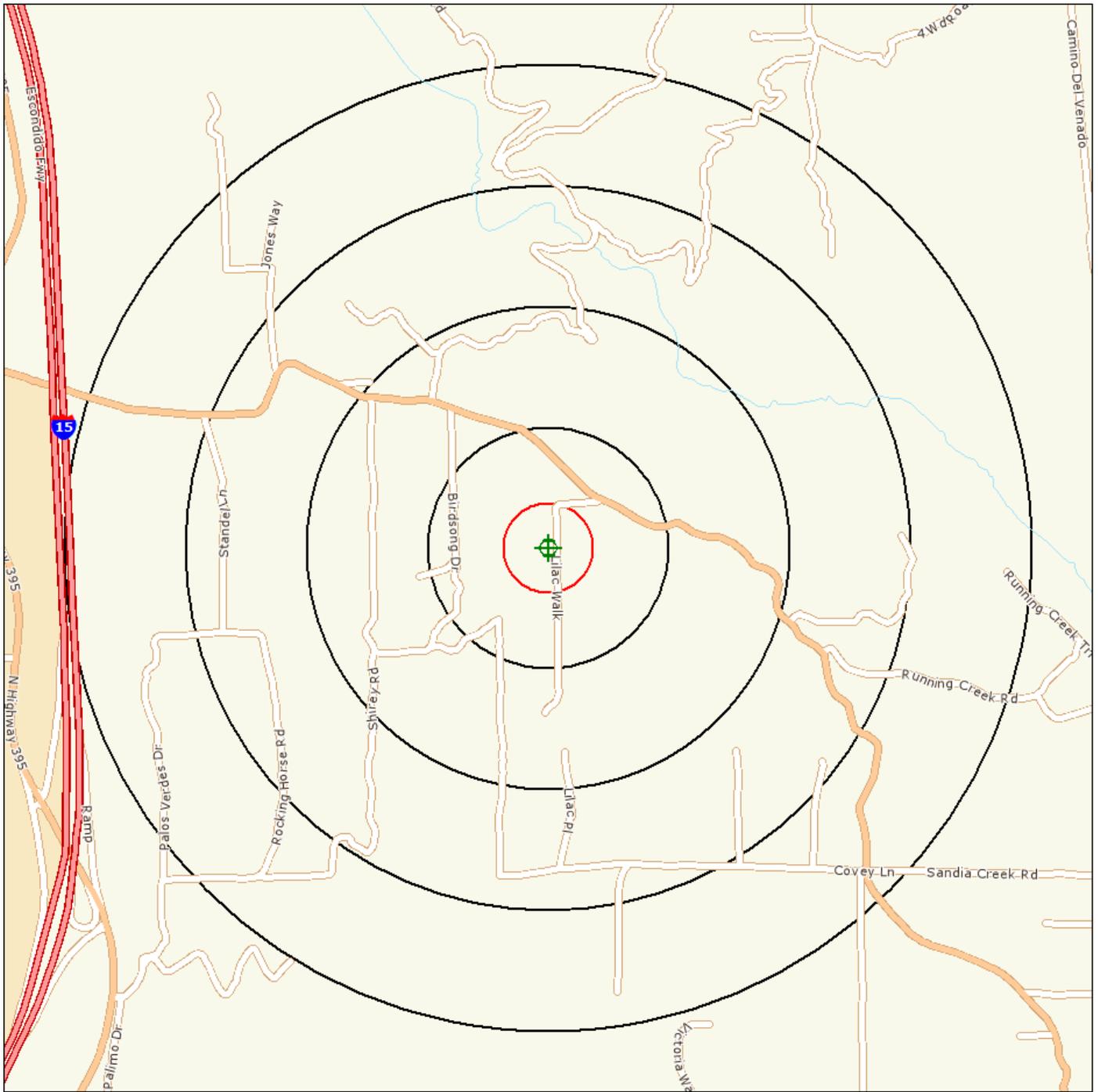
Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRA COR, STATE

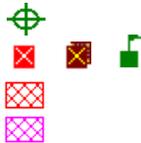


9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

- Target Site (Latitude: 33.295419 Longitude: -117.132414)
- 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





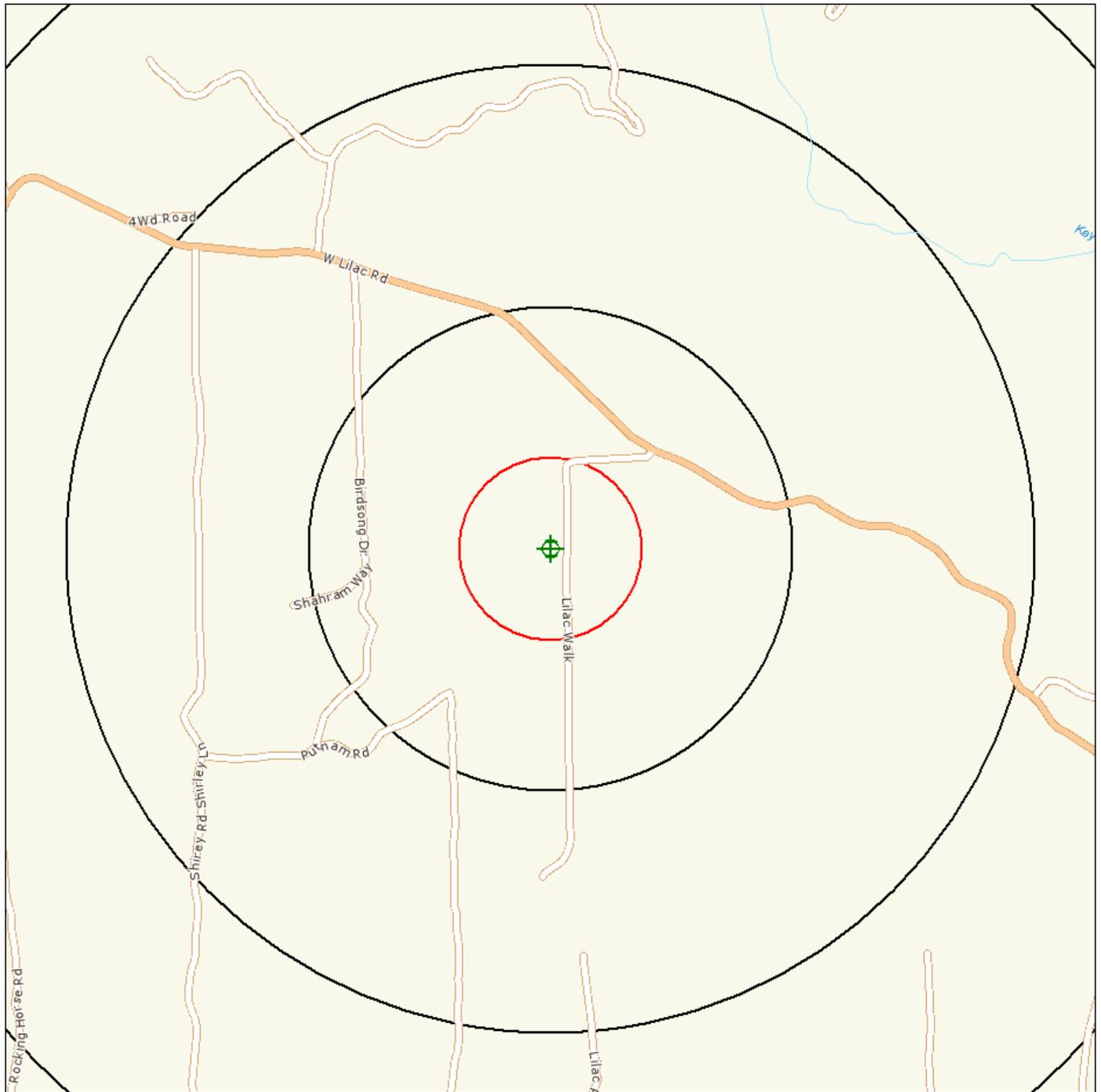
Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

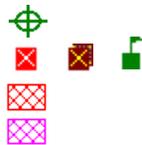


9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

- Target Site (Latitude: 33.295419 Longitude: -117.132414)
- 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





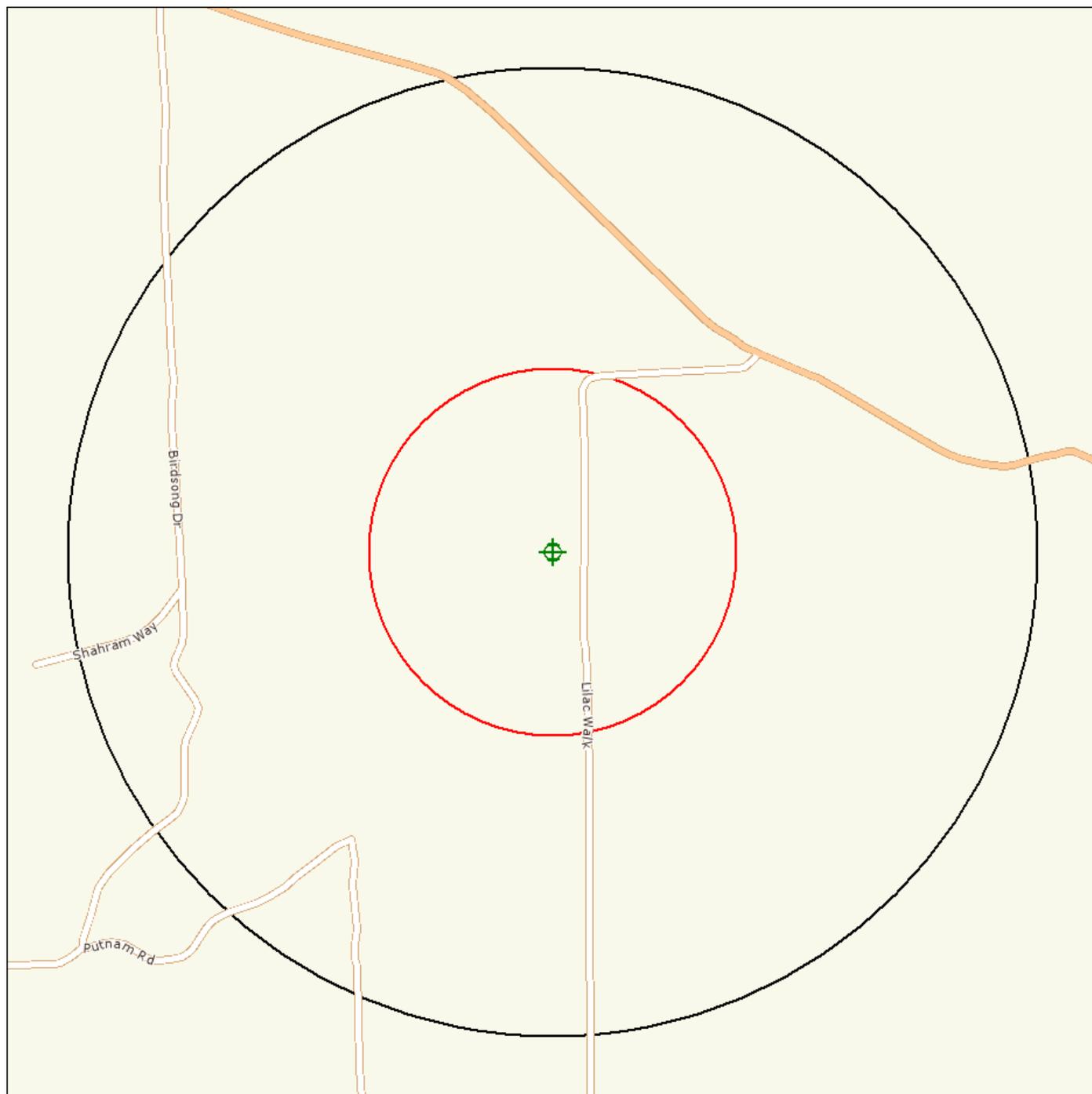
Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRA GEN, UST, OTHER, FEDIC/EC

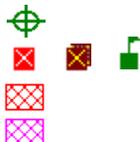


9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

- Target Site (Latitude: 33.295419 Longitude: -117.132414)
- 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





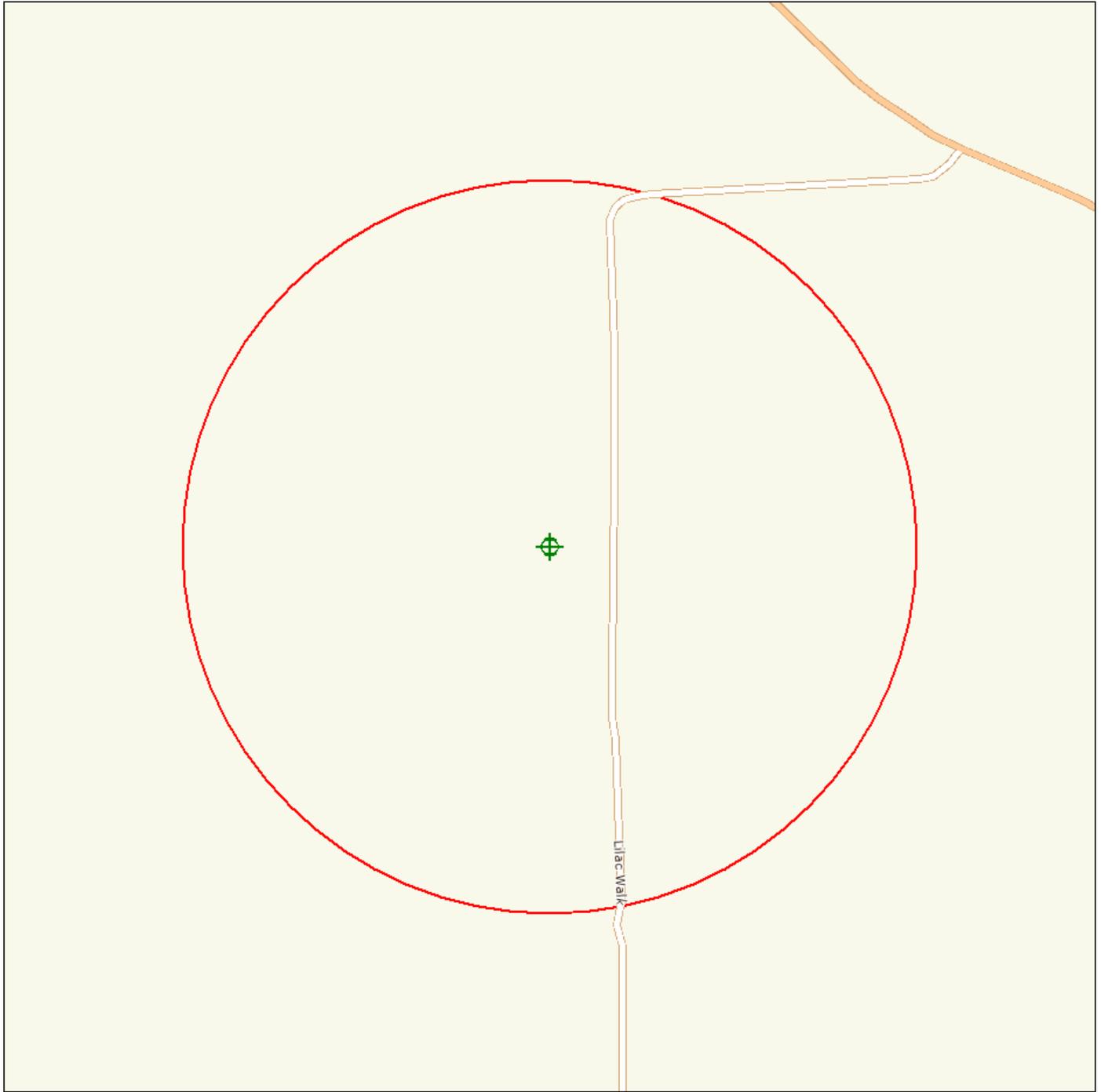
Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

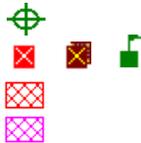


9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

- Target Site (Latitude: 33.295419 Longitude: -117.132414)
 - 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

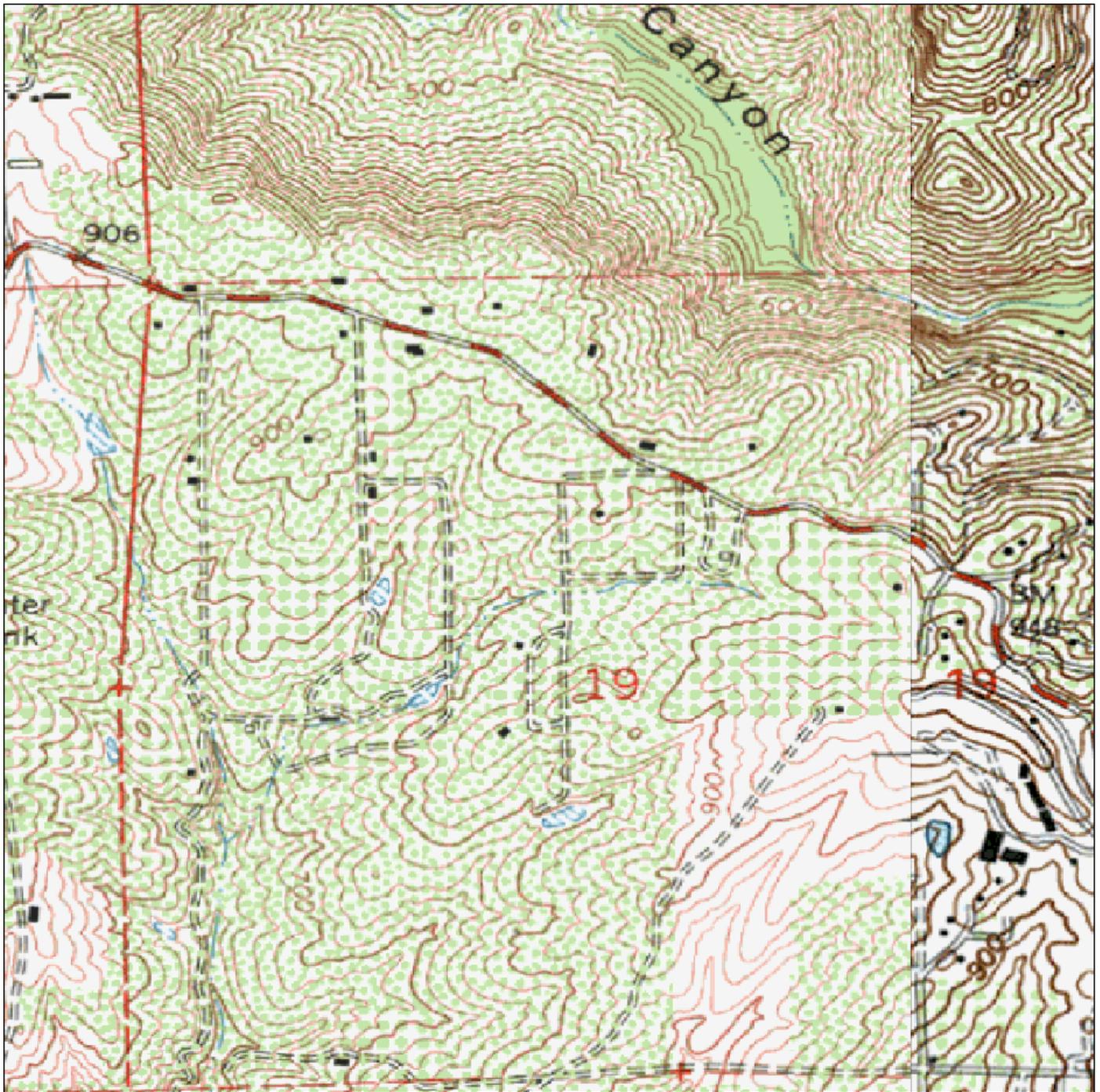




Site Location Map

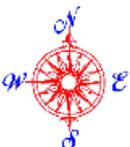
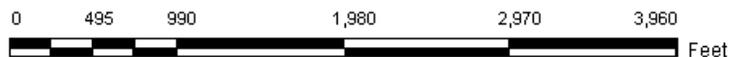
Topo : 0.75 Mile Radius

9467 LILAC WALK, 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.

1

**APPENDIX E
USER PROVIDED INFORMATION**



**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

Project Number / Name: ACR-7140 / 3.27-acre "Sheffer" Property (APN 128-440-11)

Project Address: 9467 Lilac Walk, 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 & 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 Rilling, Accretive Investments

Address:

12275 El Camino Real, Suite 110
San Diego CA 92130

Date:

12/5/11

**APPENDIX F
PHOTOGRAPHIC LOG**



Photograph 1 – View of the subject property from the northeast corner. View is to the southwest.



Photograph 2 – View of the subject property from the west-central portion of the site. View is to the east.



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



Photograph 4 – View of a pole-mounted transformer located along the east-central portion of the subject property.



Photograph 5 – View of a concrete well located along the southwest corner of the subject property.



Photograph 6 – View of non-operating vehicles located along the southwest corner of the subject property.