

PHASE I ENVIRONMENTAL SUBJECT SITE ASSESSMENT

**APN 4983303900,
southwest corner of Chase Avenue & Jamacha Road
near El Cajon, California**

CLIENT: Hamann Companies
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El Cajon, CA 92020

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PROJECT NUMBER: 16-0208

IMPORTANT NOTICE: This report is confidential. It may not be read or relied upon, except by the Client.

ABSTRACT

A Phase I Environmental Subject site Assessment was conducted for the commercial property (the “subject site”)¹ identified by the Assessor’s Parcel Number 4983303900, a 7.08-acre vacant area bound on the north by East Chase Avenue and adjoined to the east by a shopping center along Jamacha Road near El Cajon, California. The purpose of this effort was to conduct “all appropriate inquiries”² to identify adverse environmental issues associated with previous ownership and uses of the facility/property prior to a commercial real estate transaction (sale, lease, etc.) or development.

Research for this report included a visit to the subject site and adjacent properties/vicinity, review of available subject site history including building permit records, aerial photographs, and city directories, discussion of the subject site’s physical characteristics, and review of regulatory agency records for the potential for “recognized environmental conditions”³ in connection with the subject site.

Evaluation of the key component of “business environmental risk”⁴ was made for the subject site by MBCE (Marc Boogay Consulting Engineer, “the environmental professional”⁵, per the specification, ASTM 1527-13).

Environmental risks at the subject site include unknown prior use of an onsite building, nearby commercial usage included one potential dry-cleaners, underground tanks, and closed-cases for releases within 1/8-mile. These threats were not deemed to represent recognized environmental conditions, and no Phase II efforts are deemed warranted.

¹ The words “offsite” and “onsite” will generally refer to on the subject site; however, appendices provided by Environmental Data Resources (EDR) refer to the subject site as the “target property.”

² “All appropriate inquiry” is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* defenses.

³ **RECs** are defined by the ASTM specification as, “ the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.” **Controlled RECs** are past releases that have been addressed to the satisfaction of the applicable regulatory authority (for example, a “no further action” designation has been assigned). Controlled RECs do not imply unrestricted use of the property. **Historical RECs** meet unrestricted use criteria as determined by the applicable regulatory authority.

⁴ Defined by ASTM E 1527-13 as “a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

⁵ Defined by ASTM E 1527-13 as a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b).

SIGNATURE



The inspection, research, and data discussion noted in this report were completed by me or under my direction.

Marc Boogay
Principal

March 15, 2016

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1.0 AUTHORIZATION, OBJECTIVE AND APPROACH

This study was conducted in accordance with a contract between *Marc Boogay Consulting Engineer* (MBCE) and *Hamann Companies* (the "Client"), dated February 26, 2016. It concerns the vacant 7.08-acre lot described by Assessor's Parcel Number 4983303900, near El Cajon, California. This study was performed in accordance with the scope of American Society of Testing & Materials (ASTM) E 1527-13, Standard Practice for Environmental Subject site Assessments: Phase I Environmental Subject site Assessment Process.

The purpose of this Phase I Environmental Subject site Assessment was to identify recognized environmental conditions in connection with the subject site and for "due diligence" (as defined in the ASTM specification) in judging the likelihood of hazardous substances or petroleum products that may be present in soil, soil vapor ⁶, or groundwater at the subject site, as could potentially result in an enforced environmental clean-up or environmental liability.

2.0 SCOPE OF WORK

The scope of services for this work is described by the following elements, transcribed from the contract:

- A subject site inspection and vicinity visit, with assessment of the possible presence of soil and groundwater contamination and threats from current or past subject site and vicinity usage.
- A review of readily available (published) regulatory agency records, including lists of CERCLIS and Superfund/SARA subject locations, hazardous waste storage/generation locations, vicinity violations and releases, and leaking underground tanks.
- A review of readily available local government agency records including enforcing UST/AST regulatory agencies, enforcing hazardous materials storage agencies, county/city departments of environmental health, and local departments of Building, Planning, Public Works, and Fire.
- A review of readily available soils, topographic, and geologic/hydrogeologic data for the subject site and vicinity.
- A review of readily available historical information for the subject site, including aerial photographs, interviews, and records regarding on-subject site hazardous materials/wastes.
- Review of documents as provided by the Client, including appraisals, geotechnical and soils reports, chain-of-title information, etc.

⁶ Per the ASTM standard, the presence within a building of hazardous substances such as vapors that have migrated into a building from a "release into the environment" (i.e., from a release outside of the building) can result in CERCLA liability.

3.0 SUBJECT SITE RECONNAISSANCE

The inspection of the subject site and the adjacent properties/ vicinity was performed on March 3, 2016 by Marc Boogay, of *Marc Boogay Consulting Engineer* (“environmental professional” per the ASTM specification). The subject site comprised a 7.08-acre vacant lot. The subject site is shown on a physical setting map, based on an annotated USGS 7.5 Minute Topographic Map and other historical topographic maps in Appendix I and by ground level photographs in Appendix II. A Field Inspection Checklist was employed at the subject site and is presented in Appendix III. There was no onsite tenancy.

3.1 Subject site Description

Material in this section was based on a visit to the subject site/vicinity conducted by MBCE. The subject site was only visually inspected; no inspection was completed under floors, behind walls, or above ceilings, etc. or in any areas concealed by obstacles of any kind, e.g., within piled materials or heavy brush. Information concerning presence of hazardous materials may also be noted in Section 3.2.

For purposes of subject site description, directions along Jamacha Road will be cited as “north” or “south” with perpendicular directions, e.g., along East Chase Avenue cited as “east” or “west.” The subject site extended in part to the southwest corner of the intersection of Jamacha Road and Chase Avenue. Its surrounding area was characterized by residential usage with a nearby gasoline station and an adjoining shopping center.

Inside the subject site building(s):

(No building was present onsite.)

Outside the subject site building(s):

The subject site comprised sloping and level terrain covered by heavy, weedy growth, mostly grasses, with a few individual trees and clumps of trees along its western boundary. Near the center of the subject site was a “no trespassing” sign identifying it as property of the State of California and CALTRANS. A few small clearings were present and some small pieces of inert waste material, e.g., wood scrap or concrete rubble were noted. Beneath a tree about 150-feet south of East Chase Avenue and 150-feet to the west of the shopping center adjoining the east side of the subject site was a clearing with remains of a small slab, ca. 20- x 30-feet in area; this was mostly covered by leaf-litter, but a few chunks of rubble and minor miscellaneous pieces of scrap were noted. A small (ca 1/2-in) capped steel pipe stub was noted inside the southwest corner of the subject site.

An unpaved roadway ran north-south along most of the eastern boundary, at the backside of the adjoining shopping center. Several small piles of waste were noted along this and included miscellaneous scrap from construction and packaging; these appeared to total less than a cubic yard. Also along the unpaved road, and presumed offsite were small steel outdoor tanks for waste food-oil in use by restaurants of the shopping center; minor release from one was noted in an adjoining puddle. A small pile of granular material, ca 1-cubic yard, appeared to have been dumped along northern edge of the subject site, at the edge of pavement for East Chase Avenue. A narrow onsite strip of land was indicated on the subject site’s parcel map as extending to Jamacha Road at its northeast extremity; this area appeared taken up by in part by a turn lane for East Chase Avenue and by a paved parking area for the adjoining shopping center.

Ancillary structures:

No onsite structures were present.

Typical utilities were on or adjacent to the subject site. These appeared to include water, sewer, electricity and natural gas provided by the local water district and SDG&E

3.2 Selected Environmental Assessment Issues

Hazardous Materials Storage/Use – This section describes the types, quantities, container types, and storage conditions of hazardous materials observed at the subject site. No significant containers or evidence of spillage was observed.

Storage tanks – None was observed.

Drains and sumps – None was observed.

Pits, ponds, lagoons, and/or pools of liquids - None was observed.

Interior or exterior stains/corrosion – None was observed.

Distressed vegetation – None was observed.

Odors – None was observed.

Solid wastes – None was observed.

Wells – None was observed.

Engineering Controls – No evidence of physical modifications, such as capping, slurry walls, or point-of-use water treatment, was seen at the subject site.

Polychlorinated biphenyls – Polychlorinated biphenyls (PCBs) have historically been found in electrical equipment such as transformers and lighting ballasts. Installations of equipment involving PCBs are much less likely in recent decades. Where present, warning placards are often in place. No transformers on or adjacent to the subject site were noted to have evidence of leakage or placards warning of PCBs. (NOTE: The ASTM standard does not require disclosure of fluorescent lighting ballasts).

3.3 Adjacent Property Observations

The immediate vicinity was characterized by commercial usage.

Properties adjacent to the subject site were as follows:

- To the south of subject site was a driveway in use by adjoining residences at 1546, 1554, and 1556 Jamacha Road.
- To the west of subject site were residence with addresses, 1893, 1903, and 1895 East Chase Avenue.
- To the north of subject site was East Chase Avenue; across this was a residence at 1940 East Chase Avenue, *Rancho Valhalla* (a landscaping nursery) and *Bedrock Boulders* (a seller of decorative landscaping rock) both at 1998 East Chase Avenue. To

the north of the northeast corner of the subject site was 7-11 at 1498 Jamacha (a gasoline station with convenience store).

- To the immediate east of the northern extension of the subject site was Jamacha Road; however, mostly the subject site was bound on the east by the rear side of an unnamed shopping center at 1530 Jamacha Road.

4.0 HISTORY AND USAGE

A records review was performed to obtain and analyze “reasonably ascertainable”⁷ records to help identify recognized environmental conditions in connection with the subject site. Per the ASTM standard, a reasonable attempt was made to identify uses back to 1940 or to the first developed usage. These sections may include the results of additional research completed for adjoining properties, if/as deemed necessary by the environmental professional. Interviews were completed with local government officials as deemed relevant by the environmental professional. Historical resources provided by EDR, where appropriate, are included in Appendix VI.

4.1 City/Local Department Records

Building, Planning, and/or Public Works Departments – No building records were found with the City of El Cajon, the subject site was not within city limits. A search with San Diego County parcel recordsⁱ was conducted and no records were found with the county.

Department of Fire Protection and Safety – Records were not received within the time constraint of this report.

4.2 County Department of Environmental Health

Records were requested from San Diego County Department of Environmental Health. Various reports were found for adjacent address and summarized noting tenant names as follows:

1498 Jamacha Road – 7-Eleven Store #21798

- Permit Application for General Project and Permit for UST Construction dated 7/13/2001
- Underground Tanks 2001
- Business Owner Identification for 2007, 2010, 2011
- UST Monitoring System Certification 2005, 2009, 2011, 2012, 2013
- Typical Compliance Inspection Reports
- Tankology testing report of UST for DEH 2009 & 2010 Tank #1 15,000 gal, tank #2 10,000 Gal
- Certification of Financial Responsibility for UST for 7-Eleven #21798 for 2003, 2009, 2011, 2012, 2014, 2015, 2016
- UST Secondary Containment Testing Report, 7-Eleven #21798 for 2007, 2010, 2014
- Owner statements of designated UST Operator and Compliance requirements for 2009, 2011, 2013, 2015, 2016

⁷ Per the ASTM standard, “reasonably ascertainable” information is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. Information that is “practically reviewable” means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary data analysis.

- Hazardous Materials Business Plan Certificate for 7-Eleven #21798 for 2008, 2011
- SCT Repair (Repair to Secondary Containment, exterior of fill sump was broken, repaired and retested and passed) in 2010
- Monitoring Equipment and Integrity Test Verification for 2002, 2008
- Final Monitoring Equipment and Integrity Test Verification for 2009
- SD County UST Operating Permit for 2008-2013
- UST Response Plan for 2013, 2015
- Storage Tank Agreement between 7-Eleven Inc, and Texas Corporation & Jagveer S. Mahal "Franchisee" dated February 27, 2002
- Testing and Inspection Certificate for Compliance from Tankology Inc. for 2014
- Survey map for piping and tank locations dated 02/21/13
- Hazardous Materials Questionnaire for new 7-Eleven store and fueling station dated 4/20/07
- Secondary Containment Testing from Tankology dated 7/9/02; Tank interstitials, both sump pumps and dispenser pans failed testing. Repairs and retesting to be done.
- Secondary Containment Testing from Tankology dated 11/05/02; Passed all tests
- UST Secondary Containment Certification dated 11/02/2003, 12/08/2005
- UST Monitoring Program dated 10/20/04
- Consolidation Tests (Boring No. 4 @ 9.5 ft) and Air Pollution Control District of County of San Diego letter granting authority to install new gasoline dispensing facility under conditions specified. Dated 6/4/2001
- Official Notice from County of San Diego for 20 gallons of gasoline released from UST. Patriot Environmental contained and remediated the spill. The vapor recovery system malfunctioned, repairs and inspections occurred within 24 hours.
- UST Monitoring Plan for 2008
- UST Secondary Containment Testing Report dated 11/06/2008. The tank annulars failed the vacuum test. Suspected risers to be the problem.
- Tank Integrity Test Report from Hazardous Material Management Division dated 01/05/2009, 03/20/2002
- UST Pressure Test Inspection Report dated 2/11/2009, 06/19/2006
- Designation of UST Operator UST Owner State of Understanding and Compliance dated 12/16/04, 04/23/05,
- County of San Diego UST Monitoring System Certification dated 6/15/2006, 06/07/2007, 07/23/2013, 07/21/2014
- Hazardous Materials Questionnaire dated 12/12/2007
- DEH Upgrade Certificate Number for 7-Eleven #21798
- County of San Diego Fire Mitigation Fees & Geoseismic and Geotechnical soils investigative report dated 03/12/2001
- Monitoring Cert-Final dated 5/04/2007
- CERS- Unified Program Facility Report dated 11/26/2014, 01/18/2014, 04/11/2014, 05/13/2014, 08/20/2014, 10/01/2014, 09/04/2015
- UST Secondary Containment & Spill Containment Testing Report dated 10/9/2014, 10/28/2014

1530 Jamacha Road – multi-tenant shopping center

- various typical inspection reports for x-ray processing equipment, health-care-related products, violations notices, and permits for dentists, doctors, and

chiropractors

dated

1996,1999,2002,2003,2005,2006,2008,2009,2012,2013,2014,2015

- CERS- Unified Program Facility Report dated 10/6/2015 for *Smoke Euphoria*, noting “no tanks, no waste, no chemicals.”
- CERS access/id request form for *Smoke Euphoria* dated 5/19/2015
- notice of violation for *Smoke Euphoria* dated 9/16/2015 regarding “failure to submit inventory”

4.3 Land Use Limitations

Zoning/Land Use – Information obtained from the County of San Diego Zoning & Property Informationⁱⁱ site indicated the subject site is part of zoning designation RR (Rural Residential)

Deed Restrictions –Activity and use limitations (AUL) aim to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water at the subject site through legal (institutional controls) and physical restrictions (engineering controls). AULs may indicate that hazardous substances or petroleum products have been released at the subject site and that, as a result, unrestricted use of the subject site is not appropriate. California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction (“deed restriction” or restrictive covenants). Included should be any institutional controls that apply to the subject site. On its website ⁱⁱⁱ, DTSC maintains a list of land use restrictions, including street addresses or the equivalent description of location. No listings were identified for the subject site or within 500-feet.

4.4 Sanborn Fire Insurance Maps

A search of available maps from a private fire insurance map company, *Sanborn Fire Insurance Maps*, was performed. These typically indicate historical usage; however, a search of these maps by *Environmental Data Resources* (EDR) indicated no coverage for the subject site. EDR’s statement regarding lack of coverage is provided in Appendix VI

4.5 Historical Photographs and Topographic Maps

Per the ASTM specification, historical aerial photographs (photographs taken from an aerial platform with “sufficient resolution to allow identification of development and activities of areas encompassing the property”) were reviewed. These and historical USGS Topographic Maps were made available by resources from *Environmental Data Resources Inc.* (EDR). Any gaps of greater than five years were due to insufficient data for the specific subject site. A recent aerial photograph noting position of the subject site is presented with all reviewed photographs as Appendix IV. The following table lists photographs and interpretations.

Photograph Year	Description
1953	This image showed East Chase Avenue and Jamacha Road with the subject site apparently undeveloped except for a narrow road bisecting it from north to south and a small structure with trees near its center. No adjoining usage was interpreted except for a house near what is now 1556 Jamacha near the southwest corner of the subject site.
1964	This image showed additional development of houses to the west of the subject site, to the north of its northwest corner, and to the south. No significant change in the subject site or other adjoining areas was noted.
1966	This image showed no significant changes in the subject site or adjoining areas compared with the prior image.

4.5 Historical Photographs and Topographic Maps Table (cont.)

1970	This image showed no significant changes in the subject site or adjoining areas compared with the prior image.
1979	This image showed no significant changes in the subject site or adjoining areas compared with the prior image, except that an area was interpreted to have been cleared for development to the north of the northeast corner of the subject site, along Jamacha Road.
1985	The subject site and areas adjoining to the north, west, and south were interpreted as not significantly changed from the prior image. New commercial development was interpreted to the north of the northeast corner of the subject site. Residential development was interpreted nearby the subject site to the east across Jamacha Road and to the west and south. The subject site was no longer interpreted to have a small structure, and paths/trails were noted as might have been used by recreational cyclists or similar.
1989	This image showed no significant changes in the subject site or adjoining areas compared with the prior image, except that the adjoining shopping center at 1530 Jamacha Road was interpreted as in place and the cyclists' paths were no longer interpreted.
1994	The subject site and its surroundings were interpreted to be essentially the same as in the previous image.
2005	The subject site and its surroundings were interpreted to be essentially the same as in the previous image, except that development to the north of the northeast corner of the subject site now appears consistent with the 7-Eleven gasoline station seen today.
2009	The subject site and its surroundings were interpreted to be essentially the same as in the previous image.
2010	Development of businesses similar to those seen today was interpreted to be across East Chase Avenue to the north of the subject site; the subject site and its other surroundings were interpreted to be essentially the same as in the previous image and consistent with observed current usage.
2012	The subject site and its surroundings were interpreted to be essentially the same as in the previous image and consistent with observed current usage.
Several topographical (USGS) maps were also provided by EDR for research, including the years 1893, 1901, 1903, 1939, 1942, 1947, 1955, 1967, 1975, 1994, and 2012. These illustrations were consistent with aerial photographs. Topo maps are presented as part of Appendix I. No significant environmental usage threats to the subject site were interpreted from these maps.	

4.6 Criss-Cross Street Directories

Cross-referenced ("criss-cross") street directories showing tenancy/ownership of the subject site were researched by EDR; city directories were researched in approximately five-year intervals. The following table describes the type of directory, its publication year, and a summary of subject site tenancies found for the subject site address. Where appropriate, adjacent/nearby offsite usages are noted as may represent environmental risk for the subject site. Listings for adjoining properties were interpreted as consistent with observed and known usages. Directories for 2013, 2008, 2003, 1999, 1995, 1992, 1985, 1981, 1980, 1976 and 1970 were reviewed.

No onsite occupant names for the subject site address were found.

Very nearby addresses/tenancies of note were:

1998 East Chase Ave

2013: BEDROCK BOULDERS & LANDSCAPE PRODUCT, MONTEREY LANDSCAPE CONSTRUCTION, RANCHO VALHALLA NURSERY

1498 Jamacha Road

- 2013: 7Eleven
- 2008: 7ELEVEN STORE 21798
- 2003: 7ELEVEN STORE 21798 2131
- 1999: DILEONES ITALIAN RESTAURANT VALHALLA VETERINARY CLINIC
- 1995: 7 ELEVEN FOOD STORE DI LEONES MARY MC CAIN DVM NANAS FROZEN YOGURT VALHALLA VETERINARY CLINIC
- 1992: DILEONES MCLAIN MARY DVM MCLAIN, MARY NANAS FROZEN YOGURT
- 1985: AUNTIE GLEES BOUQUETS BY BETTY RITAS TACO SHOP SEVEN ELVN NO 21798 VALHALLA VET CLIN VANVECHTEN BRIAN J
- 1981: AUNTIE GLEES BOUQUETS BY BETTY GOLDEN BRIAN J SEVENELEVEN FOOD VALHALLA VLG VET

1530 Jamacha Road

- 2013: A SPECIAL TOUCH, ALBERTS MEXICAN FOOD, EBGISSAM KORKIS, EL CAJON DRIVING SCHOOL, FIRST DATA INDEPENDENT SALES SAN DIEGO, FITNESS 4 SAN DIEGO, GALLERIA COLLECTIONS, HAIRCUT STOP, HERMES H DDS, JAMACHA CHASE CHIROPRACTIC, JAMACHA LIQUOR MARKET, KORKIS EBGISSAM H MD, LINDA TERPSTRA STATE FARM INSURANCE, MATTIA & ASSOCIATES, NAILS BY TINA TRAN, NOVI INDUSTRIES, POOL CITY, QATAN JEWELRY COLLECTION, RAINBOW NAILS, ROBERT GOOD ALLSTATE AGENT, STOP N GO AUTO REGISTRATION, TIMKO JOHN TUDLA, TWENTY MANS SCHOOL OF MUSIC, VIDEO EXPOSURE
- 2008: AMIR SALEM BANNER BUILDERS INC CARING TRAVEL CASA SANCHEZ RESTAURANT CURRENT ANALYSIS EL CAJON DRIVING SCHOOL GOOD INSURANCE AGENCY HH HERMES DDS HM CONSTRUCTION INC I FASTPAY INC J R MCCARTHY INS AGENCY INC JAMACHA CHASE CHIROPRACTIC JAMACHA LIQUOR & MARKET LINDA A TERPSTRA INS AGENCY INC MARGARET M CASON NOVI INDUSTRIES INC PAPIKE WEAR POOL CITY INC QATAN JEWELRY COLLECTION RAINBOW NAILS REMODELING TIME INC ROBB GOOD RYAN LAURENE DC SAN DIEGO PACIFIC SUNSCAPE SILVERTON GENERAL INC SILVERTON NACHANT CORP SIMON & RICHARD CONSTRUCTION CO INC SO CAL NUTRITION WHOLESALE STATE FARM INSURANCE THE HAIRCUT STOP TUDLA TWENTYMANS SCHOOL OF MUSIC
- 2003: ADD A ROOM ALL ABOUT MUSIC CARING TRAVEL CHADICK ELECTRIC H HERMES HANNA MARIA CONSTRUCTION INC HERMES H DDS HM CONSTRUCTION JAMACHA CHASE CHIROPRACTIC JAMACHA LIQUOR JAMUL BREWERY INC JOHN GRAVES KAMIL SALEM LATINSQUE LINDA S CASSELMAN NAILS BY YEN POOL CITY INC RAINBOW NAILS REMODELING TIME INC SALEM AMIR SAM BROWN TCHNLGY USER DTBS LATIN AMRC TIMKO INSURANCE AGENCY TRENT JAMES DISPLAY TRUDEAN PALMER TWENTYMANS SCHOOL OF MUSIC
- 1999: AGENCY OF JOHN TIMKO ALLSTATE INSURANCE COMPANIES SALES OFFICES BLUE CROSS AGENT AGENCY OF JOHN TIMKO BROWN GARY ATTORNEY CARING TRAVEL CASA SANCHEZ CHADICK ELECTRIC CHARLES GUADAGNOLA CROSS SEARCH D T FINANCIAL DUFEK JOE INSURANCE EAGLE POSTAL CENTER EL CAJON CENTER INCORPORATED EMBLETON PATRICIA HAIRSTYLIST ENJOY TRAVEL SERVICES FARMERS INSURANCE GROUP AGENTS (CONTD) GOOD ROBB

INS HAIRCUT STOP HERMES H DDS JAMACHA CHASE CHIROPRACTIC
JAMACHA LIQUOR MARKET PATRICIA ZAMORA PERMANENT HAIR
REMOVAL POOL CITY INCORPORATED RAINBOW NAILS REMODELING
TIME INCORPORATED RYAN LAURENE DC STATE FARM INSURANCE
COMPANIES AGENTS TIFFANYS FLOWERS TIMKO INSURANCE AGENCY
TWENTYMANS SCHOOL OF MUSIC WOOD FRANK L FARMER'S INS
WOODS JOHN INSURANCE AGENCY

- 1995: AD LIB PRODUCTIONS ALLSTATE INSURANCE AMERICAN POSTAL CTR
INC BEUMER, R CALIFORNIA MANAGEMENT CO CASA SANCHIZ CASE,
BRAD DIMARDO, L EWDISH, SAAD FARMERS INSURANCE GROUP
GARCIA, ADRIAN H HERMES DDS HAIRCUT STOP HERMES, H HOPSTER,
EDWARD G J ELLSWORTH & ASSOCIATES JAMACHA CHASE
CHIROPRACTIC JOHN TIMKO AGENCY LARGAY, NANCY NAIL STOP
REYNOLDS, MIKE SANTEE SILKSCREEN STATE FARM INSURANCE UNION
LIQUOR STORE YOUSIF, ANDREW
- 1992: AD LIB PRODUCTIONS ALLSTATE INS SALES AMER POSTAL CTR INC
CASE PRVT INVSTGTR FARMERS INS AGENT HAIRCUT STOP HERMES H
DDS INJOY NAIL STOP POLLO CHARRO NO 7 SOUTHRN CA SUBROSA
STATE FARM INS AGNT SUNOFSKY CAROL J DC UNION LIQUOR STORE
WESTRN CARPET SERV WIND&SEA REALTY WOOD FRANK FRMR INS

1780 East Chase Avenue

- 2008: ABBE DAVID C ENTERPRISES, JIT CO, JIT DISTRIBUTIONS GLOBAL LLC,
MARJORIE DUCKETT
- 2003: JIT CO JIT DIST TIM OBRIEN

1480 Jamacha Road

- 2008: ANDREA GARCIA, HIGH 5 NAILS, MARIA MENDOZA, PORTOFINO ITALIAN
RESTAURANT, RUVIOS DANCE STUDIO, SUBWAY SANDWICHES &
SALADS, THE CUTTING COTTAGE, TONI ADAMSON
- 2003: CAROL PERETTI CAROL PERETTI CUTTING COTTAGE DEIRDRE HAMLIN
GGS JOHANNA CAMPBELL KENYONS KARATE CTR NORMA GONZALES
QUCCIS HAIR DSGN BLNTN TAMI QUCCIS HAIR SALON RUBIOS DANCE
STUDIO TONI ADAMSON TRISHA BINGHAM
- 1999: ADAMSON TONI HAIR STYLIST AYLWARD NANCY HAIRDRSR CUTTING
COTTAGE THE DEL PACIFICO EXPORT IMPORT INCORPORATED HAMLIN
DEIRDRE HAIR DESGNER HAMLIN LYNETTE HAIR STYLIST HUSTON PAM
HAIR STYLIST KENYONS KARATE CENTER NANCY JONES STYLIST
RANCHO SAN DIEGO LUTHERAN CHURCH AFLC
- 1995: DJD CONSULTANTS J D DESIGN WORKS JONES, NANCY KOI KOI LIVING
JEWELS PERFORMANCE
- 1992: CENTURY 21 AGENT J D DESIGN WORKS KOI KOI LVNG JWLS RANCHO
SD PRESBY CH VALHALLA VILLAGE
- 1985: CURRY LAURIE GALLIHER J MNCRST GENESIS HAIR DESIGN HEARTLAND
SAVINGS & LN LOPS ROSEANNE MANDARIN RESTAURANT REALTY
WORLD BRIGHT VELVET ROSE SALON

1919 Jamacha Road

- 1985: CONESTOGA GRNHSE
- 1981: SOUTH BAY PLNT EXC

1921 Jamacha Road

1985: EAST CO GREENHOUSE

1981: C&C NURSERIES

1923 Jamacha Road

1981: SAN DIEGO GREENHOUSE

1925 Jamacha Road

1985: ROCK RICHARD WEST CST GROWERS

1953 Jamacha Road

1981: LAMP JOHN A LAMPS RANCH AIRPORT

1976: LAMP JOHN A LAMPS RANCH AIRPORT

1970: LAMP JOHN A LAMPS GRANITE PIT

1781 Jamacha Road

1981: JAQUESS LINDEL G JAYCO CONSTRUCTION

Results of directories research are provided in Appendix VI.

4.7 Questionnaires and Interviews

Questionnaires - A questionnaire was prepared using a form generated by *Marc Boogay Consulting Engineer* in accordance with the ASTM Practice E 1527-13 specification. One copy of the questionnaire was filled out by MBCE, based on observations made during the subject site/vicinity visit and research conducted as part of this assessment. MBCE also conveyed a questionnaire to the site owner. Questionnaires are attached in Appendix V.

No questions indicating significant environmental risk to the subject site were answered "yes."

Interviews – Per the ASTM standard, interviews are to be conducted with owners, operators, occupants and past occupants (at the discretion of the environmental professional), and/or key subject site managers. Notes taken from these interviews are summarized below:

Martin White resident at 1546 Jamacha south of the subject site disclosed that the subject site has never been developed and the subject site had been owned by CalTrans.

Teresa Strickradt office manager at *Farmers Insurance Company* disclosed the insurance company had been in the offsite shopping center at 1530 Jamacha road for 35 years, its first tenant. Regarding historic drycleaning in that shopping center, a service was said to have been open for a brief period, about three months, and was a drop-off service only, with no chemical drycleaning done. This drop-off drycleaning storefront was described as where a liquor store on the first floor is currently located. A nail shop followed the drop-off drycleaning tenancy, prior to the current liquor store usage.

The Property Manager of the El Cajon Center, Vanessa, had been working with the property for the past six years. She knew of no chemical drycleaners, and that nothing involving chemical or hazardous materials had been on the subject site. She corroborated that drycleaning was a drop-off location with chemical cleaning done elsewhere. She had no knowledge regarding the Haznet listing (see EDR section) for 3.5 tons of contaminated soil described as deriving from this offsite shopping center.

4.8 Property Tax Files

These refer to files kept for property tax purposes by the local jurisdiction where the subject site is located and may include reports of past ownership, appraisals, maps, sketches, photos, or other information that is *reasonably ascertainable* as defined by the ASTM standard. These were limited to those provided by the Client for review; no historical ownership documents were provided.

4.9 Recorded Land Title Records

Records of historical fee ownership (e.g., leases, and land contracts) on or of the subject site may be of use in environmental subject site assessment. In San Diego County, recorded land title records are filed at the County Recorder (see Section 4.8, above). No title reports or chain-of-title records were supplied by the Client for review.

(The ASTM E 1527-13 standard does not require review of recorded land title records and judicial records for environmental liens or activity and use limitations.)

4.10 Other Historical Records

Other readily available historical records may be reviewed for a Phase I report, e.g., miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, and other sources. No additional reports were provided for review. The Consultant was provided with a survey map of the subject site from December 2012.

5.0 PHYSICAL SETTING

In the following sections, information regarding soils, geology, topography, and groundwater at the subject site is considered. Such information sometimes indicates direction/extent for contaminant migration in groundwater or soil, in the event of a spill or other release.

5.1 Soil

As indicated by soil survey information provided in the EDR report, the subject site appeared to be underlain by a mixture of coarse sandy loam, with the name, *Vista*; it was said to be moderately well drained.

5.2 Geology

EDR's geologic resources indicated the subject site to be underlain by Mesozoic with a Cretaceous system and series of Cretaceous granitic rocks with code KG; in the category plutonic and intrusive rocks.

5.3 Topography

During the subject site inspection, the subject site topography was generally level. Further research using EDR's proprietary topographical software showed the subject site to be approximately 553-feet above mean sea level, generally level with regional slight downward slope towards the general east.

5.4 Groundwater

Groundwater depth on or near the subject site was not provided in the EDR report; it was deemed likely to be relatively shallow, less than 30-feet deep, and to migrate in a southwest direction. No production wells were identified within 1000-feet of the subject site.

6.0 REGULATORY AGENCY RECORDS REVIEW

Environmental Data Resources Inc. (EDR), an independent firm specializing in governmental database information, was assigned the search of databases for locations, which represent various environmental threats, within distances specified in the American Society for Testing & Materials standard, ASTM E 1527-13. The resulting report is presented in Appendix VI, and includes descriptions of all researched sources and maps showing the locations of facilities identified in the database searches. Other information was researched through local sources and other in-house sources. Results of this additional research are presented in Section 6.2.

In general, listings within 1/8-mile of the subject site are considered of particular interest. Releases involving chlorinated hydrocarbons within 1/3-mile of the subject site should be especially considered for potential soil vapor intrusion risk to the subject site.

6.1 EDR Database Review

Many databases were researched by EDR; these were organized by distance from the subject site. A table summarizing listed threats and potential threats identified in these databases is provided as follows:

The Subject site	
none	0
Listings within 1/8 mile	
San Diego Co. HMMD	5
HMIRS	1
CHMIRS	1
FINDS	2
EMI	1
HAZNET	7
ECHO	2
EDR Hist Auto	2
EDR Hist Cleaner	1
Listings between 1/8 and 1/4 mile	
HAZNET	1
Listings between 1/4 and 1/2 mile	
none	0
Listings between 1/2 and 1 mile	
ENVIROSTOR	1
A listing of databases searched for the subject site is located on Page 4 of the EDR report. Notable listings are further described in the following paragraphs.	

THE SUBJECT SITE

The subject site was not found listed on any of EDR's databases.

THE SUBJECT SITE VICINITY

Threats to the site were primarily discounted on the basis of distance. Those within 1/8-mile were deemed to represent the greatest potential risk for contaminant migration to the subject site.

State- and tribal - equivalent CERCLIS, or ENVIROSTOR: This is Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database; it denotes locations with known contamination or for which there may be reasons to investigate further. It includes Federal Superfund locations (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School locations. EnviroStor provides similar information to that available in CalSites, and provides additional information, including identification of formerly-contaminated properties released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information used to assess potential impacts to public health and the environment. One location was identified within one mile of the subject site; this location was not within 1/8-mile.

Local Lists of Hazardous waste / Contaminated Sites

San Diego Co. HMMD: The Hazardous Materials Management Division Database comes from the Hazardous Materials Management Division. Five locations were identified within about 0.15-miles from the subject site. Those locations were also within 1/8-mile and were identified as; *7-Eleven #21798* at 1498 Jamacha Road and *Crown Cleaners, Chase Chiropractor*, and *HH Hermes DDS* at 1530 Jamacha Road, and *Evans Tire & Service* at 1472 Jamacha Road. *7-Eleven* was only listed as having a permit on this database, but this location was also on the UST database for 15,000- and 10,000-gallon underground gasoline tanks with production of typical gasoline station wastes with notations for relatively minor violations noted. It is also noted on the EMI database for airborne release estimates relating to gasoline station usage and on the HAZNET database for a 2001 episode generating asbestos-containing waste. *Crown Cleaners'* address was in the shopping center adjoining the east side of the subject site; however, this appears to have involved dental cleaning and no actual drycleaning chemicals in use. *Chase Chiropractor* and *HH Hermes DDS* both appeared to have entries typical of medical usage, with notes as to sharps disposal, photo-processing chemicals used with x-ray machines, etc. *Evans Tire & Service* was described as having typical automotive-maintenance chemicals, oils, and related wastes.

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA. One location was identified within 0.15-miles. The location was identified as 1498 Jamacha Road, no business name was reported. The facility detail report described a spill from filling an underground tank; this release was indicated as satisfactorily remediated.

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services. One location was identified within 1/8 mile. The location was identified at 1513 Fair Valley with no business name. The reports listed a sewage spill caused by a grease blockage in the line that caused a backup, the spill was reported as contained.

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal

Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS. Two locations were identified within 0.15-mile. Those locations identified were *7-Eleven #21798* at 1498 Jamacha Road and *Evans Tire & Service* at 1472 Jamacha Road, described above.

EMI: This listing is for toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies. One location was identified within 0.15-mile, *7-Eleven #21798* (noted above).

HAZNET: This data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993. Eight locations were identified within 1/4 mile, and seven of these were within 1/8 mile: *7-Eleven Corp*, *Petro Chemical Trans*, and *7-Eleven #21798*, at 1498 Jamacha Road, *HH Hermes DDS PC* and *Crown Cleaners* at 1530 Jamacha Road, *Evans Tire & Service* at 1472 Jamacha Road, and *Cal West General* at 1516 Jamacha Road. *7-Eleven*, *HH Hermes*, *Crown Cleaners*, and *Evans Tire* were described above. *Cal West General* was indicated as a generator of "organic solids, disposed in an unnamed landfill.

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. Two locations were identified within 0.15-mile; these were as *7-Eleven #21798* and *Evan Tire & Service*, both described above.

EDR Exclusive Records EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government record searches. It noted two locations within 1/8-mile: 1472 and 1530 Jamacha Road. The 1472 address refers to *Evans Tire*, described above, and 1530 Jamacha appeared to refer to a kiosk in use for automobile registration.

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaners that were available to EDR researchers. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. It noted one location within 0.25-mile. This was also within 1/8-mile, 1530 Jamacha Road adjoining the subject site to the east; this was further described as *Rancho Cleaners*, but no other information was provided.

6.2 Additional Research

Findings from other reviewed resources are summarized as follows.

Oil Fields and Pipelines - Wastes generated during oil drilling and leakage from pipelines were also researched, as they may threaten environmental conditions for a subject site. California State's Division of Oil and Gas (DOG) provided a map^{iv} showing oil wells/fields and petroleum product pipelines in California. None were identified within one mile of subject site.

Provided Documents – No prior report was provided for review.

7.0 FINDINGS, DISCUSSION AND RECOMMENDATIONS

7.1 Subject site

Observed Conditions – No threats were identified at the subject site; however, original activities involved with the onsite concrete slab were not identified and tall, weedy vegetation did not allow for a complete inspection for all surfaces of the subject site.

History – The subject site has no documented previous commercial or residential development history. Additional threats from unknown onsite history were not deemed to represent a recognized environmental condition.

Physical Characteristics – The subject site's topographic gradient suggested a likely flow in an eastward direction for groundwater; no significant nearby threats were identified in an uphill direction from the subject site.

Special additional note regarding risks from soil vapor – Cases have arisen where migration of soil vapors (gasses evolving from volatile chemicals released to the soil) have affected occupied spaces. This is a growing concern in environmental subject site assessment. Another ASTM specification, No. E2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, has been incorporated in Phase I reports per the E1527-13 specification; it suggests potentially significant risk from vapor for non-petroleum-hydrocarbon contamination within a 1/3-mile radius, and for petroleum-hydrocarbon contamination within a 1/10-mile radius. Threats within these radii were not deemed to represent recognized environmental conditions.

Questionnaires/Interviews – No additional threats were inferred from any questionnaire.

Regulatory Agency Records Review – The subject site was not listed on any of the databases searched by EDR.

7.2 Subject site Vicinity

Observed Conditions – The subject site vicinity was interpreted as commercial/residential. Based on information obtained as part of this assessment (see Section 6.1), threats from nearby commercial/residential activity was not taken to represent a recognized environmental condition.

History – The subject site vicinity appeared to have been long characterized by commercial/residential usage; additional threats from subject site vicinity history were not deemed to represent a recognized environmental condition.

Regulatory Agency Records Review – As presented in Section 6.0, there were several potential environmental threats listed within search radii, with several also within 1/8-mile; however, based on type of threat, distance, and/or juxtaposition, none was deemed to represent a recognized environmental condition.

7.3 Data Gaps

Data gaps comprise inability to obtain mandatory information required by the ASTM standard despite a good faith effort by the environmental professional to do so. Data gaps, if any, are summarized here. No response from the local fire department was received within time constraint of this report.

Many areas of the subject site were covered by tall grass and weedy vegetation and could not be completely inspected. It was considered possible but unlikely that significant environmental threats were concealed by this hindrance.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Subject site Assessment in conformance with the scope and limitations of ASTM Practice E: 1527-13 for the subject site identified as APN 4983303900 near El Cajon, CA. Any exceptions to, or deletions from, this practice are described in the corresponding section of this report. This assessment did identify recognized environmental conditions for the subject site; no additional Phase II sampling or monitoring is deemed warranted.

9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professionals as defined in 312.10 of 40 CFR 312, with specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This report has been prepared with reasonable diligence, reflecting the standards of skill and care typically exercised in the field of environmental assessment. The accuracy or completeness of any report cannot be guaranteed, however, since government records, which provide the basis for much of the subject site research, may be incomplete, inaccurate, or out of date. Also, per the scope of this assessment, no inspection has been made of that which was not easily accessible within the time frame of this report. This assessment is not intended to be exhaustive and uncertainty has not been eliminated.

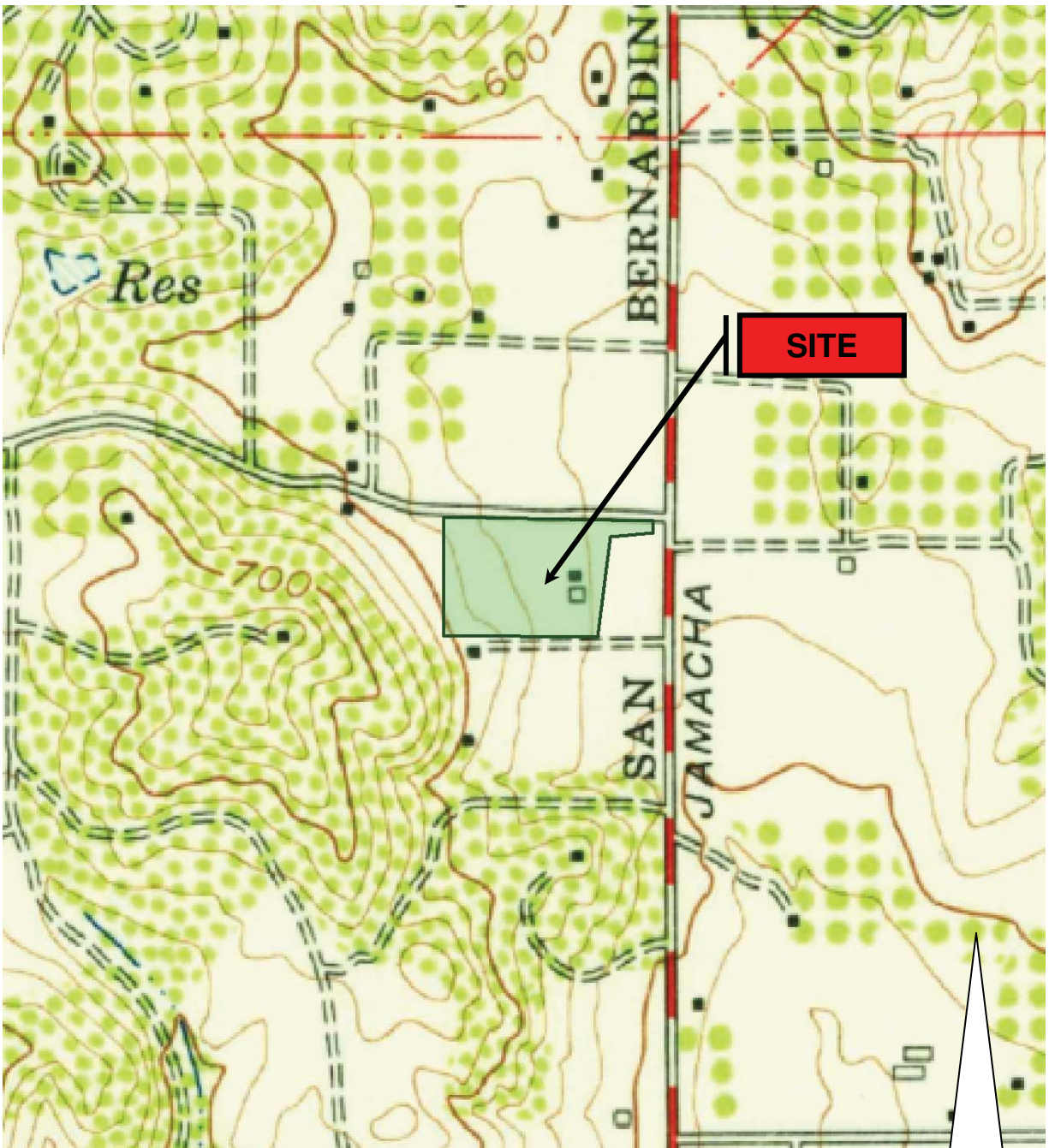
This work researched only the likelihood of a hazardous waste condition that could result in an enforced cleanup or abatement action. It did not include toxicological or industrial hygiene services and did not assess threats from contact with any hazardous wastes or substances. This investigation does not represent any level of survey for radon, lead-containing dust or paint, molds/allergens, or asbestos.

Due to the likelihood of change in the subject site and subject site vicinity, and the potential for future releases of hazardous materials in the vicinity, this report will become obsolete and, therefore, is intended for use only in the six months following the submittal date. This document is prepared solely for the use of the Client, and shall not be used or relied upon by other individuals, agencies, or organizations, except if and as specifically designated in writing by both Client and Consultant.

10.0 ENDNOTES

- i County of San Diego –Search for Records, <http://www.publicservices.sdcounty.ca.gov>
- ii County of San Diego-PDS- Zoning & Property Information, <http://www.sd.county.maps.arcgis.com>
- iii California Department of Toxic Substances Control, CALSUBJECT SITES Deed Restrictions, <http://www.envirostor.dtsc.ca.gov/public/> .
- iv Division I Oil and Gas Maps, Division of Oil, Gas, and Geothermal Resources, California Department of Conservation, 2007, website http://www.consrv.ca.gov/DOG/maps/Pages/d1_index_map1.aspx.

APPENDIX I SUBJECT SITE VICINITY MAP, TOPOGRAPHIC MAP HISTORY



N

U.S.G.S 1955 Topographical Map

(scale not provided)



Liberty High

1500 Jamacha Road

El Cajon, CA 92020

Inquiry Number: 4553839.4

March 02, 2016

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/02/16

Site Name:

Liberty High
1500 Jamacha Road
El Cajon, CA 92020
EDR Inquiry # 4553839.4

Client Name:

Marc Boogay Cons. Engineers
1584 Whispering Palm Drive
Oceanside, CA 92056
Contact: Marc Boogay



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Marc Boogay Cons. Engineers were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

Site Name:	Liberty High	Latitude:	32.768184 32° 46' 5" North
Address:	1500 Jamacha Road	Longitude:	-116.92975 -116° 55' 47" West
City,State,Zip:	El Cajon, CA 92020	UTM Zone:	Zone 11 North
P.O.#	16-0208	UTM X Meters:	506579.57
Project:	Liberty High	UTM Y Meters:	3625590.46
		Elevation:	553.57' above sea level

Maps Provided:

2012	1903
1994, 1996	1901
1975	1893
1967, 1971	
1955	
1947	
1942, 1943	
1939	

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Topo Sheet Thumbnails

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

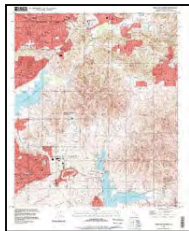


Jamul Mountains
2012
7.5-minute, 24000



El Cajon
2012
7.5-minute, 24000

1994, 1996 Source Sheets



Jamul Mountains
1994
7.5-minute, 24000
Aerial Photo Revised 1994

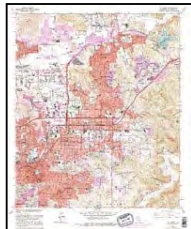


El Cajon
1996
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1975 Source Sheets

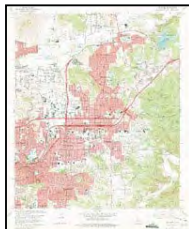


Jamul Mountains
1975
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Photo Revised 1975
Aerial Photo Revised 1975

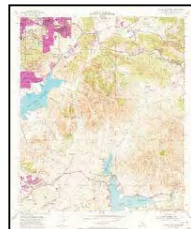


El Cajon
1975
7.5-minute, 24000
Photo Revised 1975
Aerial Photo Revised 1953

1967, 1971 Source Sheets



El Cajon
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Jamul Mountains
1971
7.5-minute, 24000
Photo Revised 1971
Aerial Photo Revised 1971

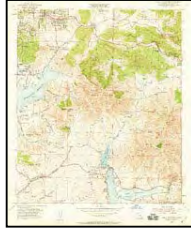
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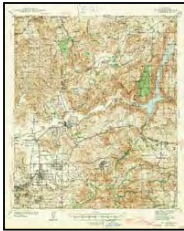


El Cajon
1955
7.5-minute, 24000
Aerial Photo Revised 1953



Jamul Mountains
1955
7.5-minute, 24000
Aerial Photo Revised 1953

1947 Source Sheets

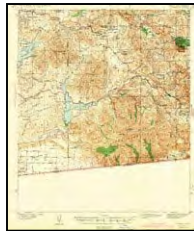


El Cajon
1947
15-minute, 62500

1942, 1943 Source Sheets

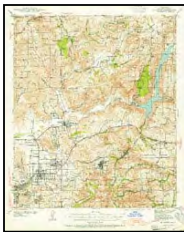


El Cajon
1942
15-minute, 62500



Jamul
1943
15-minute, 62500

1939 Source Sheets

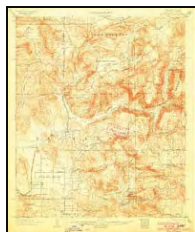


El Cajon
1939
15-minute, 62500

Topo Sheet Thumbnails

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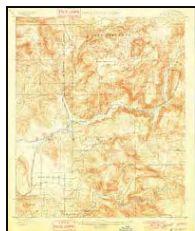


El Cajon
1903
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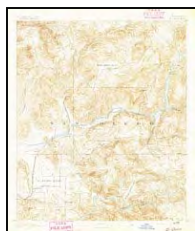
El Cajon
1903
15-minute, 62500

1901 Source Sheets



El Cajon
1901
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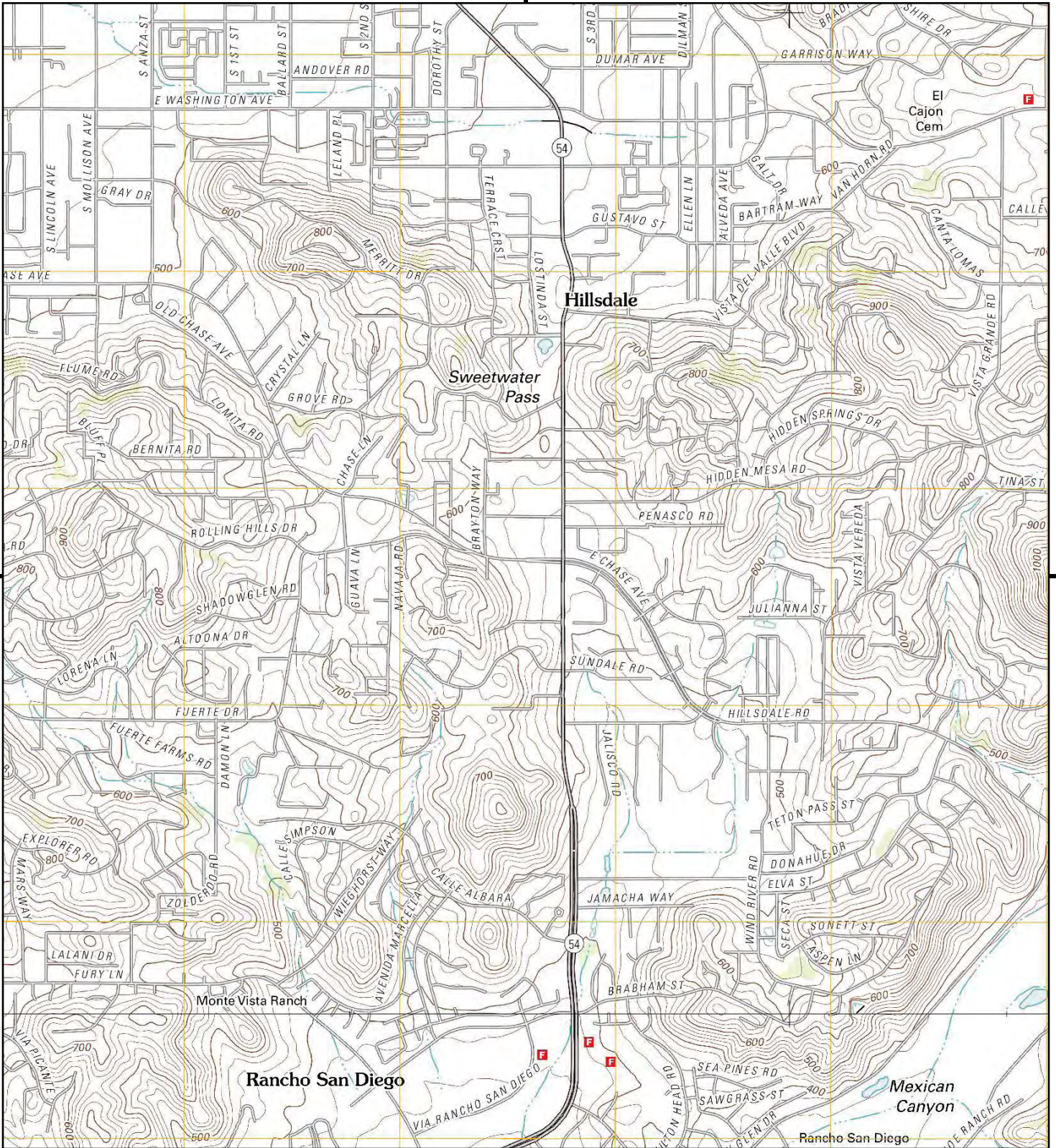
1893 Source Sheets



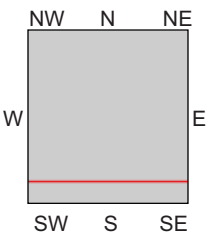
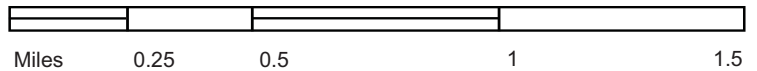
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El Cajon
1893
15-minute, 62500



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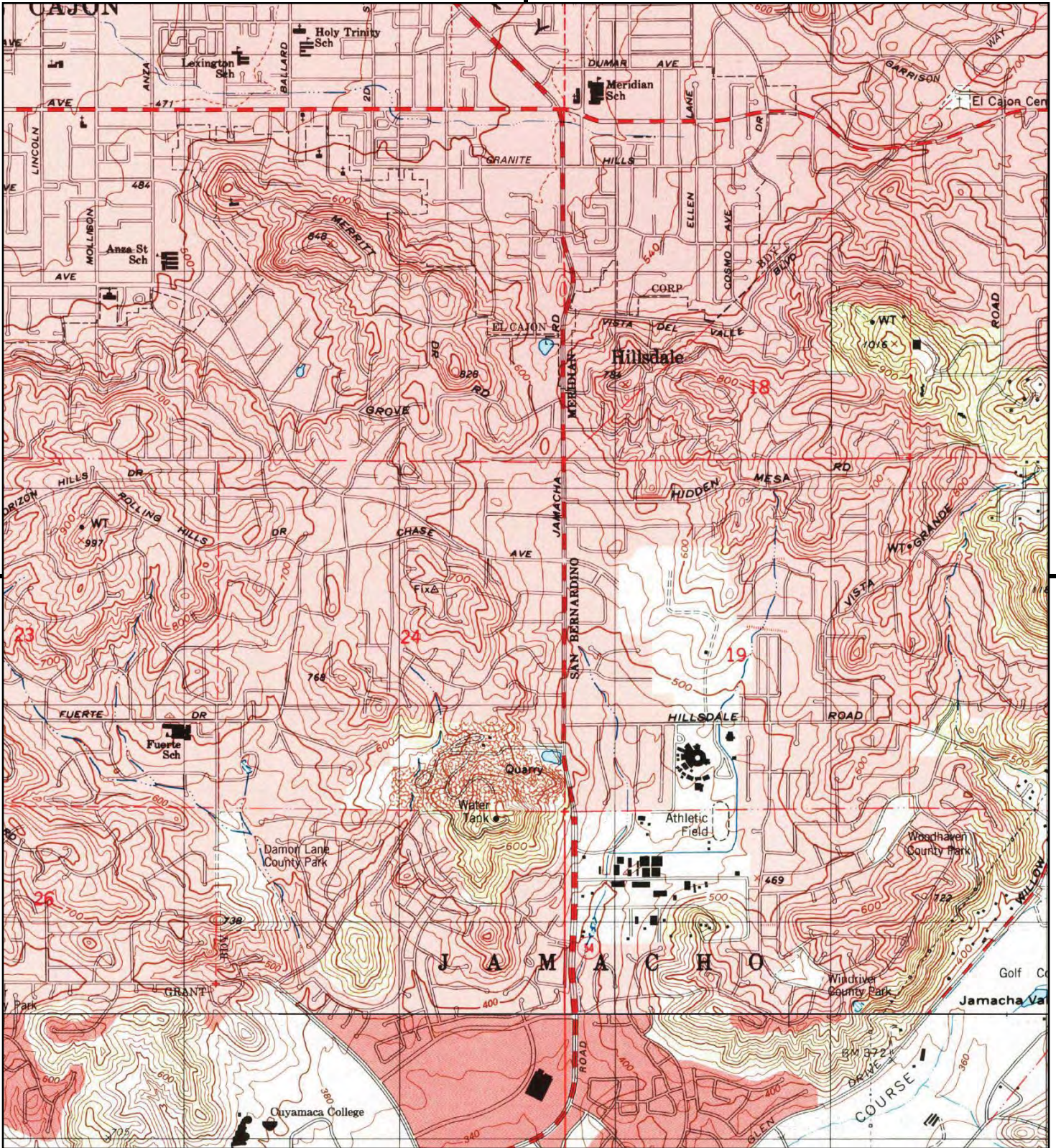
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S, Jamul Mountains, 2012, 7.5-minute

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ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers

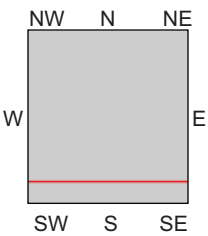
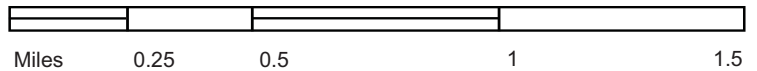


Historical Topo Map

1994, 1996



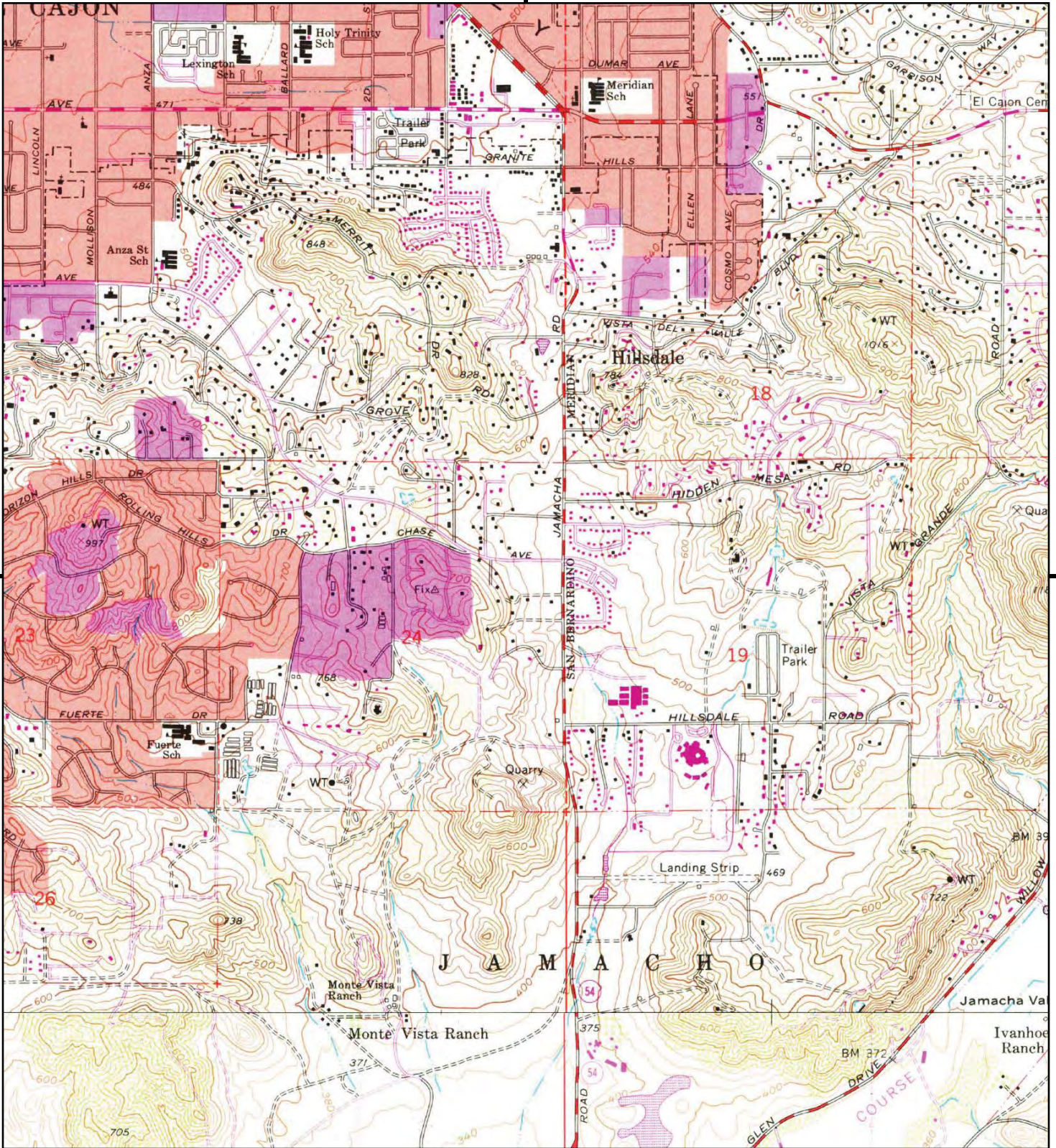
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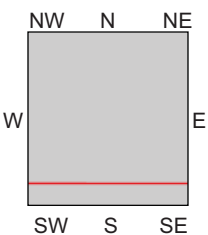
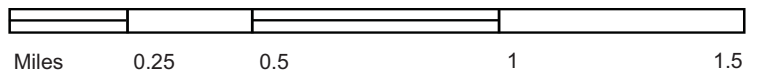
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ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers





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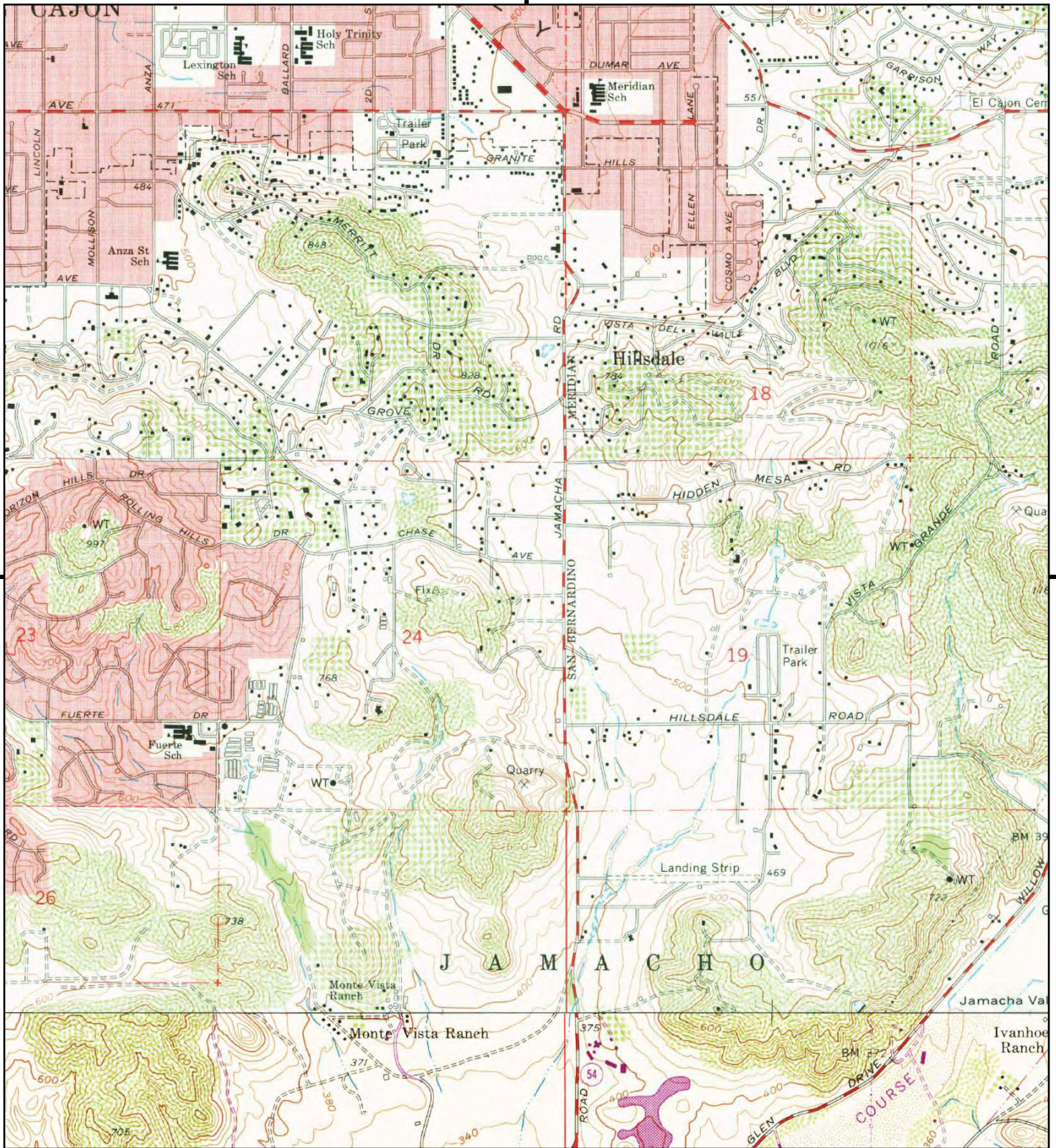
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SITE NAME: Liberty High
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El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers

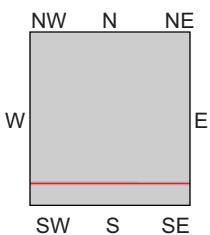
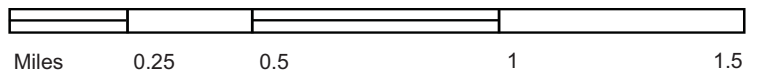


Historical Topo Map

1967, 1971



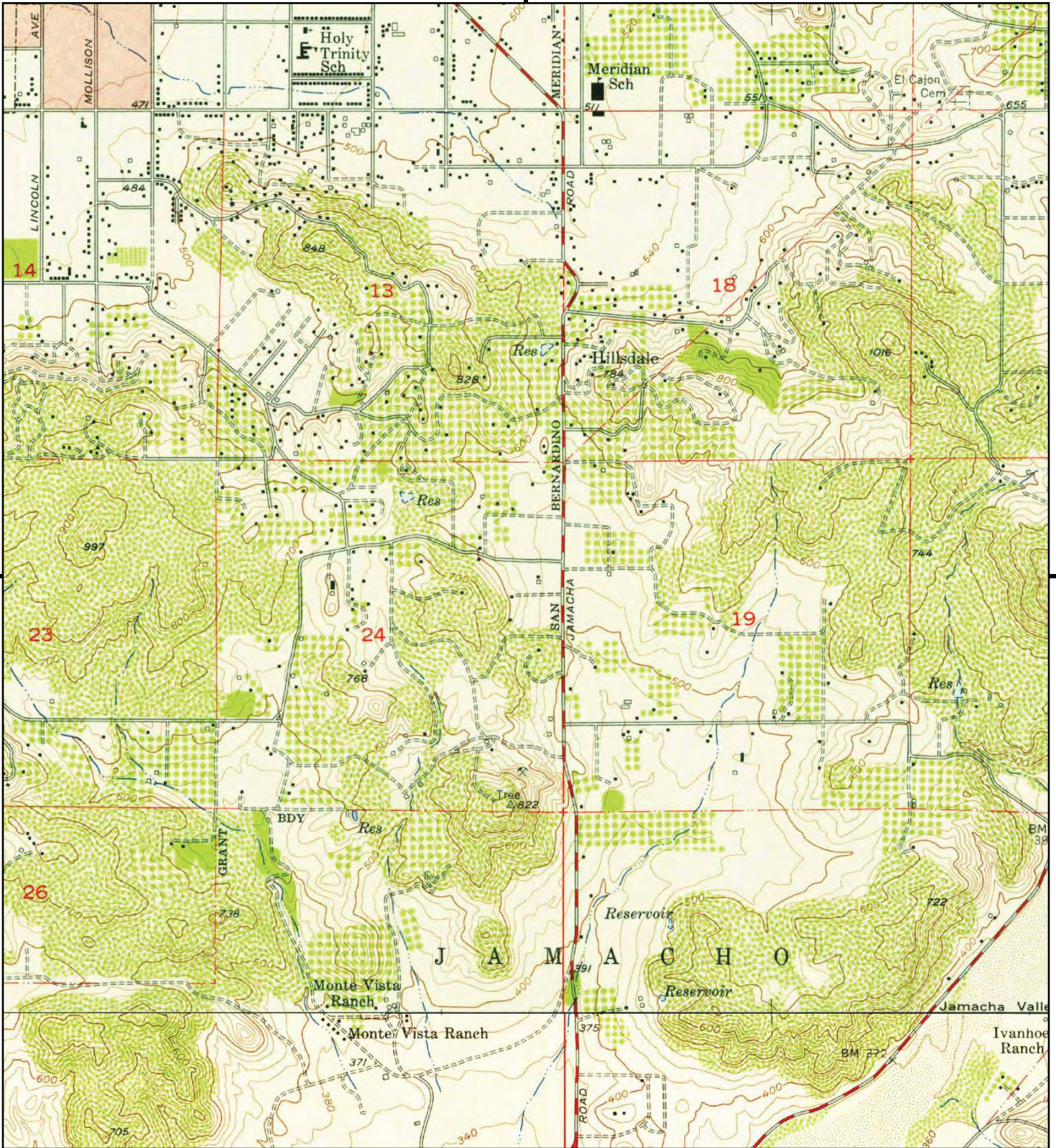
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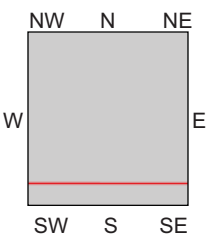
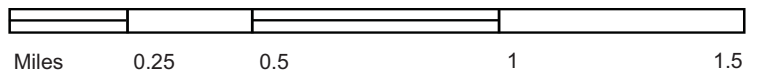
TP, El Cajon, 1967, 7.5-minute
S, Jamul Mountains, 1971, 7.5-minute

SITE NAME: Liberty High
ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers





This report includes information from the following map sheet(s).



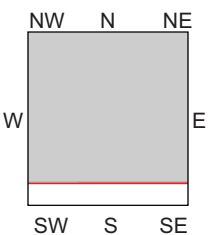
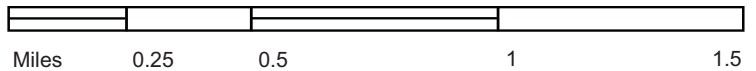
TP, El Cajon, 1955, 7.5-minute
S, Jamul Mountains, 1955, 7.5-minute

SITE NAME: Liberty High
ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers





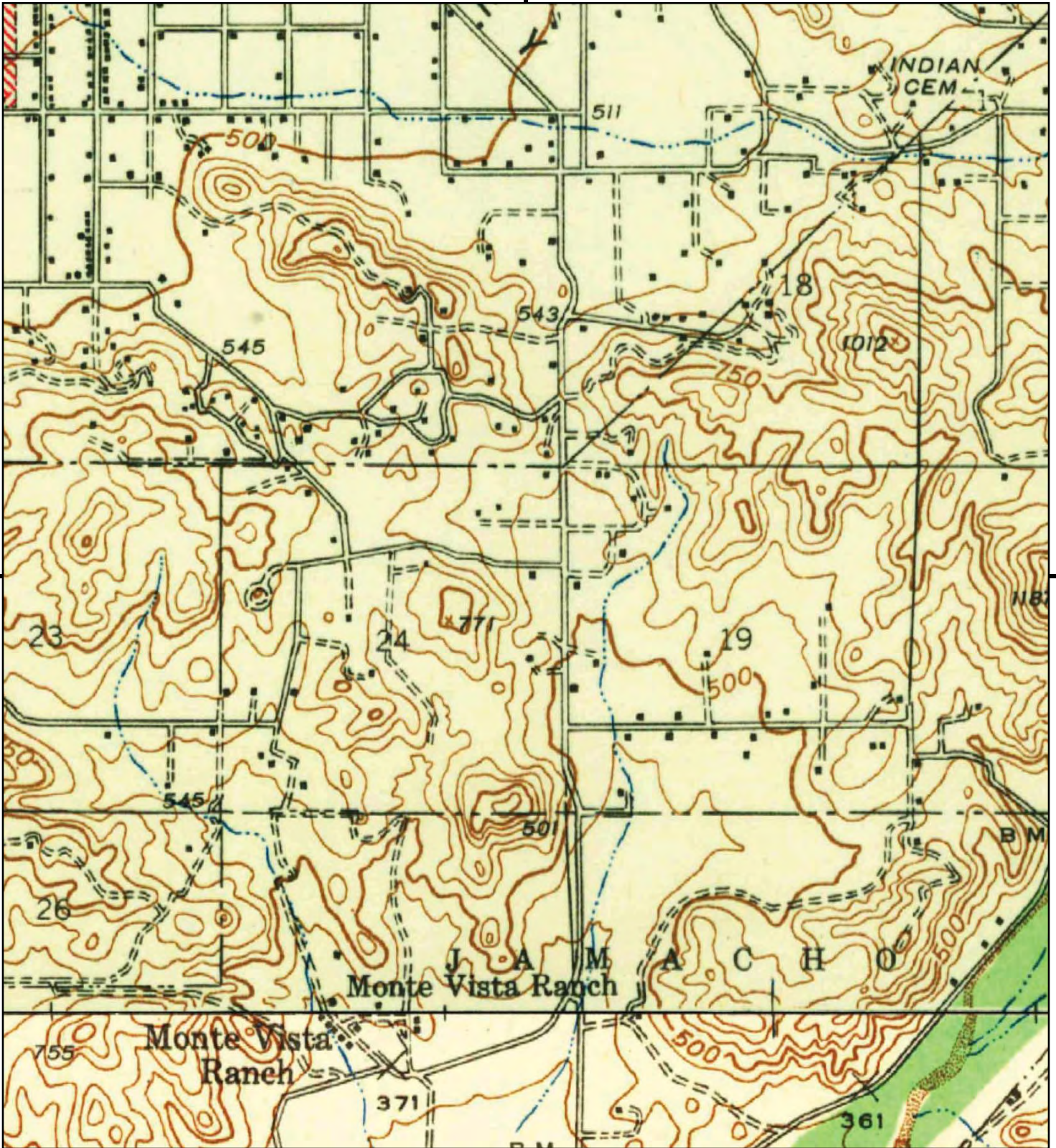
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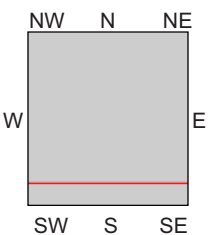
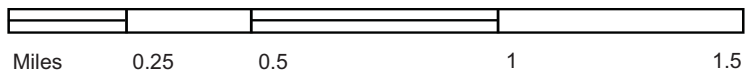
TP, El Cajon, 1947, 15-minute

SITE NAME: Liberty High
 ADDRESS: 1500 Jamacha Road
 El Cajon, CA 92020
 CLIENT: Marc Boogay Cons. Engineers





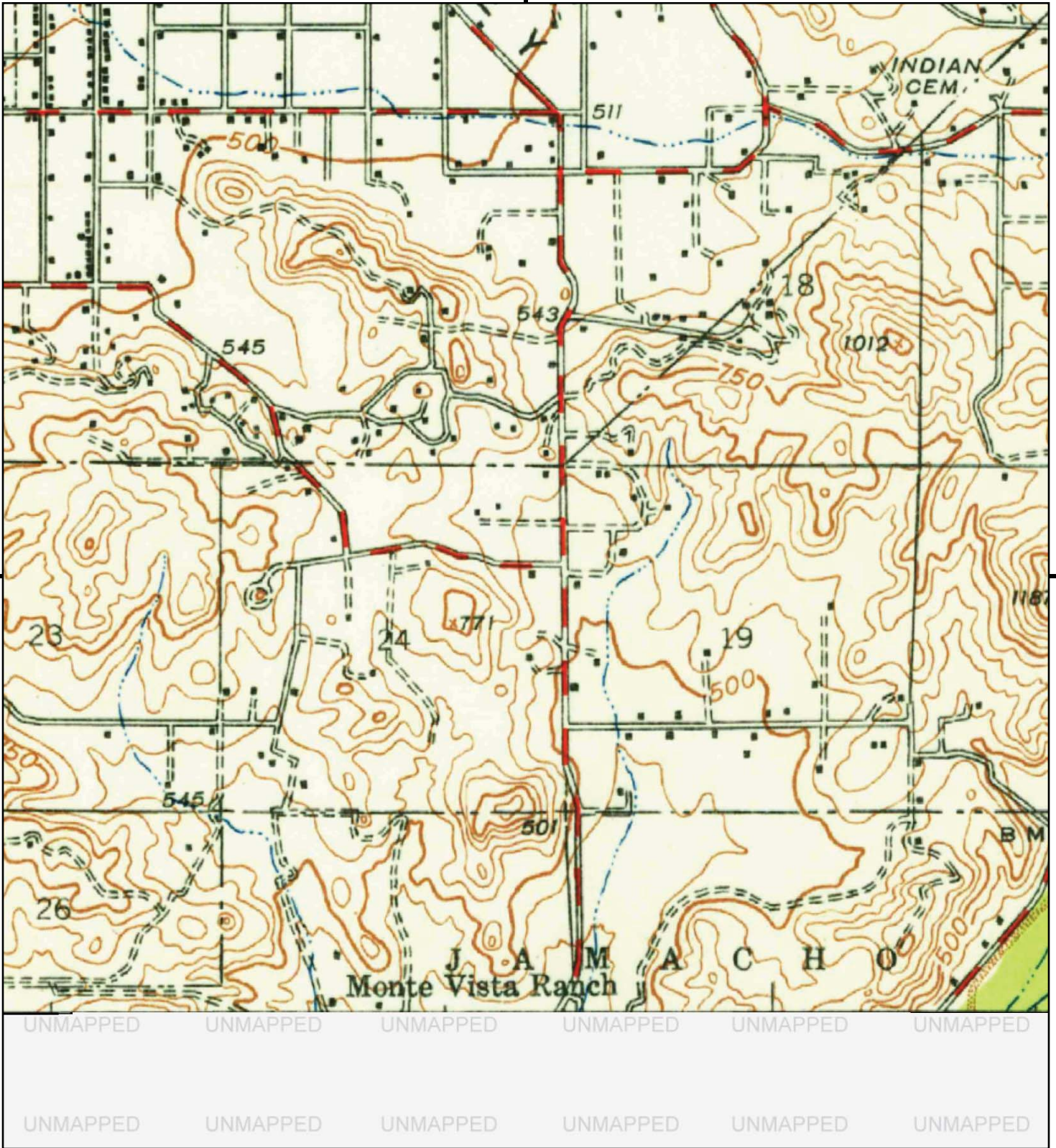
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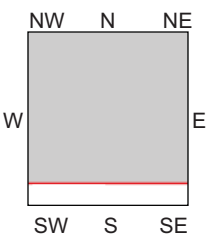
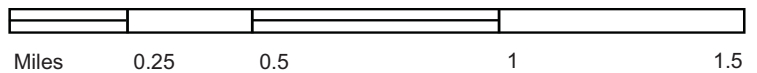
TP, El Cajon, 1942, 15-minute
S, Jamul, 1943, 15-minute

SITE NAME: Liberty High
ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers





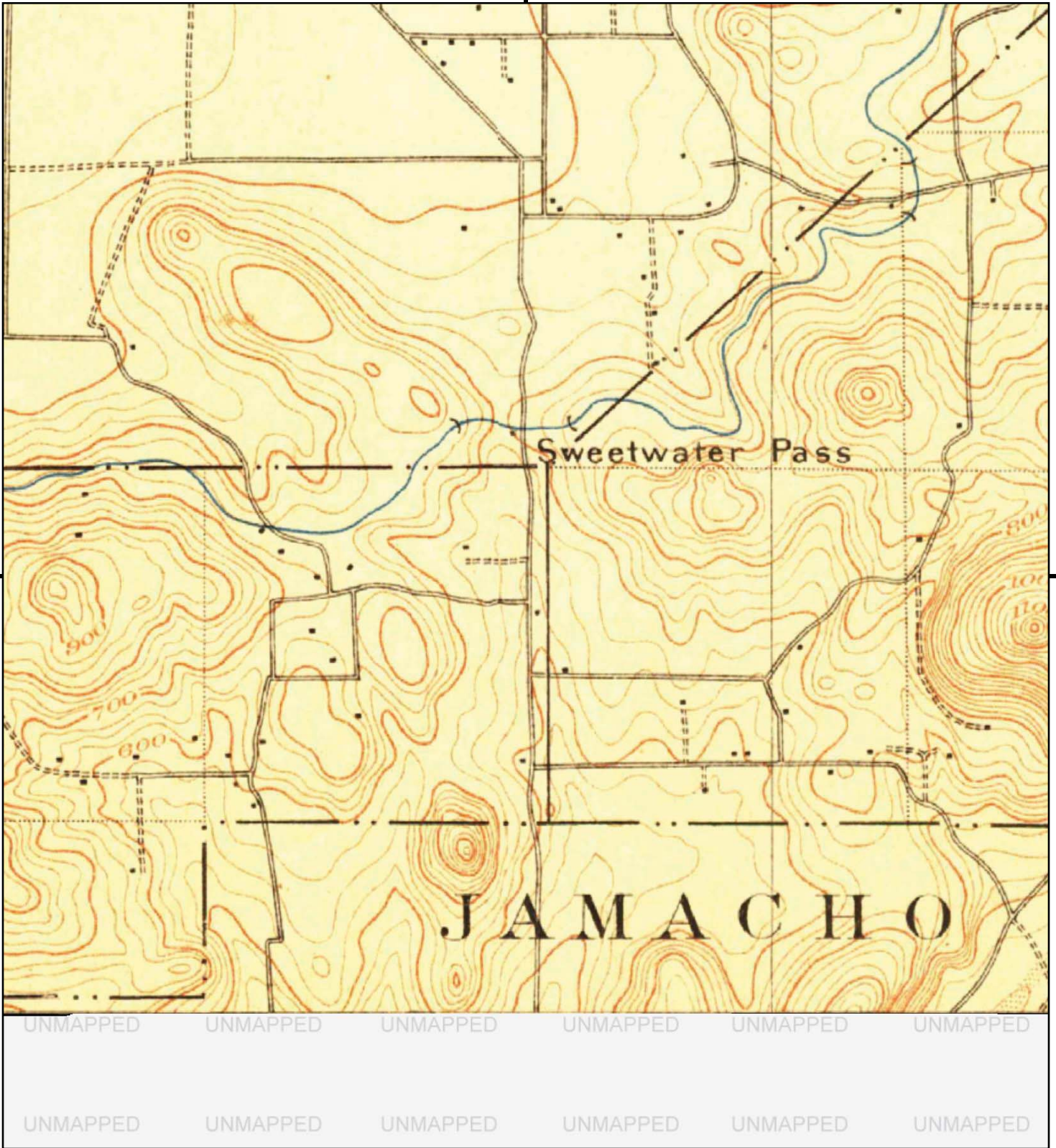
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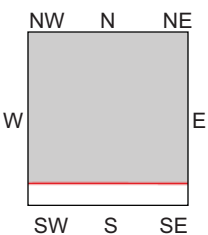
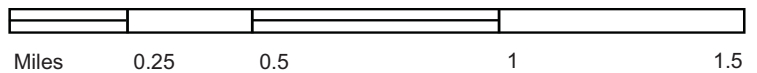
TP, El Cajon, 1939, 15-minute

SITE NAME: Liberty High
 ADDRESS: 1500 Jamacha Road
 El Cajon, CA 92020
 CLIENT: Marc Boogay Cons. Engineers





This report includes information from the following map sheet(s).



TP, Elcajon, 1903, 15-minute

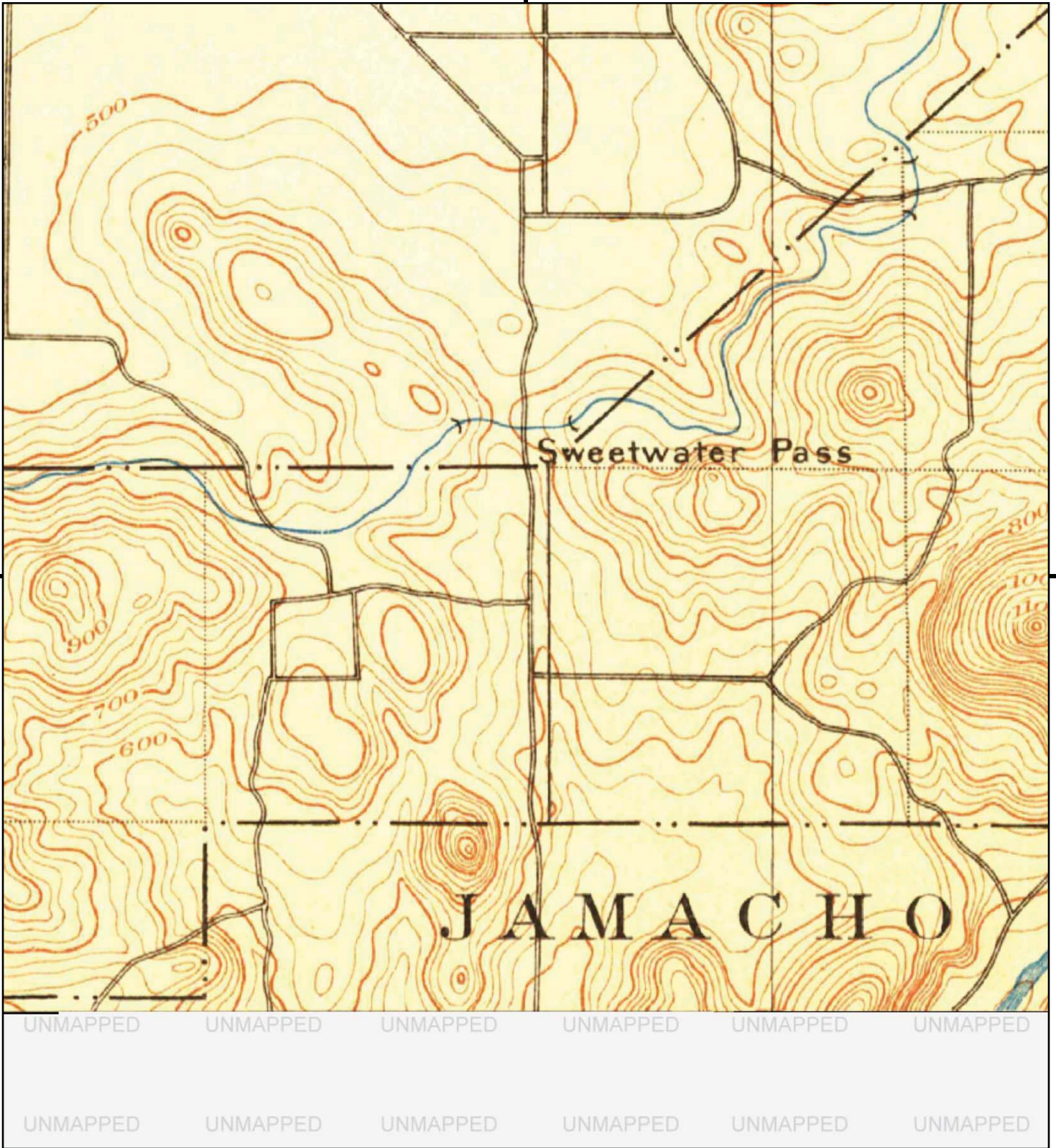
TP, El Cajon, 1903, 15-minute

SITE NAME: Liberty High
 ADDRESS: 1500 Jamacha Road
 El Cajon, CA 92020
 CLIENT: Marc Boogay Cons. Engineers

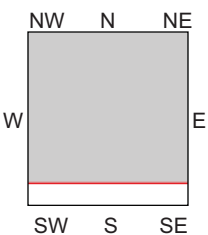
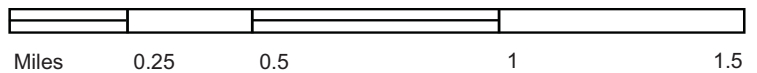


Historical Topo Map

1901



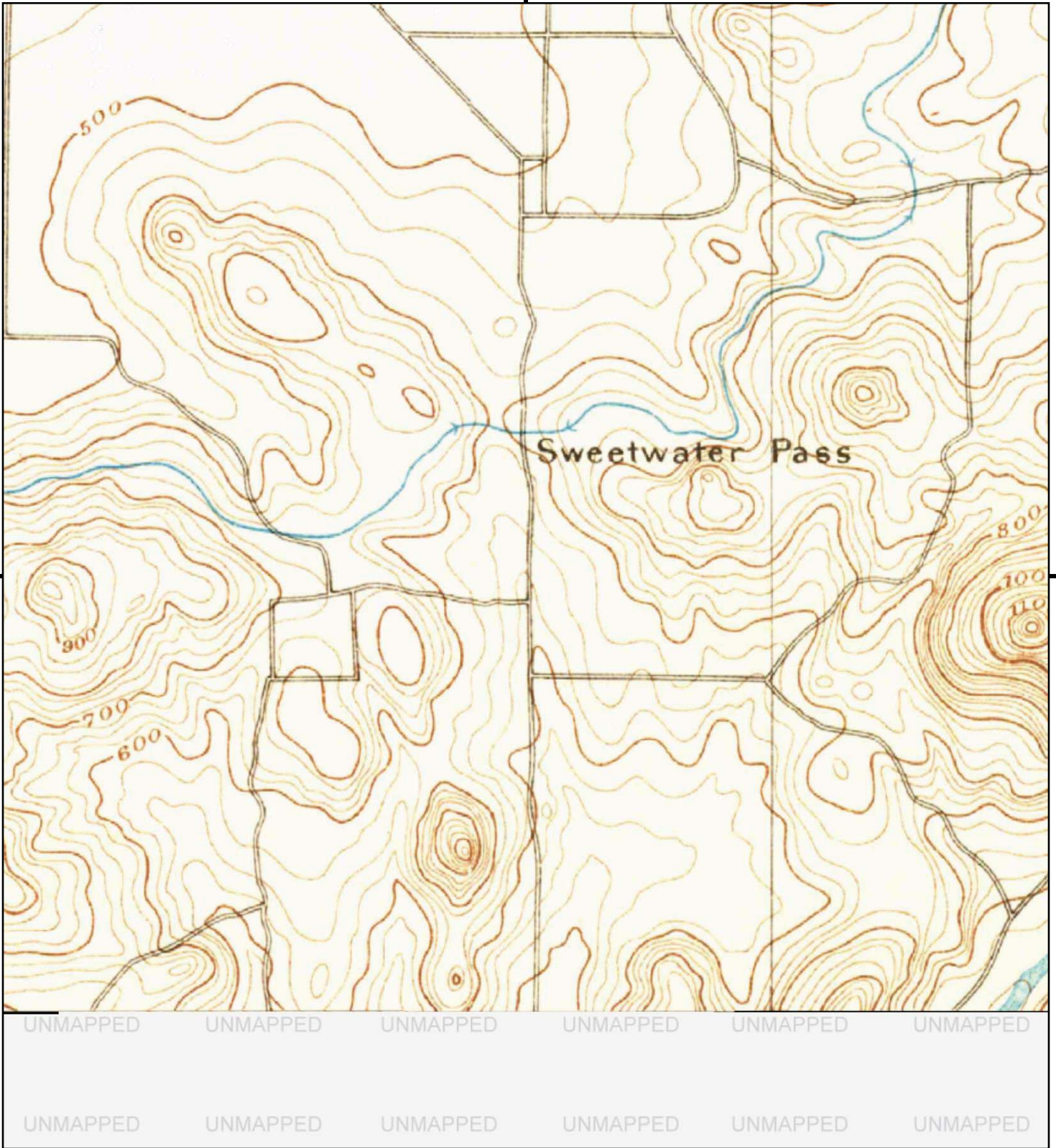
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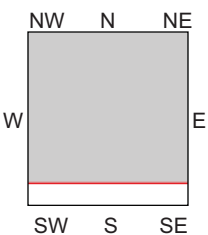
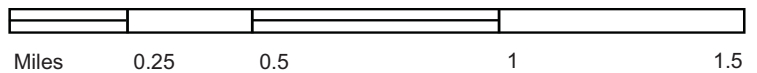
TP, Elcagon, 1901, 15-minute

SITE NAME: Liberty High
ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers





This report includes information from the following map sheet(s).



TP, El Cajon, 1893, 15-minute
TP, Elcajon, 1893, 15-minute

SITE NAME: Liberty High
ADDRESS: 1500 Jamacha Road
El Cajon, CA 92020
CLIENT: Marc Boogay Cons. Engineers



APPENDIX II SITE PHOTOGRAPHS



The subject site as seen from driveway along its south side, facing north.



The subject site as seen from near its northeast corner, facing southwest; in background is adjoining residential usage.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Adjoining usage; facing southwest from southwest corner, Jamacha Rd & E Chase Ave. In foreground, onsite paved strip; in background is adjoining shopping center at 1530 Jamacha Rd.



Facing east along strip extending at northeast corner of subject site; onsite transformer in foreground, onsite paved area and landscaping with Jamacha Road in background.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Neighboring usage: facing north across East Chase Avenue from southwest corner of Jamacha Rd & E Chase Ave; in background is 7-Eleven and gasoline station.



Detail of tenancies in building adjoining the subject site at 1530 Jamacha Road, facing southwest.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Subject site vicinity characterization; facing south along Jamacha Road from near its southeast corner.



Facing north along eastern subject site boundary from near its southeast corner; at right is adjoining shopping center at 1530 Jamacha Road.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Interior of *Shadowcrest Roofing* operations area; supplies and hand-tools used in roof-related contracting. At rear are brakes for forming sheet metal flashings, etc.



Scrap along unpaved onsite road near southwest corner of subject site. Litter here includes minor quantities of packaging waste and building materials.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing northeast from near the center of the subject site; signage noting ownership by CALTRANS; tree in background shades area with small concrete slab.



Area beneath tree shown above; remains of a possible floor slab, concrete scrap includes fencepost footings, rubble.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing west from northeast corner of subject site; onsite paved strip in foreground; East Chase Avenue at right; offsite shopping center of 1530 Jamacha Road at left.



Small pile of granular material along northern boundary of subject site, the edge of pavement with East Chase Avenue.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing south along western subject site boundary fence; at right is offsite 1903 East Chase Avenue residence.



Facing southeast from onsite by southeast subject site corner; in background are walls with offsite residences, and in foreground is small pipe stub-up.