PHASE I ENVIRONMENTAL SITE ASSESSMENT

Otay Ranch Resort Village 13
North of Otay Lakes Road
North & East of Lower Otay Reservoir
East of Upper Otay Reservoir
San Diego County (Unincorporated), California 91935



C2C Project Number: 2020-011

Prepared for:

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TABLE OF CONTENTS

1.1 EXECUTIVE SUMMARY iii
2.0 INTRODUCTION 1
2.1 Property Location and Legal Description 1
2.2 Purpose 1
2.3 Scope of Services 2
2.4 Significant Assumptions and Data Gaps 2
2.5 Limitations 2
2.6 Exceptions to ASTM Standard Practice E1527-13 3
2.7 Special Terms and Conditions 3
2.8 User Reliance 3
3.0 INFORMATION PROVIDED BY CLIENT 4
3.1 Owner, Property Manager and Occupant Information 4
3.2 Title Records, Environmental Liens and Activity and Use Limitations 4
3.3 Specialized Knowledge 4
3.4 Valuation Reduction for Environmental Issues 4
3.5 Other Information 4
4.0 RECORDS REVIEW 5
4.1 Physical Setting 5
4.1.1 Topographical Characteristics 5
4.1.2 Geological Setting 5
4.1.3 Soil Characteristics 5
4.1.4 Hydrogeological Characteristics 6
4.2 Standard Environmental Record Sources 6
4.3 Additional Environmental Record Sources 9
4.4 Historical Use of the Property 12
4.4.1 Previous Environmental Reports 12
4.4.2 Chronological Review 13
4.4.3 Historical Sources Reviewed 19
4.5 Historical Use of the Adjoining Sites 20
5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE 22
5.1 Property and Vicinity General Characteristics 22
5.2 Structures, Other Improvements and Utilities 22
5.3 Site Reconnaissance Methodology and Limiting Conditions 23
5.4 Observed Use of the Property and Current Condition 23
5.5 Interior and Exterior Observations 24
5.6 Current Uses of Adjoining Sites 26
5.7 Area Reconnaissance 27
6.0 INTERVIEWS 28
6.1 Interview with Owner 28
6.2 Interview with the Property Manager and/or Key Site Manager 28
6.3 Interviews with Facility Operator and/or Occupants/Tenants 28
6.4 Interviews with Local Government Officials 28
6.5 Interviews with Others 28

7.0 ADDITIONAL SERVICES....29
7.1 Asbestos and Lead-Based Paint....29
7.2 Radon....29
7.3 Vapor Encroachment....29
8.0 FINDINGS AND CONCLUSIONS....30
9.0 RECOMMENDATIONS....32
10.0 DEVIATIONS....33
11.0 REFERENCES....34
11.1 Published References....34
11.2 Agency Resources....34
11.3 Commercial Resources....35
12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL....36
13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL....37

APPENDIX A: FIGURES
APPENDIX B: PHOTOGRAPHS
APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION
APPENDIX D: REGULATORY RECORDS DOCUMENTATION
APPENDIX E: INTERVIEW DOCUMENTATION
APPENDIX F: PRIOR REPORTS
APPENDIX G: SCOPE OF WORK

Phase I Environmental Site Assessment
Property: Otay Ranch Resort Village 13
C2C Project Number: 2020-011

1.1 EXECUTIVE SUMMARY

Coast 2 Coast Environmental, Inc. was retained by Baldwin & Sons, Inc. (on behalf of Lakeview 1, LLC and Lakeview 2, LLC) and Moller Otay Lakes Investment, LLC to conduct an environmental site assessment of Otay Ranch Resort Village 13 (Property.) The Property is located north of Otay Lakes Road, north and east of Lower Otay Reservoir, and east of the Upper Otay Reservoir in unincorporated San Diego County, California. The zip code for the Property is 91935 (Jamul.) Assessor Parcel Numbers (APNs) for the Property include: 598-130-04, 598-140-04, 647-020-14, and 647-030-05 (owned by Lakeview 1, LLC); 598-140-05 (owned by Lakeview 2, LLC); and 598-130-05, 598-130-06, and 598-140-06 (owned by Moller Otay Lakes Investment, LLC.)

The Property consists of eight assessor parcels totaling 1,867.43 acres and is undeveloped land covered with native vegetation except where improved dirt roads and foot paths cross the Property. A site reconnaissance was performed on January 9 and 14, 2020. Improved dirt roads and foot paths across the lower elevations (south end) of the Property were traversed on January 9. An improved road providing views of the upper elevations (north end) of the Property was traversed on January 14.

The Property is unoccupied. Improved dirt roads were generally observed to be in poor condition except for sections in the southern portions of the Property which are accessed by U.S. Department of Homeland Security Immigration and Customs Enforcement (ICE.) Minor amounts of illegal dumping were observed along sections of improved dirt roads on the south end of the Property. The dumping appears limited to construction debris and an abandoned vehicle. The dumping appears to have occurred several years ago as current access to the Property by vehicle is restricted by locked gates along Otay Lakes Road. During the site reconnaissance, an ICE agent was present in a vehicle on the southeast end of the Property (or possibly on the east adjoining site.)

Historically, the Property has been undeveloped land utilized for cattle grazing except for the following uses: a structure in the northwest quarter of Section 6 on a 1903 topographic map which is presumed to have been a residence (it was not visible on a 1928/29 aerial); an approximately 200 acre area on the southwest end of the Property which appears to have been dryfarmed in 1960; and improved dirt roads which have crossed through and adjacent to the Property since at least the 1800s.

Based upon information obtained from Coast 2 Coast's research and visual observations made during our site visit, we have reached the following conclusions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent
  State Solid Waste Information System (SWIS) and tribal equivalent
  State and tribal Voluntary Cleanup Program (VCP) sites
  State and tribal Brownfields sites

- Property APNs appear on the State CPS-SLIC and CERS databases and USEPA FINDS databases. An explanation of these databases may be found in Sections 4.2 and 4.3. These listings are the result of the County Department of Environmental Health (DEH) reviewing prior Phase I ESAs which included Property APNs being considered by for acquisition by the County Parks and Recreation Department as open space preserve. (Some of the APNs referenced in these reports have been superseded by the current APNs.) Issues of further environmental concern were not found during DEH's review of the reports.

- Tactical Air Operations located at 13551 Otay Lakes Road (which adjoins the southeast end of the Property across Otay Lakes Road) appears on the State Aboveground Storage Tank (AST) list and State CERS. The facility has a CUPA permit and may store up to 4,500 gallons of jet fuel in tanker trucks. The site is hydraulically downgradient of the Property and reports of leaks or spills were not found.

- Two additional sites within the designated ASTM radii of the Property appear on one or more of the other lists provided by various government agencies. While the presence of these sites in the vicinity of the Property may constitute an environmental risk to the Property, evidence was not found during the course of our assessment which indicated that the Property has been adversely impacted by these sites nor that they represent an imminent threat to the Property.

- Structures were not observed on the Property.

- Hazardous waste was not observed on the Property. Some scattered illegal dumping of construction debris and household solid waste was observed near improved dirt roads on the south end of the Property, but the materials did not appear to be hazardous. The dumped materials appear to have been on-site for quite some time. Locked gates along Otay Lakes Road currently prevent access to the improved dirt roads on the Property.

- Coast 2 Coast's review of historical information sources did not reveal evidence of recognized environmental conditions (RECs) in connection with the historical use of the Property. While there was one mention of possible mining on the Property in the 1880s by Frank Kimball, another resource confirming this activity was not found. Evidence of mines on historical topographic maps and aerial photographs was also not found.

- High voltage electrical transformers were not found on the Property.

- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

- RECs were not found during this assessment in connection with the current use of the Property.

- Though not necessarily rising to the level of a REC the following environmental issues were noted on the Property:

  - A water well is located on the west end of the Property (approximately on the south end of the proposed R-2 residential neighborhood.) The well was observed to be capped.

  - A 1960 aerial depicts possible dryfarming on the southwest end of the Property where residential neighborhoods, a school, and other community uses are proposed as part of the Village 13 development. Possible cultivation of the Property was not observed on aerial photographs dated 1953 and earlier and 1964 and later.

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- If there are no plans to use the water well as part of the proposed redevelopment of Village 13, the well should be destroyed under permit from the County of San Diego Department of Environmental Health Land and Water Quality Division (DEH.)

- Due to proposed redevelopment of the southwest end of the Property for a school, residences, and parks, the area observed on a 1960 aerial as possibly having been dryfarmed should be assessed for pesticides, herbicides, and metals to ensure proper worker protection and soil management during excavation activities. DEH Site Assessment & Mitigation Division offers a Voluntary Assistance Program to provide oversight in such cases.

  Furthermore, prior to development of an educational facility (School S-1) the school district responsible will be required to submit a preliminary endangerment assessment to the State Department of Toxic Substances Control (DTSC.) It is recommended that sampling and

assessment of the school parcel be completed to meet DTSC's requirements for contaminants of concern associated with historic cultivation of land for agricultural purposes.

- It is Coast 2 Coast's opinion that further environmental assessment of this Property, beyond those items listed above, is not warranted at this time.

2.0 INTRODUCTION

2.1 Property Location and Legal Description

Name/Address: Otay Ranch Resort Village 13
North of Otay Lakes Road
Jamul (unincorporated), California 91935

County: San Diego

Owner and Assessor Parcel Number or Other Legal Description:

A legal description for each of the following parcels is provided in a preliminary title report included in Appendix E.

Lakeview 1, LLC: 598-130-04, 598-140-04, 647-020-14, and 647-030-05 (Referred to as Parcels A and B in the title report.)

Lakeview 2, LLC: 598-140-05 (Referred to as Parcels C, D, and E in the title report.)

Moller Otay Lakes Investment, LLC: 598-130-05, 598-130-06, and 598-140-06 (Referred to as Parcels F, G, and H in the title report.)

2.2 Purpose

Coast 2 Coast Environmental Inc. performed a Phase I Environmental Site Assessment of Otay Ranch Resort Village 13 (Property.) The Property is located north of Otay Lakes Road, north and east of Lower Otay Reservoir, and east of the Upper Otay Reservoir in unincorporated San Diego County, California. The zip code for the Property is 91935 (Jamul). This assessment was performed under contract with Baldwin & Sons, Inc. (on behalf of Lakeview 1, LLC and Lakeview 2, LLC) and Moller Otay Lakes Investment, LLC, at the direction of Mr. Eric Johnston, Senior Project Manager, Baldwin & Sons, Inc. Coast 2 Coast's services were authorized by Mr. Stephen Haase, Senior Vice President of Baldwin & Sons on June 19, 2018 (Contract #785) and Mr. Nicholas Lee, Vice President of Baldwin & Sons on January 14, 2020 (Change Order#1), and Mr. Chuck Miller, Environmental Manager of Moller Otay Lakes Investment on January 21, 2020.

The assessment of this Property was performed at the direction of Baldwin & Sons, Inc. in conjunction with its efforts to conduct "all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice". The purpose of performing AAI is to identify "recognized environmental conditions (RECs)" associated with past and/or present operations at the Property or adjoining sites which may pose liability for Baldwin & Sons, Inc., Lakeview 1, LLC, Lakeview 2, LLC, Moller Otay Lakes Investment, LLC, and County of San Diego. By completing this step in the due diligence process, Baldwin & Sons, Inc., Lakeview 1, LLC, Lakeview 2, LLC, Moller Otay Lakes Investment, LLC, and County of San Diego satisfy one of the requirements to qualify for the "innocent landowner defense" under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 101(35).

2.3 Scope of Services

The assessment was performed in conformance with all of the components of the ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The assessment included, but was not necessarily limited to, the activities listed below:

- A reconnaissance of the Property to observe and assess characteristics of potential environmental concern.
- Observation of adjoining sites and the surrounding area to observe and assess characteristics of potential environmental concern which may impact the Property.
- Interviews with current and past owners, operators and occupants of the Property for the purpose of gathering information regarding the potential for contamination at the Property.
- Review of regulatory agency files and interviews with government agency officials to identify and assess any listings of regulatory permits, registrations, enforcement actions, contaminated sites, etc. likely to affect the Property.
- Review of historical resources to identify previous uses and occupancies of the Property since the Property was first developed or 1940, whichever is earlier.
- Visual inspection or use of other documentation to render an opinion as to the existence of asbestos, lead-based paint (interior and exterior), lead in the drinking water, and the potential for radon exposure.
- Development of a report to include discussion of the findings of the above tasks.

2.4 Significant Assumptions and Data Gaps

Significant assumptions concerning the Property were not made during this assessment except for the following:

- Lacking Property-specific information on the ground water gradient at the Property, it is assumed that the gradient mimics the topographic gradient.
- Information supplied by others is assumed to be correct and accurate.

2.5 Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual reconnaissance of the Property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of Coast 2 Coast's Property visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during Coast 2 Coast's effort and on Coast 2 Coast's experience. If additional information becomes available, we request the opportunity to review the information and modify Coast 2 Coast's opinions, if necessary.

Coast 2 Coast's services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

Coast 2 Coast Environmental, Inc. is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

2.6 Exceptions to ASTM Standard Practice E1527-13

Past owners and tenants were not interviewed.

The above exception is not considered to be significant in arriving at our findings and conclusions.

2.7 Special Terms and Conditions

Special terms and conditions which limited access to reasonably ascertainable information concerning the Property were not required by Lakeview 1, LLC, Lakeview 2, LLC, and Moller Otay Lakes Investment, LLC.

2.8 User Reliance

This report has been prepared on behalf of, and for the exclusive use of Baldwin & Sons, Inc., Lakeview 1, LLC, Lakeview 2, LLC, Moller Otay Lakes Investment, LLC, and County of San Diego. The contents of this report may not be relied upon by any party other than Baldwin & Sons, Inc., Lakeview 1, LLC, Lakeview 2, LLC, Moller Otay Lakes Investment, LLC, and County of San Diego without the express written consent of Coast 2 Coast Environmental, Inc.

3.0 Information Provided by Client

3.1 Owner, Property Manager and Occupant Information

The current owner of the Property is Lakeview 1, LLC, Lakeview 2, LLC, and Moller Otay Lakes Investment, LLC. (Refer to Section 2.1 for a description of the parcels owned by each entity.)

The Property is managed by Baldwin & Sons, Inc. Mr. Eric Johnston is Senior Project Manager with Baldwin & Sons.

Mr. Chuck Miller is Environmental Manager for Moller Otay Lakes Investment, LLC.

Mr. Johnston and Mr. Miller completed Owner/User Questionnaires which are included in Appendix E.

The Property is not currently occupied.

3.2 Title Records, Environmental Liens and Activity and Use Limitations

Mr. Johnston provided a preliminary title report for *Otay Ranch Village 13* was prepared by First American Title Company on February 7, 2020. Mr. Johnston said he requested First American Title include a search for environmental liens and activity and use limitations (AULs.) First American Title did not report finding environmental liens and AULs.

3.3 Specialized Knowledge

Mr. Johnston and Mr. Miller were not aware of environmental liens, AULs or issues and events of further environmental concern on the Property.

3.4 Valuation Reduction for Environmental Issues

Mr. Johnston and Mr. Miller believe the current assessed value for the Property is within the fair market value range for the Property. They are not aware of environmental issues which may have affected the value of the Property.

3.5 Other Information

Mr. Johnston and Mr. Miller were not aware of other issues of environmental concern associated with the Property.

4.0 RECORDS REVIEW

4.1 Physical Setting

4.1.1 Topographical Characteristics

The Property is located in the east ½ of the northeast ¼ of Section 36 of Township 17 South, Range 1 West; all of Section 31 except a small portion of the southwest ¼ and all of Section 32, Township 17 South, Range 1 East; and the eastern two-thirds of the north ½ of Section 6, the north ½ of Section 5, and approximately ½ of the northwest ¼ of Section 4, Township 18 South, Range 1 East San Bernardino baseline and meridian on the Jamul Mountains, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics.

The topography of the Property is mountainous on the north end and hilly on the south end with the regional topographic gradient tending to the south toward the Lower Otay Reservoir. Site elevation ranges from approximately 1,700 feet above mean sea level (amsl) on the north end of the Property to approximately 500 feet amsl along Otay Lakes Road. Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage on the Property is anticipated to flow to the south-southwest via five unnamed, seasonal creeks which are located on the Property and drain toward the Lower Otay Reservoir. Lower Otay Reservoir is located south of Otay Lakes. The road generally defines the southern border of the Property. Flood plain zoning for the Property is Zone X, an area of minimal flood hazard.

4.1.2 Geological Setting

The Property is located in the Peninsular Ranges physiographic province of southern California. According to a geologic map of the area (Tan, 2002) the site area is underlain by metavolcanic rocks and Tertiary sedimentary rocks. The metavolcanic rocks are named the Santiago Peak Volcanics, a somewhat metamorphosed sequence of Upper Jurassic volcanic and volcaniclastic rocks underlain by the Southern California Batholith, which is of mostly Cretaceous age. The Tertiary sedimentary rocks, which overlie the older Santiago Peak Volcanics, are classified as Otay formation (Oligocene to Miocene) and consist of sandstone, siltstone, claystone and fanglomerate. No ultramafic or similar rocks are mapped in the Jamul Mountains quadrangle or in other nearby areas; the potential for the presence of naturally-occurring asbestos (NOA), therefore, is very low.

4.1.3 Soil Characteristics

As described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service there are at least seven types of surface soil on the Property (USDA, 1973). A brief description of these soils and their permeability classification are listed below.

Soil Type	Permeability
Diablo-Olivenhain complex, 9 to 30% slopes (DoE) This soil is found on uplands and consists of deep clays derived from soft, calcareous sandstone and shale.	Slow

Friant rocky fine sandy loam, 9 to 30% slopes (FxE) This soil is found on mountainous uplands and consists of fine sandy loams that formed in material weathered from fine-grained metasedimentary rock.	Moderately rapid
Friant rocky fine sandy loam, 30 to 70% slopes (FxG) Description same as previous soil.	Moderately rapid
Olivenhain cobbly loam, 9 to 30% slopes (OhE) This soil is found on dissected marine terraces and consists of deep cobbly loams formed in old gravel and cobbly alluvium.	Moderate
Redding cobbly loam, 9 to 30% slopes (ReE) This soil is found on dissected terraces and consists of steep gravelly loams that formed in old mixed cobbly and gravelly alluvium.	Moderate
San Miguel-Exchequer rock silt loams, 9 to 70% slopes (SnG) This soil is found in mountainous areas and consists of Deep silt loams with a clay subsoil that are derived from metavolcanic rock	Slow to moderate

4.1.4 Hydrogeological Characteristics

The Property is in the Savage Hydrologic Subarea of the Dulzura Hydrologic Area of the Otay Hydrologic Unit of the San Diego Hydrologic Basin (10.31.) Beneficial uses of the groundwater within the Savage Hydrologic Subarea include agricultural, municipal and industrial. Depth to groundwater in this area is estimated to be approximately 300 feet or more below ground surface based on the estimated depth of a water well found on the southwest end of the Property during a previous site reconnaissance. Groundwater flow in the Property area is estimated to generally follow the topographic gradient which is to the south-southwest.

Potable water is not currently provided to the Property area.

4.2 Standard Environmental Record Sources

Coast 2 Coast Environmental reviewed a search of environmental records conducted by Environmental Data Resources, Inc. (EDR). A copy of EDR's report is located in Appendix D. The following standard environmental records sources were reviewed as specified for the Property, adjoining and nearby sites. Next to each source is its abbreviation as it appears in the database. An explanation of each record source is provided in EDR's beginning on Page GR-1 which immediately follows the Map Findings.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal ASTM Standard Databases		
National Priorities List (NPL and NPL Site Boundaries)	U.S. Environmental Protection Agency (EPA)	1.0
Delisted NPL	U.S. EPA	0.5
Federal Superfund Enterprise Management System (SEMS) – [Replaces CERCLIS which USEPA stopped updating in 2013.]	U.S. EPA	0.5
SEMS-ARCHIVE [Replaces CERCLIS No Further Action Planned (CERCLIS NFRAP)]	U.S. EPA	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	U.S. EPA	1.0
RCRAInfo (includes Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities)	U.S. EPA	0.5
RCRAInfo (includes Small Quantity Generators (RCRA-SQG), Large Quantity Generators (RCRA-LQG), Conditionally Exempt SQG (RCRA-CESQG)	U.S. EPA	Adjoining Sites
Engineering Controls Sites List (US ENG CONTROL)	U.S. EPA	Property
Institutional Controls Sites List (US INST CONTROL)	U.S. EPA	Property
Emergency Response Notification System (ERNS)	U.S. EPA	Property
FEMA Underground Storage Tank (UST) Listing	FEMA	Adjoining Sites
State ASTM Standard Databases		
State Response Sites (RESPONSE)	California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC)	1.0
EnviroStor Database (ENVIROSTOR)	CalEPA DTSC	1.0
Solid Waste Information System (SWF/LF) (Active, Closed and Inactive Facilities and Landfills)	State Integrated Waste Management Board (IWMB)	0.5
Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCB)	0.5
Spills, Leaks, Investigations and Cleanup (SLIC)/Cleanup Program Sites (CPS) (Typically includes spills and leaks from non-UST sources or other sites not classified as a LUST. Can also refer to sites undergoing voluntary assessment and remediation.)	SWRCB and RWQCB	0.5
Cortese List (Combined Report List for Leaking USTs, Solid Waste Facilities and Landfills [SWF/LS], Cal-Sites) [CORTESE and HIST CORTESE)	CalEPA SWRCB, IWMB and DTSC	0.5 (LUSTs and SWLs) 1.0 (Cal-Sites)
Active UST Facilities (UST) and Military UST Sites	SWRCB	Adjoining Sites
SWEEPS UST Listing (Old UST database no longer updated.)	SWRCB	Adjoining Sites
Hazardous Substance Storage Container Database (HIST UST) (Old UST database no longer updated.)	SWRCB	Adjoining Sites

Database Reviewed	Responsible Agency	Search Distance (miles)
Facility Inventory Database (FID) (Old UST database no longer updated.)	CalEPA	Adjoining Sites
UST Closure UST releases that have been assessed and are within the 60-day public comment period prior to case closure.	SWRCB	Adjoining Sites
Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Adjoining Sites
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5
BROWNFIELDS Sites considered by SWRCB to be Brownfields through a Memoranda of Agreement process.	SWRCB	0.5
Tribal Records		
Indian Lands UST	U.S. EPA Region IX	Adjoining Sites
Indian Lands LUST	U.S. EPA Region IX	0.5

The Property was not found within the search radii for the databases reviewed.

The table below is summary of sites found within the search distances of the standard environmental record sources which were reviewed for this assessment. The table includes the name, address and Map ID provided in the attached database report; the location of each site with respect to the Property; whether the site is hydraulically upgradient, crossgradient or downgradient of the Property; and a summary of the database listing(s) and the risk the site(s) pose to the Property.

Name and Address	Distance (miles), Direction from Property, and Gradient	Databases	Comments (Media affected, Risk to Property, other information)
Tactical Air Operations 13531 Otay Lakes Rd. Jamul, CA 91935 EDR ID#3 (Site is marked incorrectly on database report. It should be marked on Focus Map 7 at John Nichol's Field Airport.)	Adjoins the southeast end of the Property to the south across Otay Lakes Road & Downgradient	AST, CERS Tank	The facility operates flights for sky diving. Inspection records state that jet fuel is stored in fuel trucks. The inspection records state that the fuel truck(s) has a 4,500 gallon capacity. This information poses a low risk to the Property currently being assessed.
East Lake Wood Elementary Otay Lakes Rd/Hunte Pkwy EDR ID#5	9/10 to 1 mile west of the Property & Downgradient	ENVIRO-STOR, SCH	Pre-construction assessment for Salt Creek Elementary School completed in 2002/2003. A Phase I ESA was completed in March 2003. DTSC did not recommend further action. This information poses a low risk to the Property currently being assessed.

Information was not found during this assessment which indicated these sites or "orphan" sites (sites not plotted because of insufficient geo-coding information) had impacted the Property.

4.3 Additional Environmental Record Sources

Below is a partial list of additional government databases EDR researches to supplement the standard database sources listed in Section 4.2. A complete list of supplemental databases researched is included in *Government Records Searched* in EDR's report in Appendix D.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal Supplemental ASTM Standard Databases		
Proposed NPL	U.S. EPA	0.5
Federal Facilities	U.S. EPA	1.0
U.S. Brownfields Sites (BROWNFIELDS) Data summarized from Cleanups in My Community and Brownfields grant recipients.	U.S. EPA	0.5
Open Dump Inventory (ODI)	U.S. EPA	0.5
RCRAInfo (RCRA-NonGen) Businesses which may have previously generated RCRA waste.	U.S. EPA	Adjoining Sites
Department of Defense Sites (DOD)	U.S. Geological Survey	1.0
Formerly Used Defense Sites (FUDS)	U.S. Army Corps of Engineers	1.0
Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Records of Decision (RODS)	U.S. EPA	1.0
Mines Master Index File (US MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Facility Index System (FINDS) A facility on one of several lists maintained by U.S. EPA.	U.S. EPA	Property
State Coalition for Remediation of Drycleaners (SCRD DRYCLEANERS)	U.S. EPA	0.5
2020 Corrective Action Program List (2020 COR ACTION)	U.S. EPA	0.25
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	U.S. EPA	0.5
State Supplemental ASTM Standard Databases		
Waste Management Unit Database (WMUDS/SWAT) [Combination of other databases which track waste.]	SWRCB	0.5 (SWLs and SWAT) Property (Other)
Recycler Facilities (SWRCY)	Department of Conservation	0.5
CalSites Database (HIST Cal-Sites) Replaced by ENVIROSTOR. Also Cal-Sites formerly known as the Abandoned Sites Program (ASPIS)	CalEPA DTSC	1.0
School Property Evaluation Program (SCH)	CalEPA DTSC	0.25
Toxic Pits Cleanup Act Sites (TOXIC PITS)	SWRCB	1.0
List of Deed Restrictions (DEED)	CalEPA DTSC	0.5
CalSites Annual Work Plan [formerly State Bond Expenditure Plan] (CA BOND EXP PLAN)	Department of Health Services	0.5
Drycleaner Facilities with Waste Generator Identification Numbers (DRYCLEANERS)	CalEPA DTSC	Adjoining Sites

Database Reviewed	Responsible Agency	Search Distance (miles)
Enforcement Action Listing (ENF)	SWRCB	Adjoining Sites
Facility Manifest Data (HAZNET)	CalEPA	Property
EnviroStor Permitted Facilities Listing (HWP)	CalEPA DTSC	1.0
Registered Hazardous Waste Transporter Database (HWT)	CalEPA DTSC	0.25
CERS (California Environmental Reporting System) HAZ WASTE: Listed sites which manage hazardous chemicals, generate hazardous waste, treat hazardous waste onsite, collect household hazardous waste and/or are a RCRA LQ HW Generator.	CalEPA	Property
Local Records		
Hazardous Materials Management Database (HMMD)	San Diego County Department of Environmental Health (DEH)	Property
San Diego County Site Assessment & Mitigation (SAM) Cases	DEH	0.5
Solid Waste Facilities – San Diego County	Department of Health Services	Property
Tribal Records		
Indian Open Dump Inventory (Indian ODI)	U.S. EPA	0.5
Indian Reservations (INDIAN RESERV)	U.S. Geological Survey	1.0
Federal and Indian Lands (FEDLAND)	U.S. Geological Survey	1.0
EDR Proprietary or Exclusive Records		
Recovered Government Archive LUST (RGA LUST)	EDR compiled from historic SWRCB records/databases	0.5
Recovered Government Archive Solid Waste Facilities List (RGA LF)	EDR compiled from historic Department of Resources Recycling and Recovery records	0.5

The table below is summary of sites found within the search distances of the additional environmental record sources which were reviewed for this assessment. The table includes the name, address and Map ID provided in the attached database report; the location of each site with respect to the Property; whether the site is hydraulically upgradient, crossgradient or downgradient of the Property; and a summary of the database listing(s) and the risk the site(s) pose to the Property.

Name and Address	Distance (miles), Direction from Property, and Gradient	Databases	Comments (Media affected, Risk to Property, other information)
Otay Ranch Conveyance APNs: 598-070-05 & 598-070-06 Proctor Valley (S. of) Rd, Chula Vista, CA 91915 EDR ID#A1, A2	Adjoins north of the northwest end of the Property & Crossgradient and Downgradient	CPS-SLIC, CERS, FINDS	The CPS-SLIC database listing is documentation of a request by the County Parks & Recreation Department for the County DEH SAM to review a Phase I ESA of the land which was being conveyed to the County and the City of Chula Vista. SAM completed its review on July 28, 2010 and no further action was required. Case Numbers assigned to this project included TS-2010-02 (County DEH), T10000002364 (State

Name and Address	Distance (miles), Direction from Property, and Gradient	Databases	Comments (Media affected, Risk to Property, other information)
			Geotracker/CERS ID), and 251749 (CERS Site ID#.) This information poses a low risk to the Property currently being assessed.
McMillin Otay Ranch – SE of Lower Otay APNs: 647-020-13, 6470030-06, 647-080-03, 647-090-05, 647-100-04, 647-130-03, 647-140-01 Lower Otay Lakes Rd. Chula Vista, CA 91911 EDR ID#4	1,500 feet south of the southeast end of the Property & Downgradient	CPS-SLIC, CERS	The CPS-SLIC database listing is documentation of a request by the County Parks & Recreation Department for the County DEH SAM to review a Phase I ESA of the land which was being conveyed to the County and the City of Chula Vista. SAM completed its review on December 18, 2002 and no further action was required. Case Numbers assigned to this project included H39617-001 (County DEH), T0607338943 (State Geotracker/CERS ID), and 254005 (CERS Site ID#.) This information poses a low risk to the Property currently being assessed.
Parcel 99 Otay Ranch Otay Lakes Rd. & Upper Reservoir APNs: 595-090-03 and portion of 598-130-01 Chula Vista, California EDR ID# Not identified on EDR's report as it is geocoded incorrectly on the State Geotracker website. Currently, the coordinates position this site greater than ½ mile west of the Property.	On the Property "Parcel 99" includes an area assessed as the northwest portion of the Property currently being assessed.	CPS-SLIC, SAM	The County Parks & Recreation Department requested County DEH SAM review a Phase I ESA of the land under consideration for conveyance to the County. SAM completed its review on December 18, 2002 and no further action was required. Case Numbers assigned to this project included H39620-001 (County DEH), T0607330620 (State Geotracker.) This information poses a low risk to the Property currently being assessed.
Otay (POM) Ranch Village 13 APNs: 598-140-04 and 598-140-05 North of Otay Lakes Road Chula Vista, California	On the Property	SAM	The County Parks & Recreation Department requested County DEH SAM review a Phase I ESA of the land under consideration for conveyance to the County. SAM completed its review on March 5, 2018 and no further action was required. Case Numbers assigned to this project included DEH2018-LSAM-000470 (County DEH.) Unlike the other review summarized in this table, SAM's review of this Phase I ESA was not posted to the State's Geotracker website. This information poses a low risk to the Property currently being assessed.

Information was not found during this assessment which indicated "orphan" sites (sites not plotted because of insufficient geo-coding information) which may appear on the above-listed databases had impacted the Property.

4.4 Historical Use of the Property

4.4.1 Previous Environmental Reports

Copies of the following previous environmental reports for portions of the Property are either publicly available via the County of San Diego Department of Environmental Health web site or were previously prepared by Coast 2 Coast Environmental for Baldwin & Sons, Inc.

A summary of each report and its current relevance to environmental conditions at the Property is provided below. A copy of each text and relevant appendices are included in Appendix F of this current report.

- *Phase I Environmental Site Assessment, Parcel 99, Otay Ranch,* February 7, 2000, Snyder Consulting

The north portion of Parcel 99 was assessed in accordance with ASTM Standard E1527-97. Figure 3 in Snyder Consulting's report depicts Parcel 99 as an area currently within APNs 595-090-05 and 595-090-06. The assessed area included 340 acres.

The primary historical resources reviewed during this assessment included aerial photographs and an interview with a former ranch overseer. Aerial photography did not indicate that Parcel 99 area had been developed between 1928 and 2000. During the assessment, Snyder Consulting interviewed Mr. Jerry Adams, Otay Ranch ranch overseer. Mr. Adams grazed longhorn cattle on the Parcel 99 land from 1989 through 1999. He was not aware of insecticides or herbicides having been applied to the assessed area.

Snyder Consulting accessed Parcel 99 by hiking along improved dirt roads. Snyder observed that Parcel 99 was undeveloped and unoccupied at the time of the site reconnaissance. Snyder Consulting did not observe chemicals, hazardous materials and waste or underground and aboveground storage tanks on the parcel.

Snyder Consulting did not find recognized environmental issues and did not recommend additional assessment of the assessed area.

- *Village 13 Open Space Preserve Land, North of Otay Lakes Road, Chula Vista, California 91935, May 17, 2016* and *January 31, 2018,* Prepared by Coast 2 Coast Environmental for Lakeview 2, LLC (May 17, 2016) and Baldwin & Sons, Inc. (January 31, 2018)

The 2016 report was an assessment of 121.55 acres (portion of APN 598-140-05.) The 2018 report assessed 270 acres (portion of APN 598-140-04 and all APN 598-140-05.) Both reports were prepared in accordance with ASTM Standard E1527-13. Historical

information sources did not reveal evidence of recognized environmental conditions (RECs) in connection with the historical use of the Property.

At the time of each site reconnaissance the assessed area was undeveloped and unoccupied. Solid waste, hazardous waste or illegally dumped debris was not observed. RECs were not found during this assessment in connection with the current use of the Property.

Coast 2 Coast did not recommend that additional assessment be conducted on the Property.

- *Other Prior Assessments*

Coast 2 Coast Environmental, Inc.'s Principal Assessor, Marybeth Norgren, has previously completed Phase I ESAs on portions of the Property currently being assessed. A 2003 Phase I ESA was prepared while Ms. Norgren was employed by another firm. The 2003 assessment included approximately the northern 75% of the Property area currently being assessed. RECs were not found during this assessment in connection with the historical or current use of the Property.

Between 2005 and 2007, Coast 2 Coast prepared a Phase I ESA of the Property currently being assessed (more or less.) The report was prepared under attorney client privilege on behalf of another client. In 2009 and 2010, Coast 2 Coast prepared a Phase I ESA for another client of APNs 598-130-05 and 598-130-06. Publicly available historical resources obtained for these prior assessments have been incorporated into the current assessment where EDR's data did not provide similar information for the same year. Environmental issues noted in these two prior assessments are discussed during the current assessment and are not repeated here.

4.4.2 Chronological Review

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the Property's history, in an effort to find if past use of the Property or activities conducted on, or in the vicinity of the Property could have adversely impacted the Property.

In summary, the Property has been undeveloped land utilized for cattle grazing except for the following uses: a structure in the northwest quarter of Section 6 on a 1903 topographic map which is presumed to have been a residence (it was not visible on a 1928/29 aerial); an approximately 200 acre area on the southwest end of the Property which appears to have been dryfarmed in 1960; and improved dirt roads which have crossed through and adjacent to the Property since at least the 1800s.

The historical resources used in this assessment, along with Coast 2 Coast's findings, are presented below in chronological order. Attempts were made to find information on five-year intervals but data gaps may exist if information was not reasonably ascertainable for each interval.

Prior to 1900: In 1829, the west portion of the Property (what is currently APN 598-130-5 and approximately the western 80% of APN 598-130-06) became part of Rancho Janal

when it was granted to Jose Antonio Estudillo, brother of Maria Magdalena Estudillo, the owner of Rancho Otay. The remaining east portion of the Property was not part of a rancho. However, the current "eastern nose" of the Property is defined by its border with Rancho Jamul. This nose shaped boundary was a result of Rancho Jamul obtaining ownership of Jamul Creek which is still adjacent to the southeast corner of the Property. The primary use of the ranchos was to raise cattle for the hide trade. The Estudillos were absentee ranchers who lived in the pueblo of Old Town San Diego.

On May 4, 1846, the Estudillo family's ownership of Rancho Janal was reaffirmed by Governor Pio Pico. After California became a state, the Land Act of 1851 required the Estudillo family to prove its ownership of Rancho Janal. Heirs of Jose Antonio Estudillo filed a claim to Rancho Janal in 1852 and it was not until June 13, 1872 when Jose G. Estudillo, son of Jose Antonio Estudillo, received a Federal Land Patent signed by President Grant. In 1873, Victoria Dominquez, inherited both Janal and Otay Ranchos after Maria Victoria Estudillo's death. Rancho Janal has also been known as Otay Dominguez and appears as such on U.S. Geological Survey topographic maps. The Estudillo family continued to use the ranches to grow barley and graze cattle.

In 1882, Frank and Warren Kimball received title to Rancho Janal. The History Center at University of San Diego posted a history of Otay Valley which states that Frank Kimball developed mines on Rancho Janal. The narrative continues on by stating that in 1889, the mines on Rancho Janal were sold to John D. Spreckels. (During the same time period, an attempt was made to mine materials to produce portland cement within a mile of the Property on Rancho Jamul. The venture failed due to the cost of shipping the material from Rancho Jamul to downtown San Diego.) Mr. Kimball also had a brick factory to the north in Sweetwater Valley. It is likely that if mining occurred on the Rancho Janal it was likely the extraction of a natural material used in the building industry. This is the only period where information was found during this assessment indicating that mining had occurred on the Property. By 1894, title to Rancho Janal had been granted to Elisha Spurr Babcock. The dam forming the Lower Otay Reservoir was completed in 1897. The reservoir was much smaller than the one which currently exists and was located more than ½ mile southwest of the Property. Evidence of hazardous materials use on the Property was not found during this period.

1900 to 1920: The Babcocks appear to have continued to own Rancho Janal during this period. The dam which formed the Upper Otay Reservoir was completed in 1901. Mr. Babcock was known to be an avid sportsman and he built a sports lodge on the south end of the Upper Otay Reservoir which later became the home of the Birch family and was known as Rancho del Otay and is located in the northeast corner of Rancho Otay (Estudillo.) This site is named on various U.S. Geological Survey topographic maps (beginning with a 1955 edition.) A 1903 topographic map depicts buildings on the west adjoining site which are likely associated with the sports lodge. The map also depicts a short dirt road on the southwest end of the Property (NWC of Section 6) which connects a structure on the Property to Otay Lakes Road. The map also depicts a different alignment of Otay Lakes Road than currently exists on the southwest end of the Property. The road passed on the north side of the hill on the southwest end of the Property. (Currently, the

road is south of the hill.) A portion of that historic road alignment still exists as an improved dirt road on the southwest end of the Property. The 1903 map does not depict symbols of environmental concern on the Property such as wells or mining pits. In 1916, the dam for the Lower Otay Reservoir collapsed. Flooding occurred to the south-southwest of the Property. A new dam was completed by 1918. Evidence of hazardous materials use on the Property was not found during this period.

1920: Mr. Babcock died in 1922. Rancho Janal was sold in 1926 to Henry Fenton. (Fenton had acquired Western Salt Company in 1922 after creditors foreclosed on Elisha Babcock.) A 1928/1929 aerial photograph depicts the Property as undeveloped land. The Otay Lake Reservoirs and Otay Lakes Road generally appear as they currently exist. Several seasonal creeks are visible across the Property. The structure identified on the 1903 topographic map was not obvious on this aerial. Evidence of hazardous materials use on the Property was not found during this period.

1930: Beginning in 1936, Mr. Stephen Birch began purchasing property in and around Ranchos Otay and Janal. Though Mr. Birch had made his fortune as a mining engineer in Alaska and was chairman of Kennecott Copper Corporation, information was not found during this assessment indicating his purchase of the Property and surrounding lands was due to mining interests. (The story of Otay Ranch included in the Otay Ranch General Development Plan states that Mr. Birch had vacationed in the area in the 1920s and liked it.) Altogether Mr. Birch purchased 35,000 acres of land including the Property. His family included his wife, Mary Celine Marshall Rand, a daughter, Mary, born in 1917 and a son, Stephen, Jr., born in 1918. The family lived at Rancho del Otay and their 29,000 acre ranch originally operated under the name Otay Agricultural Corporation until being renamed United Enterprises. Upon formation of United Enterprises, Mr. Birch, Sr. named his son, Stephen, Jr., as the President and his daughter, Mary, as Vice President. The Stephen and Mary Birch Foundation was formed in 1939. A combination of Birch family members, the foundation and United Enterprises appear on various historical title documents for the Property.

The Birch's ranchland was used for growing lima beans, hay, and grain and cattle ranching. (The ranch's branding mark was the same used by Magdalena Estudillo.) Based on comments from Mr. Adams, a former ranch supervisor who was interviewed in January 2000 during a previous Phase I ESA, it appears that cattle ranching was likely the Birch's primary use for the Property throughout their ownership. Evidence of hazardous materials use on the Property was not found during this period.

1940: In 1940, Mr. Birch died and Miss Mary Birch inherited the ranch, United Enterprises, and Rancho del Otay. (Mr. Stephen Birch, Jr. inherited the family's New Jersey home and did not have an active role in managing the family's San Diego County holdings. He died in 1970.) A 1943 topographic map does not depict structures on the Property. One improved dirt road leads to a spring on the near the northeast corner of the Property (NEC of Section 32.) The former alignment of Otay Lakes Road which cuts through the west side of the Property is not depicted on the map (but continues to be depicted on aerials.) The map does not depict features of environmental concern such as wells or mining pits on

or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1945: 1949 aerial photographs do not depict agricultural use or other development of the Property. Two ponds or small reservoirs are visible on the Property. The improved dirt roads on the west side of the Property appear unchanged compared to the 1928 aerial. Additional improved dirt roads on the east half of the Property are visible. These improved dirt roads still currently exist. The edge of Rancho del Otay is visible on the west adjoining site between the upper and lower reservoirs. Evidence of hazardous materials use on the Property was not found during this period.

1950: 1953 aerial photographs do not depict significant changes to the Property compared to the 1949 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1955: In 1955, Miss Mary Birch married Mr. Patrick R. Patrick and they resided at Rancho del Otay. The Patricks did not have children. A 1955 topographic map does not depict significant changes to the Property compared to the 1943 map. A reservoir has been labeled in the NWC of Section 6. Evidence of hazardous materials use on the Property was not found during this period.

1960: A 1960 aerial photograph depicts the southwest end of the Property (where Park 1, School 1, Public Safety 1, Multiuse 1 and 2, and Neighborhoods R-7 and R-8 are currently planned) possibly cultivated for dry farming. A typical dryfarmed crop was barley. (Lima bean production was discontinued across the Birch's ranch in 1949, after a bindweed morning glory infested the fields.) In conjunction with dry farming, it is possible, but unlikely, that fertilizer, pesticides, and/or herbicides were used on the Property. A third pond is visible south of the reservoir on the westerly half of the Property. 1964 aerial photographs again depict the Property as undeveloped land. Evidence of hazardous materials use on the Property was not found during this period except for possibly the use of agricultural chemicals.

1965: A 1968 aerial photograph does not depict significant changes to the Property compared to the 1964 photograph. Another pond is visible immediately north of Otay Lakes Road and south of the reservoir pond. These two ponds share the same southerly draining seasonal creek. A four-wheel drive road has been graded across the north end of the Property and north adjoining site and ends at Horseshoe Peak. Evidence of hazardous materials use on the Property was not found during this period.

1970: Mr. Patrick died in 1971. 1971 aerial photographs do not depict significant changes to the Property compared to the 1968 aerial photograph. A 1971 photorevised topographic map is consistent with the 1971 aerial. Structures are not depicted on the Property. Both on the 1971 aerial and topographic map an air landing strip has been developed on the site south of the southeast end of the Property. Evidence of hazardous materials use on the Property was not found during this period.

1975: A 1975 photorevised topographic map has labeled the improved dirt road across the north end of the Property and north adjoining site as a "Jeep Trail." The Jeep Trail ends at the summit of Horseshoe Peak at the center north edge of the Property. 1979 aerial photographs do not depict significant changes to the Property compared to the 1971 photographs. Two objects are visible in the vicinity of the proposed HOA-1 Facility and appear to be water tanks. About 500 feet south of the objects a small area has been cleared. Another pond is visible about 2,000 feet west-northwest of the objects. Evidence of hazardous materials use on the Property was not found during this period.

1980: A November 1983 aerial photograph does not depict significant changes on the Property compared to the previous photographs. The water tanks previously observed were not visible in this photograph. Mrs. Mary Birch Patrick died in November 1983 and she named Mrs. Rose Patek as co-executor of her estate along with Southern California First National Bank. The estate included controlling interest in United Enterprises. During the 1980s, United Enterprises began planning for the development of Otay Ranch. In 1984 or 1985, City National Bank replaced Southern California First National Bank as the co-executor of the estate. Evidence of hazardous materials use on the Property was not found during this period.

1985: 1985 aerial photographs do not depict significant changes to the Property compared to the 1983 aerial. The resolution of these aerials more clearly depicts improved dirt roads and foot paths that cross through the Property. On November 4, 1988, United Enterprises granted the Property to First American Title Insurance Company (Document #88-0567316) which in turn granted the Property to Baldwin Vista Associates L.P. on December 7, 1988 (Document #88-0629805). Baldwin Vista Associates was a company owned by James and Alfred Baldwin. 1989 aerial photographs do not depict significant changes to the Property compared to the 1985 photograph except that the current four-wheel drive tract that cuts east-west through the middle of the Property had been graded. In addition, the four-wheel drive tract along the north border of the Property had been extended east of Horseshoe Peak. Due to topography, the tract continues east mostly on the north adjoining site and not the Property. A four-wheel drive tract has been added on the west side of the Property leading to the top of the hill where a water well is located. (The water well is capped.) Mr. Adams said that in 1989 he began using the Property for cattle grazing. Evidence of hazardous materials use on the Property was not found during this period.

1990: In 1993, Baldwin Vista Associates, L.P. amended its partnership name to Otay Vista Associates, L.P. (Document #93-0310558) and again in 1994 to The Otay Ranch L.P. (Document #94-0522559). 1994 aerial photographs do not depict significant changes to the Property compared to the 1989 photograph except that a cattle feeding station has been constructed on the west end of the Property. Mr. Adams said he continued to graze cattle on the Property during this period. A 1994 topographic map depicts the "4WD" dirt road along the north border of the Property having been extended east-northeast. The map also shows the alignment of the dirt tract on the Property which was the former alignment of Otay Lakes Road. Evidence of hazardous materials use on the Property was not found during this period.

1995: 1996 aerial photographs do not depict significant changes on the Property compared to the previous photographs. Magnification of the cattle feeding area on the 1996 photograph, shows the cattle feeding shed and two water tanks. The Baldwin Company declared bankruptcy in July 1995 but they retained the Property as part of the bankruptcy settlement. In August 26, 1997, Otay Ranch L.P. granted the Property to South Bay Project, LLC (Document #97-0411918) which on the same day transferred the Property to Otay Project, LLC (Document #97-0411919) which was still a company controlled by the Baldwins. On July 30, 1999, Otay Project, LLC granted the Property to Otay Project, L.P. (Document #99-0527467.) Mr. Kim Kilkenny told Snyder Consulting during its 2000 Phase I ESA that cattle grazing on the Property ended in 1999. Evidence of hazardous materials use on the Property was not found during this period.

2000: 2002 aerial photographs do not depict significant changes to the Property. Evidence of hazardous materials use on the Property was not found during this period.

2005: 2005 aerial photographs do not depict significant changes to the Property. In 2009, Mr. Robert Cameron, then with The Otay Ranch Company, told Coast 2 Coast that the cattle feed station canopy and water tanks were removed from the Property in 2007 and the nearby water well was capped in 2009. 2009 aerial photographs do not depict significant changes to the Property.

Between September and December 2009, multiple grant deeds were recorded for various Property APNs. In September 2009, Otay Project, L.P. granted interest in the following Property APNs: 598-130-01, 598-130-03, 598-140-01, 647-020-08, 647-020-09 and 595-090-03 to Avalanche Partners, LLC (Document #2009-0506309); portions of APNs 598-130-01, 598-130-03, and 598-140-01 and all of 647-020-08, 647-020-09, 647-020-12, and 647-030-05 to Lakeview 1, LLC (Document #2009-0508601); and portions of APNs 598-130-01, 598-130-03, and 598-140-01 and all of 647-020-08, 647-020-09, 647-020-12, and 647-030-05 to Lakeview 2, LLC (Document #2009-0508602.) In October 2009 Otay Project, L.P. granted interest in a portion of 598-010-01 and 598-130-03 to Raindrop Group, LLC (Document #2009-0553299.) In December 2009, Avalanche Group, LLC and Raindrop Group, LLC granted interest in Property APNs 598-130-01, 598-130-03, 598-140-01, 595-090-03, 647-020-08 and 647-020-09 to Otay Village (San Diego) ASLI V, L.L.L.P.(Document#2009-0668044.) Also in December 2009, Raindrop Group, LLC granted interest in Property APNs 595-090-03 and 598-130-03 to Otay Village (San Diego) ASLI V, L.L.L.P. (Document#2009-0668046.) Evidence of hazardous materials use on the Property was not found during this period.

2010: In 2010, several of the APNs which changed ownership in 2009 were split and/or combined to create the APNs which currently exist. 2012 aerial photographs do not depict significant changes to the Property. In 2012, Otay Project, L.P. granted interest in a portion of the Property APN 598-140-05 to Lakeview 2, LLC (Document #2012-0803692.) In 2014, Otay Village San Diego ASLI V, L.L.L.P. granted interest in a portion of the Property (APNs 598-130-05, 598-130-06, and 598-140-06) to Moller Otay Lakes Investment, LLC (Document #2014-0159131.) Evidence of hazardous materials use on the Property was not found.

2015: 2016 aerial photographs do not depict significant changes to the Property. Evidence of hazardous materials use on the Property was not found.

4.4.3 Historical Sources Reviewed

Historical sources between 1829 and the present were reviewed and included the following:

Aerial Photographs: EDR provided aerial photographs for the years 1949, 1953, 1964, 1971, 1979, 1985, 1989, 1994, 2002, 2005, 2009, 2012, and 2016. Aerials for the years 1928/1929, 1960, 1968, and 1983 were previously obtained at the County of San Diego Public Works Department Cartographic Services. An aerial photograph for the year 2006 was previously obtained from Terraserver.com.

Building Permits: The Property is within an unincorporated area of the County of San Diego. The County of San Diego Development Services Department maintains computerized records of building permits dating back to 1987 and descriptions of purged building permits dating for the period 1972 to 1986. As there has been no building activity on the Property since 1972 and because there are no street addresses for the Property, building permit records were not searched.

City Directories: City directory listings for the Property were not found. Some listings were found for the south adjoining site currently occupied by Skydive San Diego with the oldest listing found in 1970.

Chain-of-Title/Assessor Records: Coast 2 Coast reviewed a preliminary title report for the Property prepared by First American Title. Mr. Johnston said he requested that First American include a search for environmental liens and activity & use limitations. The County of San Diego Tax Assessor requires written permission from the Property owner to review tax files and therefore the files are not readily accessible within the scope and time constraints of this assessment. Coast 2 Coast reviewed readily accessible ownership information for the Property during the current assessment and during prior assessments on the County Recorder's computerized database which generally has information for parcels dating back to the early 1970s if a corresponding Document #, APN, and grantor/grantee is known.

Historical Topographic Maps: EDR provided historical topographic maps for the years 1903, 1943, 1955, 1971/1972, 1975, and 1994.

Previous Assessments: Historical resources reviewed during the previous assessments described in Section 4.4.1 were incorporated into the above chronology. In particular, the previous assessment provided access to a 1994 aerial photograph and interviews with Mr. Jerry Adams, a former ranch supervisor on the Property from 1989 to 1999. Coast 2 Coast has also previously interviewed Mr. Robert Cameron, former Executive Vice President of The Otay Ranch Company.

Sanborn Maps: EDR reported that Sanborn maps were not available for the Property area.

Other Documents: Refer to Section 12.3 for web pages and articles reviewed for this assessment and prior assessments.

4.5 Historical Use of the Adjoining Sites

Specific historical research was not conducted for the adjoining sites and surrounding area. However, in the process of researching historical data for the Property, the following historical information was obtained for the adjoining sites:

North: The site adjoining the Property to the north has remained undeveloped mountainous land. Access to this adjoining area appears to have always been limited. The improved dirt road graded along the north border of the Property and the north adjoining site in the mid-1960s and extended further east in the late 1980s is the only access to this site that was observed in historical resources reviewed for this assessment. Issues of further environmental concern associated with the past use of these adjoining sites were not found.

East: The site adjoining the Property to the northeast has been undeveloped mountainous land dating back at least 150 years. Rancho Jamul was established adjacent to the southeast corner of the Property in 1829. The portion of Rancho Jamul immediately adjoining the Property is mountainous land. Jamul Creek also passes through Rancho Jamul. These two characteristics indicate the area of the rancho nearest the Property was not occupied for a specific purpose during the years the ranch was actively used. Issues of further environmental concern associated with the past use of these adjoining sites were not found.

South: Bordering the south edge of the Property, a road connecting San Diego with Jamul has existed since at least the time of the ranchos and likely longer. A 1903 topographic map depicts this road initially passing through the southwest corner of the Property and then along the southern border of the Property. However, with the redevelopment of the reservoirs following the 1916 flood, the portion of the road that crossed through the southwest end of the Property was realigned more or less along its current route adjacent to the south border of the Property. (The majority of the historical alignment of the road passing through the southwest end of the Property has remained an improved dirt road on the Property.)

In 1896, Elisha Babcock and John Spreckels combined their water interests to form the Southern California Mountain Water Company. In 1897, this company completed construction of the Lower Otay Dam which created a reservoir that was ¾ -1 mile south-southwest of the Property. However, the dam was built without a spillway and in January 1916 floods washed away the Lower Otay Dam. By 1918 the dam was rebuilt and enlarged and the as a result the Lower Otay Reservoir expanded to its current capacity. The name of the dam was changed to Savage Dam. The ownership of the reservoirs was transferred to the City of San Diego sometime after 1918. Since the transfer, the City has continued to own the land south of Otay Lakes Road.

The only other development observed south of the Property is the John Nichol's Field Landing Strip, a dirt packed runway which was constructed on City-owned land sometime between

1968 and 1971. The site adjoins the southeast "nose" of the Property. The landing strip and associated buildings have been improved over the years since it was initially development. This site is downgradient of the Property and information was not found indicating the underground storage tanks for fuel have been stored on the site. The site has used aboveground storage tanks for fuel. Records of spills or other unauthorized releases were not found. Issues of further environmental concern associated with the past use of these adjoining sites were not found.

West: In 1901, the Upper Otay Dam was built. The dam and its associated reservoir continue to adjoin the northern end of the west border of the Property. This reservoir was originally built as an emergency reserve for the Lower Otay Reservoir. However, beginning in 1959 and continuing through the present, it has been used as a fish hatchery and recreational fishing area for Florida-Strain largemouth bass.

The northwest finger of the Lower Otay Reservoir has adjoined the southern end of the west border of the Property since 1918. The former Rancho del Otay homestead originally developed by Babcock as a sports lodge and later occupied by the Birch family has been located west of the location of the Upper Otay Reservoir dam since it was developed in the early 1900s. The homestead site still owned by the Stephen & Mary Birch Foundation does not directly adjoin the Property.

The remainder of the west adjoining site has included undeveloped mountainous land along the banks of the reservoirs. Issues of further environmental concern associated with the past use of these adjoining sites were not found.

In addition, the surrounding area was historically undeveloped mountainous land or ranch land used for cattle grazing and agricultural production of grains, hay or lima beans. Information was not found during this assessment indicating that these past uses impacted the environmental quality of the Property.

5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE

5.1 Property and Vicinity General Characteristics

Lot Size: 1,867.43 acres

Current Zoning: The Property includes zoning outlined in the Otay Ranch General Development Plan, Otay Subregional Plan, Volume 2. In general, Village 13 has been specified as a Resort Site.

Roads: Paved roads were not observed crossing through the Property. There are several improved dirt roads crossing through the Property. Many of the dirt roads have not been maintained in the last decade and even four-wheel drive access is limited to the southern end of the Property.

The following roads are adjacent to the borders of the Property:

South and West: Otay Lakes Road

5.2 Structures, Other Improvements and Utilities

Site Improvements: The Property is not currently improved.

Other Structures: Sheds, awnings and other secondary structures were not observed on the Property.

Hardscaped Areas: Paved areas were not observed on the Property.

Landscaped Areas: Landscaping was not observed on the Property. Native vegetation observed during the site reconnaissance appeared to be in good condition and did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Water Retention Areas: Pits, lagoons, and swimming pools were not observed on the Property. Improved dirt roads and stormwater control measures to protect Otay Lakes Road have created a few ponds on the Property. The ponds appeared in good condition and did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Utilities: The Property is not currently served by water, sewer, gas or electric utilities.

Heating & Cooling Systems: Heating and cooling systems requiring fuel were not observed on the Property.

5.3 Site Reconnaissance Methodology and Limiting Conditions

On January 9 and 14, 2020, Marybeth Norgren conducted a site reconnaissance of the Property to find if current usage or activities on the Property have created, or have the potential to create, an environmental impairment to the Property. Improved dirt roads and foot paths across the lower elevations (south end) of the Property were traversed on January 9. An improved road providing views of the upper elevations (north end) of the Property was traversed on January 14. The results of the site reconnaissance are presented below.

A site reconnaissance typically begins with a guided tour of the interior of the buildings on the Property. During the site reconnaissance an emphasis is placed on viewing areas where activities likely to use and generate hazardous materials occur such as maintenance and repair areas, boiler rooms and manufacturing areas. In addition, accessible common areas and a representative sample of tenant (occupant) spaces are observed. Information gathered during interviews and records review is used during the site reconnaissance to assist in locating improvements and features of environmental concern; however, identification of conditions and uses is limited to what can be visually and/or physically observed during the site reconnaissance. Demolition to access areas is not conducted during a site reconnaissance. Areas requiring personal protective equipment other than sturdy shoes and protective eyewear are not accessed.

The site reconnaissance continues by touring the exterior of the Property buildings and viewing the interior of any secondary structures such as sheds. The site reconnaissance is completed by viewing the Property from all adjacent public thoroughfares and commercial properties (where possible).

During this assessment, access to the Property was authorized by Baldwins & Sons. During the current assessment, the Property appeared to be completely accessible and limitations were not placed on Property access.

5.4 Observed Use of the Property and Current Condition

The Property is unoccupied. Improved dirt roads were generally observed to be in poor condition except for sections in the southern portions of the Property which are accessed by U.S. Department of Homeland Security Immigration and Customs Enforcement (ICE.) Minor amounts of illegal dumping were observed along sections of improved dirt roads on the south end of the Property. The dumping appears limited to construction debris and an abandoned vehicle. The dumping appears to have occurred several years ago as current access to the Property by vehicle is restricted by locked gates along Otay Lakes Road. During the site reconnaissance, an ICE agent was present in a vehicle on the southeast end of the Property (or possibly on the east adjoining site.)

Tenants using or generating hazardous materials were not observed.

In general the Property was observed to be in good condition.

On-site activities observed during Coast 2 Coast's assessment of the Property did not appear to represent an environmental hazard to the Property.

A Property Plan (Figure 2) depicting the general configuration of the Property as well as pertinent site observations is included in Appendix A. Photographs of the Property are included in Appendix B.

5.5 Interior and Exterior Observations

Coast 2 Coast looked for the following improvements and features on the Property and whether the use, treatment, storage, disposal or generation of hazardous substances and petroleum products had occurred on the Property.

Drains and Sumps:

Floor drains, floor sinks, trench drains, sumps and clarifiers were not observed on the Property.

Odors:

Strong, pungent or noxious odors were not detected during the assessment.

Oil and Gas Pipelines and Wells

Map W1-7 prepared by the State of California Division of Oil, Gas and Geothermal Resources did not show oil wells within a one-mile radius of the Property.

Pest Control:

The Property does not use regularly-scheduled pest control services.

Potential PCB-Containing Equipment:

Transformers and other potential PCB-containing equipment were not observed on the Property.

Septic Systems and Wells:

Septic systems were not observed on the Property.

One water well was observed approximately where the south end of Neighborhood R-2 will be located. When Coast 2 Coast first observed the well in 2005, it was not capped. Based on the time it took a stone to hit water, it is estimated that the depth to the water in the well is greater than 200 feet below ground surface. By 2009 the well had been capped and the cap was observed to still be secure during the current site reconnaissance.

Stains and Corrosion:

Floors, walls and ceilings were observed for evidence of staining and corrosion caused by sources other than standing water. Evidence of stains or corrosion by hazardous substances was not observed.

Stained Soil and Pavement:

Visual observations were made of the soil and paved areas to find discolorations or surface staining which could be indicative of contaminant discharge.

Significant soil and pavement stains were not observed on the Property.

Hazardous Substances or Petroleum Products:

Hazardous substances and petroleum products were not observed on the Property.

Drums and Other Containers:

Additional drums (≥ 5 gallons) or other containers for hazardous substances and petroleum products were not observed on the Property.

Storm Drains:

Storm water control improvements along Otay Lakes Road were observed.

Staining around the drains due to the improper disposal of hazardous substances and waste was not observed.

Surface Anomalies/Depression:

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions were not observed on the Property.

Surface Drainage on Site:

Surface drainage across the Property appears to flow to the south-southwest via seasonal drainages. Biological studies for Village 13 evaluate wetlands and are not summarized here.

Surface Drainage Obstructions:

During Coast 2 Coast's site reconnaissance it was observed that the Property is protected from surface run-off from adjoining sites by topography.

Underground and Aboveground Storage Tanks:

Underground and aboveground storage tanks were not observed on the Property.

Waste Disposal:

The following vendors provide waste disposal services to the Property:

Trash Collection: No service

Hazardous Waste Disposal: The Property does not currently generate hazardous waste.

Due to the vacant status of the Property, there does not appear to be regular trash disposal service for the Property. Solid waste disposal containers were not observed. Improper disposal of solid waste on the Property was limited to a few areas of illegal dumping of construction debris, household furniture, scattered trash, and an abandoned vehicle along improved roads at the south end of the Property.

Wastewater:

Wastewater or other liquid (other than storm water) was not observed to be discharging into a drain, ditch, underground injection system, or stream on or adjacent to the Property.

5.6 Current Uses of Adjoining Sites

The present land usage of the adjoining sites was also observed to assess their potential to adversely impact the Property. These observations were made "off-site" and in most cases did not involve entering the adjoining site. The results of these observations are presented below:

North: The sites adjoining the Property to the north include eight APNs owned by developers or public agencies. The sites have either been designated as open space preserve or are undeveloped and likely intended to be designated as open space to offset development elsewhere in the region. Owners of the various parcels include the City of San Diego; County of San Diego; United States Government; GDCI Proctor Valley, L.P.; and Otay Land Company, LLC. An improved dirt road weaves back and forth between these sites and the northern edge of the Property. During the site reconnaissance, people were observed to be using the road for recreational hiking and exercise. Visual observations of these parcels did not indicate that current activities on these adjoining parcels had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

East: The sites adjoining the Property to the east includes three APNs owned by the State of California. The sites are undeveloped, mountainous land that slopes to the south toward Jamul Creek and Otay Lakes Road. (Jamul Creek crosses under Otay Lakes Road adjacent to the southeast corner of the Property and does not pass through the Property.) Visual observations of these parcels did not indicate that current activities on these adjoining parcels had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

South: The sites adjoining the Property south of Otay Lakes Road include two APNs owned by the City of San Diego. The western parcel includes land associated with the Lower Otay Reservoir. There is an embankment between Otay Lakes Road and the water in the reservoir.

The eastern parcel includes John Nichol's Field Airport, a dirt landing strip, which is leased by the City. A letter on file with County DEH states that since 2000 Air Adventures Skydiving, Inc. has leased this site and that since 2006 Tactical Air Operations, Inc. has sublet the site and operated on site. The business has a CUPA permit from DEH to store jet fuel in a tanker truck stored on site (which is considered an aboveground storage tank.) The facility is permitted to store up to 4,500 gallons of fuel. The address used by Tactical Air Operations is 13531 Otay Lakes Road. Visual observations of these sites did not indicate that current activities on these adjoining sites had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

West: The sites adjoining the Property to the west include two APNs owned by the City of San Diego. The more northerly parcel is undeveloped land surrounding the Upper Otay Reservoir. The more southerly parcel includes land west of Otay Lakes Road surrounding the northwest

bay of the Lower Otay Reservoir. Visual observations of these parcels did not indicate that current activities on these adjoining parcels had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

APN 598-140-02: This is a 20-acre parcel in the center of the east side of the Property which is owned by Scott Satterla and Dagmar Satterla since 1997. It is undeveloped and unoccupied. Assessor/Recorder records list Albert Gordon Satterla and Darlene Marie Satterla as the owners prior to 1997. Visual observations of these parcels did not indicate that current activities on these adjoining parcels had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

5.7 Area Reconnaissance

A vehicular reconnaissance of the surrounding area in the immediate vicinity of the Property was conducted to observe, in very general terms, the current land use of the sites in the area and to assess if this use poses an environmental threat to the Property. With the exception of the aircraft landing strip adjoining the southeast end of the Property, land usage in the general vicinity of the Property includes undeveloped land similar to the Property. These uses did not appear to pose an environmental threat to the Property.

6.0 INTERVIEWS

Records of communication for interviews and agency contacts completed during this assessment are included in Appendix E.

6.1 Interview with Owner

Mr. Eric Johnston, Senior Project Manager with Baldwin & Sons, completed an Owner/User Questionnaire for Lakeview One, LLC and Lakeview 2, LLC on February 13, 2020. (The Baldwins have been associated with the Property since 1988 though it has been owned by various entities since the initial acquisition from United Enterprises.)

Mr. Chuck Miller, Environmental Manager for Moller Otay Lakes Investment, LLC completed an Owner/User Questionnaire for Moller Otay Lakes Investment, LLC on February 25, 2020. Moller Otay Lakes Investment, LLC has owned its parcels since April 2014.

Neither Mr. Johnston nor Mr. Miller was aware of issues or events of environmental concern associated with the Property.

6.2 Interview with the Property Manager and/or Key Site Manager

Baldwin & Sons manages the Property. Mr. Johnston is currently the Key Site Manager.

6.3 Interviews with Facility Operator and/or Occupants/Tenants

The Property is not occupied. ICE has access to the Property for surveillance but does not have permanent equipment on the Property.

6.4 Interviews with Local Government Officials

Coast 2 Coast contacted the Certified Unified Program Agency (CUPA) for the Property. The CUPA is responsible for enforcement and monitoring of various environmental programs. For the Property, the County of San Diego Department of Environmental Health (DEH) is the CUPA. As there are no street addresses for the Property, DEH used APNs to conduct a search of its records. CUPA permits were not found for the Property. As summarized in the table in Section 4.3, DEH SAM reviewed prior Phase I ESAs which included Property APNs being considered by for acquisition by the County Parks and Recreation Department as open space preserve. Issues of further environmental concern were not found during SAM's review of the reports.

6.5 Interviews with Others

Other individuals with knowledge of the Property were not found during this assessment.

7.0 ADDITIONAL SERVICES

7.1 Asbestos and Lead-Based Paint

Since the Property was not developed with structures, a visual inspection for asbestos and lead-based paint concerns was not conducted during this assessment.

7.2 Radon

Radon is a colorless, odorless gas that can seep into structures from the ground. It is a leading cause of lung cancer. The USEPA has a recommended action level of 4.0 picoCuries radon per liter (pCi/L) of air. The USEPA has classified San Diego County as Zone 3, indicating that the average indoor radon activity is not expected to exceed 2 pCi/L.

Existing radon testing data summarized by zip code was obtained from the State of California Department of Public Health (CDPH) Indoor Radon Program website. Within the zip code 91935, sampling results from eight homes have been reported to CDPH. Of these samples, the highest reported radon concentration was 2.3 pCi/L. These results suggest there is a low risk of encountering radon in concentrations of 4.0 pCi/L within the vicinity of the Property.

7.3 Vapor Encroachment

The Property is not known to have had current or past contamination that may result in vapor encroachment. Evidence was not found during this assessment indicating that there was a potential environmental concern which may be the result of vapor intrusion with respect to the buildings on the Property.

Information was not found during this assessment indicating that adjoining and nearby sites have had current or past contamination which may have resulted in vapor encroachment.

Maps included in EDR's report in Appendix D did not indicate a regional groundwater contamination plume. Other information or evidence of a regional groundwater contamination plume was not found during this assessment.

Other conditions which may result in vapor encroachment at the Property were not found during this assessment.

8.0 FINDINGS AND CONCLUSIONS

Based upon Coast 2 Coast's review of the information obtained during the course of this assessment of the Property and herein presented, we have formed the following opinions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent
  State Solid Waste Information System (SWIS) and tribal equivalent
  State and tribal Voluntary Cleanup Program (VCP) sites
  State and tribal Brownfields sites

- Property APNs appear on the State CPS-SLIC and CERS databases and USEPA FINDS databases. An explanation of these databases may be found in Sections 4.2 and 4.3. These listings are the result of the County Department of Environmental Health (DEH) reviewing prior Phase I ESAs which included Property APNs being considered by for acquisition by the County Parks and Recreation Department as open space preserve. (Some of the APNs referenced in these reports have been superseded by the current APNs.) Issues of further environmental concern were not found during DEH's review of the reports Issues of further environmental concern were not found during DEH's review of the reports.

- Tactical Air Operations located at 13551 Otay Lakes Road (which adjoins the southeast end of the Property across Otay Lakes Road) appears on the State Aboveground Storage Tank (AST) list and State CERS. The facility has a CUPA permit and may store up to 4,500 gallons of jet fuel in tanker trucks. The site is hydraulically downgradient of the Property and reports of leaks or spills were not found.

- Two additional sites within the designated ASTM radii of the Property appear on one or more of the other lists provided by various government agencies. While the presence of these sites in the vicinity of the Property may constitute an environmental risk to the Property, evidence was not found during the course of our assessment which indicated that the Property has been adversely impacted by these sites nor that they represent an imminent threat to the Property.

- Structures were not observed on the Property.

- Hazardous waste was not observed on the Property. Some scattered illegal dumping of construction debris and household solid waste was observed near improved dirt roads on the south end of the Property, but the materials did not appear to be hazardous. The dumped materials appear to have been on-site for quite some time. Locked gates along Otay Lakes Road currently prevent access to the improved dirt roads on the Property.

- Coast 2 Coast's review of historical information sources did not reveal evidence of recognized environmental conditions (RECs) in connection with the historical use of the Property. While there was one mention of possible mining on the Property in the 1880s by Frank Kimball, another resource confirming this activity was not found. Evidence of mines on historical topographic maps and aerial photographs was also not found.

- High voltage electrical transformers were not found on the Property.

- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

- RECs were not found during this assessment in connection with the current use of the Property.

- Though not necessarily rising to the level of a REC the following environmental issues were noted on the Property:

  - A water well is located on the west end of the Property (approximately on the south end of the proposed R-2 residential neighborhood.) The well was observed to be capped.

  - A 1960 aerial depicts possible dryfarming on the southwest end of the Property where residential neighborhoods, a school, and other community uses are proposed as part of the Village 13 development. Possible cultivation of the Property was not observed on aerial photographs dated 1953 and earlier and 1964 and later.

9.0 RECOMMENDATIONS

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- If there are no plans to use the water well as part of the proposed redevelopment of Village 13, the well should be destroyed under permit from the County of San Diego Department of Environmental Health Land and Water Quality Division (DEH.)

- Due to proposed redevelopment of the southwest end of the Property for a school, residences, and parks, the area observed on a 1960 aerial as possibly having been dryfarmed should be assessed for pesticides, herbicides, and metals to ensure proper worker protection and soil management during excavation activities. DEH Site Assessment & Mitigation Division offers a Voluntary Assistance Program to provide oversight in such cases.

  Furthermore, prior to development of an educational facility (School S-1) the school district responsible will be required to submit a preliminary endangerment assessment to the State Department of Toxic Substances Control (DTSC.) It is recommended that sampling and assessment of the school parcel be completed to meet DTSC's requirements for contaminants of concern associated with historic cultivation of land for agricultural purposes.

- It is Coast 2 Coast's opinion that further environmental assessment of this Property, beyond those items listed above, is not warranted at this time.

10.0 DEVIATIONS

We have performed a Phase I Environmental Site Assessment of Otay Ranch Resort Village 13 (Property.) The Property is located north of Otay Lakes Road, north and east of Lower Otay Reservoir, and east of the Upper Otay Reservoir in unincorporated San Diego County, California. The zip code for the Property is 91935 (Jamul.) The report has been prepared in conformance with the scope and limitations of ASTM Standard E1527-13. Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the Property.

11.0 REFERENCES

11.1 Published References

Federal Agencies, Departments and Offices

United States Department of Agriculture
- Natural Resources Conservation Service
  - Soil Survey of the San Diego County Area, Roy H. Bowman, December 1973

United States Geological Survey
- Preliminary Geologic Map
  - *Geologic Map of the Jamul Mountains 7.5' Quadrangle, San Diego County, California*, S. S. Tan, 2002
- The Map Store
  - Topographic Maps

United States Department of Homeland Security
- Federal Emergency Management Agency
  - Flood Insurance Rate Map #06073C1945G, May 16, 2012 (not printed)

State Agencies, Departments and Offices

Department of Conservation
- Division of Oil, Gas & Geothermal Resources
  - Wildcat Map W1-7, March 15, 2004

Department of Public Heath
- Center for Environmental Health
  - Division of Radiation Safety and Environmental Management
    - Radon Test Results

Department of Toxic Substances Control
- ENVIROSTOR Website

State Water Resources Control Board
- Geotracker Website
- Regional Water Quality Control Board – San Diego Region
  - *Water Quality Control Plan for the San Diego Basin,* April 1995

11.2 Agency Resources

San Diego County Agencies, Departments and Offices

Assessor/Recorder's Office
- Assessor's Parcel Maps
- Current Ownership Records
- Historic Ownership Records

Environmental Health
Hazardous Materials Business Plan and Permits
Inspection Records
Site Mitigation Reports
UST/LUST Records

Planning and Land Use
Otay Ranch General Development Plan/Otay Subregional Plan, Adopted October 28, 1993, Last Amended June 18, 2019 (includes Part I, Chapter 3, History of Otay Ranch)

Public Works Department
Cartographic Services
Aerial Photographs

City of San Diego Agencies, Departments and Offices

Water Department
Otay Reservoir History, http://www.sandiego.gov/water/gen-info/history.shtml, Accessed May 21, 2006

11.3 Commercial Resources

Environmental Data Resources, Inc.
Aerial Photographs Search
Regulatory Database Search
Sanborn Map Search (Prior report)
Topographic Map Search

SDFish.Com accessed May 21, 2006
Lower Otay Lake Reservoir History, http://www.sdfish.com/lakes/otaylower/index.html
Upper Otay Lake Reservoir History, http://www.sdfish.com/lakes/otayupper/index.html

San Diego Union Tribune Archives
Mary Birch Patrick, A Millionaire Heiress's Unrealized Visions, The Stephen and Mary Birch Foundation, Part I, Joe Cantlupe, March 17, 1997, Page A-1

Otay Ranch Annexation is Near, Kathryn Balint, January 14, 1997, Page B-3 and 7

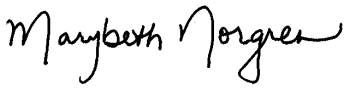
Terraserver.com
2006 Aerial Photograph

University of San Diego
Online Local History Archives
Otay Valley, Schoenherr, October 29, 2004, http://history.acusd.edu/gen/local/otay.html, Accessed May 21, 2006

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Submitted:



Marybeth Norgren
Principal

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Marybeth Norgren
Principal

Education

B.S., Chemistry, California State University Fullerton, 1988
M.S., Environmental Management, University of San Francisco, 1999
Asbestos Fiber Counting (NIOSH 582), McCrone Research Institute
EPA/AHERA Building Inspector and Management Planner, Design for Health
EPA/AHERA Asbestos Abatement Contractor/Supervisor, Design for Health
EPA/AHERA Asbestos Abatement Project Designer, Design for Health
EPA Radon Measurement Operator, Western Regional Radon Training Center
Lead-Based Paint Inspection & Assessment, Project Monitor and Project Designer, U C Berkeley Extension
Continuing Education for Lead-Based Paint, Homesafe Environmental, Inc.

Registrations

Cal/EPA Registered Environmental Assessor #5548 *(State ended program on July 1, 2012.)*
Cal-OSHA Certified Asbestos Consultant #92-0720
California DHS Lead-Related Construction Inspector/Assessor and Project Monitor, #541

Experience

Ms. Norgren has 30 years of experience managing and conducting environmental site assessments (ESAs) and hazardous materials surveys on all types of properties including commercial, industrial, residential, agricultural and unimproved properties. She has utilized the ASTM 1527 standard for ESAs since its inception in the early 1990s and incorporated it into client specific standards as requested. She has managed projects involving underground storage tank removals, unauthorized releases and associated sampling. In addition, she has experience conducting all phases of asbestos and lead-based paint abatement projects including comprehensive building surveys, contract bid solicitation, contract administration, project specifications, and contract documentation. Prior to starting Coast 2 Coast Environmental, Inc. in 2004, she worked for both small and large consulting firms on projects primarily located in the western United States.

Relevant Projects

Wells Fargo Bank/First Interstate Bank, Bank of the West, Bank of America, Union Bank and Great Western Bank - Various Locations. Managed and conducted Phase I ESAs for commercial, industrial, retail and agricultural properties throughout California as well as Arizona, Nevada, Oregon, Washington, Texas and Midwest and East Coast sites. Assessment activities included Property reconnaissance, agency record reviews, historical land use research, geologic conditions research, and recommendations for handling identified concerns. Property reconnaissance has included asbestos sampling, radon sampling and/or water and paint sampling for lead. Conducted Phase II ESAs including comprehensive asbestos surveys and soil and groundwater sampling.

City of Ontario Housing Agency, Ontario, CA. Managed a multi-year contract for asbestos and lead-based paint sampling of 600 homes which were part of the Residential Sound Insulation Project to reduce air traffic noise from Ontario Airport. Other work included conducting Phase I ESAs and demolition surveys for asbestos and lead-based paint on properties being purchased by the City in high noise areas.

Paseo Project, San Diego State University Foundation, San Diego, CA. Prepared a Phase I Environmental Site Assessment (ESA) of five city blocks south of San Diego State University. The ESA was part of the Hazardous Materials Technical Study for the SDSU Foundation Master Plan concerning the formation of a redevelopment project area on lands adjacent to the University. The ESA included historical research dating back to the development of the area beginning in 1931 when the University moved to its current location. The report also included a review of agency files for four gas stations which were either currently or historically located on the site.

J Serra High School Expansion, San Juan Capistrano, CA. Prepared a Phase I Environmental Site Assessment Update as part of the Hazardous Materials Technical Study for an environmental impact report for the recreational facilities of the J Serra High School located on approximately 30 acres of land in San Juan Capistrano. As a private school, J Serra High School board chose not to have the project reviewed by the Department of Toxic Substances Control (DTSC), but the report was prepared in a format acceptable to DTSC. Issues associated with the project site included two adjacent and upgradient gasoline stations with active leaking underground storage tank cases and historic use of the site for agricultural orchards.

Various Residential and Commercial Developers and Land Brokers, San Diego County, CA. Managed and prepared Phase I ESAs for San Diego developers including McMillin Companies, The Otay Ranch Company, Baldwin & Sons, Inc., Affirmed Housing Group and Hitzke Development Corporation. Properties assessed have included large tracts of land proposed for use as residential communities, commercial developments, and mitigation bank/open space preserve sites.

Department of the Navy, Southwest Division, San Diego, CA. Conducted lead-based paint surveys and prepared Operations and Maintenance Programs based on survey results. Surveys included all exterior and some interior surveys on 170 buildings at two naval bases in San Diego. Conducted Pollution Prevention Assessment surveys of various naval operation shops to identify processes in each shop that use hazardous chemicals and/or generate hazardous waste. Prepared reports describing and quantifying materials used in the shops' processes.

City of Los Angeles Department of Airports, CA. Managed asbestos survey of approximately fifty buildings at Van Nuys Airport and Van Nuys California Air National Guard Facility. Based on survey results, prepared asbestos abatement specifications. Project included arranging for approval of special abatement procedures from the South Coast Air Quality Management District.

Trizec Properties, Inc., Various Locations. Performed contractor supervision and industrial hygiene services during removal of asbestos-containing fireproofing. All buildings were multi-story commercial structures and projects ranged from abating single suites to full-floor abatement. Responsible for ensuring contractor followed all government regulations and maintained proper work practices.

Professional Organization Affiliations

American Chemical Society
American Society for Testing & Materials (ASTM), E50.02 Subcommittee (includes ASTM Standards E1527 and E1528), Recording Secretary April 2016 to present
Women's Environmental Council, San Diego Border Chapter, Chapter Treasurer, 2002 to 2010, and Corporate Board Scholarship Chair, 2006 to 2008

APPENDIX A

FIGURES

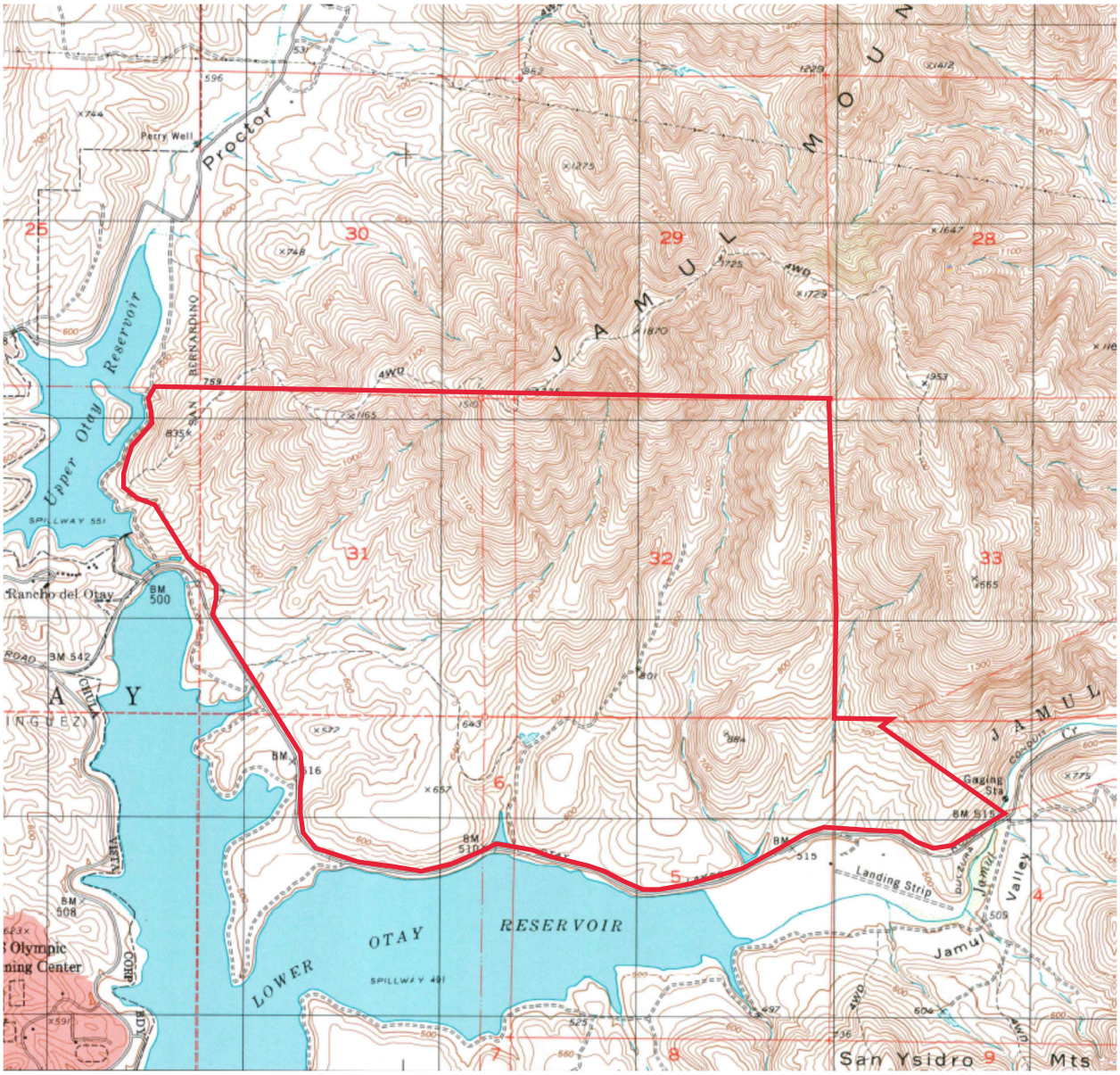


FIGURE 1 - PROPERTY LOCATION & TOPOGRAPHIC MAP	North
USGS 7.5 Minute Quad Names: Jamul Mountains, CA	
Scale: 1″ = 3,000′ Edition: 1994	

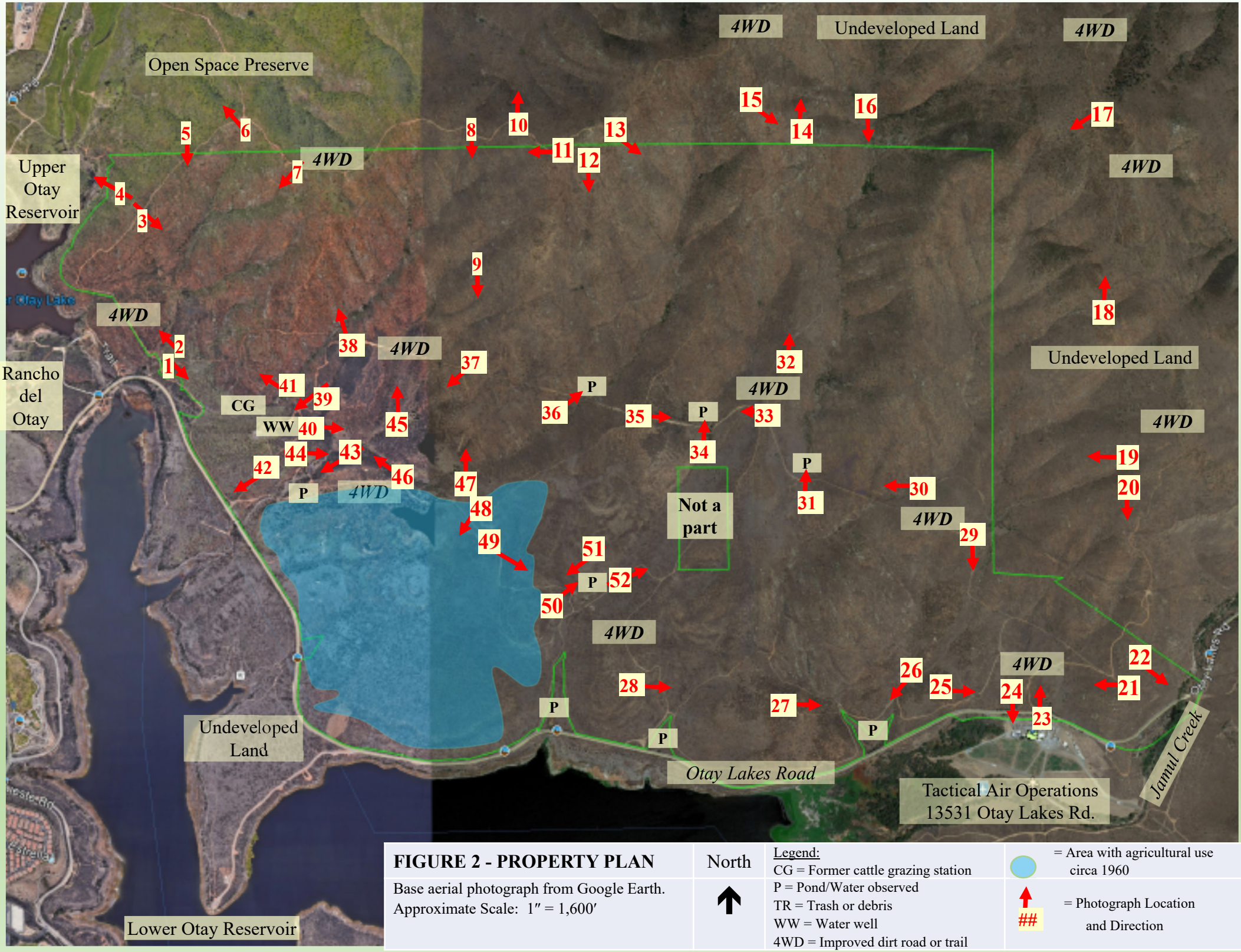


FIGURE 2 - PROPERTY PLAN

Base aerial photograph from Google Earth.
Approximate Scale: 1″ = 1,600′

North

Legend:
CG = Former cattle grazing station
P = Pond/Water observed
TR = Trash or debris
WW = Water well
4WD = Improved dirt road or trail

= Area with agricultural use circa 1960

= Photograph Location and Direction

APPENDIX B

PHOTOGRAPHS



Photograph 1: East-southeast view from the edge of the Property by the north end of the northwest finger of Lower Otay Reservoir. Otay Lakes Road is on the right.



Photograph 2: Northwest view of northwest end of the Property. Otay Lakes Road is on the left.



Photograph 3: Southeast view of Property from edge of improved dirt road in northwest corner of the Property.



Photograph 4: West view of the west adjoining Upper Otay Reservoir and Proctor Valley.



Photograph 5: South view of the Property from the improved dirt road along the north border of the Property near the northwest corner of the Property.



Photograph 6: North-northwest view of the west and north adjoining site. The improved dirt road leads down to Proctor Valley. The Open Space Preserve includes the area in this photo nearer to the photographer on the opposite side of the road.



Photograph 7: South view of the Property from the improved dirt road along the north border of the Property. This photo is further east along the improved dirt road than Photo 5.



Photograph 8: South view of the Property from the improved dirt road along the north border of the Property. This photo is further east along the improved dirt road than Photo 7.



Photograph 9: This view taken from the northern road shows an area where cattle grazing equipment was located in the 1990s (see also Photo 41.) In the center of the photograph near reservoir is a somewhat circular flat area where dryfarming may have occurred (see also Photo 47.)



Photograph 10: North view of the north adjoining undeveloped land. This view is taken near the middle of the north border of the Property.



Photograph 11: West view of the improved dirt road along the north border of the west half of the Property and south end of the north adjoining site.



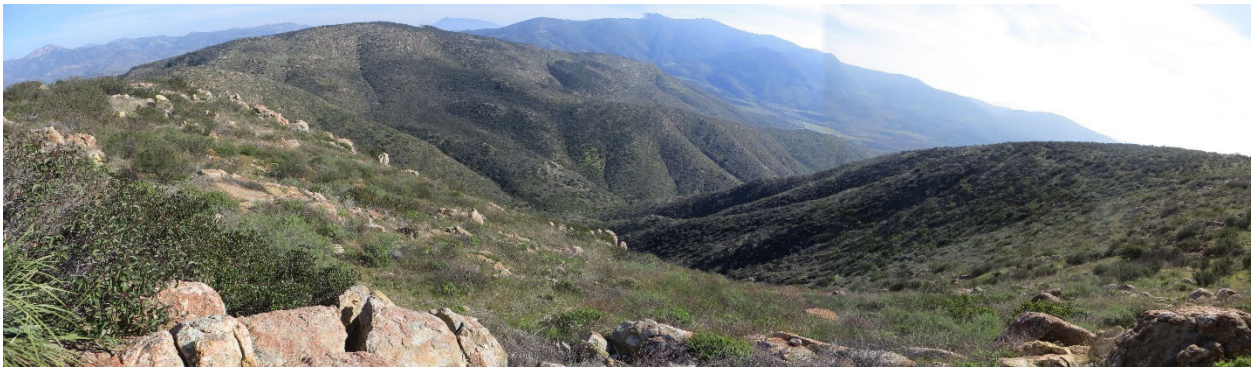
Photograph 12: South view of the Property near the middle of the north border of the Property. This photo is further east along the improved dirt road than Photo 8.



Photograph 13: Southeast view of the Property taken near the middle of the north border of the Property. This photo is further east along the improved dirt road than Photo 12.



Photograph 14: North view of the area adjoining to the north of the east half of the Property.



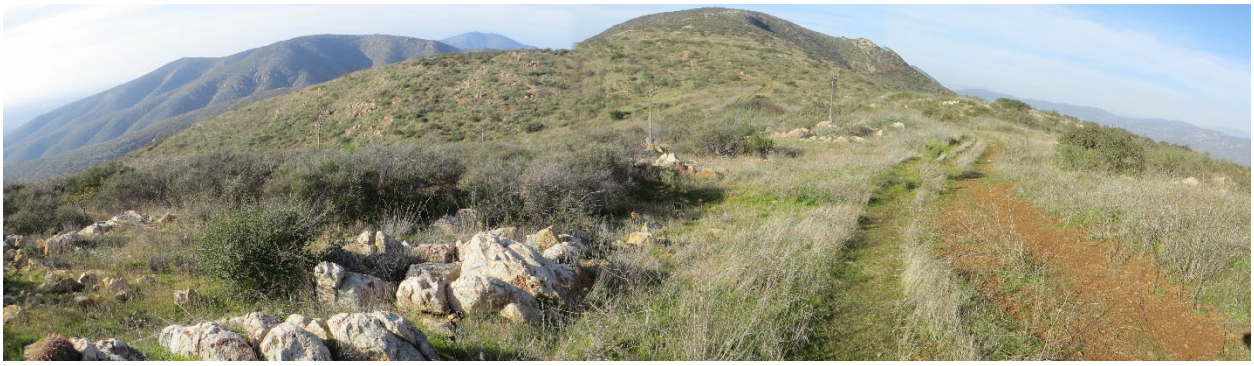
Photograph 15: Southeast view of the northeast end of the Property and the south edge of the north adjoining land that borders the east half of the Property.



Photograph 16: South view of the Property and a portion of the north adjoining site near the northeast corner of the Property. This view looks down on the most easterly of the seasonal drainage areas that generally flow north to south across the Property.



Photograph 17: West-southwest view of the Property and a portion of the north adjoining site near the northeast corner of the Property.



Photograph 18: North view of the north end of the east adjoining undeveloped land owned. This site is owned by the U.S. Government.



Photograph 19: West view of the Property from the middle of the east adjoining site.



Photograph 20: South-southwest view of the south end of the east adjoining site and the southeast end of the Property. The skydiving air field is in the center of the photo.



Photograph 21: West view of the Property taken from near the southeast end of the Property.



Photograph 22: Southwest view of the southeast adjoining site including Jamul Creek.



Photograph 23: North view of the east end of the Property with Otay Lakes Road in the foreground.



Photograph 24: South view of the airfield and buildings occupied by Tactical



Photograph 25: East view of the southern border of the Property along Otay Lakes Road and across from the skydiving airfield.



Photograph 26: The pond on the Property located northwest of the entrance to the skydiving airfield.



Photograph 27: East view of the Property just west of the pond in Photo 26.



Photograph 28: East view of the Property near the middle of the southern border of the Property.



Photograph 29: South view at the eastern end of the improved dirt road cutting through the middle of the Property. This road has not been maintained and is in poor condition.



Photograph 30: West view of the improved dirt road cutting through the middle of the Property taken from near the east end.



Photograph 31: Pond at the base of the most easterly of the seasonal drainage areas.



Photograph 32: North view on the improved dirt trail which has been visible on topographic maps since at least 1943. The trail is above (to the right) of the west side of the drainage shown in Photo 31.



Photograph 33: West-southwest view continuing west on the improved dirt road cutting through the center of the Property.



Photograph 34: Northeast view of the seasonal drainage at the low point in the road in Photo 33.



Photograph 35: East view of the improved dirt road cutting through the center of the Property. The view is taken from the top of the hill shown on the right side of Photo 33.



Photograph 36: North-northeast view of water collecting at the base of the seasonal drainage in the center of the Property.



Photograph 37: South-southwest view the westerly seasonal drainage path which flows toward Otay Lakes Road.



Photograph 38: North-northwest view of the upper portion of the westerly seasonal drainage.



Photograph 39: Capped well on west end of Property.



Photograph 40: East view from the knoll with the water well.



Photograph 41: West view from the knoll with the water well. The area below was formerly used as a cattle grazing station. A canopy and two tanks for water storage were removed in 2007.



Photograph 42: South-southwest view of seasonal drainage flowing toward Otay Lakes Road. The gate is locked and while there has been some illegal dumping in the past, it does not appear that much has occurred in recent years.



Photograph 43: Seasonal drainage flow on the west end of the Property.



Photograph 44: Metal debris observed to have been used for target practice.



Photograph 45: North view of the upper elevations of the west end of the Property.



Photograph 46: West view of illegal construction debris disposal along the improved dirt road. This section of the dirt road was historically a portion of the original alignment of Otay Lakes Road prior to reconstruction of the Otay Reservoirs between 1916-1918.



Photograph 47: North-northeast view of the upper elevations of the middle of the Property.



Photograph 48: Dryfarming may have occurred in this area in circa 1960.



Photograph 49: East to northeast view of the middle of the Property.



Photograph 50: Small reservoir/pond in the center of the south end of the Property.



Photograph 51: Rusted car (red oval) and debris on the west side of reservoir/pond in the center of the south end of the Property.



Photograph 52: Improved dirt road east of the reservoir/pond.

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

Otay Ranch Resort Village Village 13

North of Otay Lakes Road

Jamul, CA 91935

Inquiry Number: 5962508.2

February 10, 2020

The EDR Aerial Photo Decade Package

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

Date EDR Searched Historical Sources:

Aerial Photography February 10, 2020

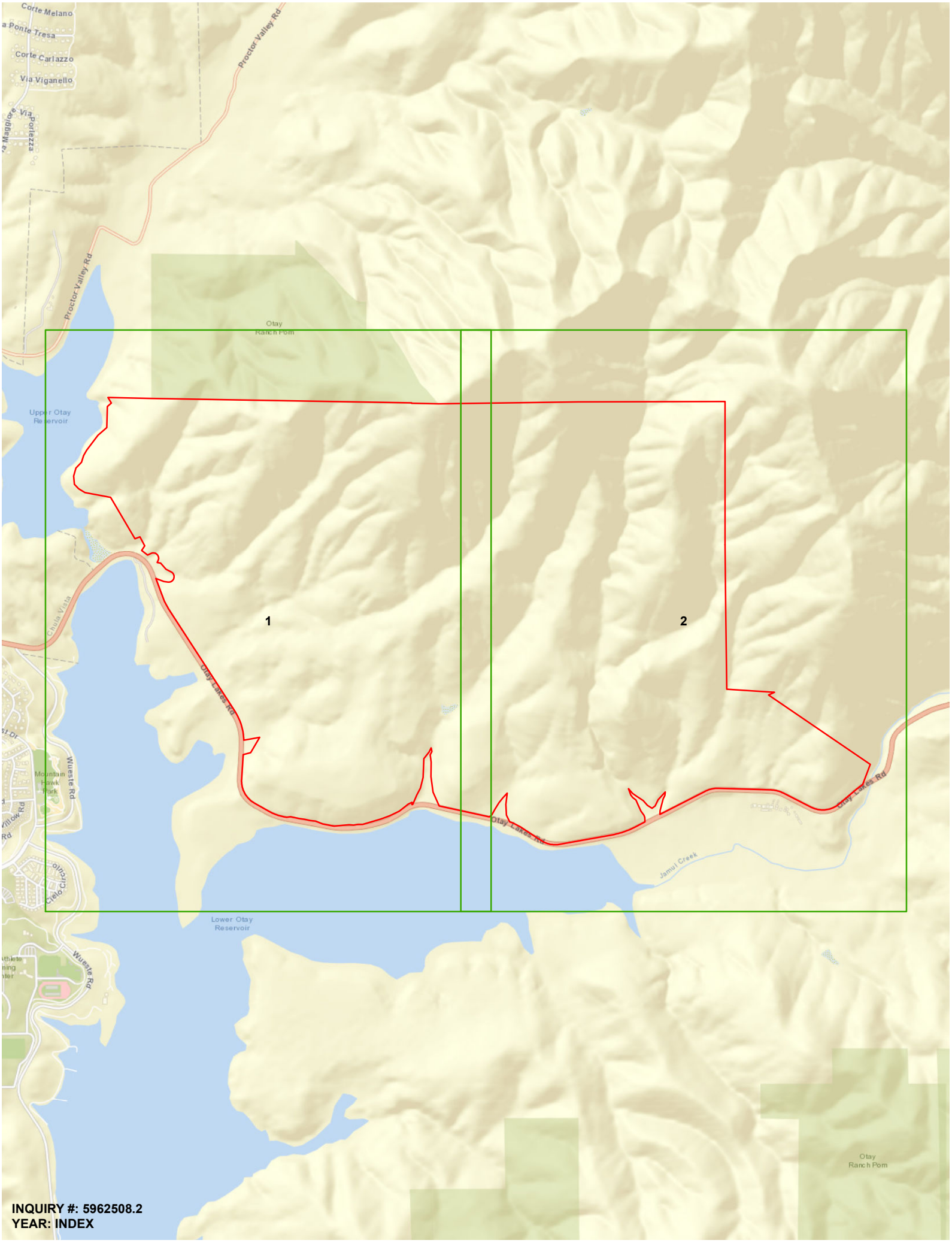
Target Property:

North of Otay Lakes Road

Jamul, CA 91935

Year	***Scale***	***Details***	***Source***
1949	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1949	USDA
1953	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1953	USDA
1964	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1964	USDA
1971	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1971	USGS
1979	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1979	Landiscor
1985	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1985	USDA
1989	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1989	USDA
1994	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1994	USGS/DOQQ
2002	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2002	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2005	USGS/NAIP
2009	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2009	USGS/NAIP
2012	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2012	USGS/NAIP
2016	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2016	USGS/NAIP

Additional aerials obtained as noted on their respective pages.



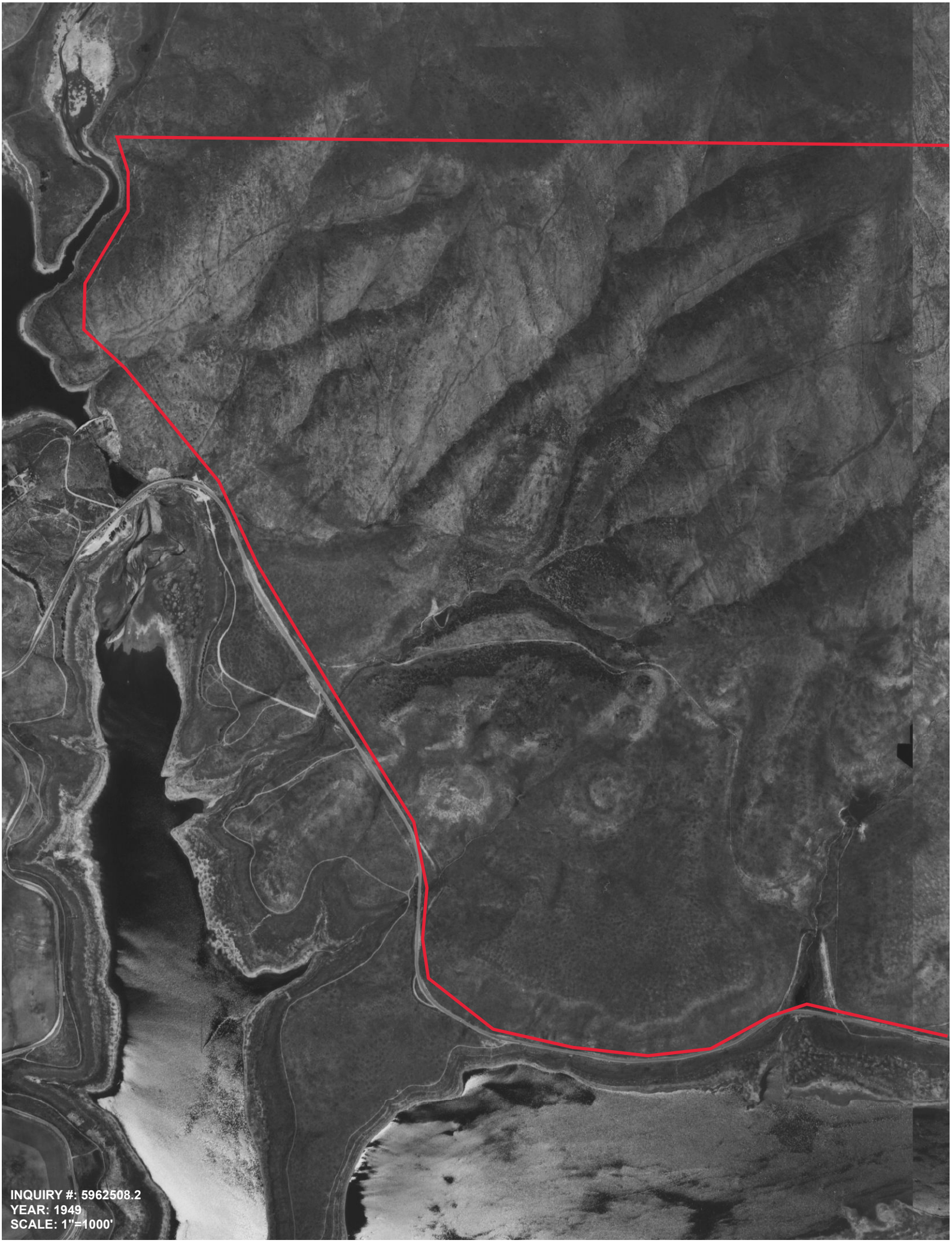
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YEAR: INDEX

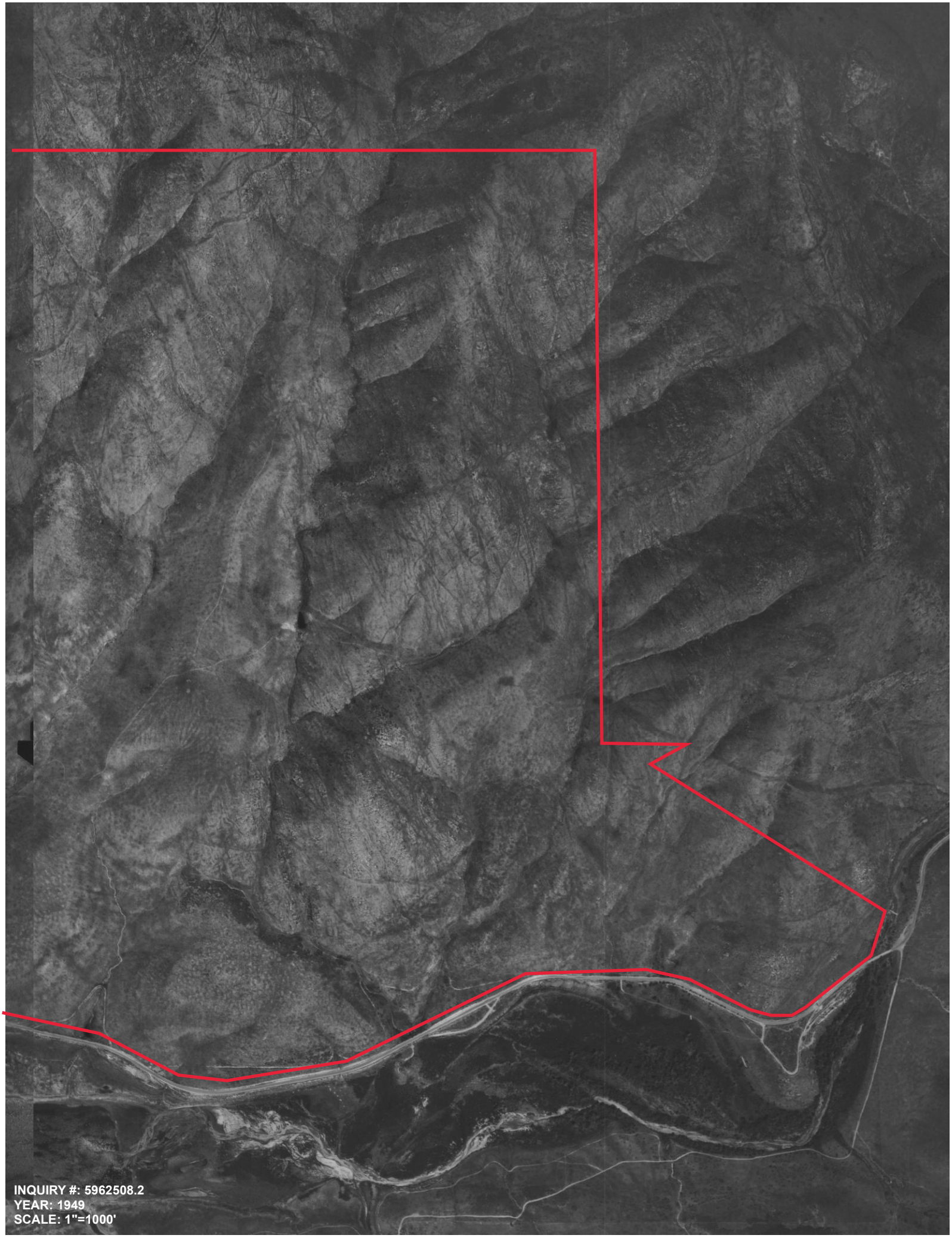
1928

San Diego County

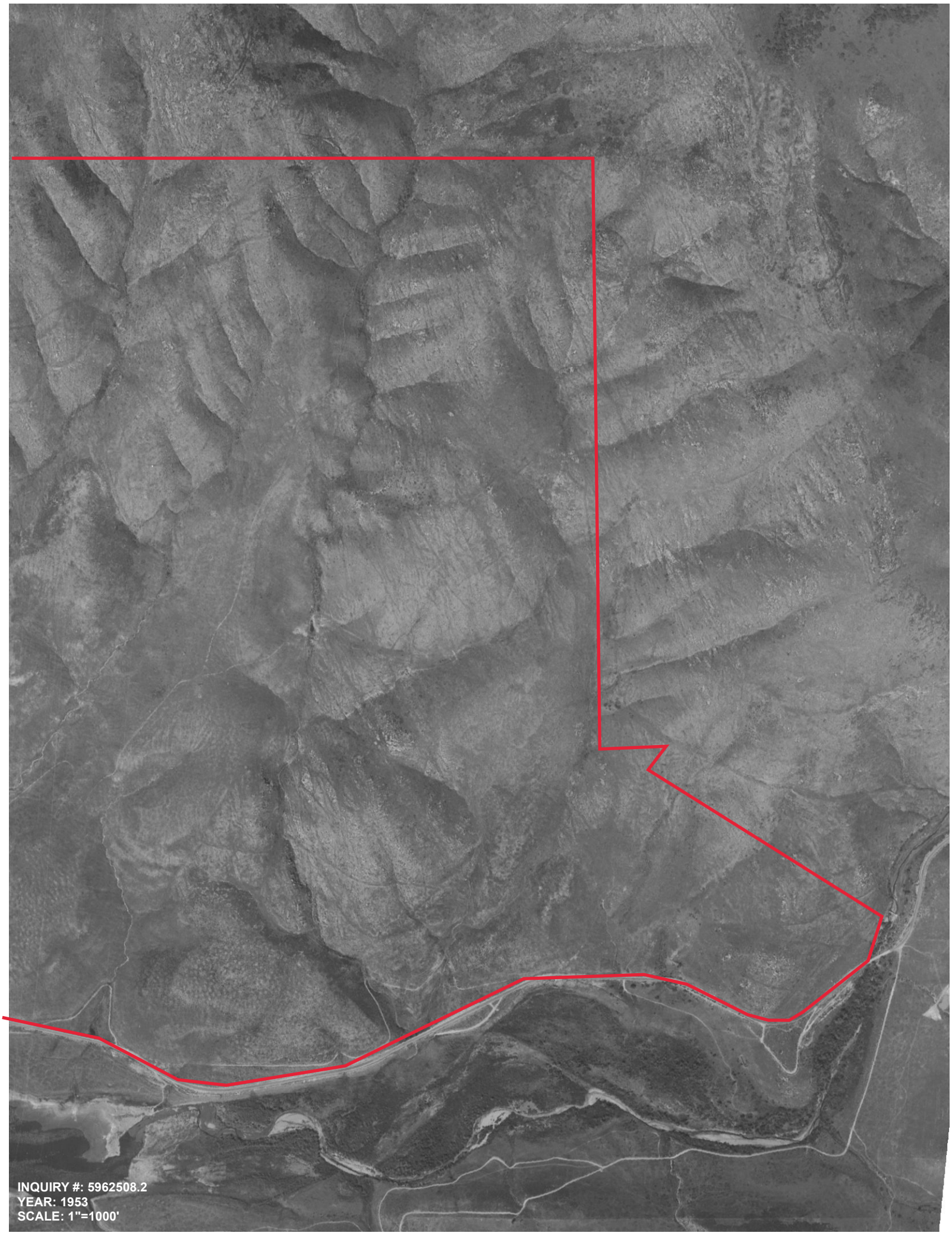
1" = 1,000'

North


INQUIRY #: 5962508.2
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SCALE: 1"=1000'


INQUIRY #: 5962508.2
YEAR: 1949
SCALE: 1"=1000'


INQUIRY #: 5962508.2
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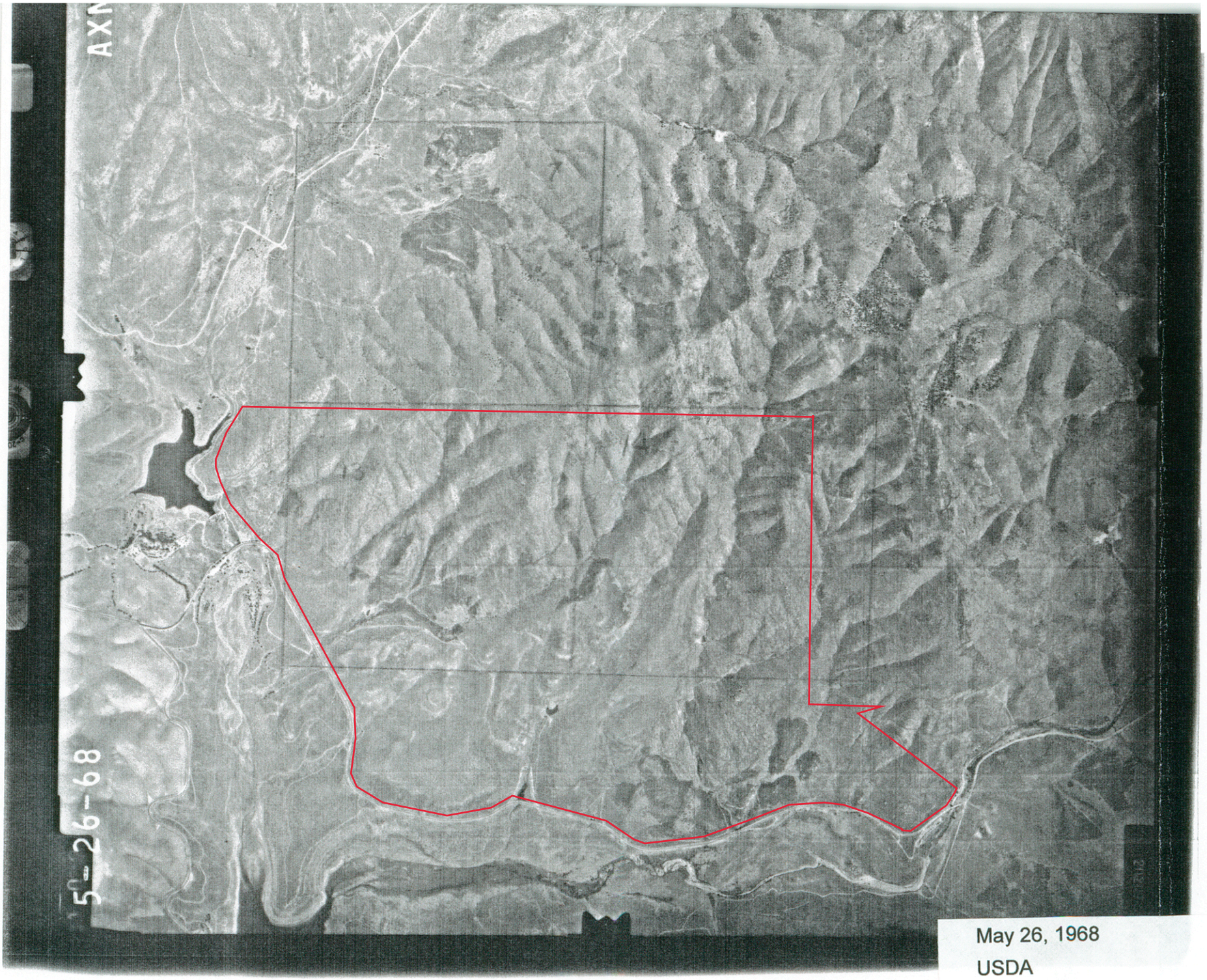
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San Diego County
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North



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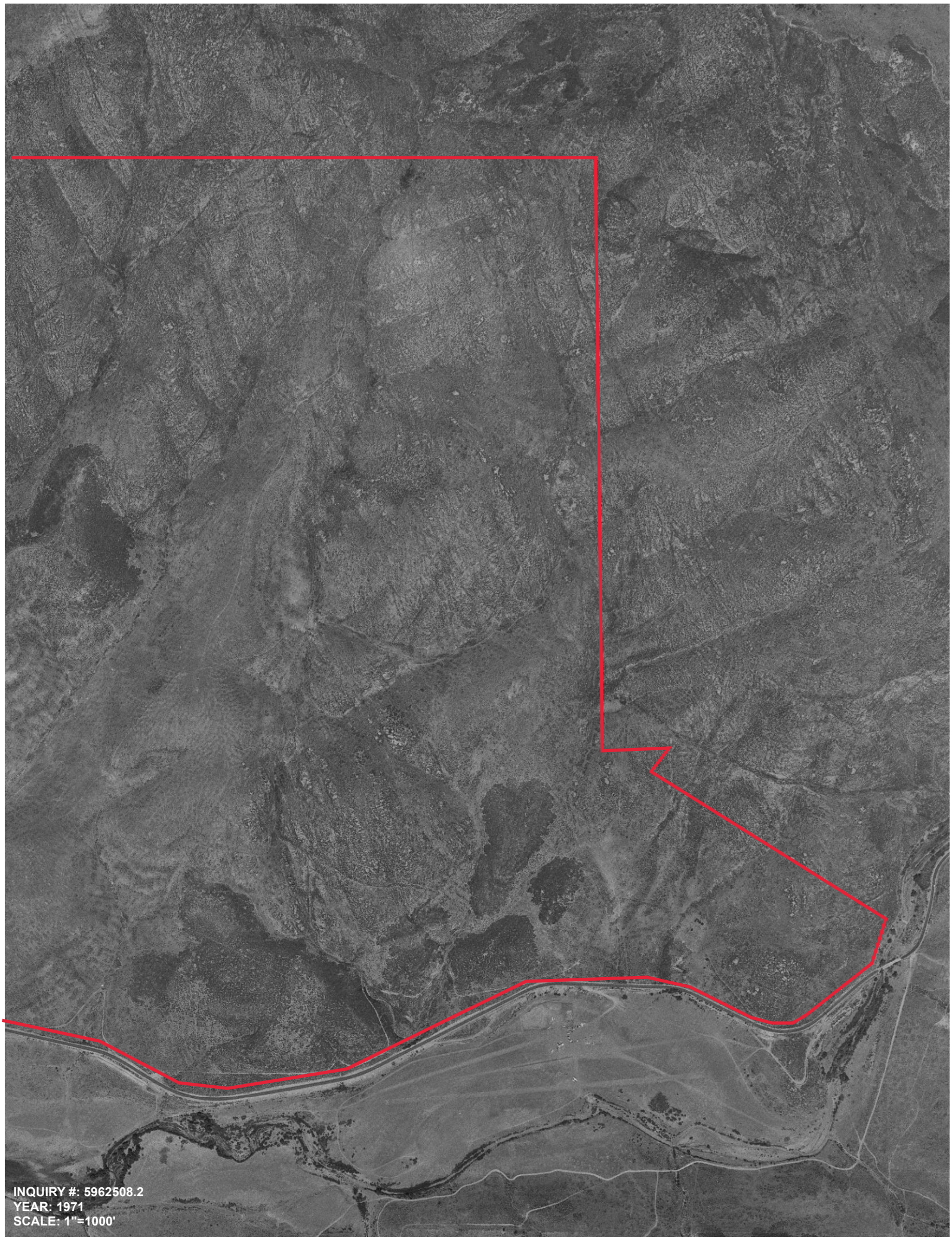

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USDA
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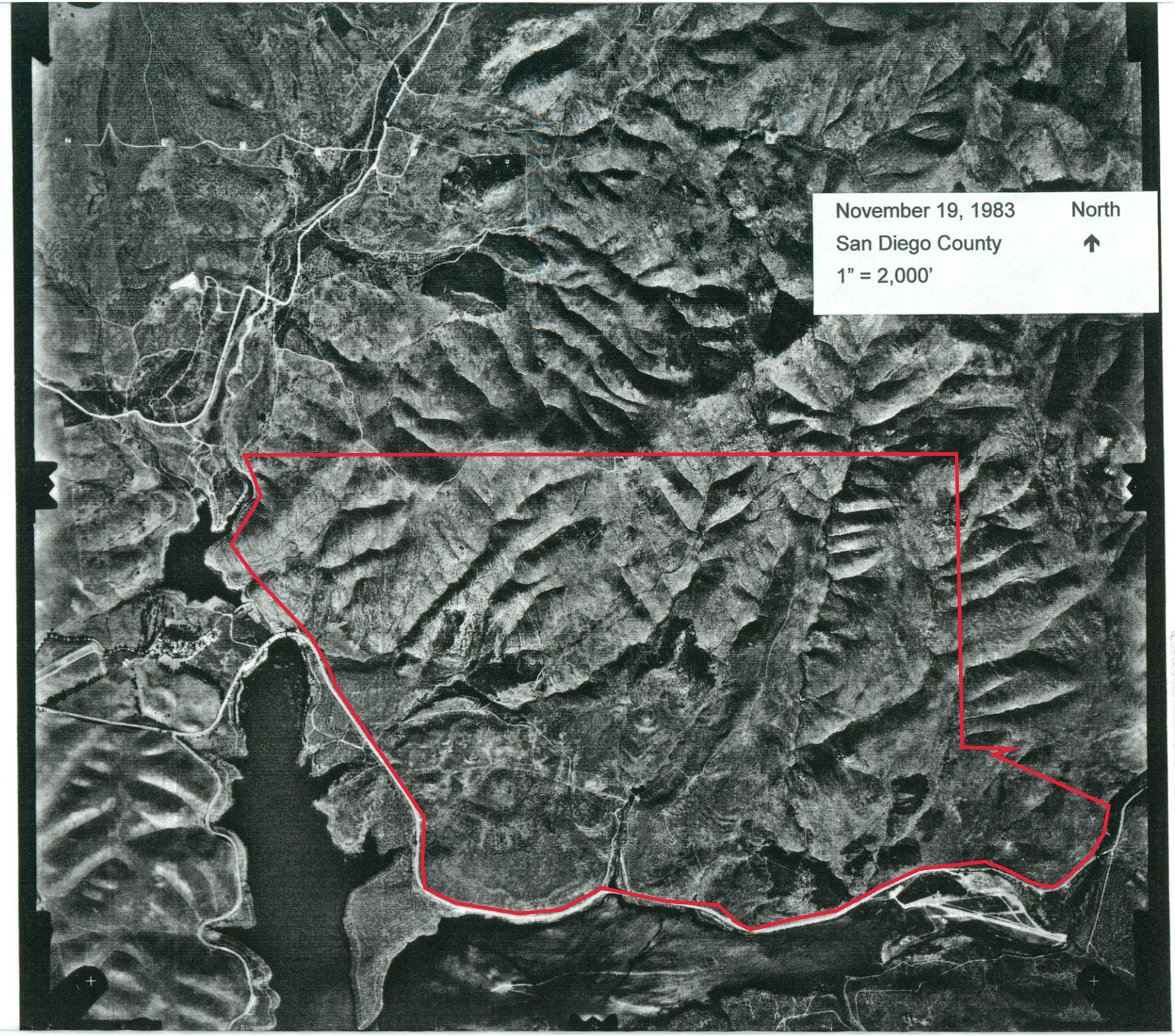
North


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YEAR: 1971
SCALE: 1"=1000'


INQUIRY #: 5962508.2
YEAR: 1971
SCALE: 1"=1000'


INQUIRY #: 5962508.2
YEAR: 1979
SCALE: 1"=1000'


INQUIRY #: 5962508.2
YEAR: 1979
SCALE: 1"=1000'


November 19, 1983
San Diego County
1" = 2,000'
North

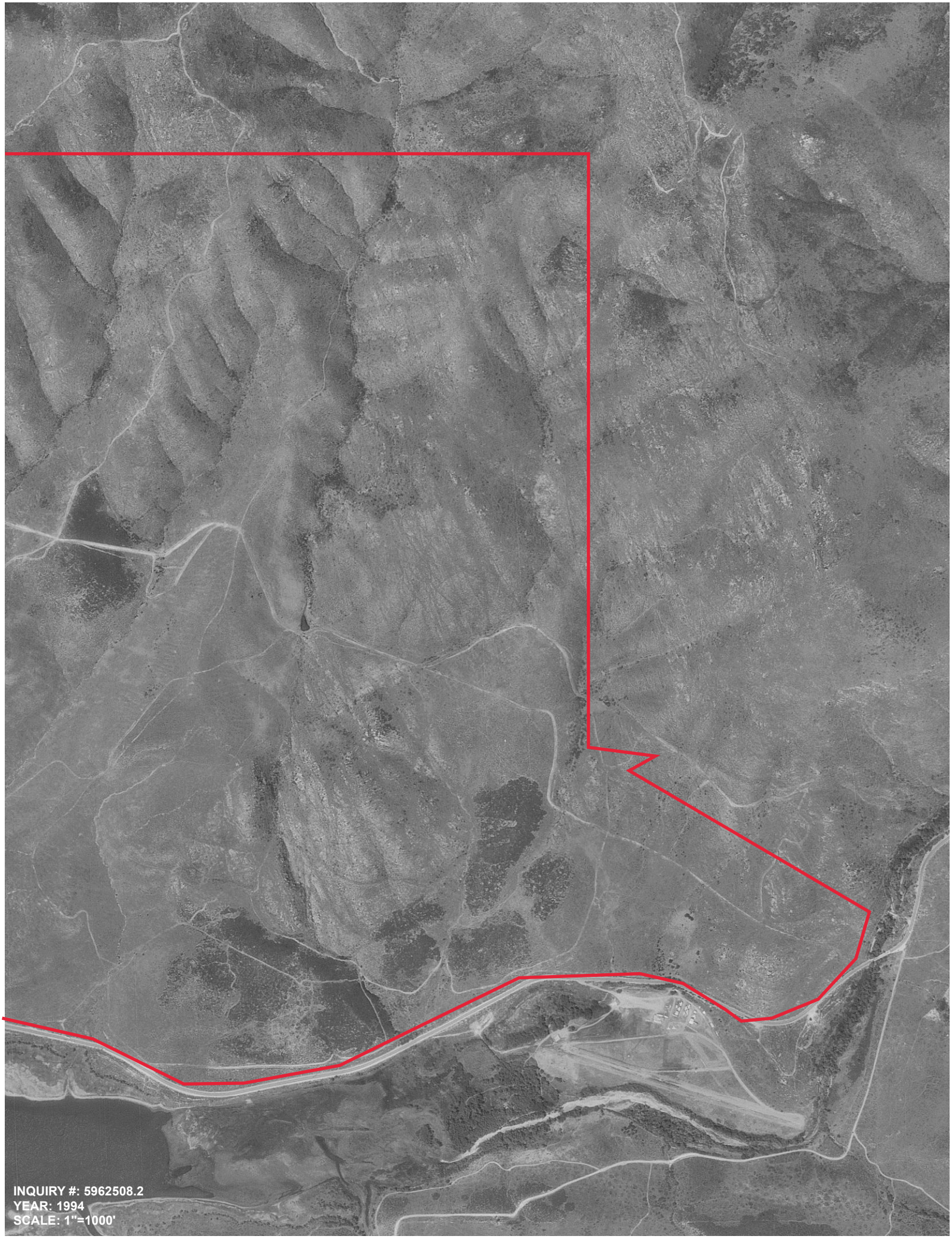

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YEAR: 1985
SCALE: 1"=1000'


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YEAR: 1989
SCALE: 1"=1000'


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YEAR: 1989
SCALE: 1"=1000'


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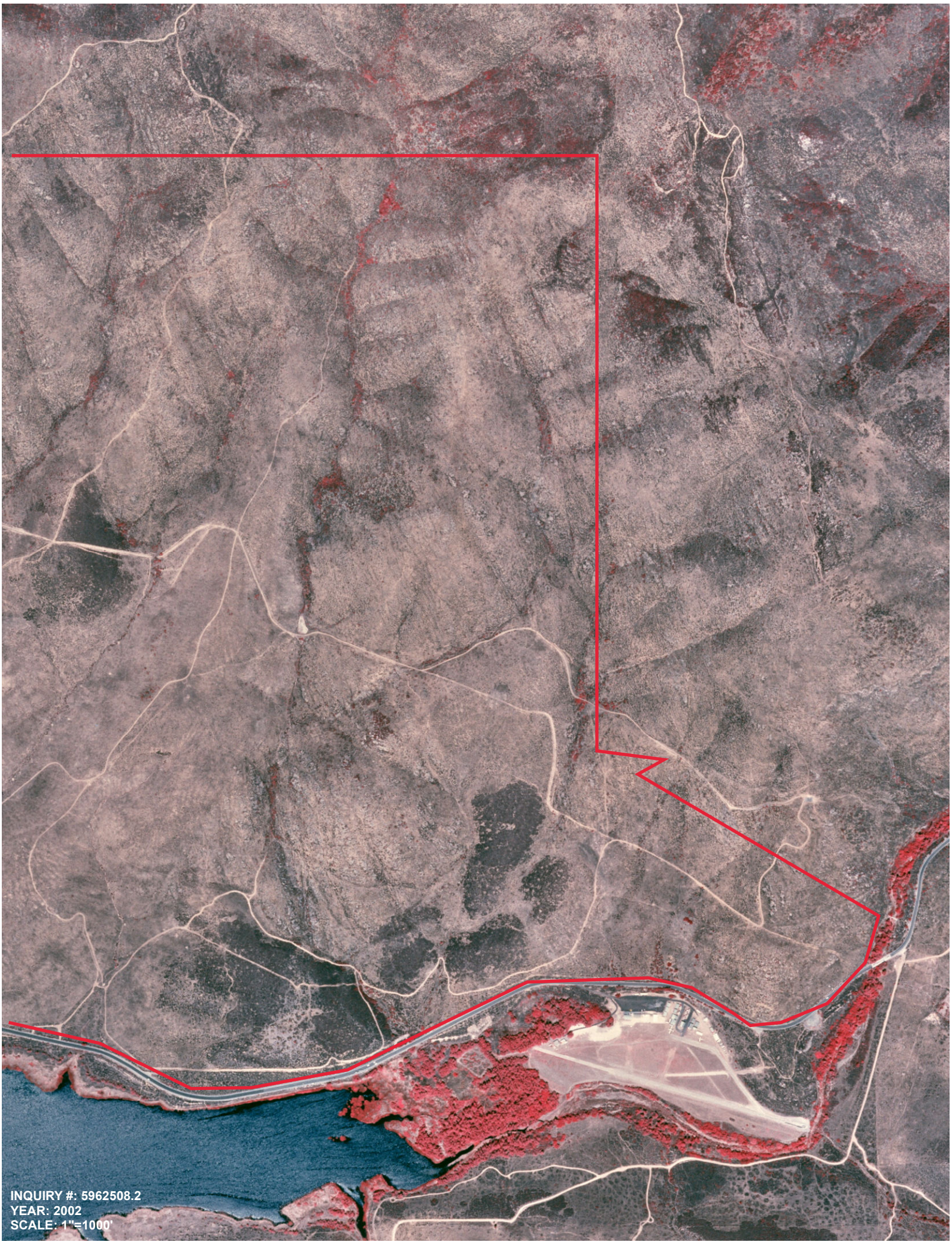

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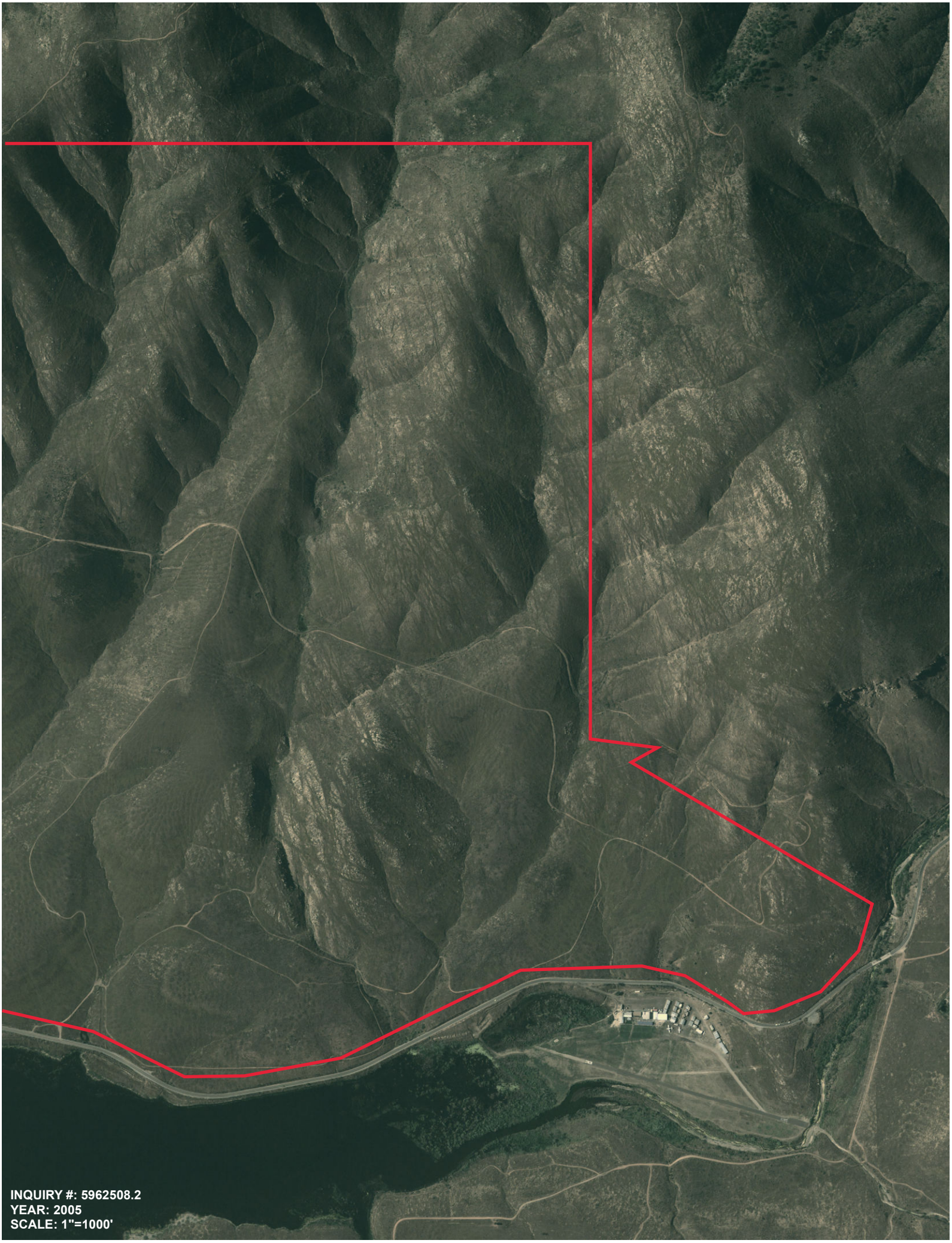
September 30, 1996
Terraserver.com
1" = 1,400'

North


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YEAR: 2002
SCALE: 1"=1000'

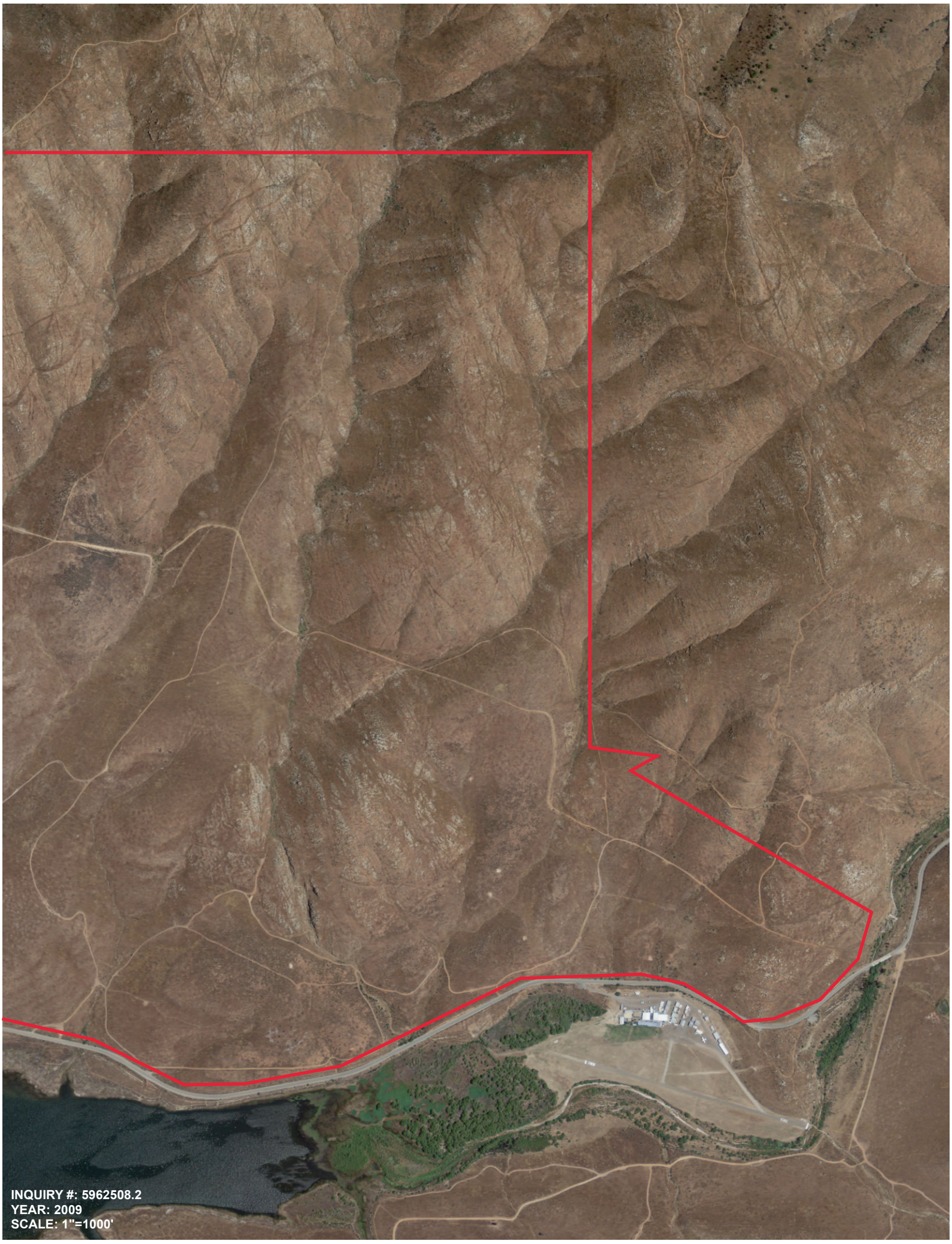

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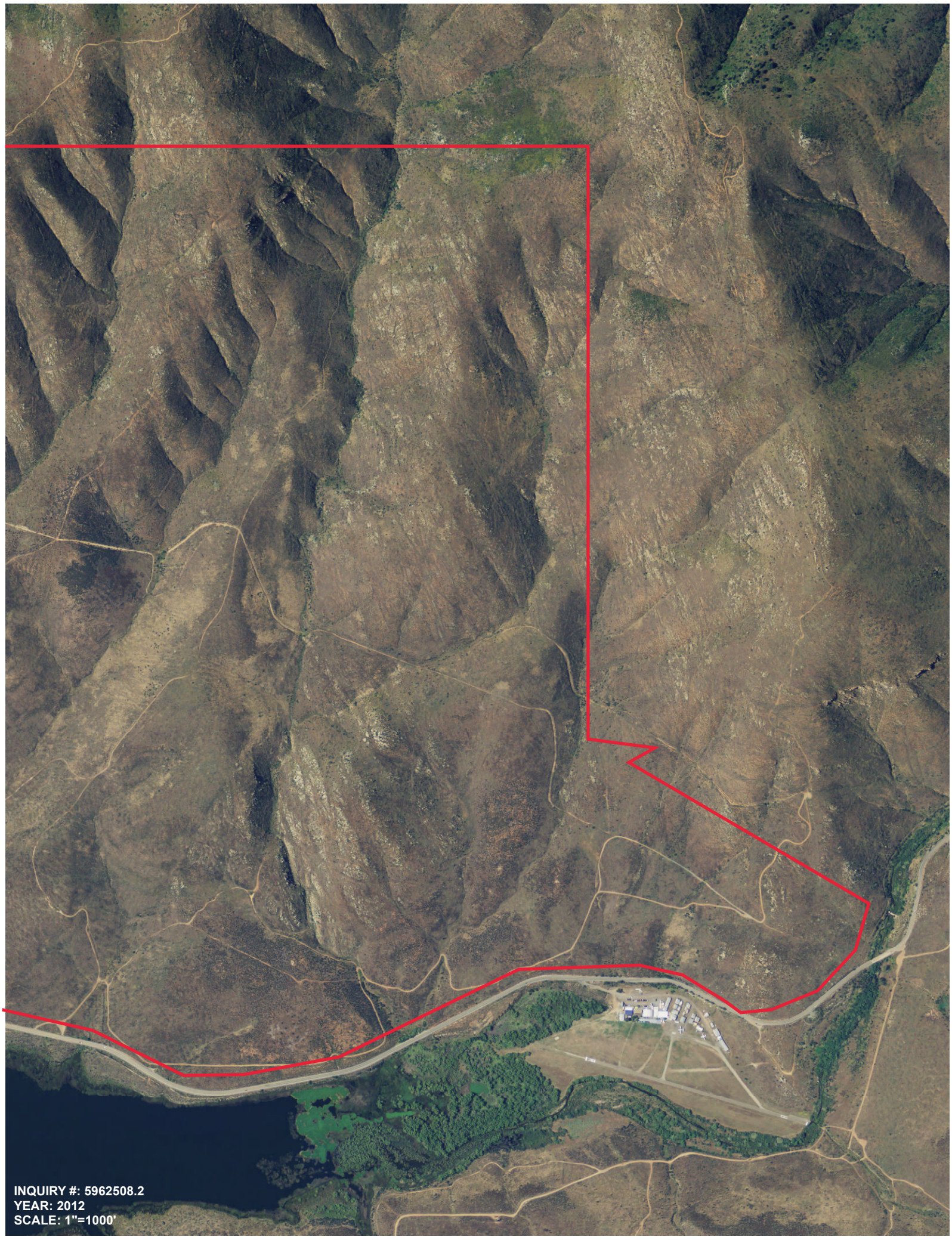


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YEAR: 2009
SCALE: 1"=1000'


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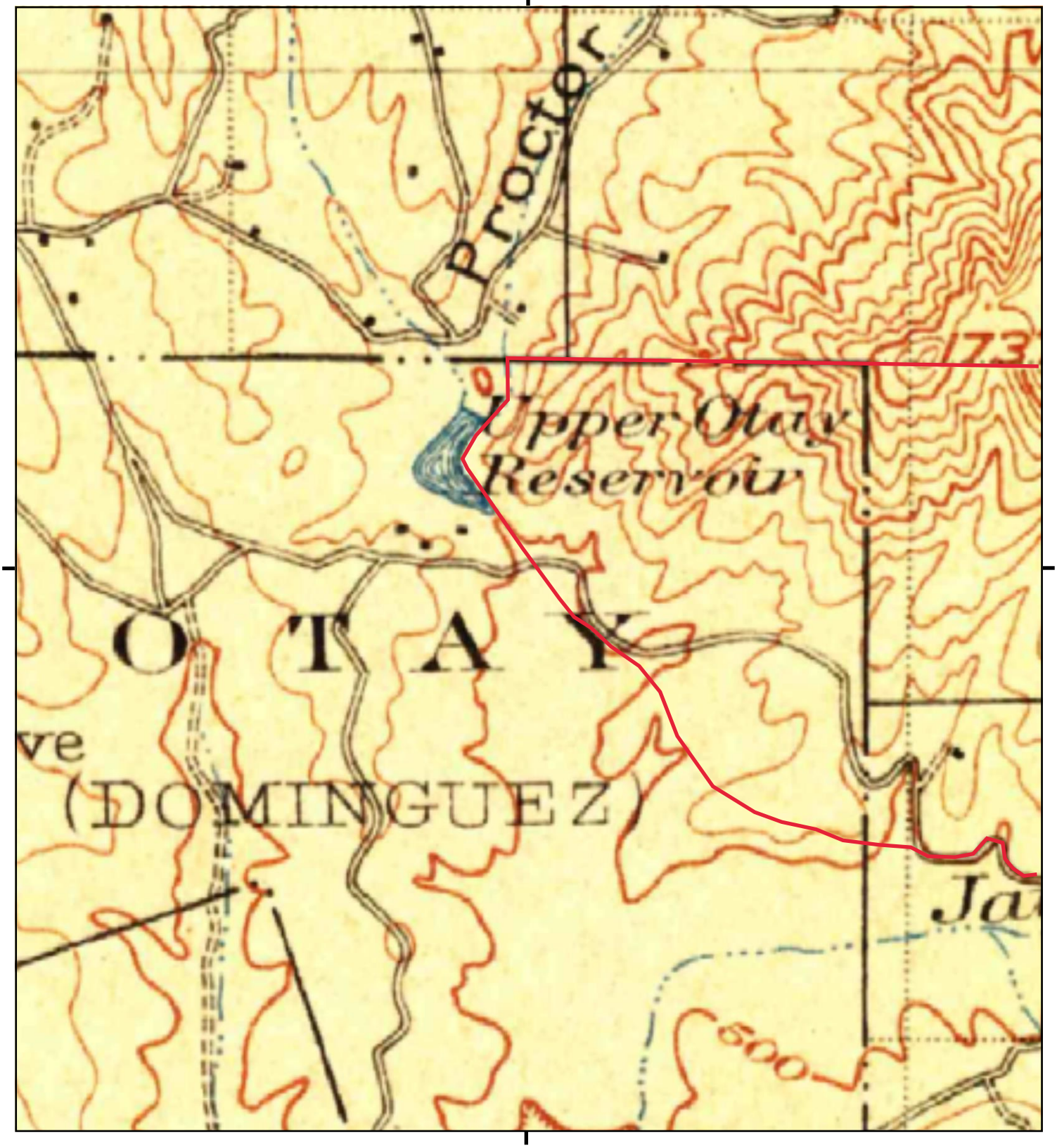

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YEAR: 2016
SCALE: 1"=1000'


INQUIRY #: 5962508.2
YEAR: 2016
SCALE: 1"=1000'

Historical Topo Map

1903



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

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W E
SW S SE

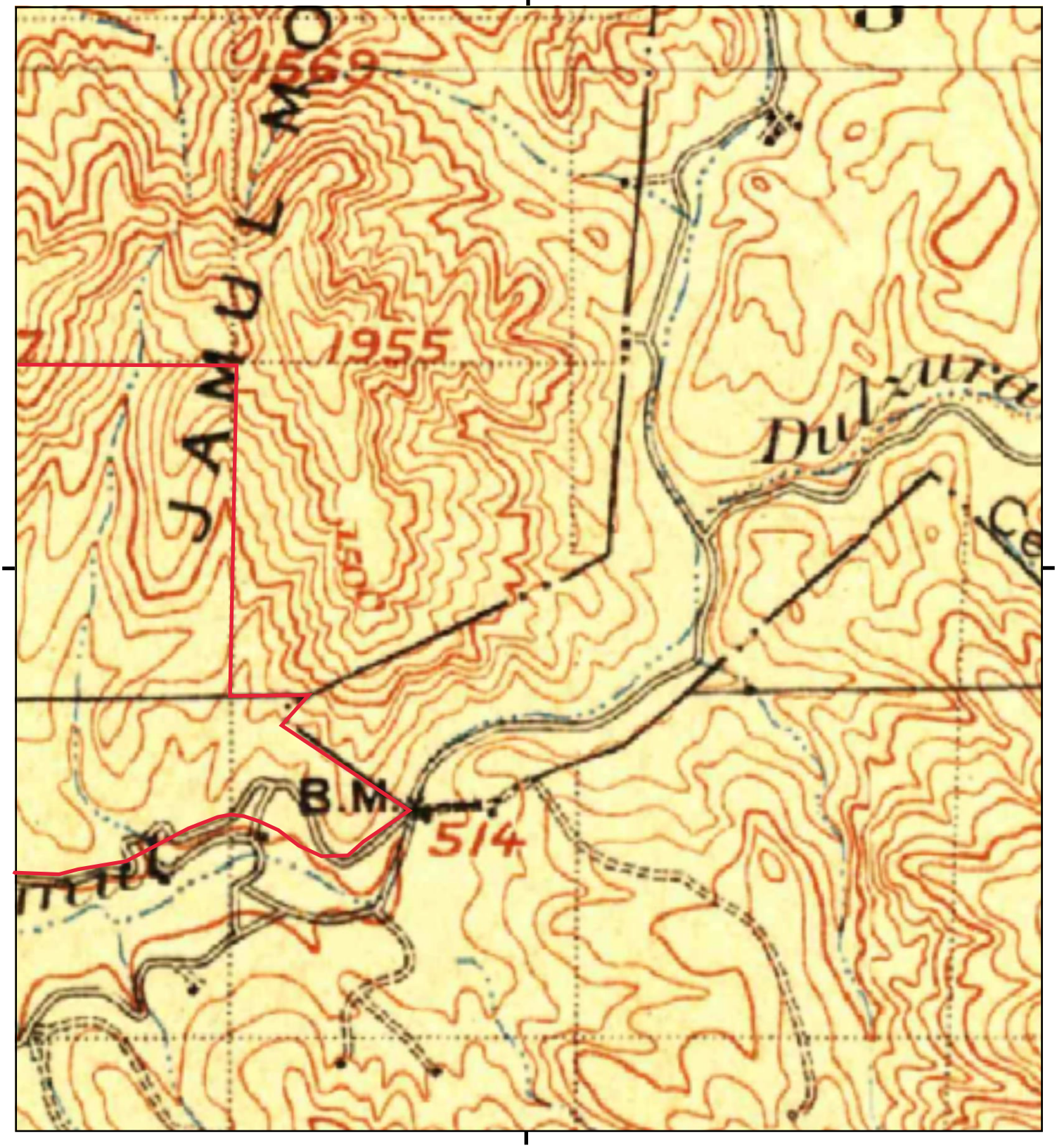
TP, Cuyamaca, 1903, 30-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N

Historical Topo Map

1903



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

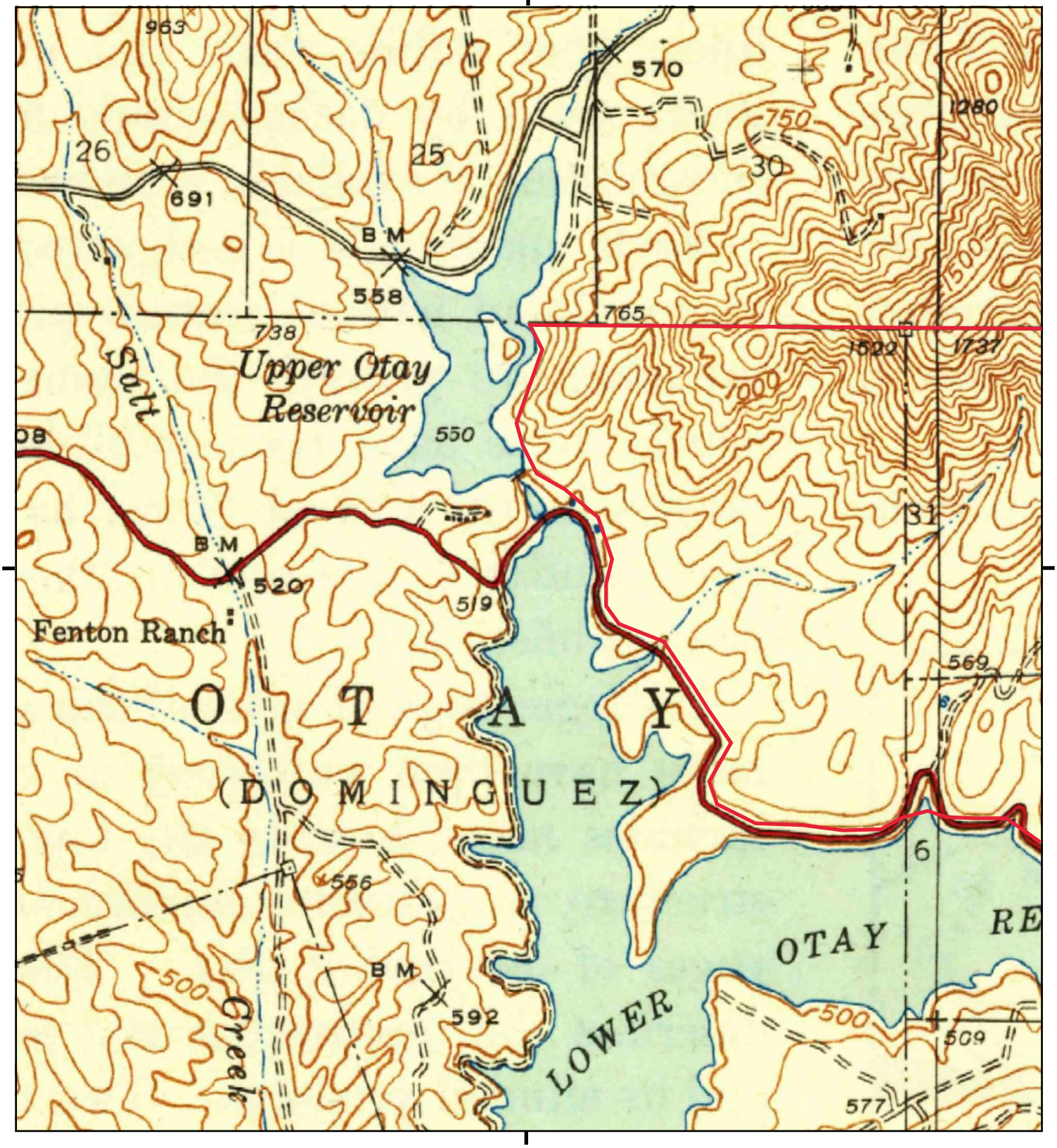
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NW N NE
W E
SW S SE

TP, Cuyamaca, 1903, 30-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N



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

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W E
SW S SE

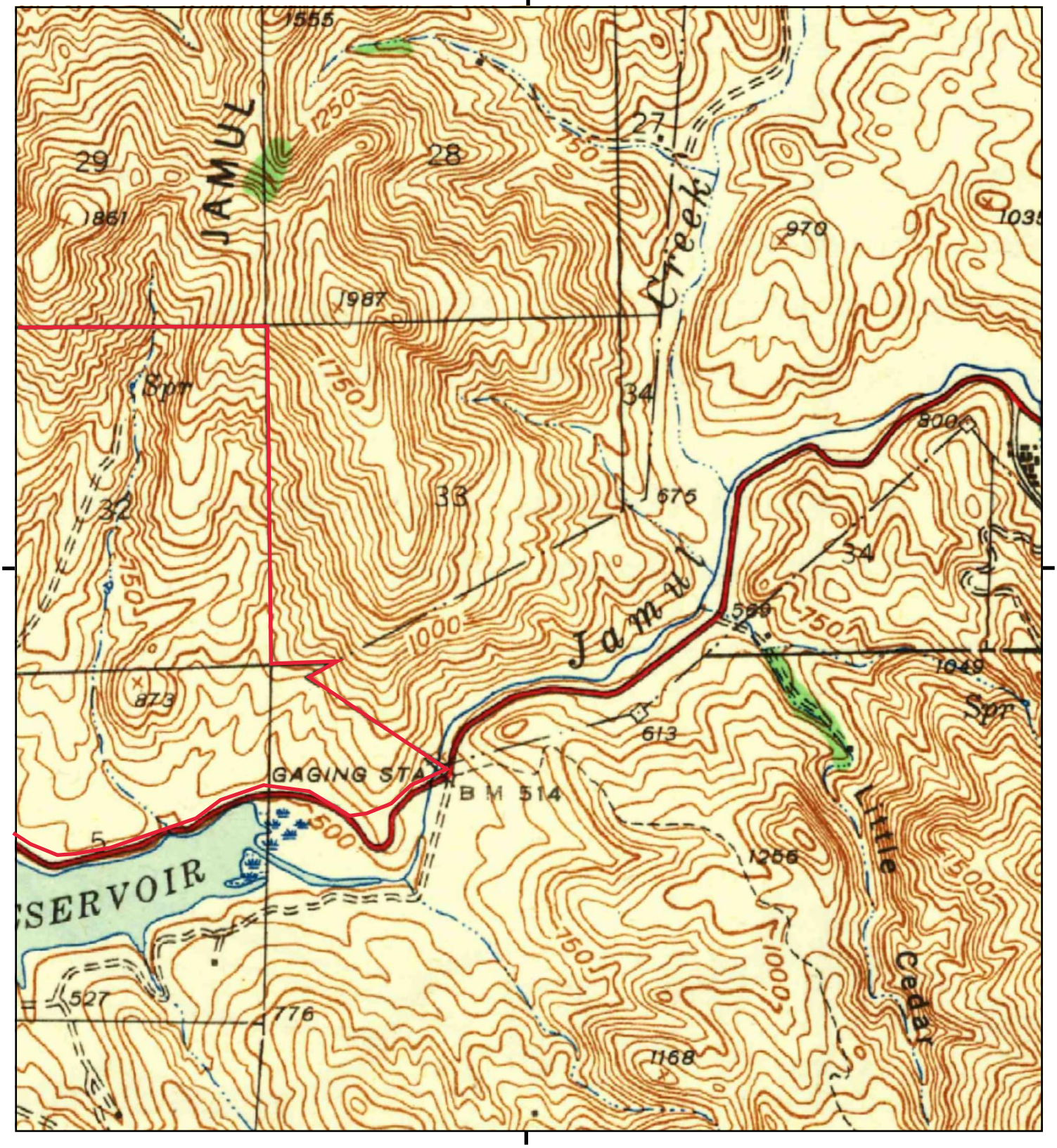
TP, Jamul, 1943, 15-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N

Historical Topo Map

1943



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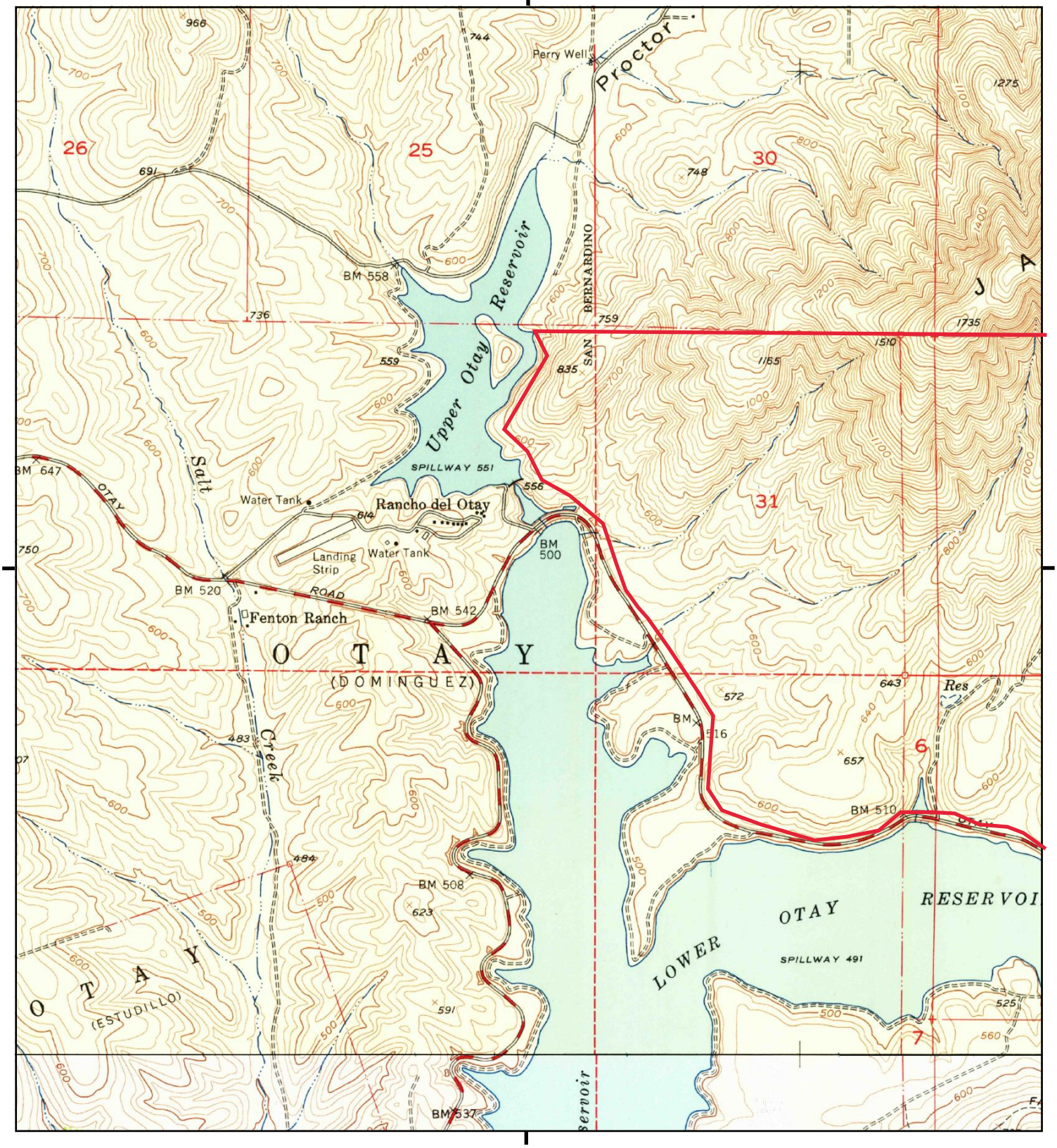
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Jamul, 1943, 15-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N



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

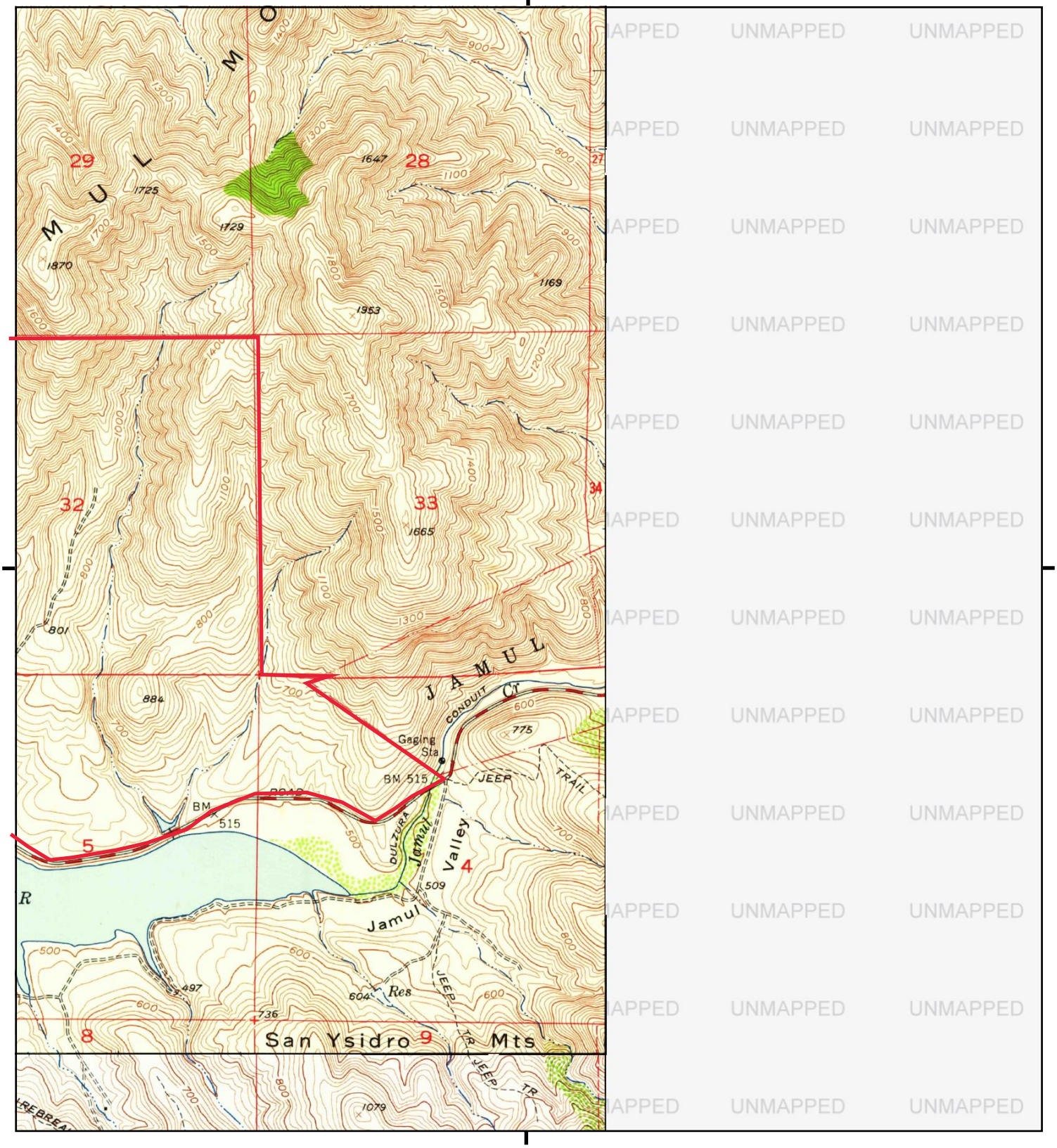
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Jamul Mountains, 1955, 7.5-minute
S, Otay Mesa, 1955, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N



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

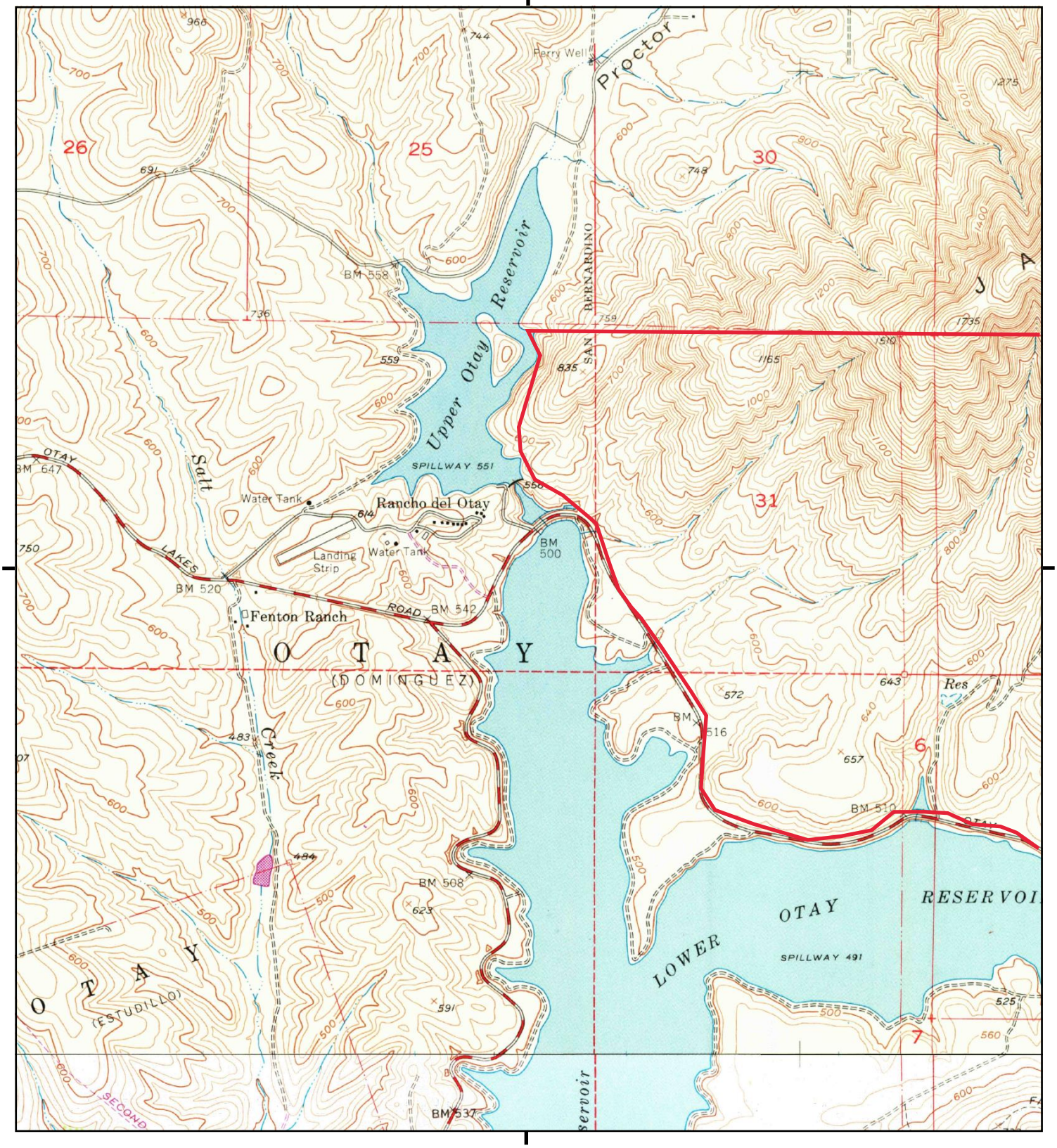
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NW N NE
W E
SW S SE

TP, Jamul Mountains, 1955, 7.5-minute
SW, Otay Mesa, 1955, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N



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

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W E
SW S SE

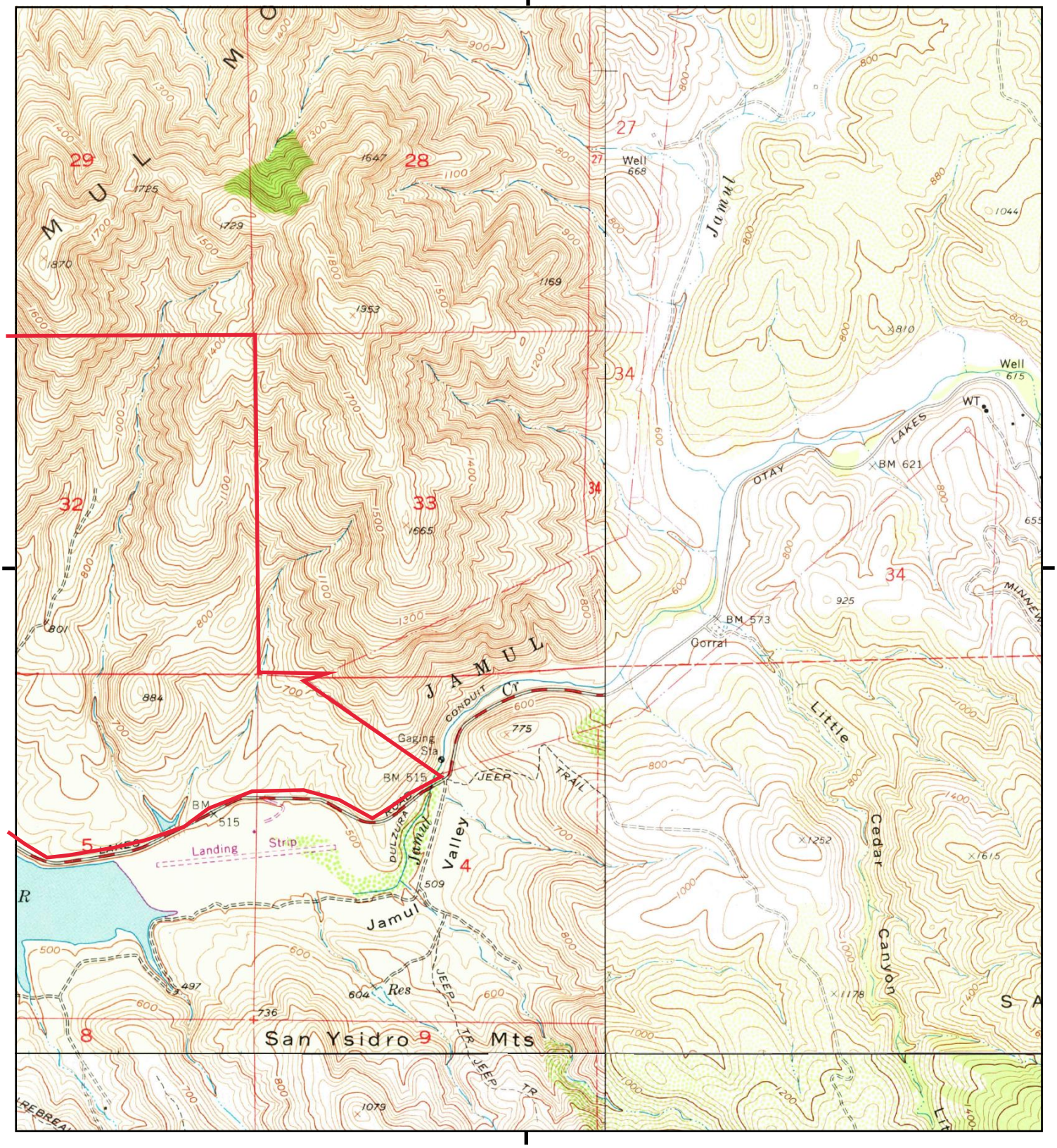
TP, Jamul Mountains, 1971, 7.5-minute
S, Otay Mesa, 1971, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N

Historical Topo Map

1971, 1972



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

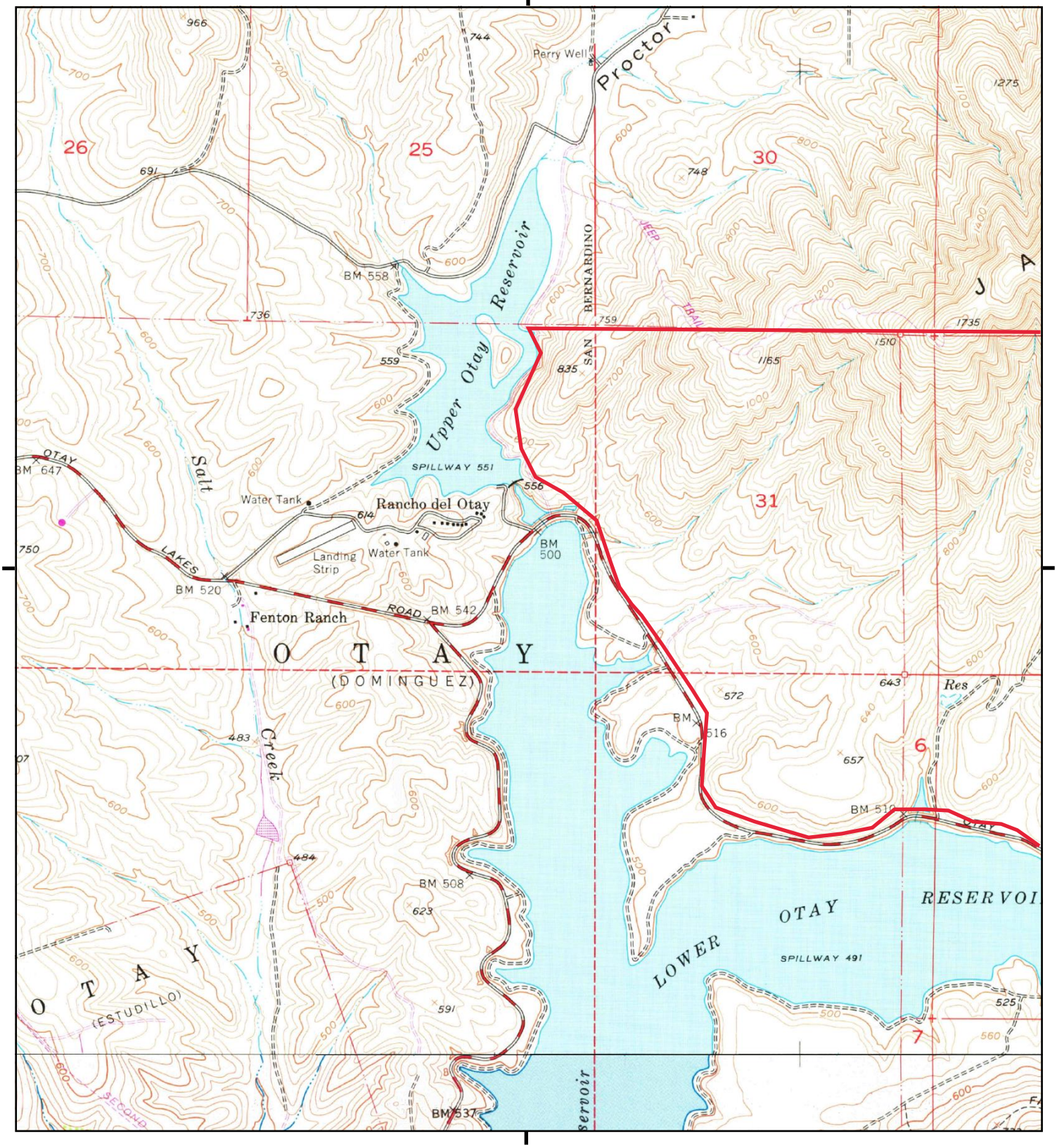
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W E
SW S SE

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NE, Dulzura, 1972, 7.5-minute
S, Otay Mountain, 1972, 7.5-minute
SW, Otay Mesa, 1971, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

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

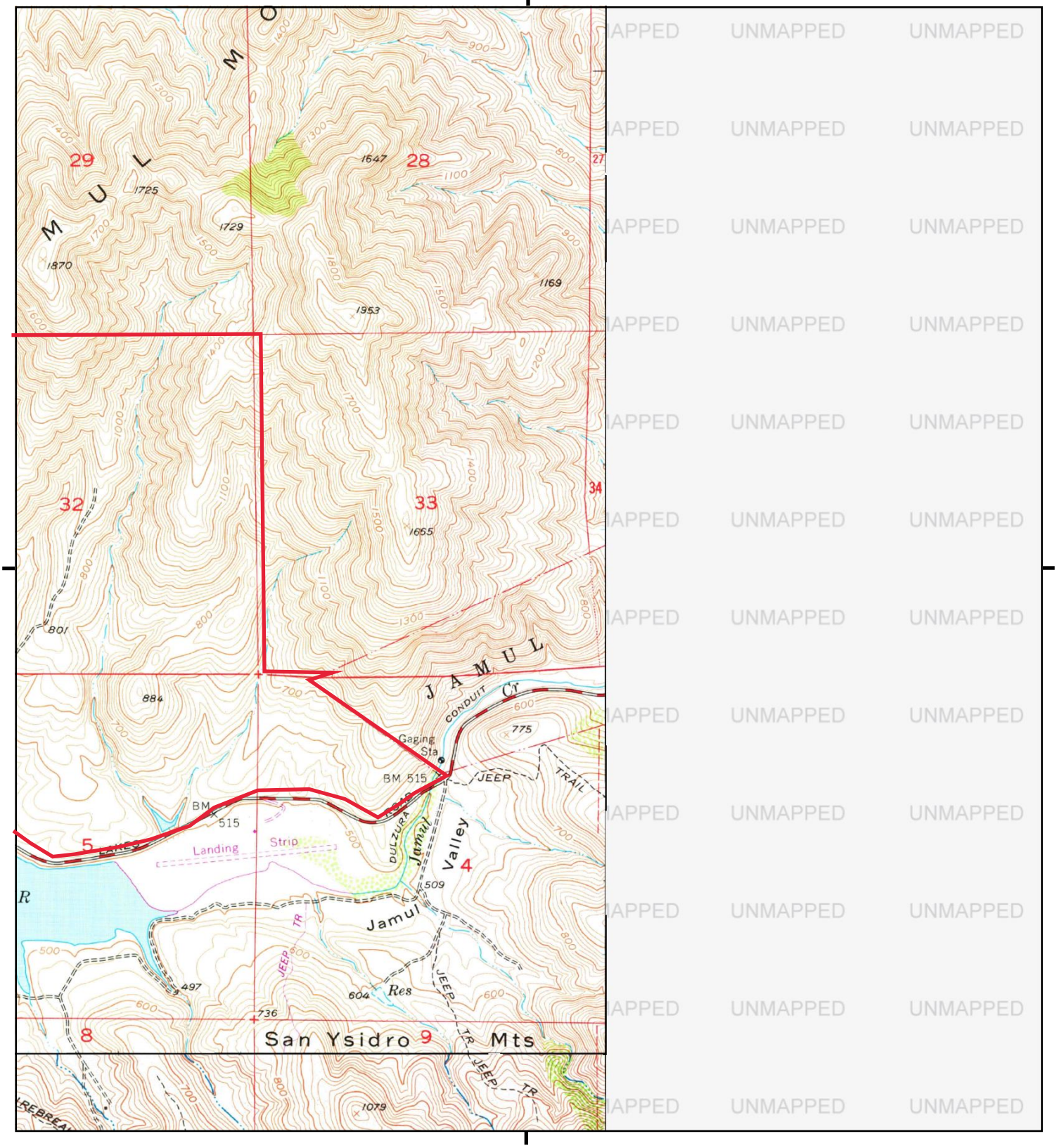
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NW N NE
W E
SW S SE

TP, Jamul Mountains, 1975, 7.5-minute
S, Otay Mesa, 1975, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N



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

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W E
SW S SE

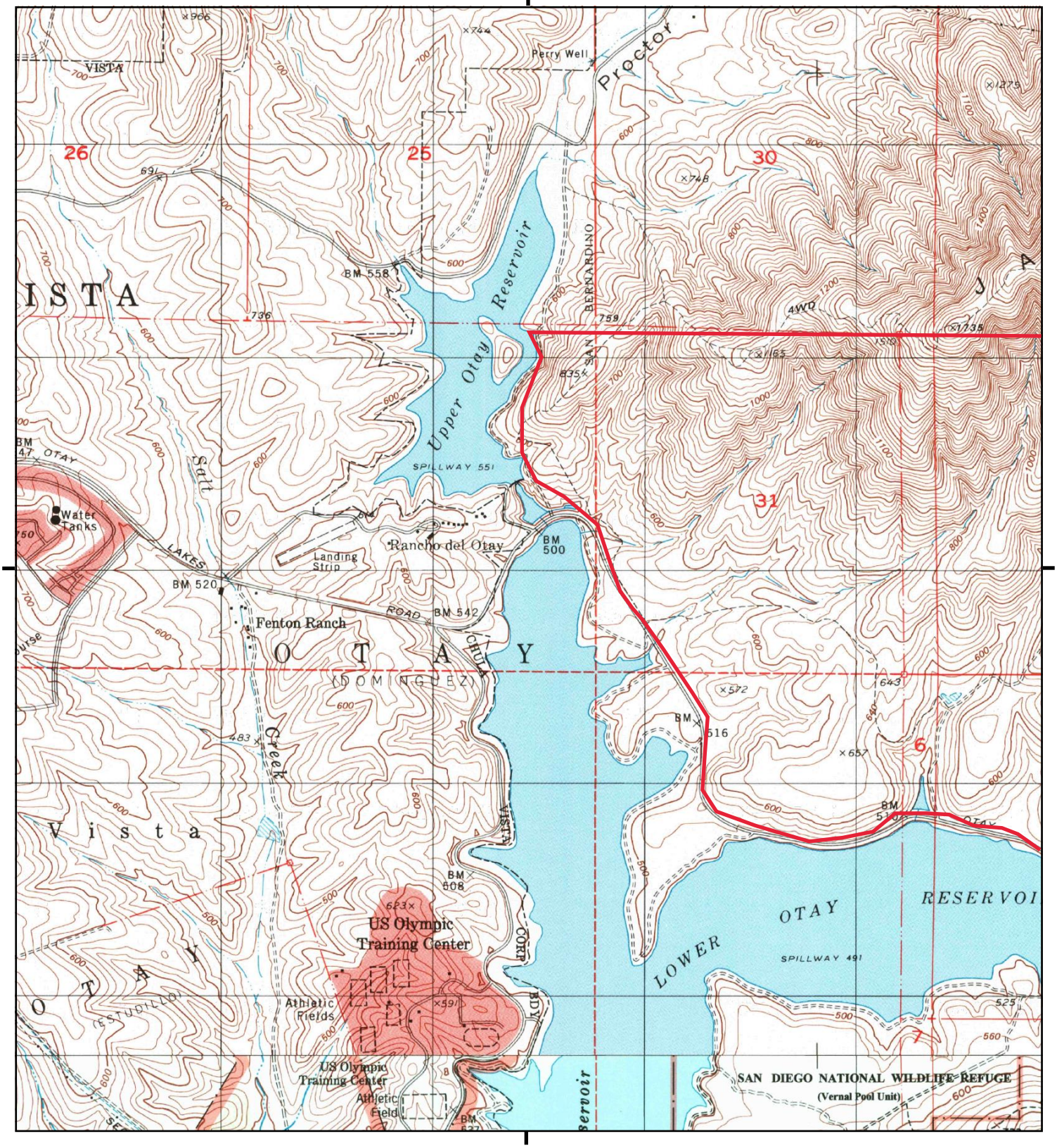
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SW, Otay Mesa, 1975, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N

Historical Topo Map

1994, 1996



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

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SW S SE

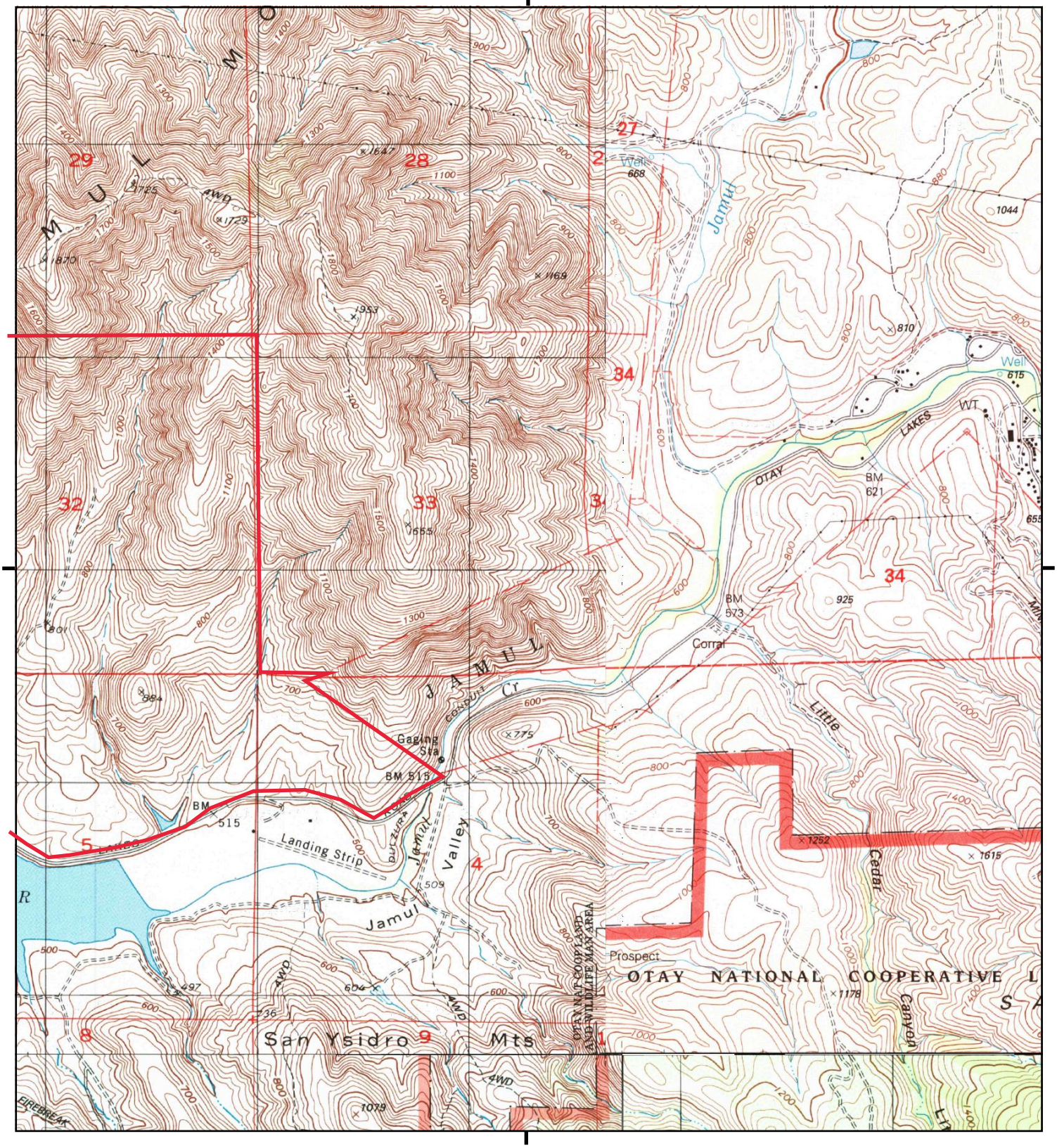
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S, Otay Mesa, 1996, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

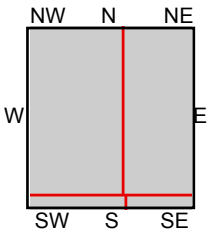
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Historical Topo Map

1994, 1996, 1997



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



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N, Dulzura, 1997, 7.5-minute
SE, Otay Mountain, 1996, 7.5-minute
SW, Otay Mesa, 1996, 7.5-minute

SITE NAME: Otay Ranch Resort Village Village 13
ADDRESS: North of Otay Lakes Road
Jamul, CA 91935
CLIENT: Coast 2 Coast Env.

N

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

Otay Ranch Resort Village Village 13
North of Otay Lakes Road
Jamul, CA 91935

Inquiry Number: 5962508.3s
February 10, 2020

EDR Area / Corridor Report

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

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Mapped Sites Summary	2
Key Map	2
Map Findings Summary	3
Focus Maps	7
Map Findings	31
Orphan Summary	OR-1
Government Records Searched/Data Currency Tracking	GR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

SUBJECT PROPERTY INFORMATION

ADDRESS

NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

TARGET PROPERTY SEARCH RESULTS

The Target Property was identified in the following databases.

Page Numbers and Map Identifcations refer to the EDR Area/Corridor Report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

CPS-SLIC: Statewide SLIC Cases

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within the requested target property.

Site	Address	Map ID / Focus Map(s)	Page
OTAY RANCH CONVEYANC	***0 PROCTOR VALLEY (SO***	***A1 / 6***	***30***
Database: CPS-SLIC, Date of Government Version: 09/09/2019 Facility Status: Completed - Case Closed Global Id: T10000002364			

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FINDS: Facility Index System/Facility Registry System

A review of the FINDS list, as provided by EDR, and dated 08/12/2019 has revealed that there is 1 FINDS site within the requested target property.

Site	Address	Map ID / Focus Map(s)	Page
OTAY RANCH CONVEYANC	0 PROCTOR VALLEY (SO	A2 / 6	30

EXECUTIVE SUMMARY

Registry ID:: 110066201960

CERS: CERS

A review of the CERS list, as provided by EDR, and dated 10/21/2019 has revealed that there is 1 CERS site within the requested target property.

Site	Address	Map ID / Focus Map(s)	Page
OTAY RANCH CONVEYANC	***0 PROCTOR VALLEY (SO***	***A1 / 6***	***30***

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page Numbers and Map Identifcations refer to the EDR Area/Corridor Report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/28/2019 has revealed that there is 1 ENVIROSTOR site within approximately1 mile of the requested target property.

Site	Address	Direction / Distance	Map ID / Focus Map(s)	Page
EAST LAKE WOOD ELEME	***OTAY LAKES ROAD/HUNT***	***WSW 1/2 - 1 (0.957 mi.)***	***5 / 5***	***42***
Facility Id: 37010039				
Status: No Action Required				

State and tribal leaking storage tank lists

CPS-SLIC: Statewide SLIC Cases

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the requested target property.

Site	Address	Direction / Distance	Map ID / Focus Map(s)	Page
MCMILLIN OTAY RANCH	***NONE OTAY LAKES RD***	***WSW 1/4 - 1/2 (0.465 mi.)***	***4 / 6***	***41***
Database: CPS-SLIC, Date of Government Version: 09/09/2019				
Facility Status: Completed - Case Closed				
Global Id: T0607338943				

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

AST: Aboveground Petroleum Storage Tank Facilities

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the requested target property.

Site	Address	Direction / Distance	Map ID / Focus Map(s)	Page
TACTICAL AIR OPERATI	***13531 OTAY LAKES RD***	***WSW 0 - 1/8 (0.011 mi.)***	***3 / 6***	***31***
Database: AST, Date of Government Version: 07/06/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CERS TANKS: California Environmental Reporting System (CERS) Tanks

A review of the CERS TANKS list, as provided by EDR, and dated 10/21/2019 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the requested target property.

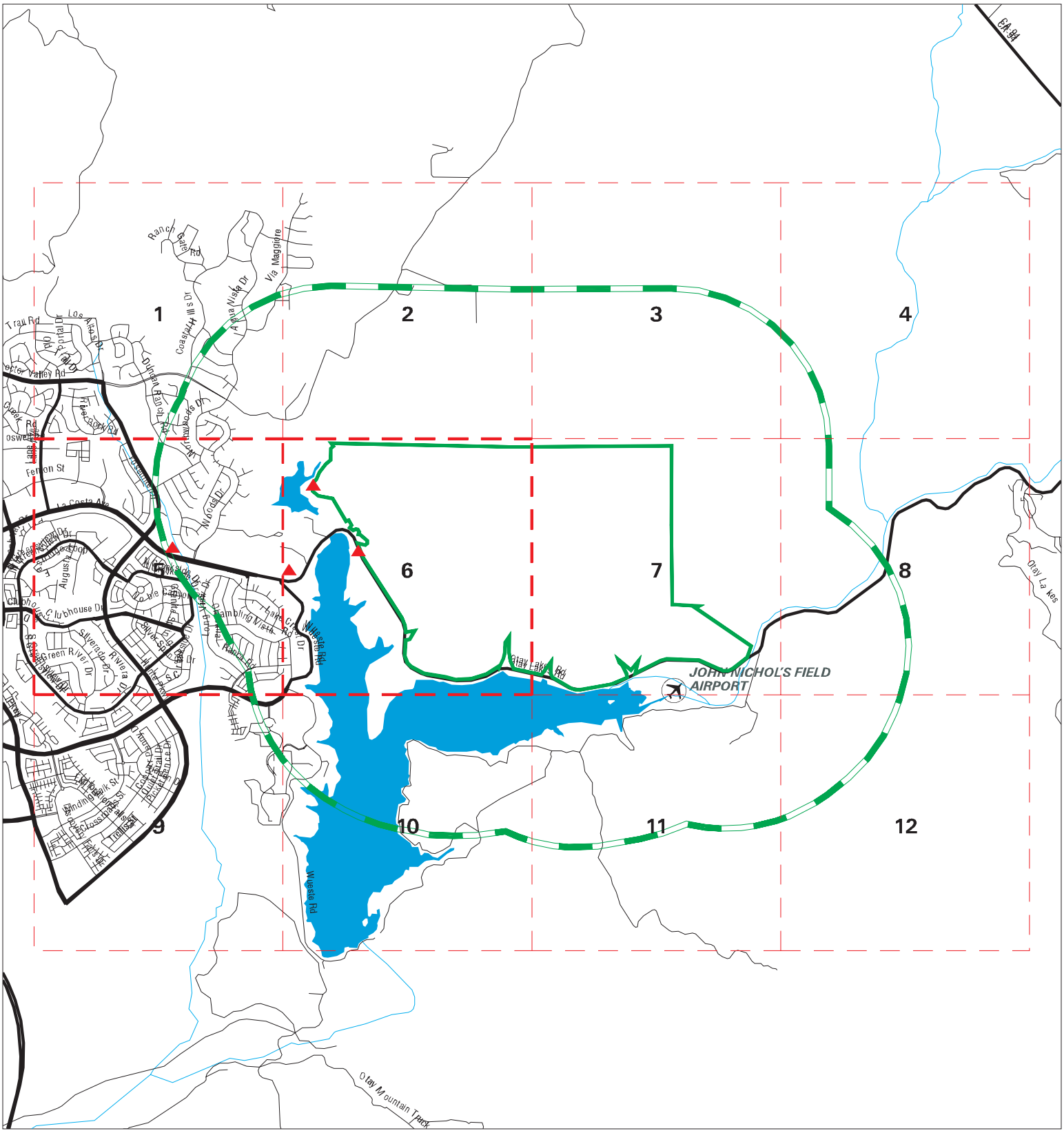
Site	Address	Direction / Distance	Map ID / Focus Map(s)	Page
TACTICAL AIR OPERATI	***13531 OTAY LAKES RD***	***WSW 0 - 1/8 (0.011 mi.)***	***3 / 6***	***31***

MAPPED SITES SUMMARY

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION
A1 / 6	OTAY RANCH CONVEYANC	0 PROCTOR VALLEY (SO	CPS-SLIC, CERS	TP
A2 / 6	OTAY RANCH CONVEYANC	0 PROCTOR VALLEY (SO	FINDS	TP
3 / 6	TACTICAL AIR OPERATI	13531 OTAY LAKES RD	AST, San Diego Co. HMMD, CERS TANKS, CER...	56 0.011 WSW
4 / 6	MCMILLIN OTAY RANCH	NONE OTAY LAKES RD	CPS-SLIC, CERS	2457 0.465 WSW
5 / 5	EAST LAKE WOOD ELEME	OTAY LAKES ROAD/HUNT	ENVIROSTOR, SCH	5055 0.957 WSW

Key Map - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/2 1 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20 11:31 AM

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500	1	0	0	1	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP	1	NR	NR	NR	NR	NR	1
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		3	2	0	1	1	0	7

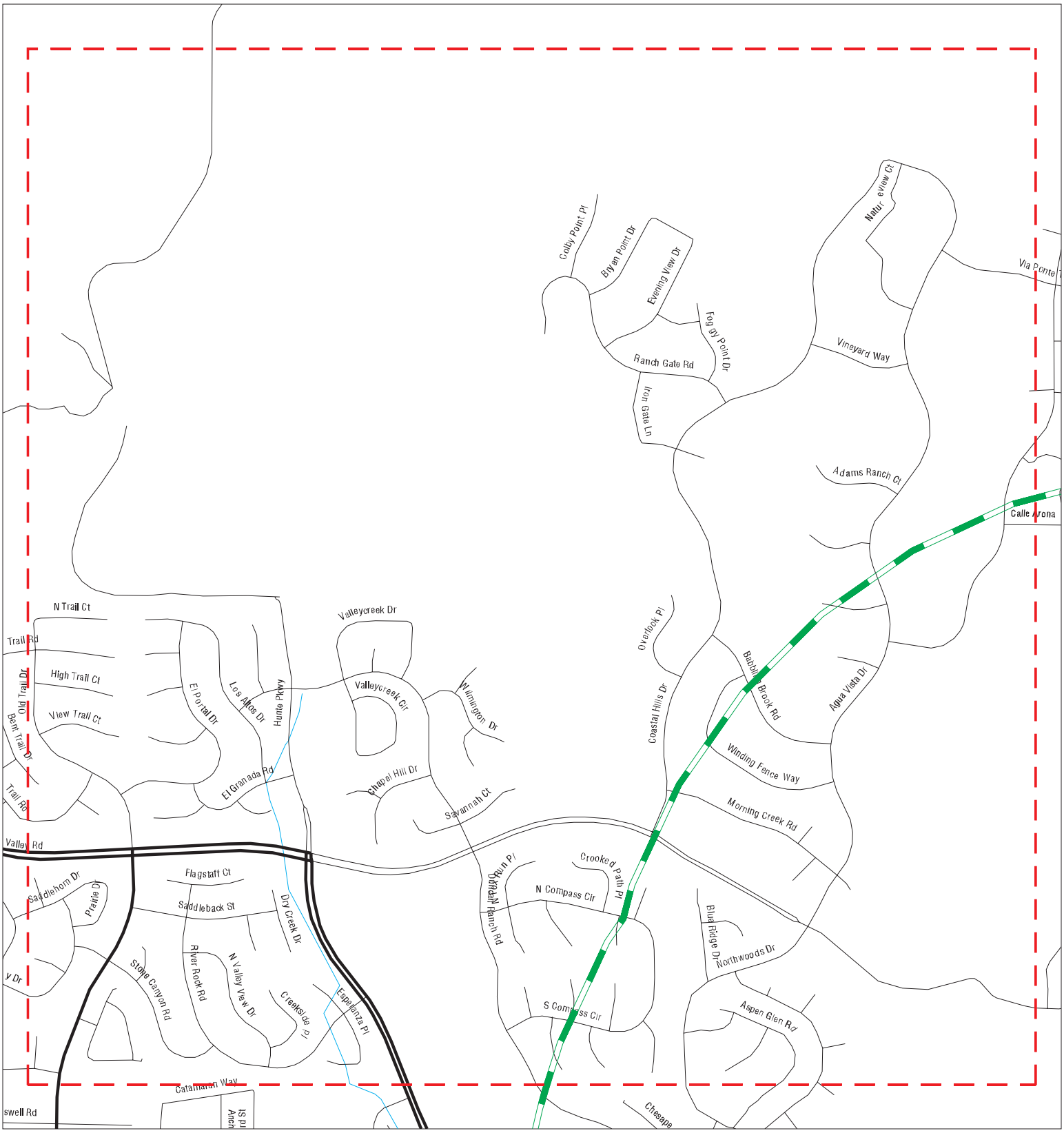
NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Focus Map - 1 - 5962508.3s



SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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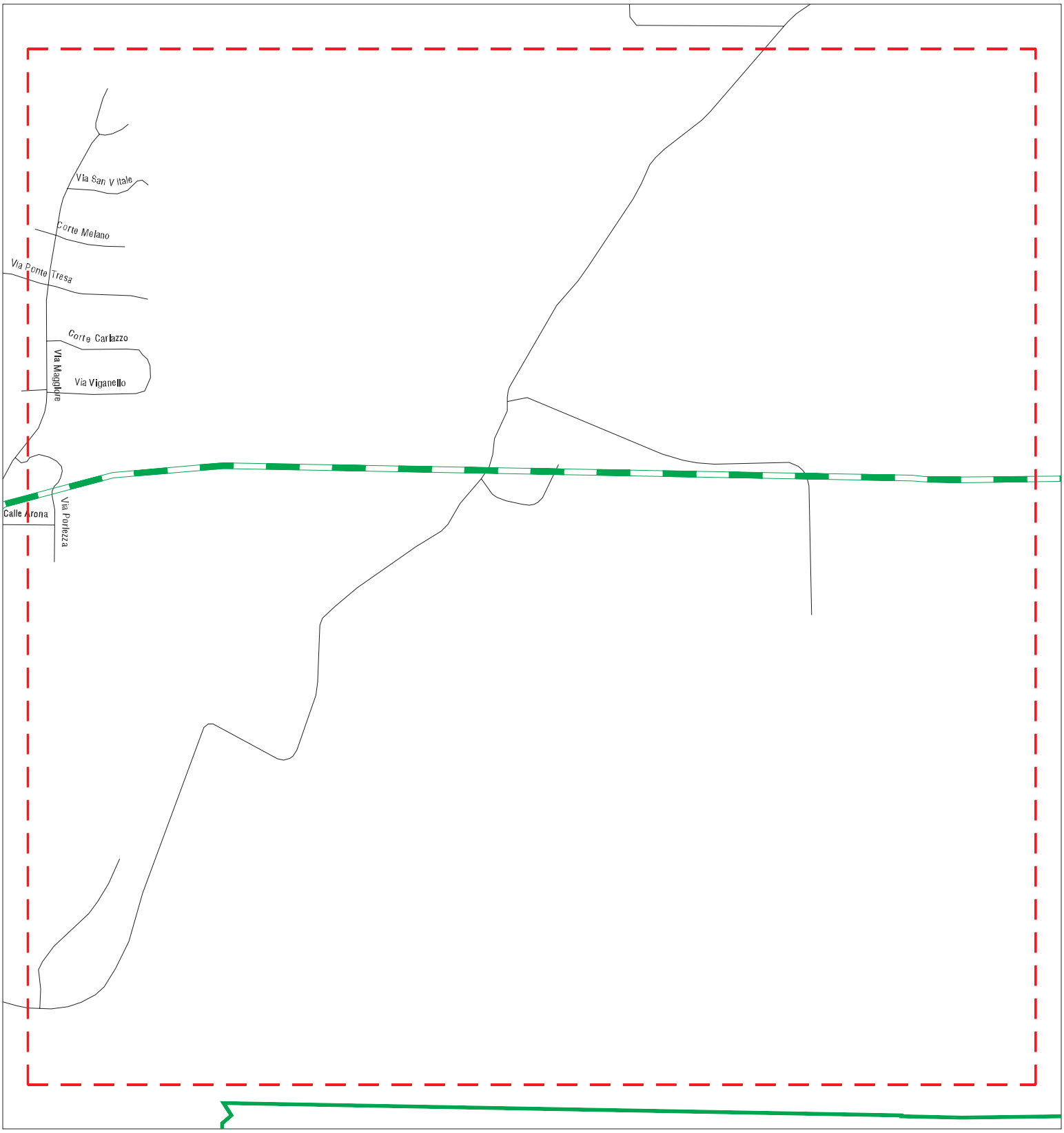
MAPPED SITES SUMMARY - FOCUS MAP 1

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 2 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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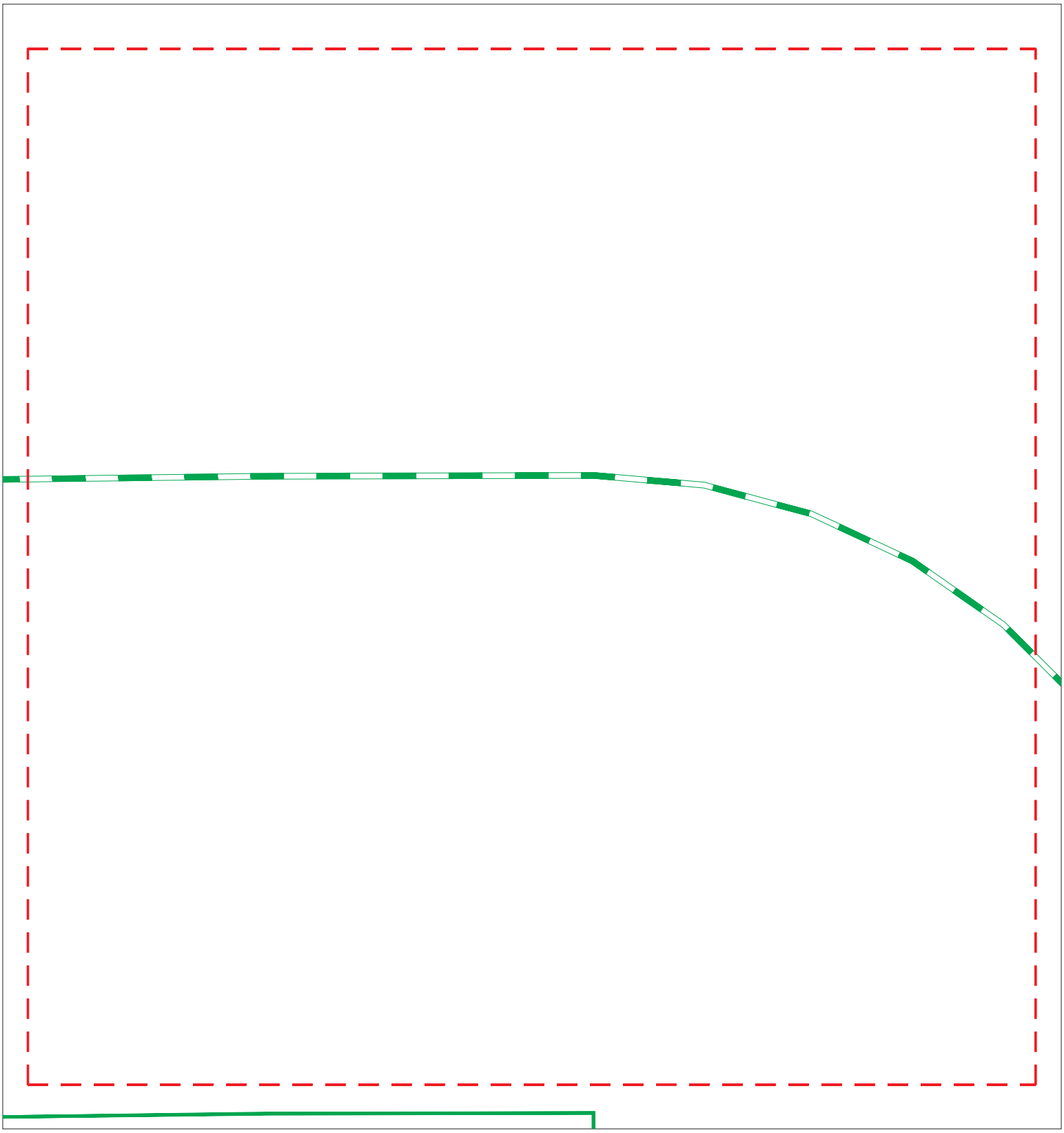
MAPPED SITES SUMMARY - FOCUS MAP 2

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 3 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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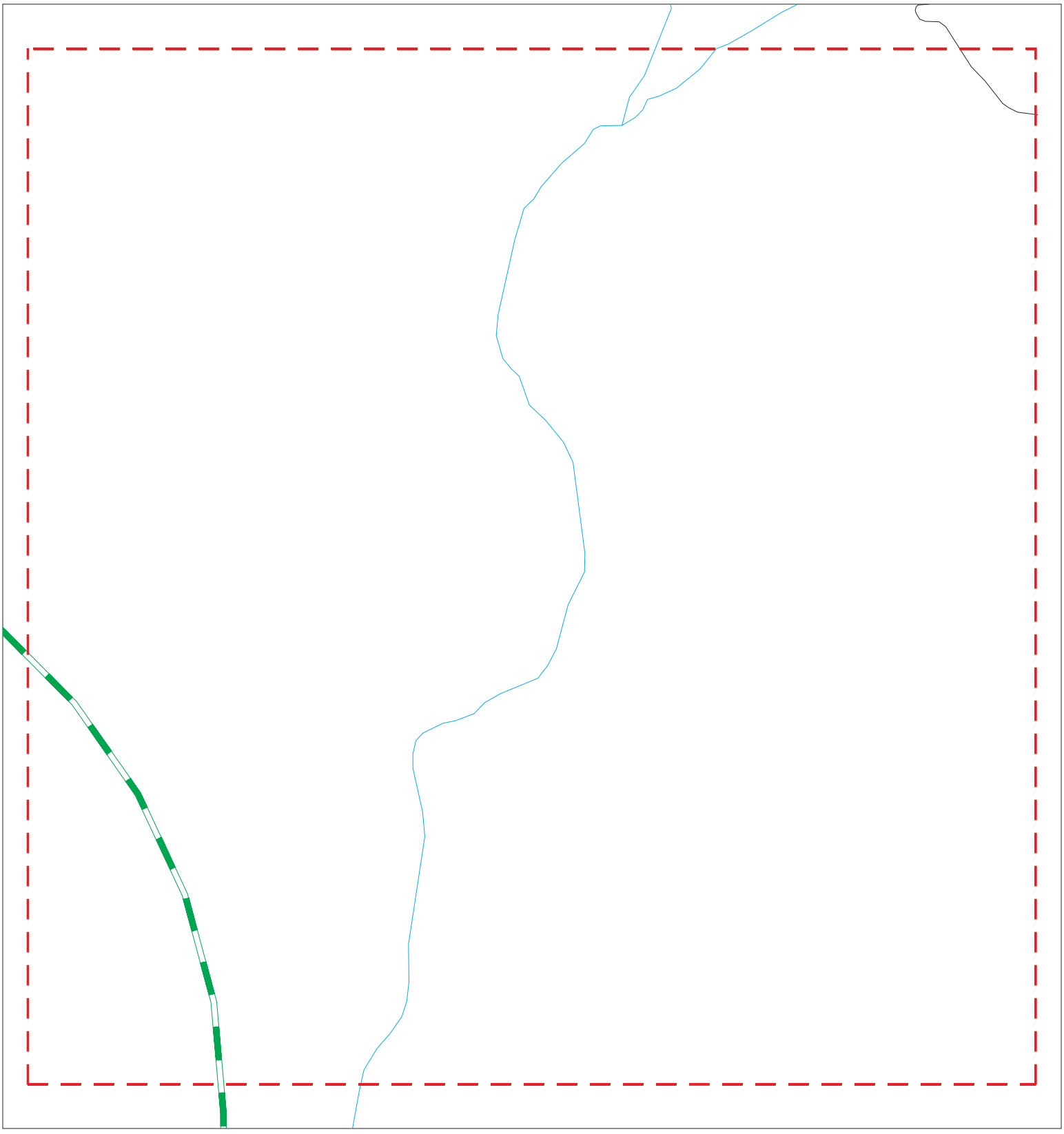
MAPPED SITES SUMMARY - FOCUS MAP 3

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 4 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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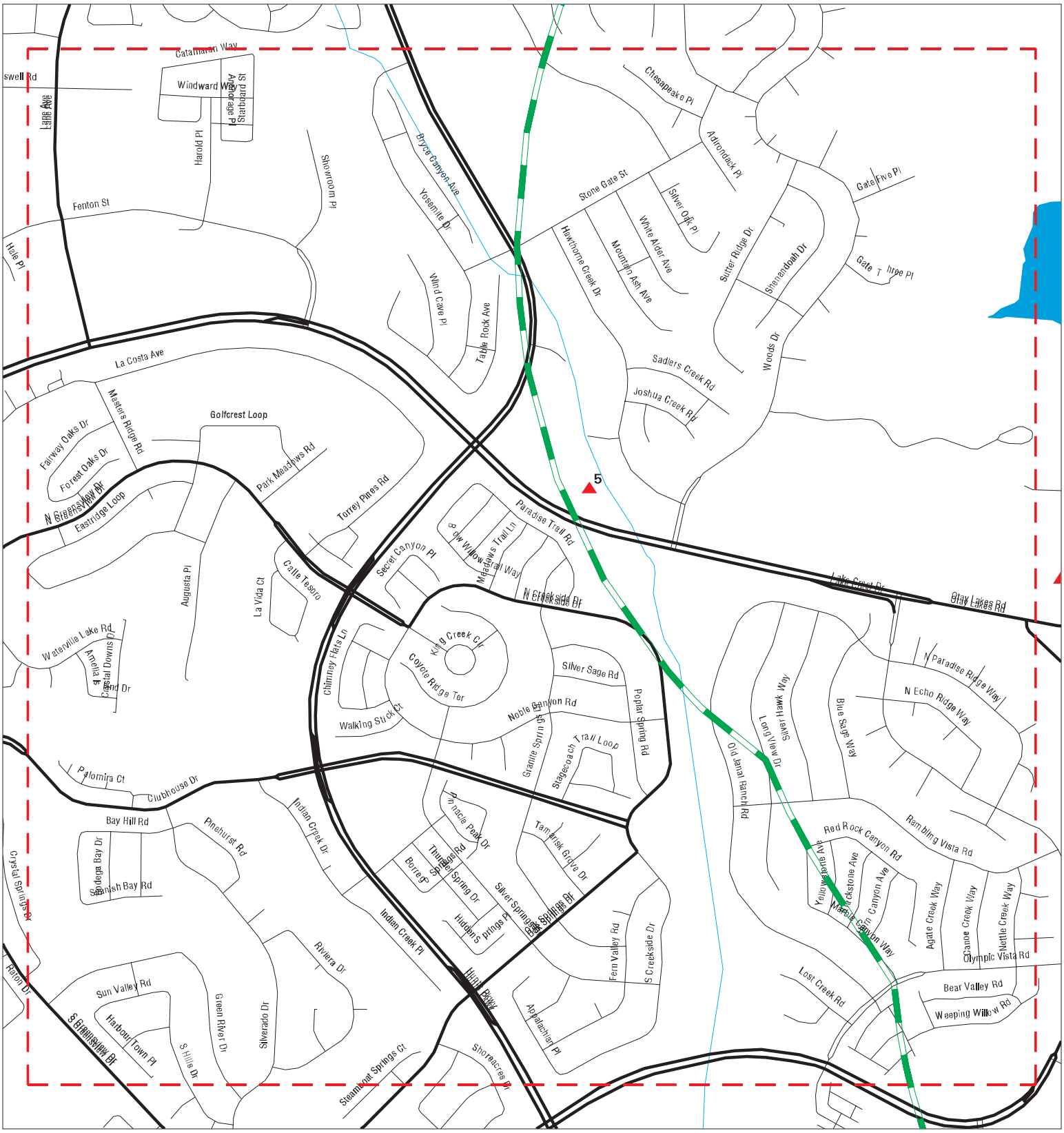
MAPPED SITES SUMMARY - FOCUS MAP 4

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 5 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

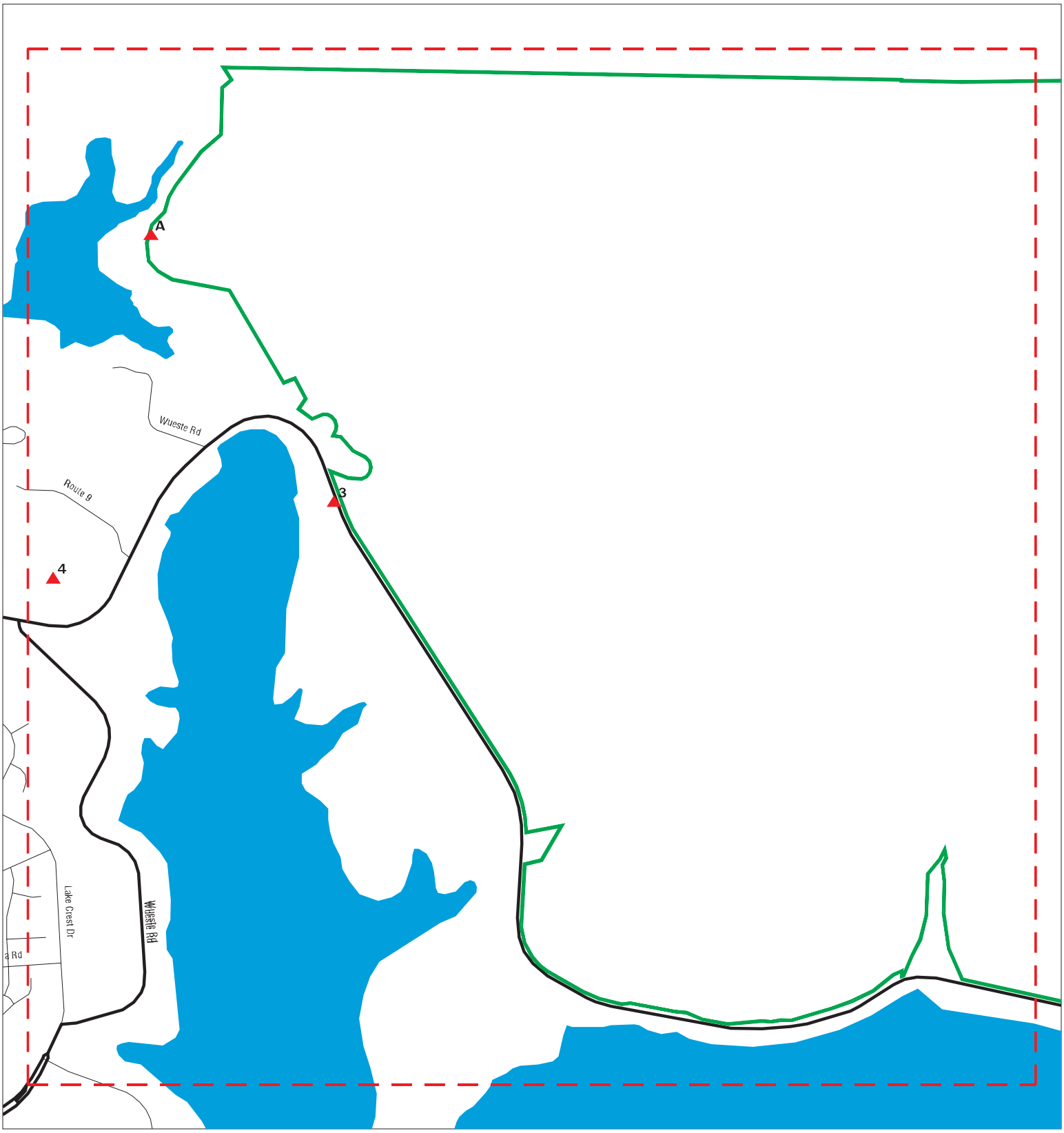
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MAPPED SITES SUMMARY - FOCUS MAP 5

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION
5 / 5	EAST LAKE WOOD ELEME	OTAY LAKES ROAD/HUNT	ENVIROSTOR, SCH	5055 0.957 WSW

Focus Map - 6 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

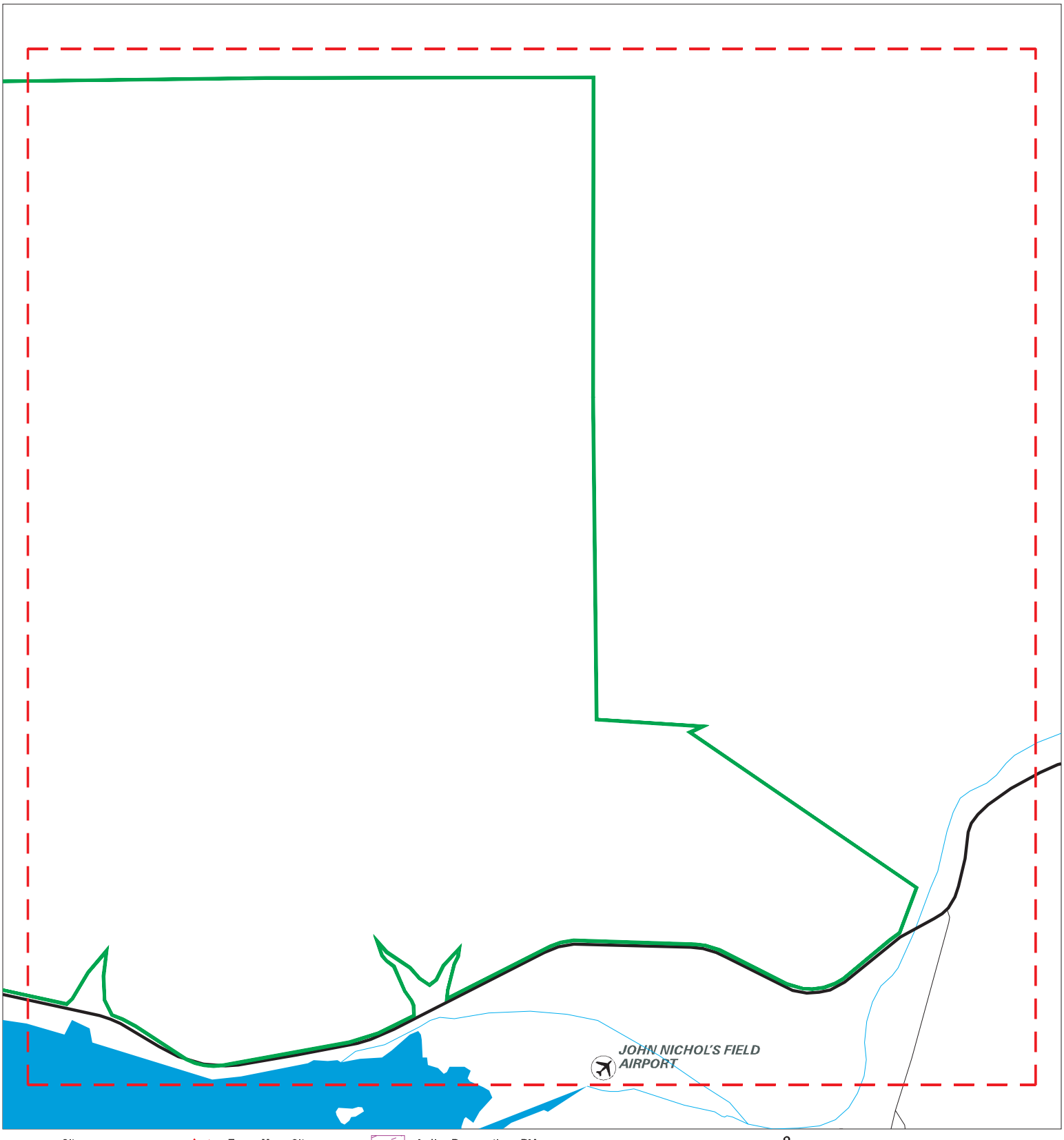
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MAPPED SITES SUMMARY - FOCUS MAP 6

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION
A1 / 6	OTAY RANCH CONVEYANC	0 PROCTOR VALLEY (SO	CPS-SLIC, CERS	TP
A2 / 6	OTAY RANCH CONVEYANC	0 PROCTOR VALLEY (SO	FINDS	TP
3 / 6	TACTICAL AIR OPERATI	13531 OTAY LAKES RD	AST, San Diego Co. HMMD, CERS TANKS, CER...	56 0.011 WSW
4 / 6	MCMILLIN OTAY RANCH	NONE OTAY LAKES RD	CPS-SLIC, CERS	2457 0.465 WSW

Focus Map - 7 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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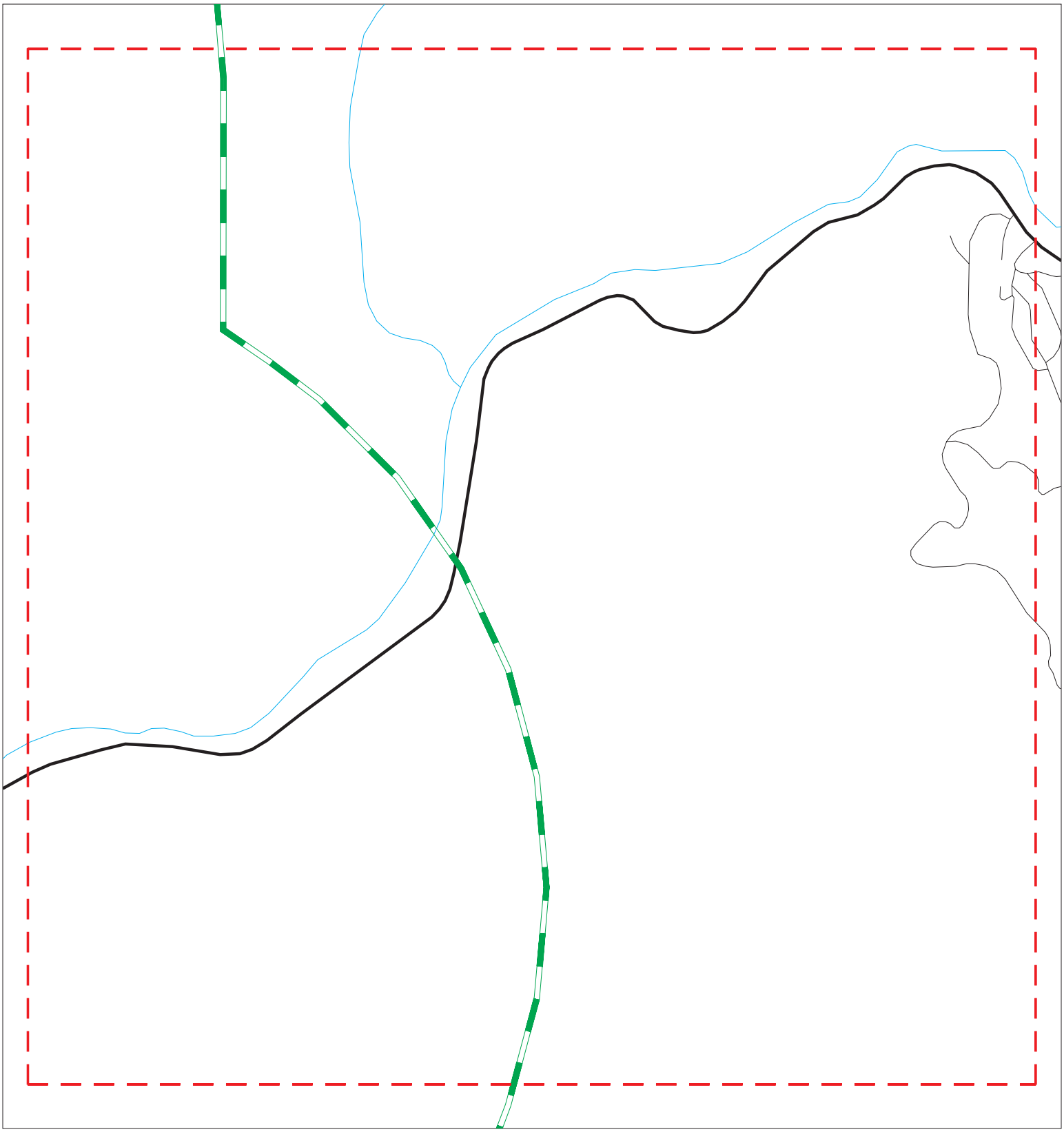
MAPPED SITES SUMMARY - FOCUS MAP 7

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 8 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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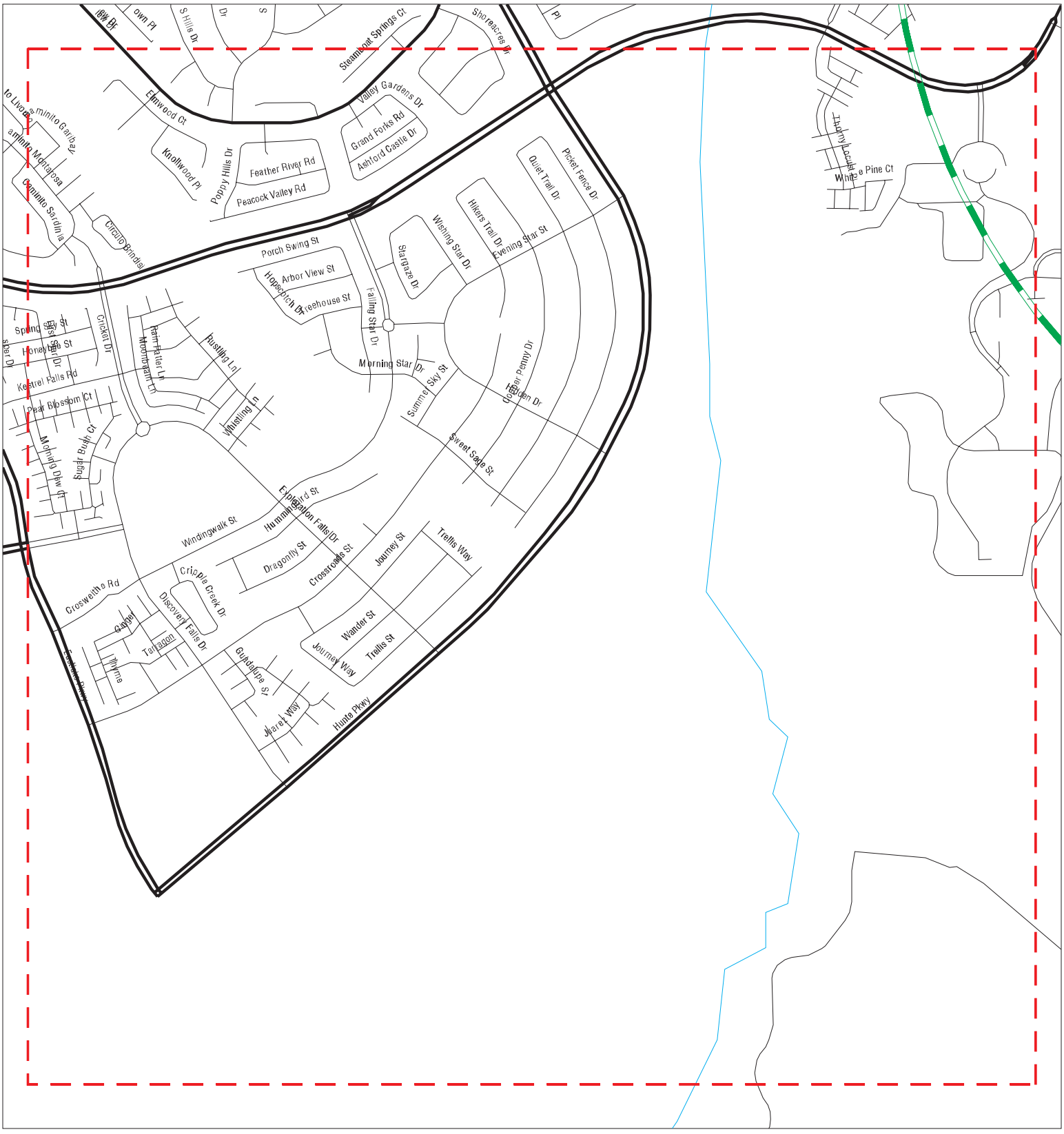
MAPPED SITES SUMMARY - FOCUS MAP 8

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 9 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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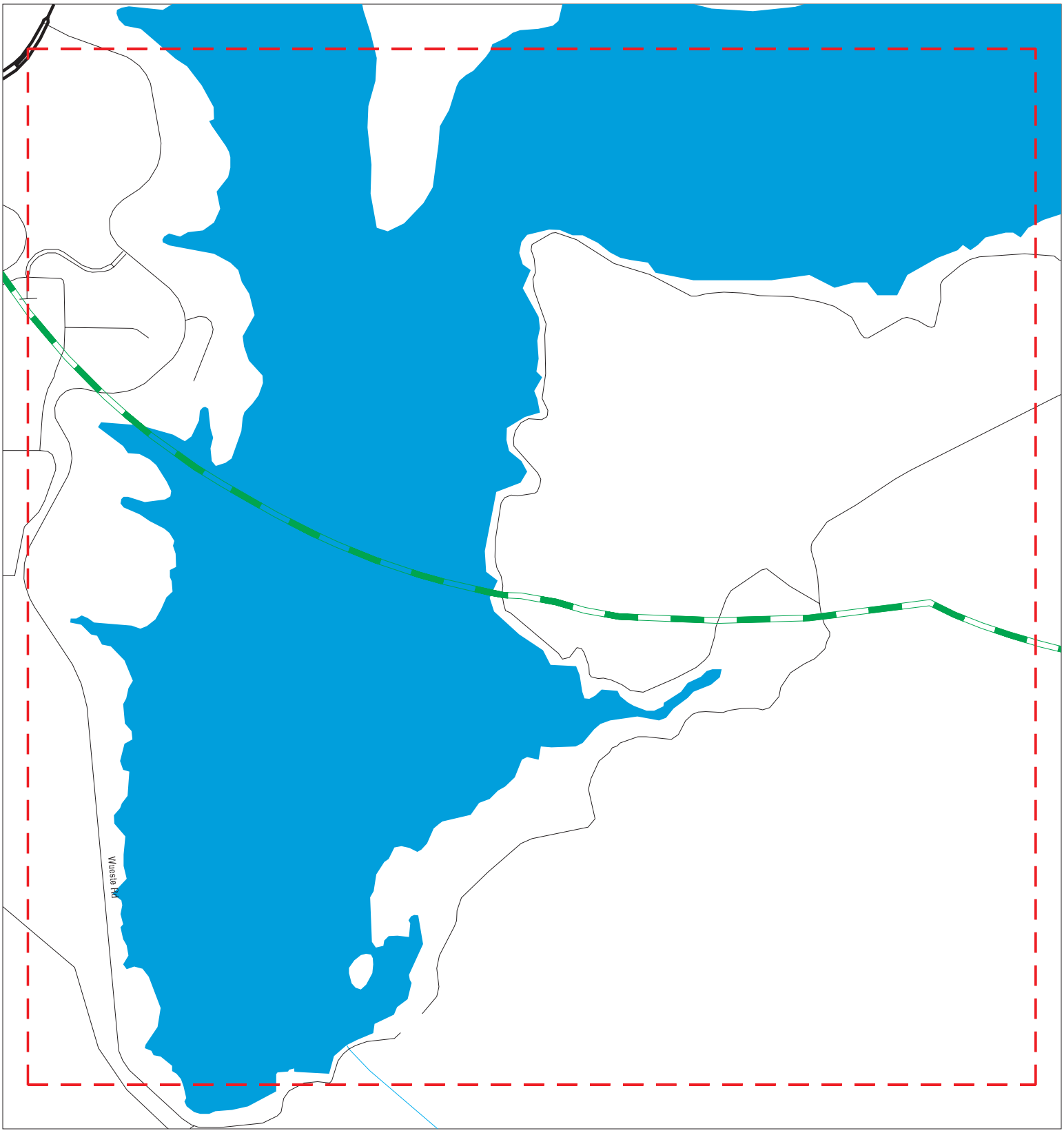
MAPPED SITES SUMMARY - FOCUS MAP 9

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 10 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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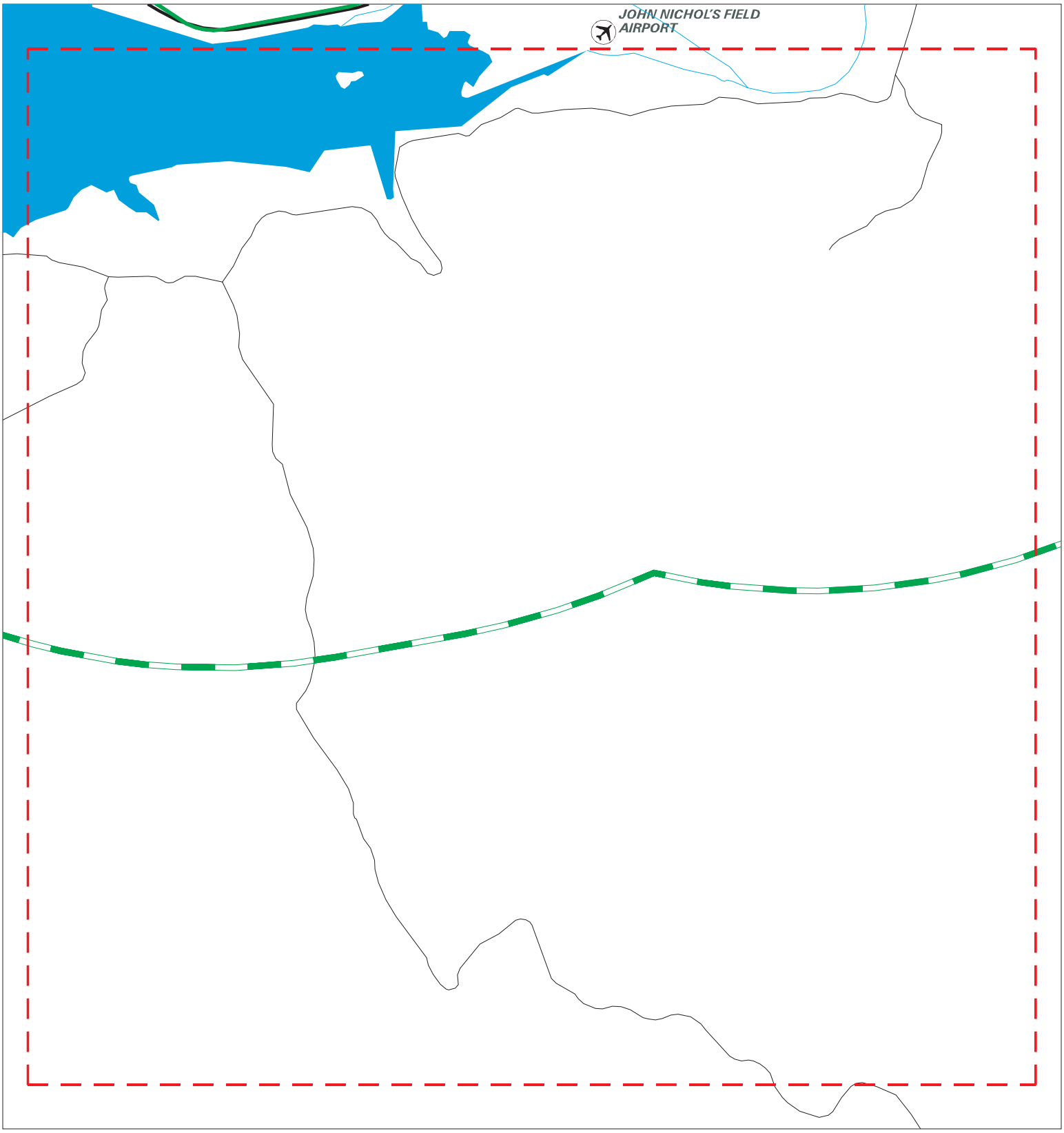
MAPPED SITES SUMMARY - FOCUS MAP 10

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 11 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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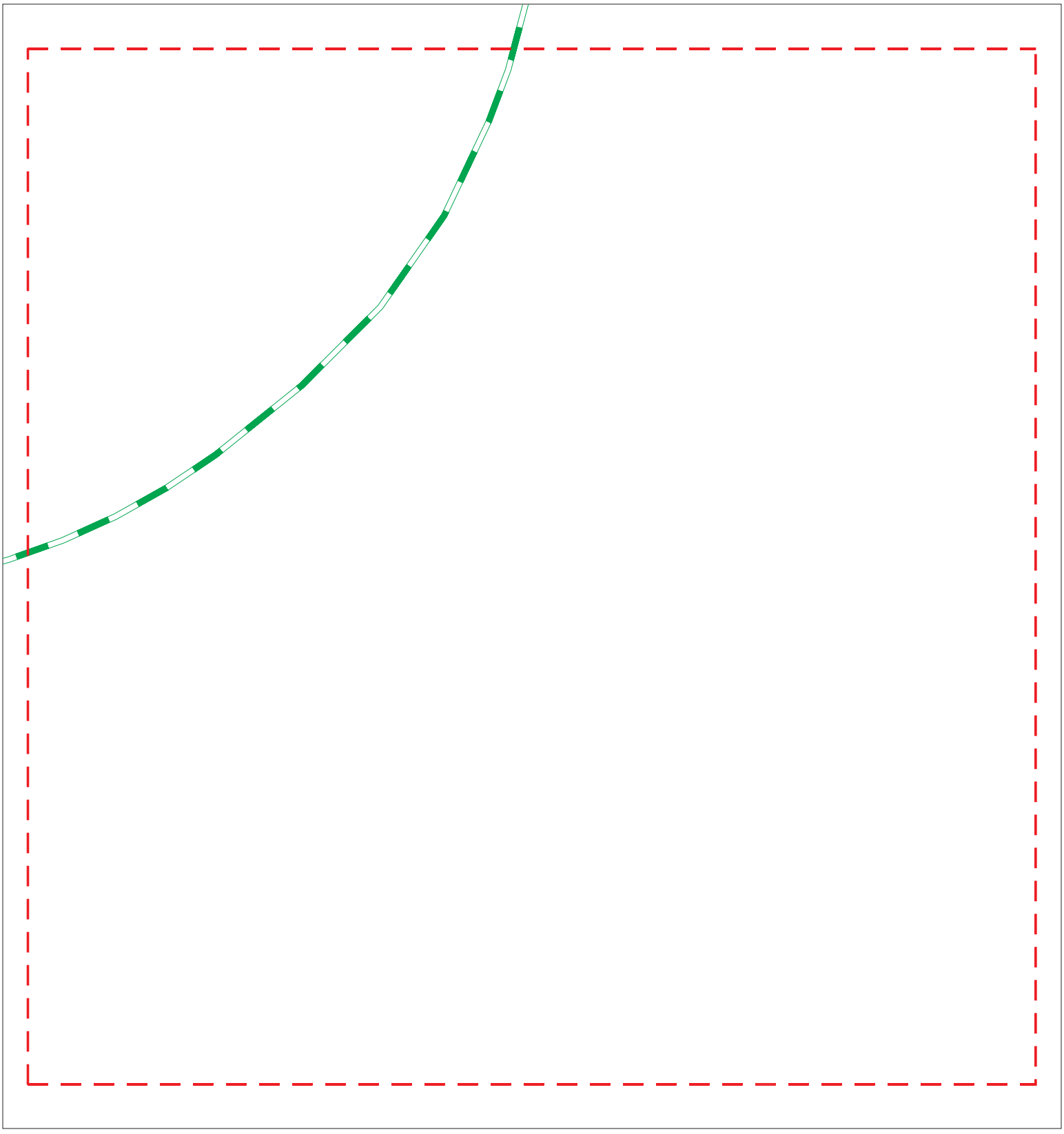
MAPPED SITES SUMMARY - FOCUS MAP 11

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

Focus Map - 12 - 5962508.3s



Sites
Target Property
Search Buffer
Focus Map - No Sites
Focus Map - Sites
National Priority List Sites
Areas of Concern
Dept. Defense Sites
Indian Reservations BIA

0 1/8 1/4 Miles

SITE NAME: Otay Ranch Resort Village Village 13	CLIENT: Coast 2 Coast Env.
ADDRESS: North of Otay Lakes Road	CONTACT: Marybeth Norgren
CITY/STATE: Jamul CA	INQUIRY #: 5962508.3s
ZIP: 91935	DATE: 02/10/20

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MAPPED SITES SUMMARY - FOCUS MAP 12

Target Property:
NORTH OF OTAY LAKES ROAD
JAMUL, CA 91935

MAP ID / FOCUS MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

A1 **OTAY RANCH CONVEYANCE** **CPS-SLIC** **S110505121**
Target **0 PROCTOR VALLEY (SOUTH OF) RD** **CERS** **N/A**
Property **CHULA VISTA, CA 91915**

Site 1 of 2 in cluster A

Actual: **608 ft.**

Focus Map: **6**

CPS-SLIC:

Name:	OTAY RANCH CONVEYANCE
Address:	0 PROCTOR VALLEY (SOUTH OF) RD
City,State,Zip:	CHULA VISTA, CA 91915
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/10/2010
Global Id:	T10000002364
Lead Agency:	SAN DIEGO COUNTY LOP
Lead Agency Case Number:	TS-2010-02
Latitude:	32.6520946283394
Longitude:	-116.932382583618
Case Type:	Cleanup Program Site
Case Worker:	CH
Local Agency:	SAN DIEGO COUNTY LOP
RB Case Number:	Not reported
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS:

Name:	OTAY RANCH CONVEYANCE
Address:	0 PROCTOR VALLEY (SOUTH OF) RD
City,State,Zip:	CHULA VISTA, CA 91915
Site ID:	251749
CERS ID:	T10000002364
CERS Description:	Cleanup Program Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	COLLEEN HINES - SAN DIEGO COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	P.O. Box 129261
Affiliation City:	SAN DIEGO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	8585056874

A2 **OTAY RANCH CONVEYANCE** **FINDS** **1023326002**
Target **0 PROCTOR VALLEY (SOUTH OF) RD** **N/A**
Property **CHULA VISTA, CA 91915**

Site 2 of 2 in cluster A

Actual: **616 ft.**

Focus Map: **6**

FINDS:

Registry ID: 110066201960

Environmental Interest/Information System

OTAY RANCH CONVEYANCE (Continued) **1023326002**

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

3
WSW
< 1/8
0.011 mi.
56 ft.

TACTICAL AIR OPERATIONS
13531 OTAY LAKES RD
JAMUL, CA 91935

AST **S108220598**
San Diego Co. HMMD **N/A**
CERS TANKS
CERS

Actual:
530 ft.

Focus Map:
6

AST:

Name:	TACTICAL AIR OPERATIONS
Address:	13531 OTAY LAKES RD
City/Zip:	JAMUL,91935
Certified Unified Program Agencies:	Not reported
Owner:	Tactical Air Operations, Inc.
Total Gallons:	Not reported
CERSID:	10360276
Facility ID:	37-000-209278
Business Name:	TACTICAL AIR OPERATIONS
Phone:	619-216-8416
Fax:	619-216-8419
Mailing Address:	860 COUNTRY CLUB LN
Mailing Address City:	CORONADO
Mailing Address State:	CA
Mailing Address Zip Code:	92118
Operator Name:	TACTICAL AIR OPERATIONS
Operator Phone:	619-216-8416
Owner Phone:	619-517-5832
Owner Mail Address:	860 Country Club Lane
Owner State:	CA
Owner Zip Code:	92118
Owner Country:	United States
Property Owner Name:	CITY OF SAN DIEGO
Property Owner Phone:	Not reported
Property Owner Mailing Address:	202 C ST
Property Owner City:	SAN DIEGO
Property Owner Stat :	CA
Property Owner Zip Code:	92101
Property Owner Country:	United States
EPAID:	Not reported

HMMD SAN DIEGO:

Name:	TACTICAL AIR OPERATIONS
Address:	13531 OTAY LAKES RD
City,State,Zip:	JAMUL, CA 91935
Permit Number:	209278
Business Type:	6HK18
EPA Id Number:	Not reported
APN:	647-030-02-00
Last HMMD Inspection:	05/02/2011
Facility Telephone:	619-216-8416
Permit Status:	OPEN
Permit Expiration:	03/31/2013
Date Last Updated:	11/02/2012
Facility Owner:	TACTICAL AIR OPERATIONS

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Facility Mailing Address:	860 COUNTRY CLUB LN
Facility Mailing City:	CORONADO
Facility Mailing State:	CA
Facility Mailing Zip:	92118
UST Owner:	Not reported
Handle Regulated Hazmat:	Y
Own Or Operate UST:	Not reported
Subject To APSA:	Y
Generate Haz Waste:	Y
Treat Haz Waste:	Not reported
Generate Medical Waste:	Not reported

Inventory Active Permits (not SQG Medical):

Permit Number:	209278
Update Date:	11/02/2012
Case Number:	Not reported
Name:	PETROLEUM HYDROCARBON JET FUEL
Other Information:	Not reported
Material Waste:	Material
Hazardous Categories 1:	REACTIVE
Hazardous Categories 2:	Not reported

Violations Active Permits:

Permit Number:	209278
Update Date:	11/02/2012
Inspection Date:	05/02/2011
Violation Code:	6HV1001
Violation:	NO UPF PERMIT FOR HAZMATS
Violation Citation:	A Unified Program Facility permit has not been obtained for hazardous materials. 68.905
Activity:	ACTIVE

Permit Number:	209278
Update Date:	11/02/2012
Inspection Date:	05/02/2011
Violation Code:	6HV1012
Violation:	SPCC PLAN NOT PREPARED
Violation Citation:	Spill Prevention Countermeasures & Control Plan not prepared as required. 25270.5 (c)
Activity:	ACTIVE

Name:	TACTICAL AIR OPERATIONS
Address:	13531 OTAY LAKES RD
City,State,Zip:	JAMUL, CA 91935
Permit Number:	Not reported
Business Type:	Not reported
EPA Id Number:	Not reported
APN:	Not reported
Last HMMD Inspection:	Not reported
Facility Telephone:	619 216-8416
Permit Status:	Permit Renewed
Permit Expiration:	Not reported
Date Last Updated:	06/02/2018
Facility Owner:	Not reported
Facility Mailing Address:	13531 OTAY LAKES RD, JAMUL, CA 91935
Facility Mailing City:	Not reported

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Facility Mailing State: Not reported
Facility Mailing Zip: Not reported
UST Owner: N
Handle Regulated Hazmat: Not reported
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: N
Treat Haz Waste: N
Generate Medical Waste: Not reported

Inspection Violation:
Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-209278
Program Element: Aboveground Petroleum Storage Act
Inspection Type: Routine
Inspection Number: 4621771
Return To Compliance Date: 2015-02-19T00:00:00.000
Nov: No
Violation Classification: Class II
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2019-06-21T02:43:51.000
Inspection Date: 2015-02-17T00:00:00.000
Violation Code: 4010001 Failure to prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan; 40 CFR 1 112.3; HSC 6.67 25270.4.5(a).

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-209278
Program Element: Hazardous Materials Release Response Plans
Inspection Type: Routine
Inspection Number: 4621771
Return To Compliance Date: 2015-02-19T00:00:00.000
Nov: No
Violation Classification: Class II
Underground Storage Tank Id: Not reported
Container/Tank Id: Not reported
Last Update: 2019-06-21T02:43:51.000
Inspection Date: 2015-02-17T00:00:00.000
Violation Code: 1010001 Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet; HSC 6.95 25507(a).

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Facility Id Number: 37-000-209278
Program Element: Hazardous Materials Release Response Plans
Inspection Type: Routine
Inspection Number: 4621771
Return To Compliance Date: 2015-02-19T00:00:00.000
Nov: No
Violation Classification: Class II
Underground Storage Tank Id: Not reported

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Container/Tank Id:	Not reported
Last Update:	2019-06-21T02:43:51.000
Inspection Date:	2015-02-17T00:00:00.000
Violation Code:	1010002 Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet; HSC 6.95 25508(a)1A
Record ID:	DEH2008-HUPFP-209278
Permit Status:	Permit Renewed
Active Permit:	Y
Facility Id Number:	37-000-209278
Program Element:	Hazardous Materials Release Response Plans
Inspection Type:	Routine
Inspection Number:	4621771
Return To Compliance Date:	2015-02-19T00:00:00.000
Nov:	No
Violation Classification:	Minor
Underground Storage Tank Id:	Not reported
Container/Tank Id:	Not reported
Last Update:	2019-06-21T02:43:51.000
Inspection Date:	2015-02-17T00:00:00.000
Violation Code:	1010003 Owner/Operator failed to complete and/or submit the Business Activities Page and/or Business Owner Operator Identification Page; 19 CCR 4 2729.2(a)(1).
Record ID:	DEH2008-HUPFP-209278
Permit Status:	Permit Renewed
Active Permit:	Y
Facility Id Number:	37-000-209278
Program Element:	Aboveground Petroleum Storage Act
Inspection Type:	Routine
Inspection Number:	6137766
Return To Compliance Date:	2019-06-14T00:00:00.000
Nov:	No
Violation Classification:	Class II
Underground Storage Tank Id:	Not reported
Container/Tank Id:	Not reported
Last Update:	2019-06-21T02:43:51.000
Inspection Date:	2019-05-22T00:00:00.000
Violation Code:	4010001 Failed to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan. HSC 25270.4.5(a), 40 CFR 112.3, 112.6
Record ID:	DEH2008-HUPFP-209278
Permit Status:	Permit Renewed
Active Permit:	Y
Facility Id Number:	37-000-209278
Program Element:	Hazardous Materials Release Response Plans
Inspection Type:	Routine
Inspection Number:	4621771
Return To Compliance Date:	2015-02-19T00:00:00.000
Nov:	No
Violation Classification:	Class II
Underground Storage Tank Id:	Not reported
Container/Tank Id:	Not reported
Last Update:	2019-06-21T02:43:51.000
Inspection Date:	2015-02-17T00:00:00.000

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Violation Code: 1010008 Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date. For facilities with invenntory that exceed EPCRA thresholds; failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages HSC 6.95 25508.2 / 19 CCR 4 2729.5(c)

Waste and Materials:

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HCHEM-0136786
Trade Secret: N
Hazardous Material Type: Mixture
Last Updated: 2018-06-02T02:30:55.000
Chemical Name: Turbine Engine Fuel
Common Name: Jet A
Case Number: Not reported

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2017-HCHEM-0136787
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2018-06-02T02:30:55.000
Chemical Name: Oxygen
Common Name: Oxygen
Case Number: 7782-44-7

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2015-HCHEM-0055187
Trade Secret: N
Hazardous Material Type: Mixture
Last Updated: 2017-01-20T00:00:00.000
Chemical Name: PETROLEUM HYDROCARBON JET FUEL
Common Name: PETROLEUM HYDROCARBON JET FUEL
Case Number: Not reported

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HCHEM-0216717
Trade Secret: N
Hazardous Material Type: Mixture
Last Updated: 2019-06-21T02:43:51.000
Chemical Name: Turbine Engine Fuel
Common Name: Jet A Aviation Fuel
Case Number: 8008-20-6

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HCHEM-0216718
Trade Secret: N
Hazardous Material Type: Pure

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Last Updated: 2019-06-21T02:43:51.000
Chemical Name: Oxygen
Common Name: Oxygen
Case Number: 7782-44-7

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2019-HCHEM-0216719
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2019-06-21T02:43:51.000
Chemical Name: Diesel Fuel No. 2
Common Name: Diesel Fuel No. 2
Case Number: 68476-34-6

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HCHEM-0193051
Trade Secret: N
Hazardous Material Type: Mixture
Last Updated: 2018-09-06T00:58:58.000
Chemical Name: Turbine Engine Fuel
Common Name: Jet A
Case Number: Not reported

Record ID: DEH2008-HUPFP-209278
Permit Status: Permit Renewed
Active Permit: Y
Child Record Id: DEH2018-HCHEM-0193052
Trade Secret: N
Hazardous Material Type: Pure
Last Updated: 2018-09-06T00:58:58.000
Chemical Name: Oxygen
Common Name: Oxygen
Case Number: 7782-44-7

Name: TACTICAL AIR OPERATIONS
Address: 13531 OTAY LAKES RD
City,State,Zip: JAMUL, CA 91935
Permit Number: 209278
Business Type: 6HK18
EPA Id Number: Not reported
APN: 647-030-02-00
Last HMMD Inspection: 05/02/2011
Facility Telephone: 619-216-8416
Permit Status: OPEN
Permit Expiration: 03/31/2013
Date Last Updated: 11/02/2012
Facility Owner: TACTICAL AIR OPERATIONS
Facility Mailing Address: 860 COUNTRY CLUB LN
Facility Mailing City: CORONADO
Facility Mailing State: CA
Facility Mailing Zip: 92118
UST Owner: Not reported

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Handle Regulated Hazmat: Y
Own Or Operate UST: Not reported
Subject To APSA: Not reported
Generate Haz Waste: Y
Treat Haz Waste: Not reported
Generate Medical Waste: Not reported

Inventory Active Permits (not SQG Medical):
Permit Number: 209278
Update Date: 11/02/2012
Case Number: Not reported
Name: PETROLEUM HYDROCARBON JET FUEL
Other Information: Not reported
Material Waste: Material
Hazardous Categories 1: REACTIVE
Hazardous Categories 2: Not reported

Violations Active Permits:
Permit Number: 209278
Update Date: 11/02/2012
Inspection Date: 05/02/2011
Violation Code: 6HV1001
Violation: NO UPF PERMIT FOR HAZMATS
Violation Citation: A Unified Program Facility permit has not been obtained for hazardous materials. 68.905
Activity: ACTIVE

Permit Number: 209278
Update Date: 11/02/2012
Inspection Date: 05/02/2011
Violation Code: 6HV1012
Violation: SPCC PLAN NOT PREPARED
Violation Citation: Spill Prevention Countermeasures & Control Plan not prepared as required. 25270.5 (c)
Activity: ACTIVE

CERS TANKS:
Name: TACTICAL AIR OPERATIONS
Address: 13531 OTAY LAKES RD
City,State,Zip: JAMUL, CA 91935
Site ID: 73705
CERS ID: 10360276
CERS Description: Aboveground Petroleum Storage

CERS:
Name: TACTICAL AIR OPERATIONS
Address: 13531 OTAY LAKES RD
City,State,Zip: JAMUL, CA 91935
Site ID: 73705
CERS ID: 10360276
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 02-17-2015

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 02/19/2015.
Violation Division: San Diego County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 02-17-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 02/19/2015.
Violation Division: San Diego County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 02-17-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 02/19/2015.
Violation Division: San Diego County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 02-17-2015
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 02/19/2015.
Violation Division: San Diego County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 02-17-2015
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan .
Violation Notes: Returned to compliance on 02/19/2015.
Violation Division: San Diego County Department of Env Health
Violation Program: APSA

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Violation Source: CERS

Site ID: 73705
Site Name: TACTICAL AIR OPERATIONS
Violation Date: 05-22-2019
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.
Violation Notes: Returned to compliance on 06/14/2019. Inspection Sequence ID:6137766
Violation Division: San Diego County Department of Env Health
Violation Program: APSA
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-17-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: White MaryLou Inspection ID:4621771
Eval Division: San Diego County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector: Soquiat Joseph Inspection ID:6137766
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: Soquiat Joseph Inspection ID:6137766
Eval Division: San Diego County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-17-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspector: White MaryLou Inspection ID:4621771
Eval Division: San Diego County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 73705
Facility Name: TACTICAL AIR OPERATIONS
Env Int Type Code: HMBP
Program ID: 10360276

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 32.635880
Longitude: -116.892920

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: Jeff Bramstedt
Entity Title: Not reported
Affiliation Address: 13531 OTAY LAKES RD
Affiliation City: JAMUL
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91935
Affiliation Phone: (619) 216-8416

Affiliation Type Desc: Property Owner
Entity Name: Jeff Bramstedt
Entity Title: Not reported
Affiliation Address: 13531 OTAY LAKES RD
Affiliation City: JAMUL
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91935
Affiliation Phone: (619) 216-8416

Affiliation Type Desc: CUPA District
Entity Name: San Diego County Env Health
Entity Title: Not reported
Affiliation Address: PO Box 129261
Affiliation City: San Diego
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92112-9261
Affiliation Phone: (858) 505-6880

Affiliation Type Desc: Identification Signer
Entity Name: Bob Moses
Entity Title: Facilities Director
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Jeff Bramstedt
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (619) 865-1192

Affiliation Type Desc: Parent Corporation

TACTICAL AIR OPERATIONS (Continued) **S108220598**

Entity Name:	TACTICAL AIR OPERATIONS SKYDIVE SAN DIEGO
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Bob Moses
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Bob Moses
Entity Title:	Not reported
Affiliation Address:	13531 Otay Lakes Road
Affiliation City:	Jamul
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91935
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	13531 Otay Lakes Road
Affiliation City:	Jamul
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91935
Affiliation Phone:	Not reported

---

4 **MCMILLIN OTAY RANCH - SE OF LOWER OTAY** **CPS-SLIC** **S109277174**
WSW **NONE OTAY LAKES RD** **CERS** **N/A**
1/4-1/2 **CHULA VISTA, CA 91911**
0.465 mi.
2457 ft.

Actual:
581 ft.

Focus Map:
6

CPS-SLIC:

Name:	MCMILLIN OTAY RANCH - SE OF LOWER OTAY
Address:	NONE OTAY LAKES RD
City,State,Zip:	CHULA VISTA, CA 91911
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	12/18/2002
Global Id:	T0607338943
Lead Agency:	SAN DIEGO COUNTY LOP
Lead Agency Case Number:	H39617-001
Latitude:	32.6442709652851
Longitude:	-116.935009095596

MCMILLIN OTAY RANCH - SE OF LOWER OTAY (Continued) **S109277174**

Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	Not reported
File Location:	Local Agency
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS:

Name:	MCMILLIN OTAY RANCH - SE OF LOWER OTAY
Address:	NONE OTAY LAKES RD
City,State,Zip:	CHULA VISTA, CA 91911
Site ID:	254005
CERS ID:	T0607338943
CERS Description:	Cleanup Program Site

5
WSW
1/2-1
0.957 mi.
5055 ft.

EAST LAKE WOOD ELEMENTARY **ENVIROSTOR** **S118756849**
OTAY LAKES ROAD/HUNTE PARKWAY **SCH** **N/A**
CHULA VISTA, CA 91914

Actual:
535 ft.

Focus Map:
5

ENVIROSTOR:

Name:	EAST LAKE WOOD ELEMENTARY
Address:	OTAY LAKES ROAD/HUNTE PARKWAY
City,State,Zip:	CHULA VISTA, CA 91914
Facility ID:	37010039
Status:	No Action Required
Status Date:	03/28/2003
Site Code:	404396
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	79
Senate:	40
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	32.64633
Longitude:	-116.9477
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	NONE SPECIFIED No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	CHULA VISTA ELEM SD-EAST LAKE WOODS ELEM
Alias Type:	Alternate Name

EAST LAKE WOOD ELEMENTARY (Continued) **S118756849**

Alias Name: CHULA VISTA ELEMENTARY SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: EAST LAKE WOOD ELEMENTARY
Alias Type: Alternate Name
Alias Name: 404396
Alias Type: Project Code (Site Code)
Alias Name: 37010039
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/28/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/28/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 10/29/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: EAST LAKE WOOD ELEMENTARY
Address: OTAY LAKES ROAD/HUNTE PARKWAY
City,State,Zip: CHULA VISTA, CA 91914
Facility ID: 37010039
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 10
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404396
Assembly: 79

EAST LAKE WOOD ELEMENTARY (Continued) **S118756849**

Senate:	40
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	03/28/2003
Restricted Use:	NO
Funding:	School District
Latitude:	32.64633
Longitude:	-116.9477
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	CHULA VISTA ELEM SD-EAST LAKE WOODS ELEM
Alias Type:	Alternate Name
Alias Name:	CHULA VISTA ELEMENTARY SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	EAST LAKE WOOD ELEMENTARY
Alias Type:	Alternate Name
Alias Name:	404396
Alias Type:	Project Code (Site Code)
Alias Name:	37010039
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	03/28/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/28/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	10/29/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 95 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CHULA VISTA	1004677854	DARLAND PAINTING	N E CORNER OF HUNTE PKWY AND	91915	RCRA-SQG, HAZNET
CHULA VISTA	2010934100		1300 BLOCK OF PALOMAR ST		ERNS
CHULA VISTA	2015131143		CORNER OF L ST. AND BROADWAY ST.		ERNS
CHULA VISTA	98458913		INTERSECTION OF		ERNS
CHULA VISTA	2001557966		JUST SOUTH OF CHULA VISTA		ERNS
CHULA VISTA	S106797685	EASTLAKE TRAILS NORTH	OTAY LAKES ROAD	91914	ENVIROSTOR
CHULA VISTA	S105155601	GUNPOWDER POINT (PARADISE MARSH)	SWEETWATER RIVER CHANNEL, W OF HWY 5 & 54 TB-69-B3 TRADELANDS AVENUE		SWF/LF
CHULA VISTA	S114732655	SHINOHARA I	4705 OTAY VALLEY RD, EAST OF 805.		SWF/LF, RGA LF
CHULA VISTA	S110421935		END OF HIDDEN PATH DRIVE, ABOUT A HALF MILE DOWN THE DIRT ROAD.	91915	CHMIRS
CHULA VISTA	S105630376		FOOT OF "H" ST (ROHR CO INC)		CHMIRS
CHULA VISTA	S105633282		OTAY LAKE RD SOUTH OF SPY GLASS RD		CHMIRS
CHULA VISTA	S105883569		NEXT TO THE SIDEWALK 1200 BLOCK OF PASEO MADERA		CHMIRS
CHULA VISTA	S110978613		1300 BLOCK OF POLOMER STREET CROSS OF 3RD STREET		CHMIRS
CHULA VISTA	S110981801		805 JUST SOUTH OF SWEET WATER RD		CHMIRS
CHULA VISTA	S110419833		400 BLOCK OF EAST NAPLE AT NACION		CHMIRS
CHULA VISTA	S110422429		INTERSECTION OF: TWIN OAKS & OXFORD		CHMIRS
CHULA VISTA	S111758774		NEAR J STREET PIER WEST SIDE OF PIER, 20 METERS DOWN.		CHMIRS
CHULA VISTA	S118465112		CORNER OF L ST. AND BROADWAY ST.		CHMIRS
CHULA VISTA	S109045902		CORNER OF MAIN STREET AND BEYER WAY		CHMIRS
CHULA VISTA	S109044162		TRANSMISSION RIGHT OF WAY WEST OF INTERSTATE 5 AND SOUTH OF THE SWEET WATER RIVER		CHMIRS
CHULA VISTA	S109044251		J ST. / BAY OF CHULA VISTA / CHULA VISTA HARBOR		CHMIRS
CHULA VISTA	S124447354		OLYMPIC PARKWAY & BRANDYWINE AVENUE, 1/2 MILE EAST OF THE INTERSECTION		CHMIRS
CHULA VISTA	S113999910		EAST PALOMAR STREET EXIT, AT THE CROSSING OF I-805		CHMIRS
CHULA VISTA	1016300991	DARLAND PAINTING	N E CORNER OF HUNTE PKWY AND	91915	FINDS, ECHO
CHULA VISTA	1023693606	BELLA LAGO LLC	VIA MAGGIORE & N OF CALLE ARONA	91914	FINDS, ECHO
CHULA VISTA	S112905968	DARLAND PAINTING INC	END OF INDIAN CREEK PLACE	91915	HAZNET
CHULA VISTA	S112891769	BW CARTER PAINTING	SE CORNER OF SEA DRIFT & SEA	91914	HAZNET
CHULA VISTA	S117700197	FIRENZE AT THE SUMMIT	INT OF EASTLAKE PKWY & OLYMPIC BLVD	91915	NPDES, CIWQS
CHULA VISTA	S109437267	BELLA LAGO LLC	VIA MAGGIORE & N OF CALLE ARONA	91914	NPDES, CIWQS
CHULA VISTA	S117705553	MONTEVALLE CMNTY PARK	SW OF PROCTOR VALLEY RD AND DUNCAN RANCH RD	91914	NPDES, CIWQS
CHULA VISTA	S121658604	NEW HOPE COMMUNITY CHURCH	500 SE OF INT OF OLYMPIC PKWY & OLYMPIC VISTA RD	91915	CIWQS
CHULA VISTA	S121658605	NEW HOPE COMMUNITY CHURCH	OLYMPIC PARKYWAY SE OF OLYMPIC VISTA RD	91915	CIWQS
CHULA VISTA	S121627014	CAPRIA AT THE SUMMIT	INT OF EASTLAKE PKWY & OLYMPIC PKWY	91915	CIWQS
CHULA VISTA	S121644067	HIGH SCHOOL NO 13	CORNER OF MAGDALENA AVE & ROCK MOUNTAIN RD	91915	CIWQS
CHULA VISTA	S121620199	ANDORRA AT EASTLAKE SUMMIT	NE CORNER OF EASTLAKE PKWY & OLYMPIC PKWY	91915	CIWQS
CHULA VISTA	S121679901	THE SUMMIT AT EASTLAKE	NE CNR OF EASTLAKE PKWY & OLYMPIC PKWY	91915	CIWQS
CHULA VISTA	S121631359	CORTINA AT EASTLAKE SUMMIT	NE CORNER OF EASTLAKE PKWY & OLYMPIC PKWY	91915	CIWQS
CHULA VISTA	S121671187	SAN MIGUEL RNCH LOT 5	NWC OF MOUNT MIGUEL RD PROCTOR	91914	CIWQS
CHULA VISTA	S121617333	680 RECYCLED RESERVOIR	SW SIDE OF GREENSVIEW DR	91914	CIWQS

Count: 95 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CHULA VISTA	S121669195	ROLLING HILLS RANCH NEIGHBORHOOD 11	NORTH OF AGUA VISTA DRIVE AND VINEYARD WAY	91914	CIWQS
CHULA VISTA	S121635898	EASTLAKE III WOODS	OTAY LAKES RD AT HUNTE PKWY	91914	CIWQS
CHULA VISTA	S121689051	VILLAGE WALK AT EASTLAKE	SE CORNER OF INTERSECTION FO SR125 TOLL HIGHWAY	91914	CIWQS
CHULA VISTA	S121661295	OTAY RNCH VILLAGE R 16	E PASO RANCHERO W OTAY LAKES	91914	CIWQS
CHULA VISTA	S121692134	WINDSTAR POINTE RESORT	SWC OF OLYMPIC PKWY & WUESTE RD	91914	CIWQS
CHULA VISTA	S121635730	EAST LAKE BUSINESS CTR II	N OTAY RD & W HUNTE PKWY AT END OF HAROLD PLACE	91914	CIWQS
CHULA VISTA	S121645231	HUNTE PKWY TO STATION 211	OTAY LAKES RD		CIWQS
CHULA VISTA	S121635897	EASTLAKE III VISTAS	N OF OLYMPIC PKWY		CIWQS
CHULA VISTA	S121679647	THE COLLECTION AT EASTLAKE	NEC OF LANE AVENUE AND FENTON ST.		CIWQS
CHULA VISTA	S121661220	OTAY LAKES RD EAST LAKE PKWY	OTAY LAKES RD EAST LAKE PKWY		CIWQS
CHULA VISTA	S121620417	ANTIGUA	SOUTH END OF EASTLAKE PKWY		CIWQS
CHULA VISTA	S121635906	EASTLAKE TN 7 SYCAMORE RIDGE 2	N OF CLUBHOUSE DR		CIWQS
CHULA VISTA	S121635448	E PALOMAR ST E BRANDY WINE	E PALOMAR ST E OF BRANDY WINE		CIWQS
CHULA VISTA	S121666827	RANCHO VISTA APARTMENTS	NORTH OF EASTLAKE PKWY & OLYMPIC PKWY		CIWQS
CHULA VISTA	S121688994	VILLAGE CTR EAST	EASTLAKE PKWY & OTAY LAKES RD		CIWQS
CHULA VISTA	S121635900	EASTLAKE LAND SWAP	INT OF EASTLAKE PKWY AND OLYMP		CIWQS
CHULA VISTA	S121661271	OTAY RNCH VILLAGE 1 W R 56	SWC OF E PALOMAR RD AND PASEO		CIWQS
CHULA VISTA	S121635904	EASTLAKE PKWY OTAY LAKES RD	EASTLAKE PKWY OTAY LAKES RD		CIWQS
CHULA VISTA	S121665937	PROVENCE AT ROLLING HILLS RANCH	N OF PROCTOR VALLEY RD EAST OF HUNTE PKWY		CIWQS
CHULA VISTA	S121653240	MAIN PLAZA	NE CORNER OF MAIN ST & BROADWA		CIWQS
DUARTE	1025878404	CAL AM WATER CO STARPINE TANK	OPAL CANYON RD N OF BROOKRIDGE	91914	RCRA-SQG
JAMUL	S110982540		CORNER OF STEEL CANYON ROAD AND CAMPO	91935	CHMIRS
JAMUL	S109041995		E/B 94 EAST OF STEELE CANYON		CHMIRS
JAMUL	1016433721	AT&T MOBILITY - MT OTAY GLOBAL SIGNAL	14551 A OTAY LAKES RD	91935	FINDS
JAMUL	1023223959	JAMUL BURN SITE	CORNER OF JAMUL DR & MEX CAN	91935	FINDS
JAMUL	1023251536	HONEY SPRINGS RECLMTN PROJ	5 MI SOUTH EAST OF JAMUL	91935	FINDS
JAMUL	S121646991	JAMUL QUARRY	OTAY LAKES ROAD	91935	CIWQS
JAMUL	S121641532	GRADINO PLAN L14785	W SIDE OF HONEY SPRINGS RD	91935	CIWQS
JAMUL	S121665655	PRIVATE RD ON PORTION OF T165 R1E LYING NORTHERLY OF SKYLINE TRUCK TRAIL	N 1/2 OF SW 1/4 SEC 36 T165 R1E LYING NORTHERLY OF SKYLINE TRUCK TRAIL	91935	CIWQS
JAMUL	S121660681	OLIVE VISTA DR UTILITY RELOCATIONS	13900 14300 BLOCK OF OLIVE VISTA DR	91935	CIWQS
JAMUL	S121673609	SHORTLEY RESIDENTS	S OF 13689 ALTA LOMA LANE	91935	CIWQS
JAMUL	S121644844	HONEY SPRINGS RECLMTN PROJ	5 MI SOUTH EAST OF JAMUL	91935	CIWQS
JAMUL	S121663660	PETERSEN RESIDENCE	WEST SIDE OF RESERVOIR DRIVE	91935	CIWQS
LA MESA	S105649147		7000 BLOCK OF BOULEVARD DR	91914	CHMIRS
OTAY	1023359554	FENTON JANAL RANCH (KELCO)	OTAY LAKES RD	91935	FINDS
SAN DIEGO	S117710356	SCRIPPS HOSPITAL LA JOLLA PARKING LOT ADDITIONS	SE CORNER OF GENESEE AVE AND INT 5	91915	NPDES, CIWQS
SAN DIEGO COUNTY	2009910764		VICINITY OF BOUY 16		ERNS
SAN DIEGO COUNTY	2019257405		NORTH SIDE OF POINT LOMA		ERNS
SAN DIEGO COUNTY	8854373		FOOT OF 19TH ST PIER 12 NAVAL STATION SAN DIEGO		ERNS
SAN DIEGO COUNTY	8856332		HIGHWAY N 15, SOUTH OF GOPHER CANYON		ERNS
SAN DIEGO COUNTY	8869588		CORNER SOUTH EAST OF MARINA THAT BORDERS CARIBE		ERNS
SAN DIEGO COUNTY	8870039		NE CORNER OF CHEMICAL MILLING FACILITY		ERNS
SAN DIEGO COUNTY	2018210228		30 NM WEST OF MISSION BAY		ERNS
SAN DIEGO COUNTY	876012		CONTAINMENT WALLS ON THE WEST SIDE OF THEIR PROPERTY		ERNS
SAN DIEGO COUNTY	99478600		280 MILES SW OF		ERNS

Count: 95 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SAN DIEGO COUNTY	2001561436		5 MILES SOUTH OF OCEAN SIDE		ERNS
SAN DIEGO COUNTY	S105630400		REAR OF PUBLIC WORKS COMPOUND ITWAS CHINA LAKE		CHMIRS
SAN DIEGO COUNTY	S105630670		CORNER OF RIVERFORD AND WOODSIDE		CHMIRS
SAN DIEGO COUNTY	S105636243		SOUTHBOUND 5, SOUTH OF BORDER PATROL CHECKPOINT		CHMIRS
SAN DIEGO COUNTY	S105642246		I 5 SB , 144 FT SO OF COCKLEBURR		CHMIRS
SAN DIEGO COUNTY	S106389717		ST RTE #3, YAQUI PASS ROAD, SO OF BORREGO SPRINGS ROAD		CHMIRS
SAN DIEGO COUNTY	S106389127		TIJUANA RIVER, DUMPING INTO PACIFIC COMING FROM U.S SIDE OF RIVER AT IMPERIAL BEACH		CHMIRS
SAN DIEGO COUNTY	1023263849	VIEJAS BOULEVARD BRIDGE	INTERSECTION OF VIEJAS BLVD. & RIVER DRIVE		FINDS
SAN DIEGO COUNTY	1023240951	LOOP ROAD CG 4530	INTERSECTION OF ALTA ROAD AND OTAY MESA ROAD		FINDS
SAN DIEGO COUNTY	1023290239	OWD RESERVOIRS 640-1 AND 640-2	INTERSECTION OF JAMACHA AND CAMPO ROADS		FINDS
SAN DIEGO COUNTY	S124421694	AUDI OF AMERICA - FIREWORKS EVENT LOCATIONS	BARGE OF THE MIDWAY IN SAN DIEGO BAY		CIWQS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: N/A
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: N/A
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: N/A
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/05/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Quarterly

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/13/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 76

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 14

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent NPL

CA RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

CA ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

CA SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/11/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/12/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

CA LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

CA LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

CA LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

CA LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

CA LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

CA LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

CA LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

CA LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

CA LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

CA LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

CA CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

CA SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

CA SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

CA SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

CA SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

CA SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

CA SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

CA SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

CA SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

CA SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

State and tribal registered storage tank lists

CA UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Semi-Annually

CA MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52
Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 20

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

CA VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

State and tribal Brownfields sites

CA BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/23/2019
Date Data Arrived at EDR: 09/24/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 43

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/03/2019
Date Data Arrived at EDR: 06/04/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

CA WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: No Update Planned

CA SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 59

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/15/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/27/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

CA HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

CA SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CA CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

CA CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

CA TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Quarterly

CA PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

CA SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Annually

CA HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/11/2019
Number of Days to Update: 70

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

Local Land Records

CA LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

CA DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Semi-Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 89

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/06/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

Records of Emergency Release Reports

CA CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/15/2019
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 58

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Semi-Annually

CA LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/19/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/10/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/09/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/23/2019
Date Data Arrived at EDR: 09/24/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 370

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/06/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/10/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 78

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2019
Date Data Arrived at EDR: 10/09/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 72

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/15/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 11/20/2019
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

US AIRS (AFS): Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

US MINES: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

US MINES 2: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 37

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/12/2019
Date Data Arrived at EDR: 09/04/2019
Date Made Active in Reports: 12/03/2019
Number of Days to Update: 90

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/06/2019
Date Data Arrived at EDR: 10/08/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/19/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Quarterly

Other Ascertainable Records

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/23/2019
Date Data Arrived at EDR: 09/24/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 43

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

CA CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

CA CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 10/31/2019
Date Data Arrived at EDR: 11/01/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 40

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

CA DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 37

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

CA DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 62

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 63
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

CA EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 59
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 03/29/2020
Data Release Frequency: Varies

CA ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/22/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 66
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

CA Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

CA Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57
Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

CA HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 05/29/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 54
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Annually

CA ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/19/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Quarterly

CA HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/19/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Quarterly

CA HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/07/2019
Date Data Arrived at EDR: 10/08/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

CA MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

CA NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/11/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/12/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Quarterly

CA PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

CA PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/16/2019
Date Data Arrived at EDR: 09/18/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 49
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: No Update Planned

CA UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 11/18/2019
Number of Days to Update: 90
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

CA WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: No Update Planned

CA WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: No Update Planned

CA MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

CA CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62
Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

CA CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73
Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

CA NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Varies

CA HWTS: Hazardous Waste Tracking System
-> Description here.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 85

Source: -> Agency name here.
Telephone: -> Phone here.
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/22/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
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. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. 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.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. 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.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

CA RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 10/03/2019
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 51

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 63

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/03/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/27/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 43

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/12/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 49

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/08/2019
Date Data Arrived at EDR: 10/10/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 62

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/13/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 70

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 10/30/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/25/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 61

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 08/16/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/08/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/15/2020
Date Data Arrived at EDR: 01/16/2020
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 22

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 10/16/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 57

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: No Update Planned

Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 71

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: No Update Planned

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 01/27/2020
Number of Days to Update: 68

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 44

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 11/20/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 67

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62
Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 10/30/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 42
Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 64
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 64
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 66

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/06/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 37

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/07/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/08/2019
Number of Days to Update: 38

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/26/2019
Date Data Arrived at EDR: 11/27/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 69

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52
Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: No Update Planned

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/08/2019
Number of Days to Update: 67
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 12/11/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/05/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/20/2019
Next Scheduled EDR Contact: 03/09/2020
Data Release Frequency: No Update Planned

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 11/01/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 68
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90
Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51
Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 03/02/2020
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/25/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 08/28/2019
Date Data Arrived at EDR: 08/30/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 60
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 06/18/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 07/24/2019
Number of Days to Update: 29

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 11/14/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 36

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 66

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 12/02/2019
Next Scheduled EDR Contact: 03/16/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List
Cupa facilities

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 07/18/2019
Number of Days to Update: 58

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/23/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA Facility List
Cupa program facilities

Date of Government Version: 11/25/2019
Date Data Arrived at EDR: 11/27/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 69

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 63

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: No Update Planned

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 51

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 07/26/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/10/2019
Next Scheduled EDR Contact: 03/23/2020
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 09/25/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 30

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 63

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

STREET AND ADDRESS INFORMATION

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APPENDIX E

INTERVIEW DOCUMENTATION

Coast 2 Coast Environmental, Inc.
13964 Boquita Drive
Del Mar, California 92014
619-889-6232 (Phone)
858-755-6232 (Fax)
C2CEnvironmental@AOL.com

OWNER/USER QUESTIONNAIRE

Property:	Property Owners:	Report Users:
Otay Lakes Resort Village North of Otay Lakes Road Chula Vista/Jamul (unincorporated), California 91935 San Diego County APNs: *Lakeview 1, LLC* 598-130-04, 598-140-04, 647-020-14 and 647-030-05 *Lakeview 2, LLC* 598-140-05 *Moller Otay Lakes Investment, LLC* 598-130-05, 598-130-06 and 598-140-06	Lakeview One, LLC Lakeview 2, LLC 280 Newport Center Dr., #280 Newport Beach, CA 92660 Contact: Eric Johnston Phone: 619.515.9119 Email: EJohnston@BaldwinSons.com Moller Otay Lakes Investment, LLC 6591 Collins Drive, Suite E-11 Moorpark, California 93021 Contact: _____ Phone: _____ Email: _____	Lakeview One, LLC Lakeview 2, LLC Moller Otay Lakes Investment, LLC

Marybeth Norgren with Coast 2 Coast Environmental, Inc. is the environmental professional preparing a Phase I Environmental Site Assessment (ESA) for your Property in accordance with ASTM E 1527-13. The ASTM standard requires the Property Owner(s) and the Report User(s) to be interviewed. In order to fulfill this requirement, this questionnaire is being sent to you for completion. Coast 2 Coast 2 Coast Environmental, Inc. appreciates your effort to respond to the questions in a timely manner. If you need assistance or have questions, please contact Coast 2 Coast Environmental, Inc. using the contact information listed above.

1. Are you aware of any environmental cleanup liens against the Property?

No ✓ Yes_____ Please explain:

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site?

No ✓ Yes_____ Please explain:

3. Do you have any specialized knowledge or experience related to the Property or nearby properties regarding environmental issues on the Property? 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?

No ✓

Yes_____ Please explain:

4. Does the purchase price being paid or most recent appraised value for this Property reasonably reflect the fair market value of the Property? (We are not asking you to tell us what the selling price or value of the Property is, just whether you know of environmental issues which may have impacted the selling price/market value of the Property.)

Yes ✓ Please explain further: PROPERTY VALUED AT MARKET PRICE. NO KNOWN ENV. ISSUES.

No_____

5. Are you aware of information about the Property that would help the environmental professional to identify conditions of releases or threatened releases of hazardous materials or waste?

No ✓

Yes_____ (Please elaborate by responding to Questions 7 through 11.)

6. Please provide as much information as you know about past owners, occupants and uses of the Property.

   a. How many years have you been associated with the Property as an owner?
   THE PROPERTY HAS BEEN OWNED BY THE BALDWIN FAMILY FOR OVER 25 YEARS.
   b. Are there any street addresses used for the Property?
   NO.
   c. Please confirm the legal name, address and contact information for the entity which currently owns the Property in the middle box at the top of the 1st page of this questionnaire.)
   LAKEVIEW 1 + 2 LLCs, 20 CORPORATE PLAZA DR., NEWPORT BEACH CA 92660
   d. If you know the names of previous owners please list them here and the approximate years they owned Property.

      1) *3)*

      2) *4)*

   e. What businesses currently and previously occupied the Property? (This response can be written or provided as an Excel spreadsheet.)
   NONE - ONLY KNOWN HISTORICAL USE WAS CATTLE GRAZING.

7. Do you know of specific chemicals that are present or were previously present at the Property?

No ✓

Yes_____ Please explain:

8. Do you know of spills or other chemical releases that have taken place on the Property?

No ✓

Yes_____ Please explain:

9. Do you know of any environmental cleanups that have taken place on the Property?

No ✓

Yes_____ Please explain:

10. Are there previous environmental reports for the Property other than the following?

a) Phase I ESA, Village 13 Open Space Preserve Land (598-140-05), Lakeview 2, LLC, 5-6-2016
b) Phase I ESA, Village 13 Open Space Preserve Land (598-140-04 & 598-140-05), Baldwin & Sons, Inc., 1-31-2018

No ✓

Yes_____ If yes, please provide copies.

11. 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 ✓

Yes_____ Please explain:

12. Any other comments you would like to provide concerning the Property:

No ✓

Yes_____ Please explain:

This form should be signed by the Property owner (e.g. managing member, officer of corporation or other legal representative).

Prepared by: Eric Johnston Title Senior P.M. Date 2/13/20

Signature: _____

Thanks for your assistance. If you have questions or need assistance with completing this form, please contact Marybeth Norgren at 619-889-6232 or email at C2CEnvironmental@AOL.com.

Please return this form as a PDF file to C2CEnvironmental@AOL.com.

Coast 2 Coast Environmental, Inc.
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OWNER/USER QUESTIONNAIRE

Property:	Property Owners:	Report Users:
Otay Lakes Resort Village North of Otay Lakes Road Chula Vista/Jamul (unincorporated), California 91935 San Diego County APNs: *Lakeview 1, LLC* 598-130-04, 598-140-04, 647-020-14 and 647-030-05 *Lakeview 2, LLC* 598-140-05 *Moller Otay Lakes Investment, LLC* 598-130-05, 598-130-06 and 598-140-06	Lakeview One, LLC Lakeview 2, LLC 280 Newport Center Dr., #280 Newport Beach, CA 92660 Contact: _____ Phone: _____ Email: _____ Moller Otay Lakes Investment, LLC 6591 Collins Drive, Suite E-11 Moorpark, California 93021 Contact: Chuck Miller Phone: (805) 299-8214 Email: cmiller@danskig.com	Lakeview One, LLC Lakeview 2, LLC Moller Otay Lakes Investment, LLC

Marybeth Norgren with Coast 2 Coast Environmental, Inc. is the environmental professional preparing a Phase I Environmental Site Assessment (ESA) for your Property in accordance with ASTM E 1527-13. The ASTM standard requires the Property Owner(s) and the Report User(s) to be interviewed. In order to fulfill this requirement, this questionnaire is being sent to you for completion. Coast 2 Coast 2 Coast Environmental, Inc. appreciates your effort to respond to the questions in a timely manner. If you need assistance or have questions, please contact Coast 2 Coast Environmental, Inc. using the contact information listed above.

1. Are you aware of any environmental cleanup liens against the Property?

No X Yes_____ Please explain:

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site?

No X Yes_____ Please explain:

3. Do you have any specialized knowledge or experience related to the Property or nearby properties regarding environmental issues on the Property? 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?

No X

Yes_____ Please explain:

4. Does the purchase price being paid or most recent appraised value for this Property reasonably reflect the fair market value of the Property? (We are not asking you to tell us what the selling price or value of the Property is, just whether you know of environmental issues which may have impacted the selling price/market value of the Property.)

Yes X Please explain further: Property valued @ Fair Market Value. No known environ. issues.

No_____

5. Are you aware of information about the Property that would help the environmental professional to identify conditions of releases or threatened releases of hazardous materials or waste?

No X

Yes_____ (Please elaborate by responding to Questions 7 through 11.)

6. Please provide as much information as you know about past owners, occupants and uses of the Property.

   a. How many years have you been associated with the Property as an owner?
   Moller has owned the site for 5+ years
   b. Are there any street addresses used for the Property?
   No
   c. Please confirm the legal name, address and contact information for the entity which currently owns the Property in the middle box at the top of the 1st page of this questionnaire.)
   Moller Otay Lakes LLC, 6591 Collins Dr, G-11, Moorpark, CA 93021
   d. If you know the names of previous owners please list them here and the approximate years they owned Property.

      1) *3)*

      2) *4)*

   e. What businesses currently and previously occupied the Property? (This response can be written or provided as an Excel spreadsheet.)
   None

7. Do you know of specific chemicals that are present or were previously present at the Property?

No X

Yes_____ Please explain:

8. Do you know of spills or other chemical releases that have taken place on the Property?

No X

Yes_____ Please explain:

9. Do you know of any environmental cleanups that have taken place on the Property?

No X

Yes_____ Please explain:

10. Are there previous environmental reports for the Property other than the following?

a) Phase I ESA, Village 13 Open Space Preserve Land (598-140-05), Lakeview 2, LLC, 5-6-2016
b) Phase I ESA, Village 13 Open Space Preserve Land (598-140-04 & 598-140-05), Baldwin & Sons, Inc., 1-31-2018

No X

Yes_____ If yes, please provide copies.

11. 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 X

Yes_____ Please explain:

12. Any other comments you would like to provide concerning the Property:

No X

Yes_____ Please explain:

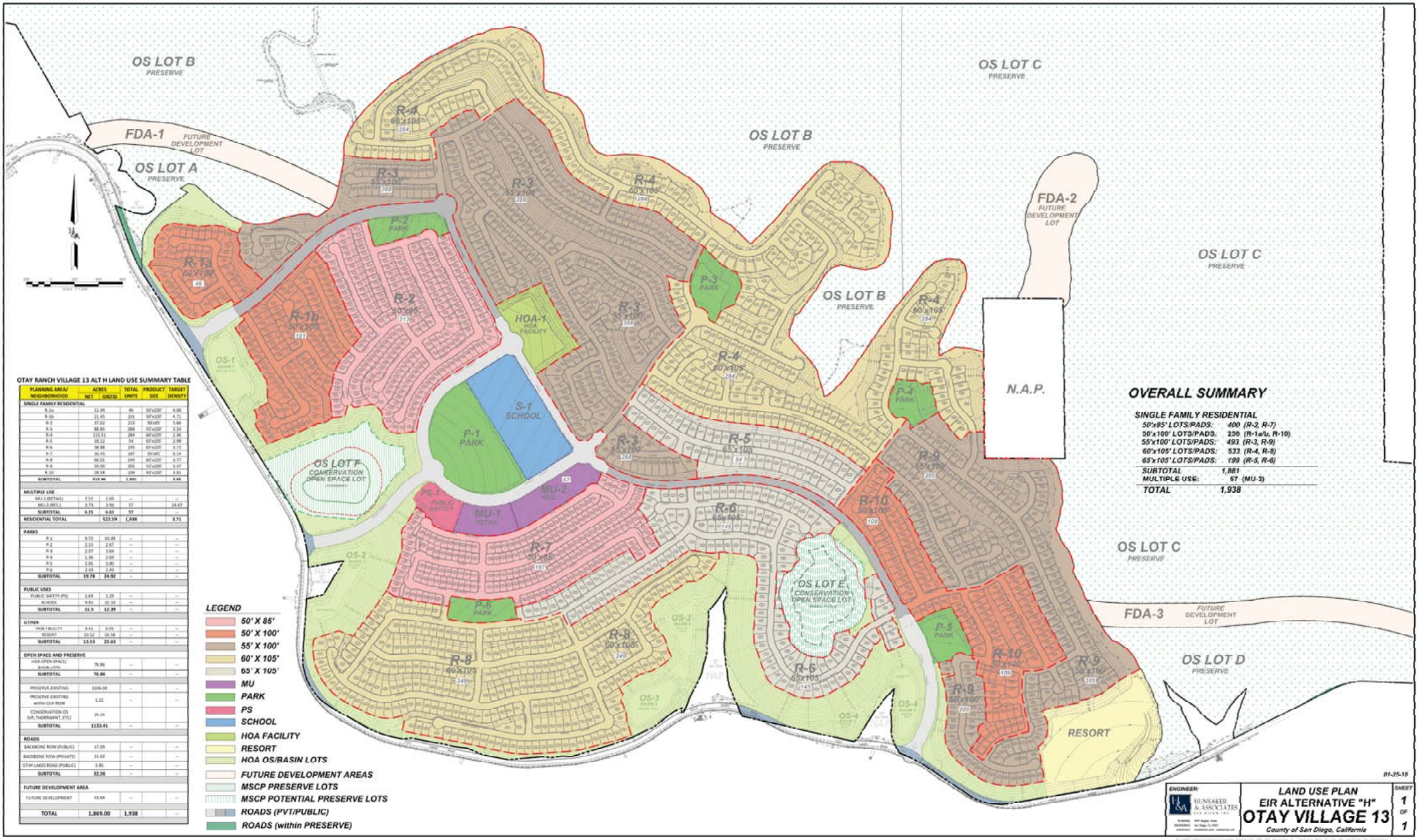
This form should be signed by the Property owner (e.g. managing member, officer of corporation or other legal representative).

Prepared by: Chuck Miller Title Manager Date 2/25

Signature: _____

Thanks for your assistance. If you have questions or need assistance with completing this form, please contact Marybeth Norgren at 619-889-6232 or email at C2CEnvironmental@AOL.com.

Please return this form as a PDF file to C2CEnvironmental@AOL.com.



OTAY RANCH VILLAGE 13 ALT H LAND USE SUMMARY TABLE

PLANNING AREA/ NEIGHBORHOOD	ACRES NET	ACRES GROSS	TOTAL UNITS	PRODUCT SIZE	TARGET DENSITY
SINGLE FAMILY RESIDENTIAL					
R-1a	11.49		46	50'x100'	4.00
R-1b	21.45		101	50'x100'	4.71
R-2	37.62		213	50'x85'	5.66
R-3	88.85		388	55'x100'	3.24
R-4	115.51		284	60'x105'	2.46
R-5	18.12		54	65'x105'	2.98
R-6	38.88		145	65'x105'	3.73
R-7	30.45		187	50'x85'	6.14
R-8	66.01		249	60'x105'	3.77
R-9	59.66		205	55'x100'	3.47
R-10	28.58		109	50'x100'	3.82
SUBTOTAL	519.86	1,365			3.44
MULTIPLE USE					
MU-1 (RETAIL)	2.52	2.69	--		--
MU-2 (RES.)	3.71	3.94	57		14.47
SUBTOTAL	6.23	6.63	57		
RESIDENTIAL TOTAL		523.59	1,938		3.71
PARKS					
P-1	9.72	10.49	--		--
P-2	2.15	2.67	--		--
P-3	2.07	3.68	--		--
P-4	1.36	2.69	--		--
P-5	2.09	3.00	--		--
P-6	2.43	2.43	--		--
SUBTOTAL	19.78	24.92	--		--
PUBLIC USES					
PUBLIC SAFETY (PS)	1.69	2.29	--		--
SCHOOL	9.81	10.10	--		--
SUBTOTAL	11.5	12.39	--		--
OTHER					
HOA FACILITY	3.41	6.05	--		--
RESORT	10.12	16.58	--		--
SUBTOTAL	13.53	22.63	--		--
OPEN SPACE AND PRESERVE					
HOA OPEN SPACE/ BASIN LOTS	76.86	--			--
SUBTOTAL	76.86	--			--
PRESERVE-EXISTING	1106.64	--			--
PRESERVE-EXISTING WITHIN OUR ROW	1.21	--			--
CONSERVATION OS (VP, THORNMINT, ETC)	24.16				--
SUBTOTAL	1133.41	--			--
ROADS					
BACKBONE ROW (PUBLIC)	17.09	--			--
BACKBONE ROW (PRIVATE)	11.62	--			--
OTAY LAKES ROAD (PUBLIC)	3.85	--			--
SUBTOTAL	32.56	--			--
FUTURE DEVELOPMENT AREA					
FUTURE DEVELOPMENT	43.64	--			--
TOTAL	1,869.00	1,938			--

OVERALL SUMMARY

SINGLE FAMILY RESIDENTIAL

50'x85' LOTS/PADS:	400 (R-2, R-7)
50'x100' LOTS/PADS:	250 (R-1a/b, R-10)
55'x100' LOTS/PADS:	493 (R-3, R-9)
60'x105' LOTS/PADS:	533 (R-4, R-8)
65'x105' LOTS/PADS:	199 (R-5, R-6)
SUBTOTAL	1,881
MULTIPLE USE:	57 (MU-2)
TOTAL	1,938

01-25-18

ENGINEER: HUNSAKER & ASSOCIATES SAN DIEGO, INC.

LAND USE PLAN
EIR ALTERNATIVE "H"
OTAY VILLAGE 13
County of San Diego, California

SHEET 1 OF 1

First American Title

File No.: NHSC-5623649 (06)

This report has been amended/updated to reflect the following matters:

[ ] No changes made to the report other than the Effective Date

[ ] Property address has been revised

[ ] Vesting has been revised

[ ] Legal Description has been revised

[X] Taxes have been updated

[ ] Original item number(s) have been removed

[X] New item number(s) 9A through 9I and 43A have been added

[X] Original item number(s) 1 through 9 have been revised

[X] Other: New Item No. 1 through 12 have been removed in Informational notes

Update 02/14/2020

First American Title

First American Title Company

4380 La Jolla Village Drive, Ste 20
San Diego, CA 92122

Mora De Murguia
Baldwin and Sons
610 West Ash Street, Suite 1500
San Diego, CA 92101

Customer Reference:	Otay Ranch Village 13
Order Number:	NHSC-5623649 (06)
Title Officer:	Dianne Livingston
Phone:	(858)410-1303
Fax No.:	(714)913-6750
E-Mail:	dslivingston@firstam.com
Buyer:	
Property:	Vacant Land Chula Vista, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 07, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

LAKEVIEW 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN UNDIVIDED 30% INTEREST AND LAKEVIEW 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN UNDIVIDED 70% INTEREST, AS TENANTS IN COMMON, AS TO PARCELS A AND B

LAKEVIEW 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS C AND E; AND OTAY PROJECT, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCEL D

MOLLER OTAY LAKES INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS F, G AND H

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $2,996.28, PAID
Penalty: $0.00
Second Installment: $2,996.28, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-130-04-00

Affects: Parcel A

3. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $22,956.33, PAID
Penalty: $0.00
Second Installment: $22,956.33, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-140-04-00

Affects: Portion of Parcel B

4. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $13,667.39, PAID
Penalty: $0.00
Second Installment: $13,667.39, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 647-030-05-00

Affects: Portion of Parcel B

5. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $102,538.37, PAID
Penalty: $0.00
Second Installment: $102,538.37, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 647-020-14-00

Affects: Portion of Parcel B

6. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $13,001.18, PAID
Penalty: $0.00
Second Installment: $13,001.18, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-140-05-00

Affects: Parcels C, D and E

7. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $17,097.14, PAID
Penalty: $0.00
Second Installment: $17,097.14, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-130-05-00

Affects: Parcel 5

8. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $118,557.71, PAID
Penalty: $0.00
Second Installment: $118,557.71, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-130-06-00

Affects: Parcel G

9. General and special taxes and assessments for the fiscal year 2019-2020.
First Installment: $1,800.60, PAID
Penalty: $0.00
Second Installment: $1,800.60, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 598-140-06-00

Affects: Parcel H

9A. Supplemental taxes for the year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $481.08, PAID
Penalty: $0.00
Second Installment: $481.08, OPEN
Penalty: $0.00

Tax Rate Area: 63075
A. P. No.: 879-458-37-07

Affects: Parcel A

9B. Supplemental taxes for the year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $41.70, PAID
Penalty: $0.00
Second Installment: $41.70, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 869-458-37-16

Affects: Parcel A

9C. Supplemental taxes for the year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $2,479.33, PAID
Penalty: $0.00
Second Installment: $2,479.33, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 879-458-67-07

Affects: Portion of Parcel B

9D. Supplemental taxes for the year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $213.08, PAID
Penalty: $0.00
Second Installment: $213.08, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 869-458-67-16

Affects: Portion of Parcel B

9E. Supplemental taxes for the year 2017-2018 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $15,535.65, PAID
Penalty: $0.00
Second Installment: $15,535.65, OPEN
Penalty: $0.00
Tax Rate Area: 63075
A. P. No.: 879-458-66-87

Affects: Portion of Parcel B

9F. Supplemental taxes for the year 2016-2017 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$1,360.99, PAID
Penalty:	$0.00
Second Installment:	$1,360.99, OPEN
Penalty:	$0.00
Tax Rate Area:	63075
A. P. No.:	869-458-66-96

Affects: Portion of Parcel B

9G. The lien of tax for escaped assessment pursuant to Article 4 of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

First Installment:	$491.30, PAID
Penalty:	$0.00
Second Installment:	$491.30, OPEN
Penalty:	$0.00
Tax Rate Area:	63075
A.P. No.:	887-800-79-03

Affects: Parcel A

9H. The lien of tax for escaped assessment pursuant to Article 4 of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

First Installment:	$2,532.03, PAID
Penalty:	$0.00
Second Installment:	$2,532.03, OPEN
Penalty:	$0.00
Tax Rate Area:	63075
A.P. No.:	887-800-79-63

Affects: Portion of Parcel B

9I. The lien of tax for escaped assessment pursuant to Article 4 of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

First Installment:	$15,865.87, PAID
Penalty:	$0.00
Second Installment:	$15,865.87, OPEN
Penalty:	$0.00
Tax Rate Area:	63075
A.P. No.:	887-800-79-62

Affects: Portion of Parcel B

10. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcels A and B:

11. An easement for public highway and incidental purposes in the document recorded July 6, 1891 in Book 187 of Deeds, Page 12.

12. An easement for highway and incidental purposes in the document recorded December 3, 1896 in Book 257 of Deeds, Page 214.

    The location of the easement cannot be determined from record information.

13. An easement for access and pipes and incidental purposes, recorded July 7, 1897 in Book 230 of Deeds, Page 220.
    In Favor of: George J. Winterbury
    Affects: The land

    The location of the easement cannot be determined from record information.

14. An easement for right of way and incidental purposes, recorded May 22, 1906 in Book 389 of Deeds, Page 261.
    In Favor of: Southern California Mountain Water Company
    Affects: The land

    The location of the easement cannot be determined from record information.

    Note: Said easement now vests in the City of San Diego, a municipal corporation

15. An easement for highway and incidental purposes in the document recorded June 20, 1911 in Book 500 of Deeds, Page 72 and January 19, 1914 in Book 500, Page 240 of Deeds.

    The location of the easement cannot be determined from record information.

16. An easement for highway and incidental purposes, recorded March 3, 1914 in Book 500 of Deeds, Page 249.
    In Favor of: County of San Diego
    Affects: The land

    The location of the easement cannot be determined from record information.

17. The privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of Road Survey 558, where required for the construction and maintenance of said Road, as contained in the deed recorded July 14, 1938 in Book 806, Page 20 of Official Records and in Deed recorded July 10, 1940 in Book 1047, Page 174, of Official Records.

    The exact location and extent of said easement is not disclosed of record

18. The privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of Road Survey 558, where required for the construction and maintenance of said Road, as contained in the Deed recorded December 22, 1939 in Book 985, Page 54, of Official Records.

    The location of the easement cannot be determined from record information.

19. The terms and provisions contained in the document entitled "Agreement for Indemnification, Implementation of Mitigation Measures, and Payment of Certain Fees in Connection with the Approval of the General Plan Amendment, General and other Development Plans for the Otay Ranch" recorded February 7, 1994 as Instrument No. 1994-0084743 of Official Records.

20. An easement for access and incidental purposes, recorded May 1, 2001 as Instrument No. 2001-0272344 of Official Records.
    In Favor of: The City of Chula Vista
    Affects: The land

21. An easement for access and incidental purposes, recorded May 1, 2001 as Instrument No. 2001-0272345 of Official Records.
    In Favor of: The City of Chula Vista
    Affects: The land

22. A Deed of Trust to secure an original indebtedness of $28,000,000.00 recorded February 23, 2018 as Instrument No. 2018-0072853 of Official Records.
    Dated: February 20, 2018
    Trustor: LAKEVIEW 1, LLC, a California limited liability company, and
    LAKEVIEW 2, LLC, a California limited liability company
    Trustee: First American Title Insurance Company, a California corporation
    Beneficiary: Philadelphia Indemnity Insurance Company

23. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123036 of Official Records.

Court: Superior Court of the State of California County of Los Angeles
Case No.: BC613823
Plaintiff: HCR Moorpark Investors, LLC
Defendant: Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability company, Otay Pa Twelve, LLC, a California limited liability company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego ASLI V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, and Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and DOES 1-100
Purpose: real property claim

24. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123037 of Official Records.

Court: Superior Court of the State of California County of Los Angeles
Case No.: BC613823
Plaintiff: HCR Moorpark Investors, LLC
Defendant: Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability company, Otay Pa Twelve, LLC, a California limited liability company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego ASLI V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, and Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and DOES 1-100
Purpose: real property claim

25. Intentionally Deleted

26. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123039 of Official Records.

Court: Superior Court of the State of California County of Los Angeles
Case No.: BC613823
Plaintiff: HCR Moorpark Investors, LLC
Defendant: Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability company, Otay Pa Twelve, LLC, a California limited liability company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego ASLI V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, and Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and DOES 1-100
Purpose: real property claim

27. Intentionally Deleted

27a. An easement for Protection of sensitive biological resources and incidental purposes, recorded August 09, 2018 as Instrument No. 2018-0325995 of Official Records.

In Favor of: County of San Diego, a political subdivision of the State of California and City of Chula Vista, a California municipal corporation
Affects: Parcel B

27b. An easement for Acces Easement for Monitoring and Maintenance of Preserve Land and incidental purposes, recorded August 09, 2018 as Instrument No. 2018-325996 of Official Records.

In Favor of: City of Chula Vista and County of San Diego
Affects: Parcel B

The Following Matters Affect Parcels C, D and E:

28. The terms and provisions contained in the document entitled "Agreement for Indemnification, Implementation of Mitigation Measures, and Payment of Certain Fees in Connection with the Approval of the General Plan Amendment, General and other Development Plans for the Otay Ranch" recorded February 7, 1994 as Instrument No. 1994-0084743 of Official Records.

29. An easement for open space and incidental purposes, recorded May 1, 2001 as Instrument No. 2001-0272342 of Official Records.
In Favor of: The City of Chula Vista, a municipal corporation and The County of San Diego, a political subdivision of the State of California
Affects: The land

Document re-recorded June 28, 2001 as Instrument No. 2001-0439741 of Official Records.

30. An Irrevocable Offer of Dedication of Fee Interest for open space and incidental purposes, recorded May 1, 2001 as Instrument No. 2001-0272343 of Official Records.
To: City of Chula Vista, a municipal corporation and The County of San Diego, a political subdivision of the State of California, as Joint Tenants

The location of the easement cannot be determined from record information.

31. Intentionally Deleted

32. The lack of a right of access to and from the land.

The Following Matters Affect Parcels F, G and H:

33. An easement for Salt Canon Road and incidental purposes, recorded May 22, 1906 in Book 389, Page 261 of Deeds.
In Favor of: Southern California Mountain Water Company
Affects: Parcels F and G

The location of the easement cannot be determined from record information.

34. An easement for highway and incidental purposes, recorded March 3, 1914 in Book 500, Page 249 of Deeds.
In Favor of: County of San Diego
Affects: Parcel G

The location of the easement cannot be determined from record information.

35. Right of entry to prospect for, mine and remove all coal and other minerals as set forth in patent recorded April 8, 1935 in Book 384, Page 430 of Official Records

36. An easement for right to extend drainage structures and excavation and embankment slopes beyond the limits of Road Survey 558 and incidental purposes, recorded December 22, 1939 in Book 985, Page 54 of Official Records.
In Favor of: County of San Diego
Affects: Parcels F and G

The location of the easement cannot be determined from record information.

37. The terms and provisions contained in the document entitled "Agreement for Indemnification, Implementation of Mitigation Measures, and Payment of Certain Fees" recorded February 7, 1994 as Instrument No. 1994-0084743 of Official Records.

38. An Irrevocable Offer of Dedication in Fee for open space and other public purposes to City of Chula Vista, a municipal corporation and County of San Diego, a political subdivision of State of California, as joint tenants.

Recorded: May 1, 2001 as Instrument No. 2001-0272343 of Official Records.

Affects: Parcel H

The location of the easement cannot be determined from record information.

39. An easement for access and incidental purposes, recorded May 1, 2001 as Instrument No. 2001-0272344 of Official Records.
In Favor of: City of Chula Vista
Affects: Parcel F

40. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123036 of Official Records.

Court:	Superior Court of the State of California County of Los Angeles
Case No.:	BC613823
Plaintiff:	HCR Moorpark Investors, LLC
Defendant:	Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability Company, Otay Pa Twelve, LLC, a California Limited Liability Company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego ASLI V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and Does 1 - 100
Purpose:	real property claim

41. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123037 of Official Records.

Court:	Superior Court of the State of California County of Los Angeles
Case No.:	BC613823
Plaintiff:	HCR Moorpark Investors, LLC
Defendant:	Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability Company, Otay Pa Twelve, LLC, a California Limited Liability Company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego ASLI V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and Does 1 - 100
Purpose:	real property claim

42. Notice of pendency of action recorded March 21, 2016 as Instrument No. 2016-0123039 of Official Records.

Court:	Superior Court of the State of California County of Los Angeles
Case No.:	BC613823
Plaintiff:	HCR Moorpark Investors, LLC
Defendant:	Alfred Baldwin, an individual, James Baldwin, an individual, Ronald Therrien, an individual, Randall Bone, an individual, Baldwin & Sons, LLC, a California limited liability Company, Otay Pa Twelve, LLC, a California Limited Liability Company, Lakeview 1, LLC, a California limited liability company, Lakeview 2, LLC, a California limited liability company, Raindrop, LLC, a California limited liability company, Avalanche Partners, LLC, a California limited liability company, Otay Village San Diego Asli V, LP, a Delaware limited liability partnership, Moller Otay Lakes Investment, LLC, a Delaware limited liability company, Sun Ranch Capital Partners, LLC, a Delaware limited liability company, Otay Project, LP, a California limited partnership, Rancho Portola Investments, LLC, a Delaware limited liability company, Oxnard Village Investments, LLC, a Delaware limited liability company, Oxnard CRFL Partners, LLC, a Delaware limited liability company, SRC-PH Investments LLC, a Delaware limited liability company, and Does 1 - 100
Purpose:	real property claim

Affects: Parcels A through C

43. The lack of a right of access to and from the land.

Affects: Parcel H

The Following Matters Affect All parcels:

43A. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of San Diego County, recorded November 15, 2019, as Instrument No. 2019-0530777 of Official Records.
Debtor: Lakeview 1 LLC and Lakeview 2, Lakeview 2 LLC
Year & No.: 2018-739058
Amount: $177.30, and any other amounts due thereunder.

Affects: Parcels A, B, C and E

44. Water rights, claims or title to water, whether or not shown by the public records.

45. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.

46. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

47. With respect to Lakeview 1, LLC and Lakeview 2, LLC, a California limited liability company:
a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

48. With respect to Otay Project, L.P., a California limited partnership:
a. That a certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) be recorded in the public records;
b. A full copy of the partnership agreement and any amendments;
c. Satisfactory evidence of the consent of a majority in interest of the limited partners to the

contemplated transaction;
d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

49. With respect to Moller Otay Lakes Investment LLC, a Delaware limited liability company:
a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

3. We find no open deeds of trust. Escrow please confirm before closing.

   Affects: Parcels C through F

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

PARCEL A: (APN: 598-130-04-00)

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTERLY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'36" W 2264.04' "; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY SOUTH 32°29'45" EAST (SOUTH 32°29'36" EAST RECORD PER ROS 14295) 236.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY, NORTH 57°30'00" EAST, 204.19 FEET; THENCE SOUTH 23°29'00" EAST, 66.94 FEET; THENCE SOUTH 63°05'00" EAST, 109.17 FEET; THENCE NORTH 83°55'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 316.60 FEET; THENCE NORTH 72°09'00" EAST, 78.40 FEET; THENCE SOUTH 83°55'00" EAST, 61.56 FEET; THENCE NORTH 43°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 10°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°38'00" EAST, 114.54 FEET; THENCE SOUTH 79°27'00" EAST, 113.06 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 22°05'12" EAST, 81.88 FEET; THENCE SOUTH 33°14'00" WEST, 156.87 FEET; THENCE SOUTH 45°05'45" WEST, 124.56 FEET; TO THE BEGINNING OF A 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.86 FEET; THENCE SOUTH 57°30'24" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF ROAD SURVEY NO. 558; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN'S: 598-140-04-00, 647-030-05-00 AND 647-020-14-00)

PARCEL 4 CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 78 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED

AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295), 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET; THENCE SOUTH 33°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH 81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE OF 29.30 FEET; THENCE SOUTH 21°29'38" EAST, 213.62 FEET TO THE BEGINNING OF A 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET TO THE BEGINNING OF A 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°08'28" A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00" WEST, 398.27 FEET; THENCE NORTH 70°51'00" WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET; THENCE SOUTH

86°07'00" WEST, 244.03 FEET; THENCE SOUTH 29°23'00" WEST, 63.95 FEET; THENCE SOUTH 11°36'00" EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL C: (APN: PORTION 598-140-05-00)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH , RANGE 1 EAST, SAN BERNARDINO MERIDIAN , IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL D: (APN: PORTION 598-140-05-00)

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH , RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL E: (APN: PORTION 598-140-05-00)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL F: (APN 598-130-05-00)

PARCEL 2 OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 1997-411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY RECORDER SEPTEMBER 2, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID RANCHO JANAL; THENCE LEAVING SAID NORTHERLY RANCHO BOUNDARY SOUTH 65°51'00” EAST 900.14 FEET; THENCE SOUTH 13°19'00” EAST, 444.12 FEET; THENCE SOUTH 40°37'00" WEST, 216 FEET; THENCE SOUTH 06°23'00” EAST, 899.00 FEET, THENCE SOUTH 43°26'00” WEST, 113.00 FEET; THENCE SOUTH 04°07'00” EAST, 287.00 FEET; THENCE SOUTH 74°21'00” EAST 100.19 FEET; THENCE SOUTH 46°53'00” EAST 879.63 FEET; THENCE SOUTH 43°06'40” WEST, 559.72 FEET; THENCE SOUTH 36°20'42” WEST, 28.26 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE EASTERLY THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°35'02” A DISTANCE OF 688.97 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 1 OF COUNTY OF SAN DIEGO BOUNDARY BOUNDARY ADJUSTMENT BC09-0027; THENCE ALONG SAID NORTHERLY LINE, SOUTH 43°46'00" WEST, 16.99 FEET; THENCE NORTH 83°55'00” WEST, 61.56 FEET; THENCE SOUTH 72°09'00” WEST, 78.40 FEET; THENCE SOUTH 65°19'00” WEST, 316.60 FEET; THENCE SOUTH 83°55'00” WEST, 78.09 FEET; THENCE NORTH 63°05'00” WEST, 109.17 FEET, THENCE NORTH 23°29'00” WEST, 66.94 FEET; THENCE SOUTH

57°30'00" WEST, 204.19 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, AND THE POINT OF TERMINUS.

PARCEL G: (APN 598-130-06-00)

PARCEL 3 OF CERTIFICATE OF COMPLIANCE, RECORDED JULY 22, 2009 AS INSTRUMENT 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997 AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295), 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET THENCE SOUTH 33°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH 81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38 WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE OF 29.30 FEET; THENCE SOUTH 21°29'38" EAST, 213.62 FEET TO THE BEGINNING OF A 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 47°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET OF THE BEGINNING OF A 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°08'28" A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00 WEST, 398.27 FEET; THENCE NORTH 70°51'00 WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET; THENCE SOUTH 86°07'00" WEST, 244.03 FEET, THENCE SOUTH 29°23'00" WEST, 63.95; FEET, THENCE SOUTH 11°36'00 EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE POINT OF TERMINUS.

THE HEREINABOVE DESCRIBED PARCELS "F" AND "G" BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF RANCHO JANAL; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 88°37'34" EAST, 4808.90 FEET TO THE EASTERLY BOUNDARY OF SAID RANCHO JANAL; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00°20'28" WEST, 2651.27 FEET, THENCE LEAVING SAID EASTERLY BOUNDARY ALONG THE NORTHERLY LINE OF LOT 3 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN SOUTH 89°51'03" EAST, 1791.46 FEET TO THE EASTERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE LEAVING SAID NORTHERLY LINE ALONG SAID EASTERLY LINE SOUTH 00°37'39" EAST, 2649.45 FEET TO THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND THE SOUTHERLY LINE OF PARCEL 3 OF SAID CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517; THENCE ALONG SAID SOUTHERLY LINE OF SECTION 32 AND SAID SOUTHERLY LINE OF PARCEL 3 NORTH 89°39'25" WEST, 440.35 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SECTION 32 NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF PARCEL 3 NORTH 21°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET; THENCE SOUTH 33°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A NONTANGENT 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH 81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A TANGENT 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE 28°20'59" WEST, 335,73 FEET TO THE BEGINNING OF A TANGENT 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29 A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 31°10'05" EAST, 79.01 FEET; THENCE SOUTH 16'32'00" EAST, 165.91 FEET TO THE BEGINNING OF A NONTANGENT 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A TANGENT 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE

OF 29.30 FEET; THENCE SOUTH 21°29'38" EAST, 213.62 FEET TO THE BEGINNING OF A TANGENT 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF CURVE THROUGH A CENTRAL ANGLE OF 41°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET TO THE BEGINNING OF A NONTANGENT 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A TANGENT 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°08'28" A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A TANGENT 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00" WEST, 398.27 FEET; THENCE NORTH 70°51'00" WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET, THENCE SOUTH 86°07'00" WEST, 244.03 FEET; THENCE SOUTH 29°23'00" WEST, 63.95 FEET; THENCE SOUTH 11°36'00" EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO EASTERLY SIDELINE OF ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON RECORD OF SURVEY 14295 AND THE BEGINNING OF A NONTANGENT 1030.00 FOOT RADIUS CURVE CONCAVE WESTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 81°49'52" EAST; THENCE NORTHERLY ALONG SAID EASTERLY SIDELINE OF ROAD SURVEY NO. 558 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°19'39" A DISTANCE OF 437.33 FEET; THENCE NORTH 32°29'45" WEST, 1103.38 FEET TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE LEAVING SAID EASTERLY SIDELINE OF ROAD SURVEY NO. 558 ALONG SAID WESTERLY LINE OF PARCEL 3 NORTH 51°30'24" EAST, 481.66 FEET TO THE BEGINNING OF A TANGENT 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.86 FEET; THENCE NORTH 45°05'45" EAST, 124.56 FEET; THENCE NORTH 33°14'00" EAST, 156.87 FEET; THENCE NORTH 22°05'12" WEST, 81.88 FEET; THENCE SOUTH 73°36'12" WEST, 67.43 FEET; THENCE NORTH 79°27'00" WEST, 113.06 FEET; THENCE NORTH 45°38'00" WEST, 114.54 FEET; THENCE NORTH 10°24'00" WEST, 141.73 FEET TO THE BEGINNING OF A NONTANGENT 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 30°12'14" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 43°46'00" WEST, 16.99 FEET; THENCE NORTH 83°55'00" WEST, 61.56 FEET; THENCE SOUTH 72°09'00" WEST, 78.40 FEET; THENCE SOUTH 65°19'00" WEST, 316.60 FEET; THENCE SOUTH 83°55'00" WEST, 78.09 FEET; THENCE NORTH 63°05'00" WEST, 109.17 FEET; THENCE NORTH 23°29'00" WEST, 66.94 FEET; THENCE SOUTH 51°30'00" WEST, 204.19 FEET TO SAID EASTERLY SIDELINE OF ROAD SURVEY 558; THENCE ALONG SAID EASTERLY SIDELINE NORTH 32°29'45" WEST, 236.74 FEET TO THE BEGINNING OF A TANGENT 970.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'01" A DISTANCE OF 209.65 FEET; THENCE NORTH 20°06'45" WEST, 394.35 FEET; THENCE LEAVING SAID EASTERLY SIDELINE SOUTH 68°38'14" EAST, 160.08 FEET; THENCE SOUTH 81°49'39" EAST, 75.95 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°58'59" A DISTANCE OF 280.97 FEET; THENCE NORTH 62°48'37" WEST, 104.75 FEET; THENCE NORTH 40°42'42" WEST, 153.55 FEET; THENCE NORTH 81°40'04" WEST, 65.30 FEET; THENCE NORTH 28°09'06" EAST, 35.64 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143°45'19" A DISTANCE OF 250.90 FEET; THENCE SOUTH 64°23'47" WEST, 65.34 FEET; THENCE NORTH 52°47'30" WEST, 130.88 FEET; THENCE NORTH 13°51'03" WEST, 9.75 FEET; THENCE NORTH 34°25'54" EAST, 96.65 FEET; THENCE NORTH 21°21'31" WEST, 190.75 FEET; THENCE SOUTH 68°21'46" WEST, 100.57 FEET; THENCE NORTH 30°03'10" WEST, 887.76 FEET; THENCE NORTH 78°56'53" WEST, 482.13 FEET; THENCE NORTH 58°40'50" WEST, 136.12 FEET; THENCE NORTH 42°56'36" WEST, 114.28 FEET; THENCE NORTH 05°09'32" WEST, 151.59 FEET; THENCE NORTH 15°48'55" EAST, 154.90 FEET; THENCE NORTH 44°29'37" EAST, 149.81 FEET; THENCE NORTH 16°54'15" EAST, 130.13 FEET; THENCE NORTH 30°54'35" EAST, 112.74 FEET; THENCE NORTH 37°27'39" EAST, 346.75 FEET; THENCE NORTH

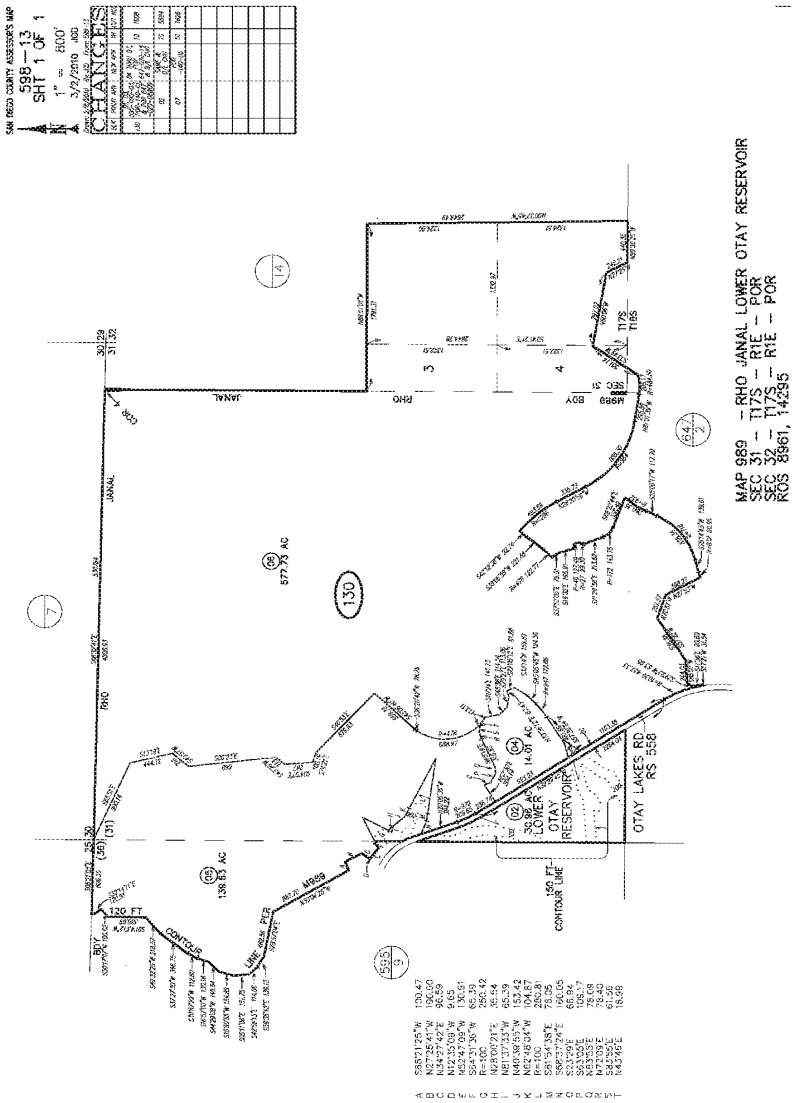
49°35'10" EAST, 218.52 FEET; THENCE NORTH 01°41'59" EAST, 388.78 FEET; THENCE NORTH 50°17'19" EAST, 100.69 FEET; THENCE NORTH 32°17'23" WEST, 121.16 FEET TO THE NORTHERLY BOUNDARY OF SAID RANCHO JANAL; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 88°19'56" EAST, 806.77 FEET TO THE POINT OF BEGINNING.

PARCEL H: (APN 598-140-06-00)

LOTS 1 AND 2 IN SECTION 31 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS OF DECEMBER 29, 1916 (39 STAT. 862), AS EXCEPTED AND RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT FOR SAID LAND, ISSUED AUGUST 11, 1933 AND RECORDED APRIL 8, 1935 IN BOOK 384, PAGE 430 OF OFFICIAL RECORDS.

(continued)



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

Att

Additional APN maps for the Property not included in this title report follow this report.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;

(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

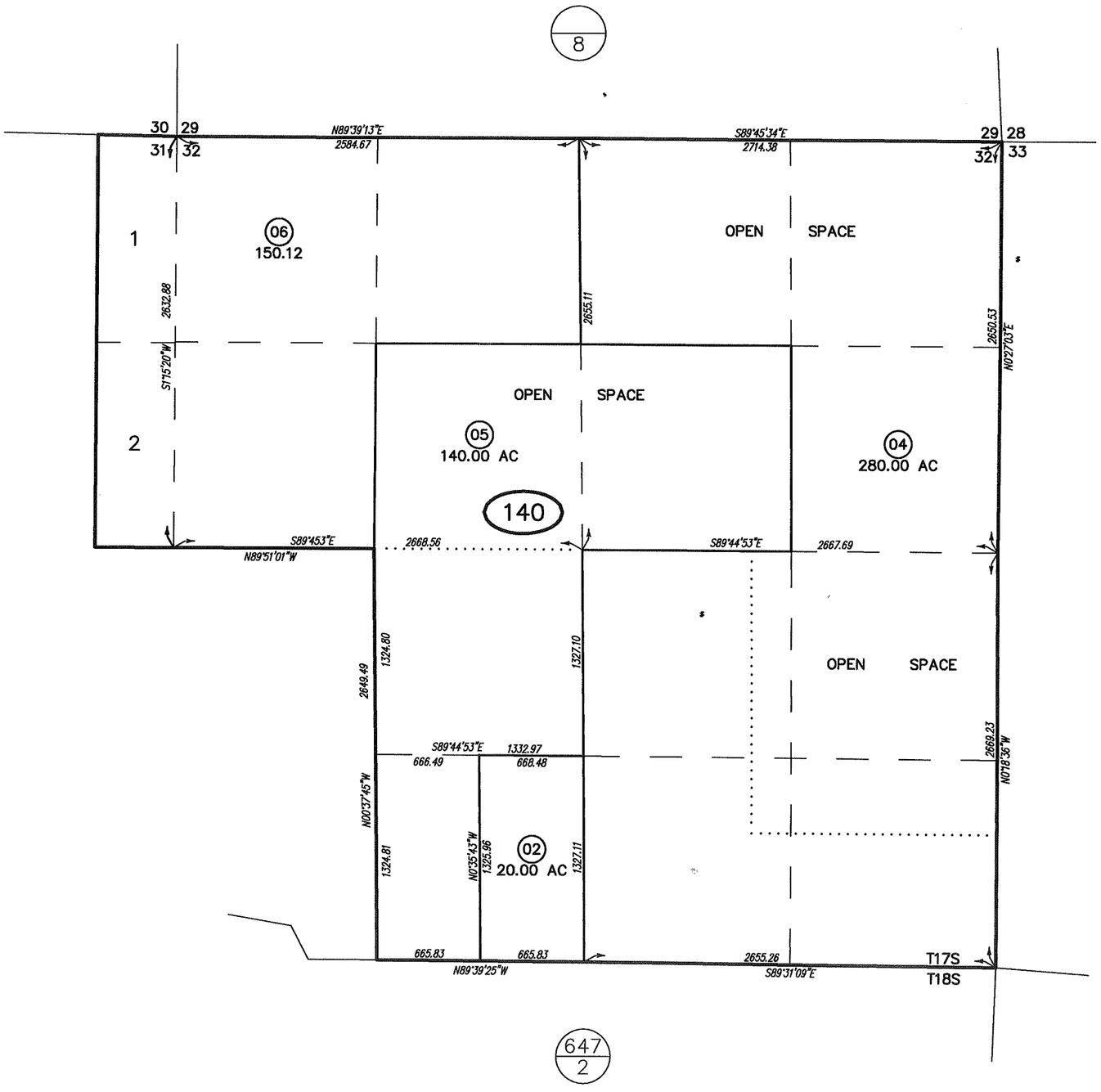
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Provided by:
PARCELQUEST

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

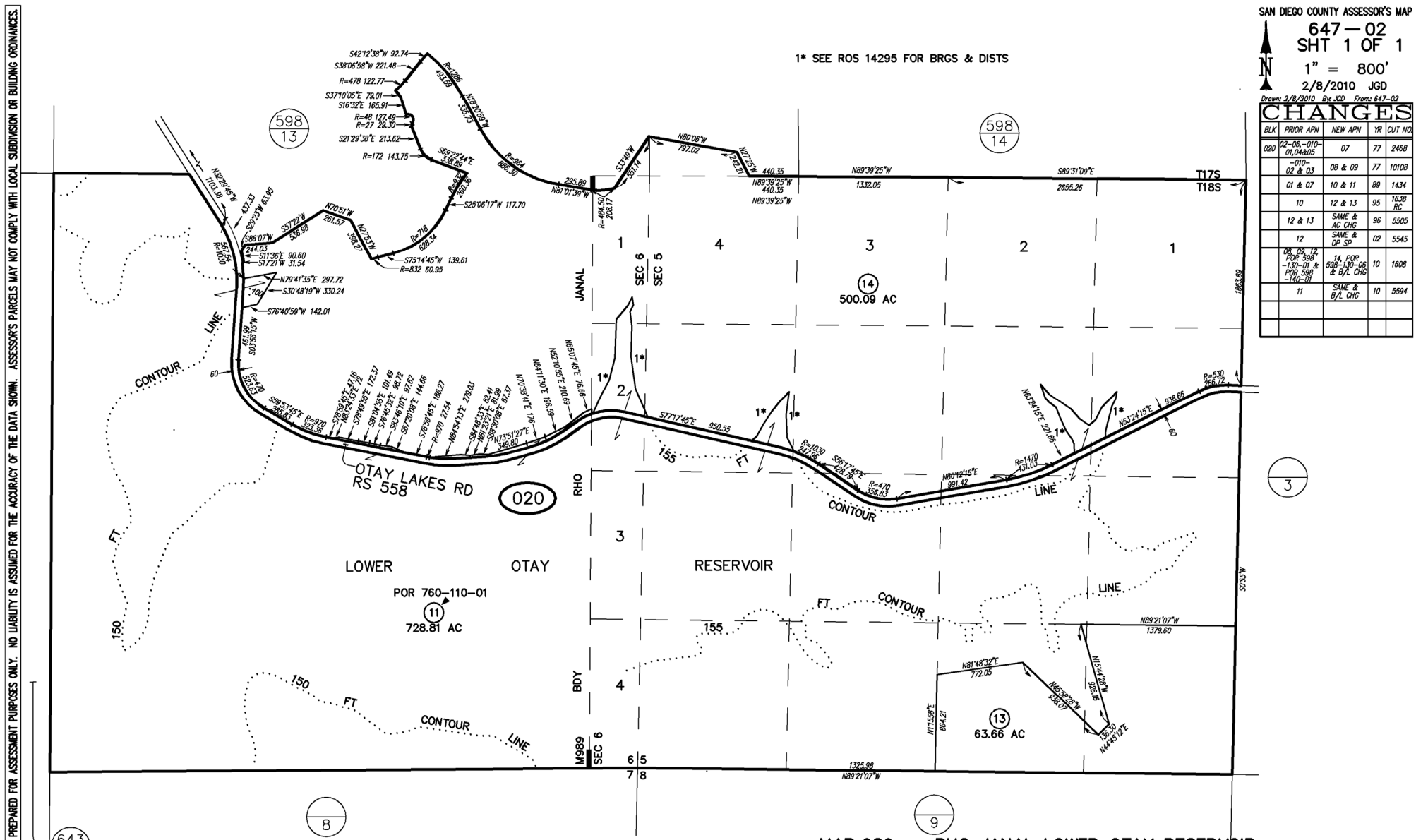


SAN DIEGO COUNTY ASSESSOR'S MAP
598 — 14
SHT 1 OF 1
1" = 800'
1/12/2019 CS
Drawn: 2/8/2010 By: JGD From: 598-14

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
140	01	SAME & OP SP	02	5545
	01	03, 04, POR-130-06, POR 647-020-14 & B/L CHG	10	1608
	03 & -130-07	05 & 06	10	1626
	04 & 05	SAME & OP SP	19	5604

SEC 31 – T17S – R1E – LOTS 1 & 2
SEC 32 – T17S – R1E – POR
ROS 8961, 14295



SAN DIEGO COUNTY ASSESSOR'S MAP
647 – 02
SHT 1 OF 1
1" = 800'
2/8/2010 JGD
Drawn: 2/8/2010 By: JGD From: 647-02

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO
020	02-06,-010-01,04&05	07	77	2468
	-010-02 & 03	08 & 09	77	10108
	01 & 07	10 & 11	89	1434
	10	12 & 13	95	1638 RC
	12 & 13	SAME & AC CHG	96	5505
	12	SAME & OP SP	02	5545
	OR 598-130-01 & POR 598-140-01	14, POR 598-130-06 & B/L CHG	10	1608
	11	SAME & B/L CHG	10	5594

MAP 989 – RHO JANAL LOWER OTAY RESERVOIR
SEC 5 – T18S – R1E
SEC 6 – T18S – R1E
ROS 13657, 14295, 17380

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

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

SAN DIEGO COUNTY ASSESSOR'S MAP
647 — 03

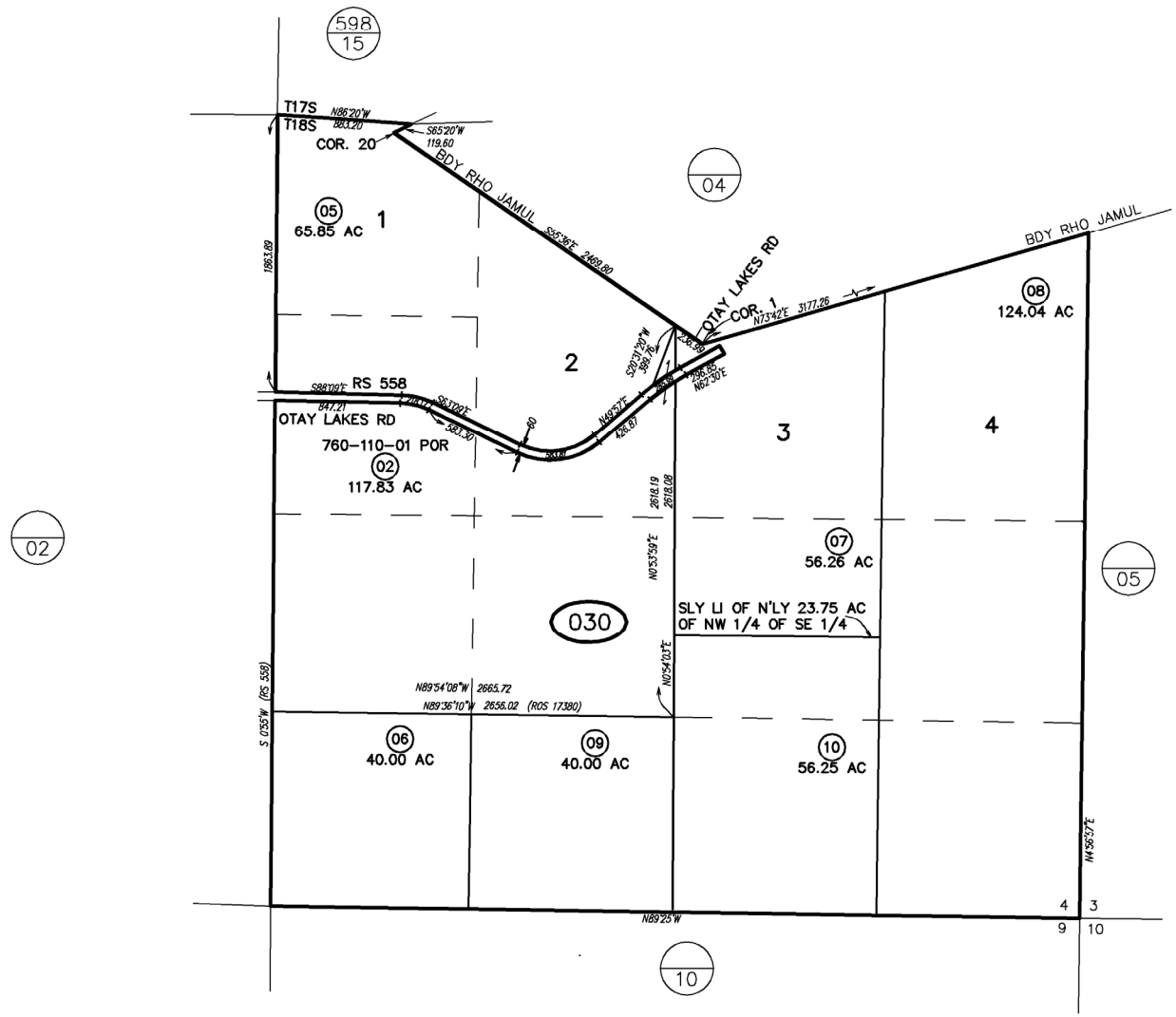
N

1" = 800'
2/9/2010 JGD

Drawn: 01/15/1997 By: RLL From: 647-030

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO
030	01	03 & 04	1993	1646
	03	05 & 06	1995	1638
	04	07 THRU 10	1997	1619
	05	SAME & OPEN SPACE	02	5545
	05	SAME & B/L CHG	10	5594



SEC 4 — T18S-R1E
ROS 13657,17380,17531

From: Marybeth Norgren, Coast 2 Coast Environmental, Inc. <c2cenvironmental@aol.com>
To: publicrecords.deh <publicrecords.deh@sdcounty.ca.gov>
Subject: Records Request, Otay Ranch Resort Village 13
Date: Fri, Feb 7, 2020 2:46 pm
Attachments: DEH Request, H39617-001.pdf (64K), DEH Request, Lakeview 1, LLC.pdf (25K), DEH Request, TS-2010-02.pdf (133K), DEH Request, Lakeview 2, LLC.pdf (23K), DEH Request, Moller Otay Lakes Investment, LLC.pdf (33K)

Hello Edwin -

Lots of undeveloped land in these requests but there are a couple of LOP cases that turned up during the database search and I have provided those case numbers. I tried researching the online system and was not successful in locating files for the cases. Hopefully, you can find the information.

Thank you -

Marybeth Norgren
Coast 2 Coast Environmental, Inc.
619-889-6232
C2CEnvironmental@aol.com

From: Marybeth Norgren, Coast 2 Coast Environmental, Inc. <c2cenvironmental@aol.com>
To: publicrecords.deh <publicrecords.deh@sdcounty.ca.gov>
Subject: One more request for Otay Ranch Resort Village 13
Date: Fri, Feb 7, 2020 3:29 pm
Attachments: DEH Request, 13531 Otay Lakes Road.pdf (23K)

Forgot to include this site with the previous 5 requests.

Thank you -

Marybeth Norgren
Coast 2 Coast Environmental, Inc.
619-889-6232
C2CEnvironmental@aol.com

From: DEH, Public Records <PublicRecords.DEH@sdcounty.ca.gov>
To: Marybeth Norgren, Coast 2 Coast Environmental, Inc. <c2cenvironmental@aol.com>
Subject: Records Request - Otay Ranch/Lakes
Date: Thu, Feb 13, 2020 10:53 am

Good Morning,

Records found for all request forms have been uploaded to WeTransfer due to file size.

New Search Function: Scanned files for closed Site Assessment and Mitigation Program cases and Monitoring Well Program permits can be downloaded directly through the new DEH Document Library at:

http://www.sandiegocounty.gov/content/sdc/deh/doclibrary/

You can search by Record ID, APN, address, document category, or keyword.

Thank you,

Edwin C. Andrus

Edwin C. Andrus

Office Support Specialist

DEH – LWQ

(858) 505-6921

Help us make sure our customers have a positive experience. Please take 60 seconds to provide us with your feedback.

From: Marybeth Norgren, Coast 2 Coast Environmental, Inc. <c2cenvironmental@aol.com>
Sent: Friday, February 07, 2020 3:29 PM
To: DEH, Public Records <PublicRecords.DEH@sdcounty.ca.gov>
Subject: One more request for Otay Ranch Resort Village 13

From: WeTransfer <noreply@wetransfer.com>
To: c2cenvironmental <c2cenvironmental@aol.com>
Subject: edwin.andrus2@sdcounty.ca.gov sent you files via WeTransfer
Date: Thu, Feb 13, 2020 10:52 am

---

edwin.andrus2@sdcounty.ca.gov sent you some files

33 items, 41.7 MB in total · Will be deleted on 20 February, 2020

Good Morning,
Records found for all request forms for Otay Lakes, Chula Vista, Jamul, CA have been attached.
Thank you, Edwin Andrus

Get your files

Download link

https://wetransfer.com/downloads/01b4f1ffa79376fffca032702a94b72a20200213185148/7f3feee277d78cfea30b3c540cc893922020021318515 0/144dd7

33 items

DEH2008-HUPFP-209278-DEH-HMD-Inspection-0 (1).pdf
139 KB

DEH2008-HUPFP-209278-DEH-HMD-Inspection-0.pdf

434 KB

DEH2008-HUPFP-209278-DEH-HMD-Inspection-2006.pdf
39.3 KB

DEH2008-HUPFP-209278-DEH-HMD-Inspection-2008.pdf
562 KB

DEH2008-HUPFP-209278-DEH-HMD-Inspection-2011 (1).pdf
381 KB

DEH2008-HUPFP-209278-DEH-HMD-Inspection-2011.pdf
178 KB

+ 27 more

To make sure our emails arrive, please add noreply@wetransfer.com to your contacts.

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No records found.

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

Lakeview 1, LLC, N. of Otay Lakes Rd., Jamul 91935 Exact Address (Street, City and Zip Code) **or** **598-130-04, 598-140-04** Assessor Parcel Number 647-020-14, 647-030-05

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____

Signature - DEH Representative Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

No records found.

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

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Lakeview 2, LLC, N. of Otay Lakes Rd., Jamul 91935 Exact Address (Street, City and Zip Code) **or** **598-140-05** Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ Signature - DEH Representative

_____ Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

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598-140-06

Moller Otay Lakes Inv., LLC, N. of Otay Lakes Rd., Jamul 91935 **or** **598-130-(05, -06) &**

Exact Address (Street, City and Zip Code) | Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

☒ Contaminated Property Investigation(s) (SAM Cases)
☒ SAM Closure Letter/Report
☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
☐ Other (specify):_____

☒ Monitoring Well Files (select conditions that apply)
- ☐ Government agency request
- ☒ Consultant with related case
- ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):
#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____
Signature - DEH Representative | Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

MV

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

RICHARD HAAS
ASSISTANT DIRECTOR

December 18, 2002

Ms. Barbara Simmons
County of San Diego – Department of Parks and Recreation
5201 Ruffin Road, Suite P – Mail Stop 029
San Diego, California 92123

Dear Ms. Simmons:

VOLUNTARY ASSISTANCE PROGRAM CASE H39620-001
(PARCEL 99, OTAY RANCH, CHULA VISTA, CALIFORNIA)

The site remediation information submitted to this agency by Snyder Consulting, consultant summarizing the site characterization and mitigation activities at the above-referenced location, has been reviewed. With the provision that the information provided to this agency was accurate and representative and the property remain in its existing condition; **no further action is required.**

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified contamination is discovered which may affect public health, safety and/or water quality, additional site assessment and cleanup may be necessary.

Changes in the present use of the above site as an open space preserve may require re-evaluation to determine if the change will pose a risk to public health. If there are changes to the existing property use, please confer with this office for guidance.

Thank you for your efforts in resolving this matter. Please contact Darryl Fowler of the Site Assessment and Mitigation Program (SAM), at (619) 338-2371, if you require additional assistance.

Sincerely,

MICHAEL VERNETTI, Program Manager
Supervising Environmental Health Specialist
Site Assessment and Mitigation Program

MV:DF:kd

cc: Michael K. Snyder, Snyder Consulting

WP/H39620-001VAPCLO

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

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MCMILLIN OTAY RANCH, SE OF LOWER OTAY, None Otay Lakes Rd, Chula Vista, 91911 **or** **Not known**

Exact Address (Street, City and Zip Code) | Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):H39617-001, See attached Geotracker summary

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

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Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____

Signature - DEH Representative | Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

RICHARD HAAS
ASSISTANT DIRECTOR

Upon review of the records provided by DEH, this site was found to not adjoin Village 13.

December 18, 2002

Ms. Barbara Simmons
County of San Diego – Department of Parks and Recreation
5201 Ruffin Road, Suite P – Mail Stop 029
San Diego, California 92123

Dear Ms. Simmons:

VOLUNTARY ASSISTANCE PROGRAM CASE H39617-001
MCMILLIN OTAY RANCH, SOUTHEAST OF LOWER OTAY
CHULA VISTA, CALIFORNIA

The site remediation information submitted to this agency by Snyder Consulting, consultant summarizing the site characterization and mitigation activities at the above-referenced location, has been reviewed. With the provision that the information provided to this agency was accurate and representative and the property remain in its existing condition; **no further action is required.**

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified contamination is discovered which may affect public health, safety and/or water quality, additional site assessment and cleanup may be necessary.

Changes in the present use of the above site as an open space preserve may require re-evaluation to determine if the change will pose a risk to public health. If there are changes to the existing property use, please confer with this office for guidance.

Thank you for your efforts in resolving this matter. Please contact Darryl Fowler of the Site Assessment and Mitigation Program (SAM), at (619) 338-2371, if you require additional assistance.

Sincerely,

MICHAEL VERNETTI, Program Manager
Supervising Environmental Health Specialist
Site Assessment and Mitigation Program

MV:DF:kd

cc: Brian Stafford, Geocon Geotechnical and Environmental Consultants

WP/H39617-001VAPCLO

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

OTAY RANCH CONVEYANCE, None Proctor Valley Rd, Chula Vista, 91915 Exact Address (Street, City and Zip Code) **or** **Not known** Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):TS-2010-02, See attached Geotracker summary

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☒ Other (specify):Prior report review by DEH staff
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

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☐ SAM files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.

#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____

Signature - DEH Representative Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

CASE SUMMARY

REPORT DATE
7/13/2010

HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?

I. REPORTED BY -

UNKNOWN

CREATED BY

UNKNOWN

III. SITE LOCATION

FACILITY NAME
OTAY RANCH CONVEYANCE

FACILITY ID

FACILITY ADDRESS
0 PROCTOR VALLEY (SOUTH OF) RD
CHULA VISTA, CA 91915
SAN DIEGO COUNTY

ORIENTATION OF SITE TO STREET

CROSS STREET

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN

VI. DISCOVERY/ABATEMENT

DATE DISCHARGE BEGAN

DATE DISCOVERED

HOW DISCOVERED

DESCRIPTION

DATE STOPPED

STOP METHOD

DESCRIPTION

VII. SOURCE/CAUSE

SOURCE OF DISCHARGE

CAUSE OF DISCHARGE

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE

IX. REMEDIAL ACTION

NO REMEDIAL ACTIONS ENTERED

X. GENERAL COMMENTS

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
TS-2010-02

REGIONAL BOARD CASE NUMBER

LOCAL AGENCY

CONTACT NAME	INITIALS	ORGANIZATION_NAME	EMAIL ADDRESS
COLLEEN HINES	CH	SAN DIEGO COUNTY LOP	colleen.hines@sdcounty.ca.gov

ADDRESS

P.O. Box 129261
SAN DIEGO, CA 92112-9261

CONTACT DESCRIPTION

PHONE TYPE	PHONE NUMBER	EXTENSION
PHONE	(858)-505-6874	

REGIONAL BOARD

UNKNOWN

This site was found to adjoin the northwest corner of Village 13.
A report review completed by DEH SAM follows this page.

Back to Top

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CH.

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
619-338-2222/FAX 619-338-2315/1-800-253-9933
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

July 28, 2010

Ms. Mary Niez
County of San Diego
Department of Parks and Recreation
9150 Chesapeake Drive, #200, MS-O29
San Diego, California 92123

Dear Ms. Niez:

OTAY RANCH CONVEYANCE – PKS-00323
CHULA VISTA, CALIFORNIA
APN: 598-070-05 AND 598-070-06

On July 13, 2010, the Department of Environmental Health, Site Assessment and Mitigation Program (SAM), received an application from the Department of Parks and Recreation (DPR). The application requested SAM's review and comments regarding the above-referenced parcels. DPR proposes to acquire a portion of the two parcels totaling approximately 258 acres in fee title for open space preservation (herein referred to as "Site"). The Site includes the southern portion of APN 598-070-06 and the western portion of APN 598-070-05, and is located in unincorporated Chula Vista [Otay Mesa Quadrangle, Portion of Section 30, T.17.S., R.1.E.].

SAM staff reviewed a Site Survey (update to Phase I Report), Phase I Report, County of San Diego Assessor's records, and County of San Diego KIVA and SAM databases to determine if there are environmental impacts or potential environmental impacts to the Site.

FINDINGS

REVIEW OF PHASE I REPORT

The following Phase I Report was prepared by Coast 2 Coast Environmental, Inc. (C2C), and reviewed by SAM staff:

- *Phase I Environmental Site Assessment, Proctor Valley Irrevocable Offer of Dedication, Approximately the South ½ of Section 30, Township 17 South, Range 1 East (SBBM), Chula Vista, California*, dated April 20, 2007.

The Phase I Report was prepared in accordance with ASTM Standard E 1527-05 and provided the historical use of the Site, observations made during a site reconnaissance, conclusions, and recommendations.

According to the Phase I Report, the Site has been undeveloped mountainous land since at least 1903, except for a period in the early 1900's when a structure (probably a house) was located in the northwest end of the Site. There is a four-wheel drive dirt road that transverses the upper ridge of the Site that was graded sometime in the late 1960's.

C2C's site reconnaissance confirms that the Site has remained undeveloped since the structure was removed sometime before 1949. They do note dumping of landscape debris on the Site, due to a broken gate allowing access to the four-wheel drive road. Although this is not considered a recognized environmental concern, C2C advises that the gate be repaired to restrict access to the Site. Based upon the due diligence findings, C2C concludes that there are no recognized environmental conditions associated with the Site and recommends that further environmental assessment is not warranted.

REVIEW OF SITE SURVEY

A report titled *Site Survey*, dated June 18, 2010, prepared by C2C, was reviewed by SAM staff.

The *Site Survey* is a report of site reconnaissance to observe whether use of the property has changed since the Phase I Report. C2C did not observe significant changes to the Site or adjoining properties. They do note that the previously observed landscaping debris had been removed and that the gate had been repaired to restrict access to the Site. Based upon the due diligence findings, C2C concludes that there are no recognized environmental conditions associated with the Site and that further environmental assessment is not warranted.

COUNTY OF SAN DIEGO ASSESSOR'S RECORDS SEARCH

Due to the Phase I Report finding of a structure on the Site prior to 1949, SAM reviewed the County Assessor's building history records for the Site. There were no records found for the Site, indicating the Assessor's Office has no records of any structures on Site. The use of the structure that C2C discovered on a 1903 topographic map is unknown.

COUNTY OF SAN DIEGO KIVA AND SAM DATABASE SEARCH

SAM's research of available databases indicates that no "Open" SAM cases, Hazardous Materials Division (HMD) permits, or supply wells are associated with the Site or adjacent properties.

Based on the information reviewed, no further inquiry regarding the County of San Diego databases is necessary.

RECOMMENDATIONS

Based on the information reviewed regarding this due diligence environmental evaluation, SAM recommends no further environmental investigation at the Site at this time.

LIMITATIONS

This letter does not relieve current or future property owners and/or facility operators of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the subject property. This letter does not relieve the current or future property owners and/or facility operators of the responsibility to clean up existing, additional, or previously unidentified conditions at the subject property which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Should the proposed use of the subject property change, the recommendations presented in this letter will no longer be valid and the subject property must be reevaluated accordingly.

If you have any questions, please do not hesitate to contact me at (619) 338-2244.

Sincerely,

COLLEEN HINES, Environmental Health Specialist
Site Assessment and Mitigation Program

CH:kd

Request # _____

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

TACTICAL AIR OPERTNS, 13531 OTAY LAKES RD, Jamul 91935 **or** **647-030-02-00**

Exact Address (Street, City and Zip Code) — Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):209278, DEH2008-HUPFP-209278

Please indicate the purpose of your search by checking all that apply:

☒ Contaminated Property Investigation(s) (SAM Cases)
☒ SAM Closure Letter/Report
☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
☐ Other (specify):_____

☒ Monitoring Well Files (select conditions that apply)
- ☐ Government agency request
- ☒ Consultant with related case
- ☐ Written authorization from owner (attach letter)

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#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):
#_____ #_____ #_____ #_____ #_____

☐ No SAM/HMD/UST records were found for the address/APN you requested.

_____ _____
Signature - DEH Representative — Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

FILE
209278

THE CITY OF SAN DIEGO

APN 647-030-02

November 8, 2006

Mr. Buzz Fink
Tactical Air Operations, Inc.
600 Margarita Avenue
Coronado, CA 92118

Reference: Flat Rate Lease between the City of San Diego ("City") and Air Adventures Skydiving, Inc. filed on September 18, 2000, as Document No. RR-293833 ("Lease")

Dear Mr. Fink:

This letter is written to acknowledge the assignment of the above-referenced lease from Air Adventures Skydiving, Inc. to Tactical Air Operations, Inc. All City files and records pertaining to the lease at Nichols Field will now be under Tactical Air Operations, Inc.

If you have any questions or need any assistance, please call me at (619) 236-6081.

Sincerely,

Carol L. Young
Property Agent

cc: James P. Anthony, Supervising Property Agent

L:\Young\Tactical Air-Ltr-Assignment

DIVERSITY

Real Estate Assets
1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706

COUNTY OF SAN DIEGO

UPFP INSPECTION CHECKLIST

INSPECTION DATE: **05/22/2019**
RECORD ID #: **DEH2008-HUPFP-209278**
TIME START: **10:00 AM** END: **12:30 PM**
SPECIALIST: **Joseph Soquiat**
INSPECTION CONTACT: **Bob Moses**
TITLE: **Facilities Manager**
PHONE: **(619) 519-2087**
E-MAIL: **bob@skydivesandiego.com**

FACILITY NAME: **TACTICAL AIR OPERATIONS**
ADDRESS: **13531 OTAY LAKES RD**
CITY/ZIP: **JAMUL** /**91935**

FACILITY REFERENCE DATA

ACCELA

RECORD STATUS: Permit Renewed
PERMIT EXPIRATION DATE: 06/30/2019
BALANCE DUE: $873.00
INSPECTOR: Joseph Soquiat
INSPECTION TYPE: Routine
INSPECTION STATUS: Pending Corrective Action

CERS

EPA ID NUMBER:
FACILITY CERS ID NUMBER: 10360276
CERS LEAD USER: Bob Moses
LAST CERS SUBMITTAL DATE: 04/05/2019
ENVIRONMENTAL CONTACT EMAIL: bob@skydivesandiego.com
ENVIRONMENTAL CONTACT PHONE: 619 519-2087

FACILITY INFORMATION

	YES	NO		YES	NO
INACTIVATION INSPECTION:	☐	☒	HAZARDOUS MATERIALS:	☒	☐
CHANGE OF OWNER:	☐	☒	HAZARDOUS WASTE:	☐	☒
CHANGE IN BUSINESS TYPE:	☐	☒	ABOVEGROUND PETROLEUM STORAGE ACT:*	☒	☐
BUSINESS TYPE: AST Fuel Dispensing Facilities-Fleet Use			TOTAL SHELL CAPACITY APSA:		4750
ISSUE INITIAL INVOICE:	☐	☒	UNDERGROUND STORAGE TANK:	☐	☒
ASSESS NON-NOTIFICATION FEE:	☐	☒	CALARP PROGRAM (CERS):	☐	☒
ASSESS RE-INSPECTION FEE:	☐	☒	CALARP PROGRAM LEVEL: 1 2 3		N/A
FACILITY SUBJECT TO BASE FEE:	☒	☐	MEDICAL WASTE:	☐	☒
FACILITY SUBJECT TO CUPA FEE:	☒	☐	MW FACILITY GENERATING OVER 200 LBS PER MONTH:	☐	☒
UPDATE FACILITY ADDRESS IN AA:	☐	☒	EPIC PARTICIPANT:	☐	☒
BUSINESS CLOSE DATE:			NUMBER OF TLV GASES AT THE FACILITY:		0

HW GENERATOR STATUS : LQG | SQG | CESQG | RCRA LQG | **N/A**

TIERED PERMIT LEVEL(S) : CESQT | CESW | CE-L | CE-CL | HHW | PBR | CA | **N/A**

PRIMARY BILLING CODE: Not Applicable
SECONDARY BILLING CODE: Not Applicable
TERTIARY BILLING CODE: Not Applicable

INSPECTION SCOPE:*

HAZARDOUS MATERIALS: **GEN HAZMAT** | **APSA** | UST
HAZARDOUS WASTE: SQG | LQG
MEDICAL WASTE: SQG | SQG - TREATS | LQG | LQG - ABBREVIATED | LQG - TREATS
CALARP: 1 | 2 | 3
TIERED PERMITTING: CESQT | CESW | CE-L | CE-CL | CA | PBR | HHW

CONSENT TO CONDUCT INSPECTION GRANTED BY: INSPECTION CONTACT ☒ NAME: Bob Moses TITLE: Facilities Manager

REMOVE BLANK CHECKLISTS FROM FINAL INSPECTION REPORT ☐ REFUSED TO SIGN ☐

TIME ACCOUNTING (Routine) **TOTAL TIME ENTERED: 3.3**

Date	Time	Group	Type
05/22/2019	0.8	HMD Inspection	Report Writing - Record
05/22/2019	0.8	HMD Inspection	Travel Time - Record
05/22/2019	1.1	HMD Inspection	HM/HW - Record
05/22/2019	0.6	HMD Inspection	APSA Level 1 - Record

COUNTY OF SAN DIEGO

UPFP INSPECTION CHECKLIST

FACILITY NAME: **TACTICAL AIR OPERATIONS**
ADDRESS: **13531 OTAY LAKES RD**
CITY/ZIP: **JAMUL** /**91935**

INSPECTION DATE: **05/22/2019**
RECORD ID #: **DEH2008-HUPFP-209278**
TIME START: **10:00 AM** END: **12:30 PM**
SPECIALIST: **Joseph Soquiat**
INSPECTION CONTACT: **Bob Moses**
TITLE: **Facilities Manager**
PHONE: **(619) 519-2087**
E-MAIL: **bob@skydivesandiego.com**

INSPECTION REPORT EMAILS:

Joseph.Soquiat@sdcounty.ca.gov

RECORD COMMENT:

Routine inspection conducted 05/22/2019.

COUNTY OF SAN DIEGO

COMPLIANCE INSPECTION REPORT

FACILITY NAME: **TACTICAL AIR OPERATIONS**
ADDRESS: **13531 OTAY LAKES RD**
CITY/ZIP: **JAMUL** /**91935**

INSPECTION DATE: **05/22/2019** PAGE **1** OF **8**
RECORD ID #: **DEH2008-HUPFP-209278**
TIME START: **10:00 AM** END: **12:30 PM**
SPECIALIST: **Joseph Soquiat**
INSPECTION CONTACT: **Bob Moses**
TITLE: **Facilities Manager**
PHONE: **(619) 519-2087**
E-MAIL: **bob@skydivesandiego.com**

On the above date, the County inspected your facility under the authority of the California Health and Safety Code (H&SC), to determine compliance with applicable provisions of the H&SC, the California Code of Regulations (CCR), and the San Diego County Code of Regulatory Ordinances (SDCC). **This report serves as a Notice to Comply (H&SC 25187.8 & 25404.1.2) for any minor violations as defined in H&SC 25404 and 25117.6.** This report may contain both minor and more significant (Class II) violations. Minor violations do not include repeat violations or violations remaining uncorrected for more than 30 days (or as specified below). Minor violations do not include knowing, willful, intentional, or chronic violations; nor do they include violations showing a pattern of neglect or disregard. The remarks below are intended to provide guidance to correct any violations indicated on the attached violation report. You must submit a written response to this report within 30 days (or as specified below) demonstrating that all violations have been corrected or include a written notice of disagreement that clearly states the reason for any disputed violations. Prompt correction can protect you from penalties for a "minor violation". Penalties can be imposed for each day in violation for all other violations even if they are corrected promptly. However, correction within 30 days (or as specified below) will make a penalty less likely.

NOTE: Reinspection fees will be charged if additional inspections are required to determine compliance.

Yes	N/A		Yes	N/A	
☒	☐	Unified Program Facility Permit Current	☐	☒	Contingency Plan Available ☐ LQG ☐ SQG
☒	☐	Hazardous Materials Business Plan Available	☒	☐	Employee Training Records Available
☒	☐	Employee Training is Adequate	☒	☐	Universal Waste Managed Properly
☐	☒	Waste Disposal Records Available for Review	☐	☒	Waste Containers ☐ Closed ☐ Labeled
☒	☐	Emergency Contacts Current ☐ Updated today	☐	☒	Waste Containers in Good Condition
☒	☐	Chemical Inventory/Map Current ☐ Updated today			Permit Expires On 06/30/2019

CONSENT TO CONDUCT INSPECTION GRANTED BY: Bob Moses TITLE: Facilities Manager

INTRODUCTION:
The Hazardous Materials Division (HMD) of the Department of Environmental Health (DEH) is the Certified Unified Program Agency (CUPA) for the County of San Diego. As the local CUPA, HMD regulates businesses that manage hazardous materials and hazardous waste.

A routine inspection was conducted today at Tactical Air Operations to verify compliance with hazardous materials/waste regulations. Consent to conduct this inspection was granted by Bob Moses, Facilities Manger. Bob Moses and Anthony Ayala, Environmental Health Specialist with the HMD, were present for today's inspection.

This facility is an airfield and tactical skydiving training center, utilizing three aircraft and a single landing/take-off strip. This facility does not have gas, electricity, or water utilities, and instead uses a 10,000 water tank and diesel generators for power.

This facility currently requires a permit with the County HMD for the following programs:
Hazardous Materials Business Plan (HMBP) requirements, for storing hazardous materials including, but not limited to, diesel fuel and oxygen compressed gas above reportable quantities (≥55 gal of a liquid, 500 lbs of a solid, and 200 cu.ft. of a gas).

Aboveground Petroleum Storage Act (APSA) requirements, for having a shell capacity to store ≥1,320 gallons of petroleum based materials in containers of 55 gallons or greater. This facility's petroluem storage capacity at the time of inspection is 4750 gallons and is subject to Tier I SPCC plan preparation at this time.

VIOLATION # 1
4010001 Failed to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan. HSC 25270.4.5(a), 40 CFR 112.3, 112.6

Classification: Class II

Observations:
This facility is currently subject to the Aboveground Petroleum Storage Act (APSA) and has failed to prepare a Tier I Spill Prevention Control & Countermeasure (SPCC) plan.

Per the previous inspection report on 03/29/2017, a Tier I SPCC plan template was provided to an Operator at this facility.

Per Bob Moses, he is familiar with what a SPCC plan is, however to his knowledge one has not yet been prepared for this facility.

Corrective Action Due By:06/21/2019
A Tier I SPCC plan template was provided to Bob Moses during inspection. Within 30 days, complete the SPCC plan as applicable for your facility and provide a copy of the completed SPCC plan to myself for review.

Ensure your SPCC plan is maintained on site and available for review during inspection, and that it is self-certified and reviewed at least every 5 years.

INSPECTION REMARKS:

The following documents were available for review:

- Hazardous Materials Business Plan (digital copy)
- Employee Training Records
- Monthly APSA Inspection records

Although an SPCC plan has not been prepared, Bob Moses provided daily and quarterly inspection records that he conducts at this facility that includes inspection of petroleum tank systems.

Tenants
Several aircraft hangers were observed on site. When asked if personal aircraft is stored at this facility, Bob Moses stated that several hangers are rented to and operated by individuals for personal use.

Be advised, your facility may be responsible for the mismanagement of hazardous waste from your tenants, if generated. Ensure best management practices are implemented.

Lead Acid Batteries
2 x 12 lead acid battery pack units were observed on site. Per Bob Moses, they may install more battery packs in the future. If stored above the reportable threshold of 55 gallons, the battery electrolyte within lead acid batteries must be reported within your hazardous materials inventory in CERS.

Water Containers
At least 10 x ~250 gallon plastic containers were observed on site. When asked what is stored within these containers, Bob Moses stated that it is just water stored for fire fighting purposes because they are located in a fire zone without water utilities, and that he believes he has up to 30 containers located around the facility.

Maintenance
Vehicle and equipment maintenance was discussed with Bob Moses. Per Bob Moses:

- Vehicle and aircraft maintenance that would generate used oil or other hazardous wastes isn't conducted at this facility.
- Maintenance for aircraft is done at Brown Field and vehicles are taken to local maintenance shops.

Nitrogen Gas Cylinders
5 x 200 cu.ft. cylinders by volume were observed in the compressed gases cage. The cylinders could not be accessed to determine if they are full or empty, as Bob Moses did not have access to the cage at this time.

ACTION REQUIRED: The reportable threshold of Nitrogen compressed gas is 1,000 cu.ft. If your facility stores greater than or equal to 1000 cu.ft. of nitrogen compressed gas then Nitrogen gas must be submitted within your facility's hazardous materials inventory.

Within 30 days, inform me of what your facility's Nitrogen compressed gas storage volume.

DIRECT QUESTIONS AND/OR CORRESPONDENCE TO:

Joseph Soquiat
Environmental Health Specialist II
San Diego County | Department of Environmental Health |Hazardous Materials Division
P.O. Box 129261 | 5500 Overland Ave.
San Diego, CA 92112-9261
E-mail: Joseph.Soquiat@sdcounty.ca.gov
Cell #: (619)-804-2321
Hours: T-F; 07:00AM – 05:30PM

Helpful Websites:
• For guidance documents on hazardous materials-related topics,
go to: http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd_publications.html
• For information on the California Environmental Reporting System (CERS),
go to: http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hmd_cers.html
• If you have questions on: permit fees, business plan requirements, or hazardous waste regulations,
go to: http://www.sandiegocounty.gov/content/sdc/deh/hazmat.html
• To find out the latest San Diego County News and receive updates, subscribe to our govdelivery emails:
https://public.govdelivery.com/accounts/CASAND/subscriber/new

If you have any questions regarding this inspection, please contact Joseph Soquiat , 619-804-2321, Joseph.Soquiat@sdcounty.ca.gov

INSPECTION PHOTOS
None

All regulated businesses are required by law to submit their Unified Program-related information and business updates online through the California Environmental Reporting System (CERS). For additional information about CERS, go to: http://www.sandiegocounty.gov/deh/hazmat/hmd_cers.html

PRINTED NAME OF FACILITY REPRESENTATIVE **Bob Moses**	SIGNATURE		DATE SIGNED **05/22/2019**
TITLE OF FACILITY REPRESENTATIVE **Facilities Manager**			

APPENDIX F

PRIOR REPORTS

SNYDER CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORNIA

Prepared for:

Otay Ranch Company
350 West Ash Street, Suite 730
San Diego, California 92101

February 7, 2000

Snyder Consulting
13011 Old West Avenue
San Diego, California 92129-2404

SNYDER CONSULTING

February 7, 2000

Mr. Kim Kilkenny
Otay Ranch Company
350 West Ash Street, Suite 730
San Diego, CA 92101

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORINA

Dear Mr. Kilkenny:

Snyder Consulting is pleased to provide this report on the Phase I Environmental Site Assessment conducted for Otay Ranch Company for the property known as the Parcel 99 located on the Otay Ranch in Chula Vista, California. These services were performed in accordance with our Agreement for Professional Services, dated January 13, 2000 as authorized by you on January 19, 2000.

Snyder Consulting is pleased to have assisted Otay Ranch Company with this project. Following your review of our findings, if you require additional information we can perform a more comprehensive investigation of the subject property. The report was prepared by the undersigned.

Very truly yours,

SNYDER CONSULTING

Michael K. Snyder
Principal
R.E.A. 00769

REGISTERED ENVIRONMENTAL ASSESSOR
MICHAEL K. SNYDER
00769
Expires: 6-30-00
STATE OF CALIFORNIA

Attachment

13011 OLD WEST AVENUE SAN DIEGO, CA 92129-2404 (858) 484-0452
FAX (858) 484-9557

TABLE OF CONTENTS

Section	Page
INTRODUCTION	1
Project Background	1
PROJECT OBJECTIVE	1
SCOPE OF SERVICES	1
SITE DESCRIPTION	2
Location and Topography	2
Site Improvements	2
Environmental Setting	3
HISTORY OF SITE USES	3
SITE RECONNAISSANCE	4
RECORDS REVIEW	4
DISCUSSION AND CONCLUSIONS	5
LIMITATIONS	5
QUALIFICATIONS	6
REFERENCES	6

Figures

1. Vicinity Map
2. Site and Adjoining Properties Map
3. January 2000 Aerial Photographs

SITE RECONNAISSANCE PHOTOGRAPHS

Appendices

A. VISTA Information Solutions, Inc. Site Assessment Plus Report
B. Resume

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORNIA

INTRODUCTION

Project Background

Snyder Consulting was retained by Otay Ranch Company to conduct a Phase I Environmental Site Assessment (ESA) of an undeveloped property known as the Parcel 99, (the Property) located on the Otay Ranch in Chula Vista, California (Figure 1). The Property is comprised of a portion of assessor parcel number (APN) 598-130-01 and all of APN 595-090-03. This ESA was performed in accordance with our Agreement for Professional Services, dated January 13, 2000. We understand that Otay Ranch Company plans to set aside the Property as an environmental mitigation offset and this ESA is a preparatory set for that action.

PROJECT OBJECTIVE

The objective of the ESA was to identify "recognized environmental conditions" that may exist on the property. ASTM Practice E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process defines recognized environmental conditions as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The extent of research to identify recognized environmental conditions is limited by the scope of services.

SCOPE OF SERVICES

The scope of services conducted for this Phase I ESA consisted of the following tasks:

- Site Reconnaissance - A site reconnaissance was conducted by Mr. Michael Snyder of Snyder Consulting, who is familiar with the Otay Ranch and also experienced in hazardous materials surveys. Surface conditions and current activities on the Property and adjoining properties were observed. An inventory of potential contaminant sources on and adjoining to the Property was completed on the basis of visual observations.

- Records Review and Interviews - During the records review, information was obtained from public agencies to assess whether current and past property usage

within the study area may have created the potential for contamination of the Property. Our study area for the records review is based on the ASTM Practice and consists of the following:

- The Property and adjoining properties (Figure 2) for registered underground storage tanks (USTs) and Resource Conservation and Recovery Act (RCRA) generators.

- ½-mile radius for leaking USTs, landfill sites, and Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites.

- 1-mile radius for RCRA treatment, storage and disposal facilities, and state and federal superfund sites.

We also used interviews and historical aerial photographs to characterize past activities on and around the Property. Aerial photography sources included the County Cartographic Services Department and Aerial Fotobank.

- Evaluation, Analysis and Report - Information collected during the above activities was evaluated and analyzed. This ESA report addresses our findings, and presents our conclusions.

The ESA was performed in accordance with ASTM Practice E 1527; no exceptions to or deletions from the Practice were made.

SITE DESCRIPTION

Location and Topography

The Property is located immediately east of Upper Otay Reservoir and north of Otay Lakes Road (Figure 2). It occupies approximately 340 acres and is bound by Upper Otay Reservoir on the west and native, undeveloped land on all other sides. According to the U.S. Geological Survey 7.5 minute quadrangle map (Figure 2), the Property is at the southern end of the Jamul Mountains and ranges in elevation from approximately 500 feet above mean sea level datum (MSL) in the southwest corner to 1510 feet MSL in the northeast corner. The Property is steeply sloped and has a northeast to southwest trending valley in the middle.

Site Improvements

The only improvements to the Property are barbed wire fencing along the western boundary and an unimproved, rocky 4-wheel drive (4-WD) trail that generally runs along the western and northern boundary. There are no utilities servicing the Property.

Environmental Setting

Based on Weber, 1963, the Property is underlain by crystalline basement rocks consisting of metavolcanic and granitic lithologies. According to the Soil Survey of San Diego Area, California (US Department of Agriculture, 1973), soils consist of Friant rocky fine sandy loam, 30 to 70 percent slopes, on roughly the eastern half of the Property and San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes, on the western half of the Property. Olivenhain cobbly loam, 9 to 30 percent slopes, is present on a small portion of the southwest part of the Property.

According to the "Water Quality Control Plan for the San Diego Basin (9)," prepared by the California Regional Water Quality Control Board, San Diego Region (RWQCB, 1996) and revised San Diego Hydrologic Basin Planning Area Map (1995), the Property lies within the Otay Hydrologic Unit, Dulzura Hydrologic Area, Savage Hydrologic Subarea. Groundwater in the Dulzura Hydrologic Area is designated as having existing beneficial uses for municipal and domestic supply, agricultural supply and industrial service supply. The depth to groundwater beneath the Property is unknown, but is likely influenced at the lower elevations of the Property by the presence of Lower and Upper Otay Reservoirs. The direction of regional groundwater flow is influenced by the local geology and topography of the area and is believed to be generally to the west.

Drainage of surface water on the Property is influenced by topography. In general, surface water flows primarily to the southwest towards Lower Otay Reservoir, except on the very western portion of the Property where surface water flows west to Upper Otay Reservoir.

HISTORY OF SITE USES

Identification of historical uses of the Property and adjoining properties is based on interviews and review of historical aerial photographs. Previous reports on ESAs conducted on the Otay Ranch for other clients by Mr. Michael Snyder while employed by Woodward-Clyde Consultants and by Snyder Consulting were also reviewed. In accordance with the ASTM Standard Practice, the purpose of the historical review is to identify all obvious uses of the Property from the present, back to the Property's obvious first developed use, or back to 1940, whichever is earlier. Historical information in the previous ESAs was obtained during interviews with Mr. Percy Pedroso, former head of security for the Otay Ranch from 1989 to 1997, Mr. Jerry Adams, tenant rancher on Otay Ranch since 1989 and now ranch overseer, and Mr. Kim Kilkenny, Vice President, Otay Ranch Company.

Historical aerial photographs were reviewed at Aerial Fotobank and the County Cartographic Services Department. The reviewed photographs cover the years 1928, 1964, 1978, 1989, 1997 and 2000. The 2000 aerial photograph of the vicinity is enclosed as Figure 3.

According to aerial photographs, the Property as well as the adjoining properties (Figure 2) have never been developed and have always been used as rangeland (cattle grazing) since before 1928. From 1989 until recently, Mr. Adams has grazed longhorn cattle on the land. Mr. Kilkenny said the cattle were removed a few months ago. Mr. Adams said to his knowledge, insecticides or herbicides have never been applied to the Property. There are no indications that hazardous materials have ever been used on the Property or adjoining properties.

SITE RECONNAISSANCE

Mr. Snyder conducted a site reconnaissance on February 3, 2000 to identify current site uses and potential sources of hazardous substances onsite and offsite. The reconnaissance was conducted by walking along the 4-WD trail and making observations of the Property and adjoining properties from various vantagepoints along and just off the trail (Photographs 1, 2 and 3). Binoculars were used to assist in viewing remote areas of the Property. Observations were made of the adjoining property to the east (Upper Otay Reservoir, Photograph 4) by walking along a dirt road that runs between the Property and the Reservoir.

The Property is not publicly accessible; the 4-WD trail, which enters the site in the southwest corner, originates at a dirt road over a mile away to the southeast on the adjoining ranch land; the dirt road leads to a locked gate off Otay Lakes Road. There are few signs of litter on the Property--just a few pieces of broken glass here and there, and an occasional discarded article of clothing--and there are no signs of illegal dumping or storage or usage of hazardous materials or wastes on the Property or on the adjoining properties. What appears to be a cattle-feeding station is present about 200 yards south of the Property (Figure 3). No cattle were present on the Property or surrounding land at the time of the reconnaissance. All the surrounding land, except for Upper Otay Reservoir; is undeveloped and appears to have the same usage (cattle grazing) as the Property.

RECORDS REVIEW

During the records review of this ESA, we reviewed records or databases maintained by the following agencies:

- San Diego County Tax Assessor
- San Diego County Department of Environmental Health (DEH)
- California Environmental Protection Agency (Cal-EPA)
- California Integrated Waste Management Board
- California Regional Water Quality Control Board, San Diego Region (RWQCB)
- United States Environmental Protection Agency (EPA)

The purpose of our records review was to assess the potential presence of hazardous substance contamination on the Property as a result of activities conducted on properties within the study area. The study area is defined by ASTM minimum search distances for regulatory databases; due to the size of the Property all search radii were extended by ½ mile. Many of the local, state and federal databases were searched by VISTA Information Solutions, Inc. (VISTA), an independent database search service. The rationale for contacting these agencies, descriptions of the records/databases reviewed, and acronyms are discussed on pages 9 - 15 of VISTA's Site Assessment Plus Report in Appendix A.

Agency records reviewed do not indicate use or storage of hazardous materials on the Property. There are no regulatory database-listed sites anywhere within the study area. The VISTA report contained a number of unmapped sites, but none of these are anywhere near the Property (the closest site being the City of San Diego's Otay Water Filtration Plant over three miles south on Wueste Road.)

DISCUSSION AND CONCLUSIONS

The discussion and conclusions presented below are based on the site reconnaissance and limited records review conducted for this study:

- The Property and surrounding land (except for Upper Otay Reservoir to the west) has historically been in an undeveloped state, used only for rangeland cattle grazing. There are no indications of hazardous materials usage, either current or historic, on the Property or surrounding land, most of which is part of the Otay Ranch.

- There are no regulatory database-listed sites within the study area around the Property.

We have performed a Phase I ESA of Parcel 99 located on APNs 598-130-01 and 595-090-03, the Property, in conformance with the scope and limitations of ASTM Practice E 1527. Exceptions to or deletions from this practice are described in the Scope of Services section of this report. This assessment has revealed no evidence of recognized environment conditions in connection with the Property.

LIMITATIONS

We have performed our services for this project in accordance with our Agreement, and with ASTM Practice E 1527 for ESA investigations. No guarantees are either expressed or implied.

The records search was limited to information available from public sources; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by the Otay Ranch

Company has been assumed to be correct and complete. We do not assume any liability for misrepresentation of information or for items not visible, accessible, or present on the Property at the time of the site visit.

There is no investigation that is thorough enough to preclude the presence of materials on the Property which presently, or in the future may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This document and the information contained herein have been prepared solely for the use of the Otay Ranch Company. Any reliance on this report by third parties shall be at such party's sole risk.

QUALIFICATIONS

This Phase I ESA was conducted by Mr. Michael K. Snyder of Snyder Consulting. Snyder Consulting is a Sole Proprietorship providing services in the areas of environmental litigation support, expert witness testimony, Phase I ESAs, soil and water chemistry evaluations, landfill investigations, and agricultural evaluations. Mr. Snyder's resume is included as Appendix B.

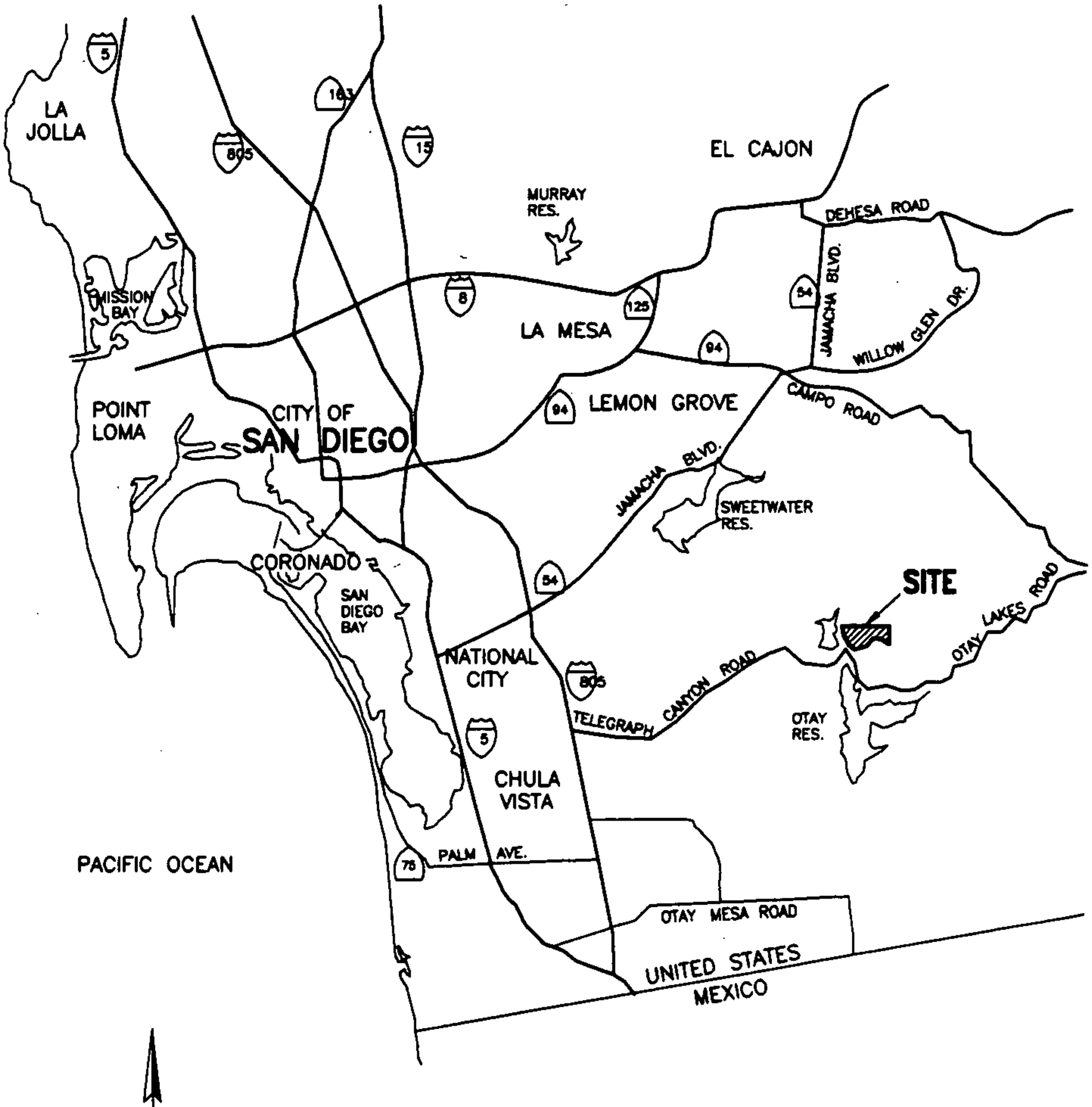
REFERENCES

California Regional Water Quality Control Board, San Diego Region. 1996. "Water Quality Control Plan for the San Diego Basin (9)" and San Diego Hydrological Basin Planning Area Map, revised April 1995.

U.S. Geologic Survey. 1994. Jamul Mountains, California 7.5 Minute Series Topographic Quadrangle.

Weber, F. Harold, Jr. 1963. Geology and Mineral Resources of San Diego County, California. By California Division of Mines and Geology.

Woodward-Clyde Consultants. 1989. "Hazardous Substance Contamination Site Assessment Baldwin Otay Ranch Parcels 18 and 19 Otay Mesa, California." Prepared for The Baldwin Company, September 18, 1989.

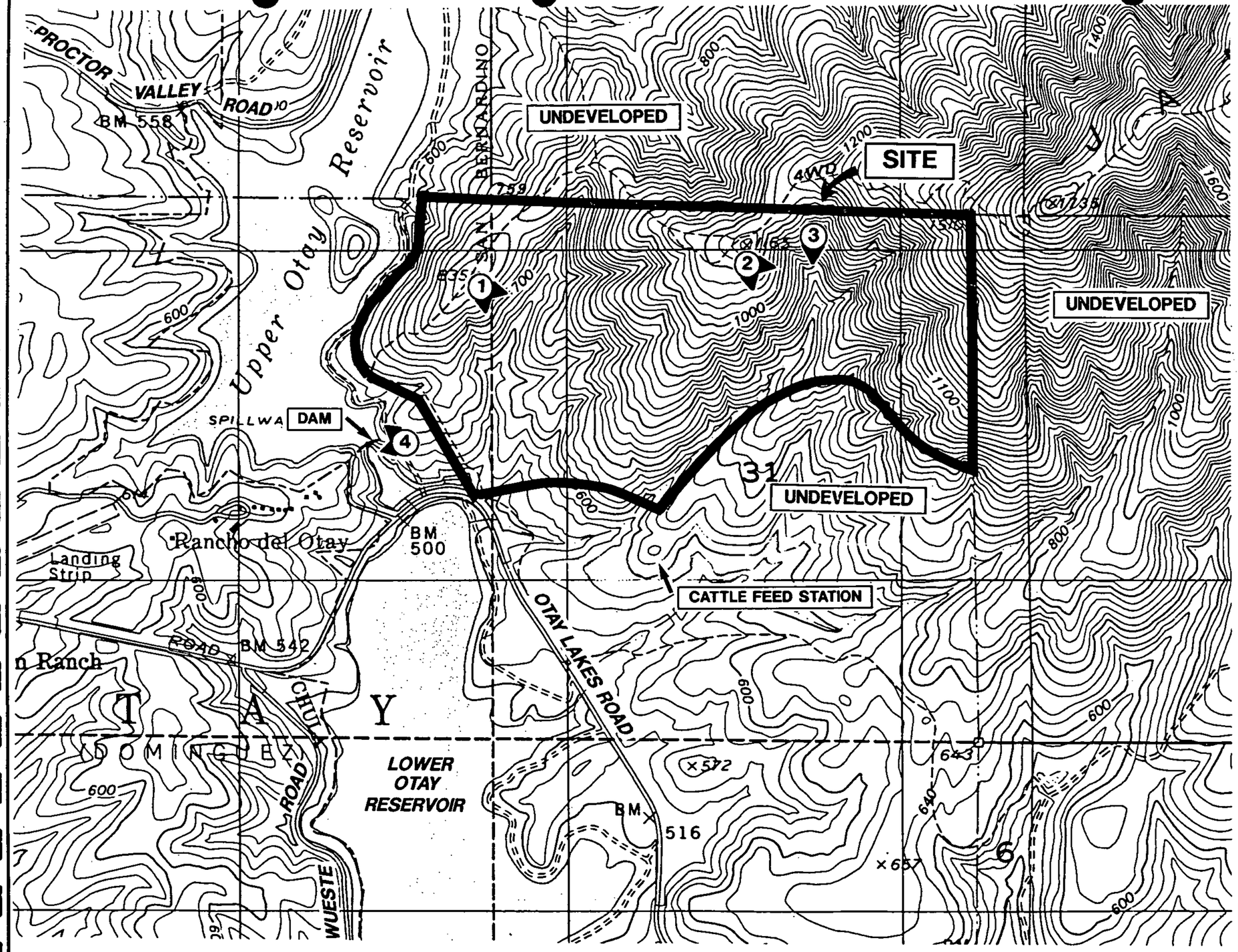


NO SCALE

VICINITY MAP
PARCEL 99, OTAY RANCH

FN: FIGS	PM: MS	CHECKED BY:	DATE: 2-5-00	FIG. NO: 1

SNYDER CONSULTING



LEGEND

INDICATES APPROXIMATE LOCATION OF SITE BOUNDARY

(3) INDICATES APPROXIMATE LOCATION AND DIRECTION OF SITE RECONNAISSANCE PHOTOGRAPH

N

0 1000 2000

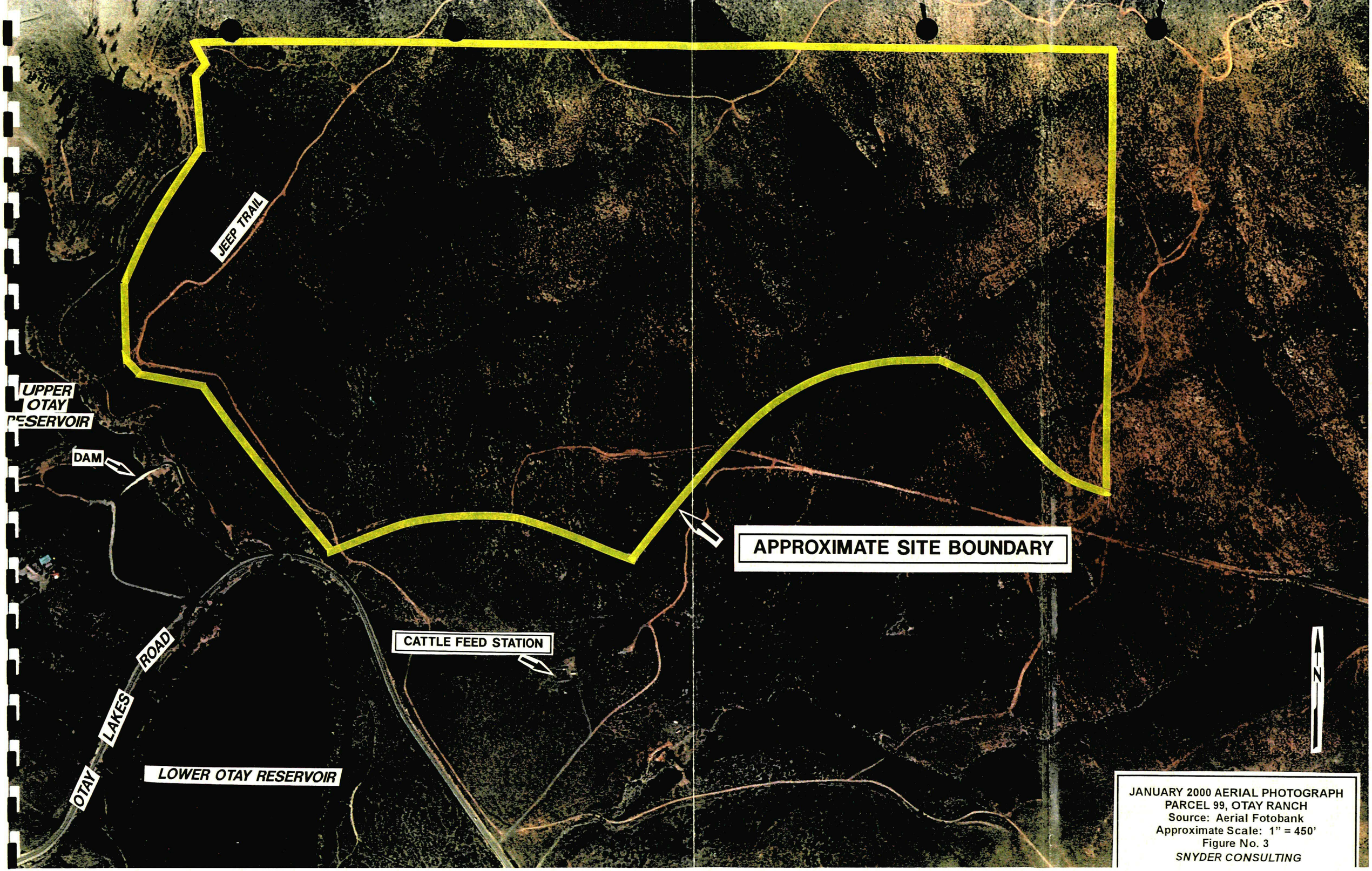
APPROXIMATE GRAPHIC SCALE (FEET)

BASE MAP: USGS 7.5 MINUTE JAMUL MOUNTAINS QUADRANGLE

SITE AND ADJOINING PROPERTIES MAP PARCEL 99, OTAY RANCH

DRAWN BY: CM	CHECKED BY:	FIGURE NO: 2
FN: FIGS	DATE: 2-5-00	

SNYDER CONSULTING



JANUARY 2000 AERIAL PHOTOGRAPH
PARCEL 99, OTAY RANCH
Source: Aerial Fotobank
Approximate Scale: 1" = 450'
Figure No. 3
SNYDER CONSULTING

SITE RECONNAISSANCE PHOTOGRAPHS



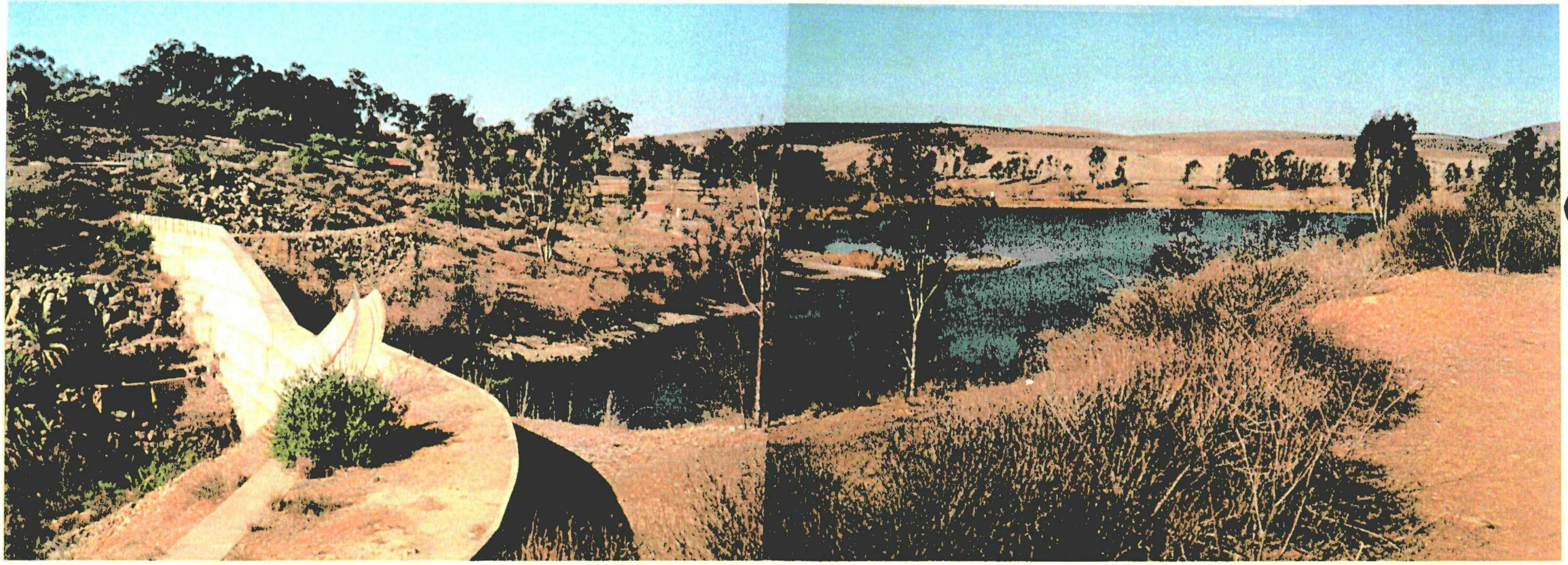
PHOTOGRAPH 1.
PANORAMIC VIEW FROM HIGH POINT ON WESTERN PART OF THE PROPERTY, LOOKING FROM SOUTH (RIGHT) TO EAST. LOWER OTAY RESERVOIR AND OTAY LAKES ROAD ARE VISIBLE ON THE RIGHT.



PHOTOGRAPH 2.
PANORAMIC VIEW FROM HIGH POINT MIDWAY ALONG NORTHERN BOUNDARY, LOOKING SOUTH (RIGHT) TO EAST. LOWER OTAY RESERVOIR IS IN THE DISTANCE.



PHOTOGRAPH 3.
VIEW LOOKING SOUTH DOWN THE MAIN VALLEY ON THE PROPERTY.



PHOTOGRAPH 4.
VIEW OF DAM AND UPPER OTAY RESERVOIR LOCATED
IMMEDIATELY WEST OF THE PROPERTY.

APPENDIX

RESUME

SNYDER CONSULTING

MICHAEL K. SNYDER, CPSSc

environmental site assessments
contamination investigations
site remediation
hydrology

EDUCATION

University of Kansas: M.S., Water Resources Science, 1983
Kansas State University: M.S., Agronomy/Soil Science, 1978
Kansas State University: B.S., Chemistry, 1971

REGISTRATION

Certified Professional Soil Scientist, 1996
Environmental Assessor: California, 1988
Asbestos Inspector/Management Planner, 1988
AHERA Asbestos Contractor/Supervisor, 1995

PROFESSIONAL HISTORY

Snyder Consulting, Principal, 1995-present
Woodward-Clyde Consultants, National Practice Manager, Environmental Site Assessments, 1992-1995
Woodward-Clyde Consultants, Project Scientist to Associate/Vice President; 1984-1995
Midwest Research Institute, Associate Environmental Scientist, 1978-1984
Kansas Water Resources Research Institute, Research Associate, 1977-1978
Kansas State University, Department of Agronomy, Research Assistant, 1973-1977
U.S. Army Armor Center, Ft. Knox Decontamination Team Leader and Chemical-Biological-Radiological School Commandant, 1971-1973

REPRESENTATIVE EXPERIENCE

Mr. Snyder has been involved in the study and practice of waste management since 1973 and has project experience that encompasses disposal practices for hazardous, agricultural, utility, industrial, and sanitary wastes. In his position as National Practice Manager of Environmental Site Assessments (ESAs) at Woodward-Clyde Consultants (WCC), he oversaw an established network of experienced ESA project managers located in offices around the country, was responsible for standardizing WCC's ESA methodology and reporting format, and taught numerous ESA training courses. Mr. Snyder currently teaches a course in Phase I Environmental Site Assessments at University of California, San Diego Extension.

For the past sixteen years, he has been managing investigations of the presence of hazardous substance contamination. These investigations have usually been associated with assessing compliance with environmental regulations or identifying potential sources of contamination and asbestos containing materials. He has managed over 100 hazardous contamination projects, including the following:

- Performed an ESA of an eight city block area in downtown San Diego around the Amtrak Station which included identifying historical uses of the site and adjacent properties as far back as the 1880's; identifying known and suspected underground storage tank locations within a 1/4-mile radius of the site; documenting known sources of groundwater contamination in the study area; and preparing a report of results that identified sites that posed a threat to the subject site and made recommendations for further investigations. As a result of the search of hundreds of historical records, agency files and aerial photographs, over 80 potential sources of contamination were identified in the study area.

- Performed detailed Phase I ESAs on seven Hughes Missile System manufacturing facilities in southern California and Tijuana, Mexico. The work required extensive knowledge of aerospace manufacturing processes and the types of chemicals used. Because the facilities were undergoing shutdown, it was necessary to conduct detailed interviews with numerous former employees in order to identify prior usage of hazardous materials throughout each facility. Some of the facilities had been in operation for over 50 years and the compilation of historical information was quite extensive. Based on Phase I results, areas of potential contamination were identified and investigated during Phase II. Soil borings and Hydropunch™ borings were advanced in these areas to assess the extent of contamination in soil and groundwater.

- Managed a project for the Resolution Trust Corporation that involved Phase I and Phase II ESA investigations on six golf/tennis resorts across the United States. In addition to the standard Phase I tasks, the project included radon gas and asbestos surveys; identification of cultural resources, wetlands, 100-year floodplains, and endangered species; soil sampling and installation and sampling of groundwater monitoring wells; and recommendations for improvement of hazardous materials handling practices at each of the resorts.

- Performed an ESA of the proposed corridor for a 20-mile sewage pipeline for the San Diego Clean Water Program. The study involved a search of thousands of historical records and regulatory agency listings and a site reconnaissance of the entire alignment. Potential sources of contamination were ranked as to their probable impact on the pipeline construction.

- Performed an ESA and structural/mechanical evaluation at the San Diego Bulk Storage Terminal and bulk loading/unloading facilities at the 10th Avenue Terminal for a major chemical company. In addition to the site assessment and structural/mechanical evaluation, the scope of work also included asbestos and lead-based paint surveys; evaluation of air handling equipment; identification and preparation of appropriate environmental permits necessary to allow shipment of bulk chemical products from the terminal; and recommendations for equipment upgrades to meet material throughput requirements.

- Evaluated North Chollas landfill site having a history of use as a city operations facility, municipal burn dump, an experimental trash baling facility, and a proposed landfill. The study involved a detailed Phase I ESA, a geophysical survey to identify underground tank locations and an experimental baled-trash fill area, a soil sampling program, and a subsurface investigation to evaluate the presence of hazardous substance contamination. As a result of the study, large deposits of heavy metals-laden ash were discovered on and around the property, and Mr. Snyder assisted in evaluating the extent of the deposits and preparing potential remediation measures.

- Conducted Phase I and Phase II ESAs on a portion of a property containing part of the closed South Miramar Landfill. The property was being proposed as the site for a County detention facility. Work assignments included landfill gas sampling, delineation of the landfill, and a screening health risk assessment.

- Assessed the extent of groundwater contamination from a large petroleum storage terminal at Port of Stockton and developed a groundwater remediation program. The project involved a records review to identify regulatory violations, historical spills, and underground tank removals; an historical aerial photograph review to characterize site uses; interviews with petroleum terminal tenants and regulatory agency staff; subsurface investigations to characterize vertical and lateral extent of hydrocarbon contamination; and installation of over 50 monitoring wells and piezometers.

- Performed several Phase I ESAs and a Phase II ESA of the 20,000-acre Otay Ranch which was proposed for residential and commercial development. Services included vehicle and foot reconnaissance, regulatory agency database review, historical aerial photograph review, soil sampling and analysis for pesticides, investigation of underground tanks at the ranch operations center, and a record search of agricultural practices.

- Conducted Phase I and Phase II investigations and prepared a work plan for initial remediation and sampling to identify lateral and vertical extents of contamination from a circuit board manufacturing facility in the Kearny Mesa area of San Diego; negotiated the requirements for remediation with the regulatory agencies; oversaw the implementation of the remediation plan; and conducted sampling to verify completion of remediation.

AFFILIATIONS

ASTM E50 Committee on Environmental Assessments
Soil and Water Conservation Society
American Society of Agronomy
Association of Hazardous Materials Professionals
Greater San Diego Chamber of Commerce
Business Network International, Rancho Bernardo Chapter President

esa

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Village 13 Open Space Preserve Land
North of Otay Lakes Road
Chula Vista, California



C2C Project Number: 2016-043

Prepared for:

Lakeview 2, LLC
20 Corporate Plaza
Newport Beach, California 92660

Prepared by:

Coast 2 Coast Environmental, Inc.
13964 Boquita Drive
Del Mar, California 92014
(619) 889-6232
C2CEnvironmental@AOL.com

May 6, 2016

TABLE OF CONTENTS

1.1 EXECUTIVE SUMMARY iii
2.0 INTRODUCTION 1
2.1 Property Location and Legal Description 1
2.2 Purpose 1
2.3 Scope of Services 1
2.4 Significant Assumptions and Data Gaps 2
2.5 Limitations 2
2.6 Exceptions to ASTM Standard Practice E1527-13 2
2.7 Special Terms and Conditions 3
2.8 User Reliance 3
3.0 INFORMATION PROVIDED BY CLIENT 4
3.1 Owner, Property Manager and Occupant Information 4
3.2 Title Records, Environmental Liens and Activity and Use Limitations 4
3.3 Specialized Knowledge 4
3.4 Valuation Reduction for Environmental Issues 4
3.5 Other Information 4
4.0 RECORDS REVIEW 5
4.1 Standard Environmental Record Sources 5
4.2 Additional Environmental Record Sources 6
4.3 Physical Setting 8
4.3.1 Topographical Characteristics 8
4.3.2 Geological Setting 8
4.3.3 Soil Characteristics 8
4.3.4 Hydrogeological Characteristics 9
4.4 Historical Use of the Property 9
4.4.1 Previous Environmental Reports 9
4.4.2 Chronological Review 9
4.4.3 Historical Sources Reviewed 13
4.5 Historical Use of the Adjoining Sites 14
5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE 15
5.1 Property and Vicinity General Characteristics 15
5.2 Structures, Other Improvements and Utilities 15
5.3 Site Reconnaissance Methodology and Limiting Conditions 15
5.4 Observed Use of the Property and Current Condition 16
6.3 Interior and Exterior Observations 16
5.6 Current Uses of Adjoining Sites 18
5.7 Area Reconnaissance 18
6.0 INTERVIEWS 19
6.1 Interview with Owner 19
6.2 Interview with the Property Manager 19
6.3 Interviews with Occupants 19
6.4 Interviews with Local Government Officials 19
6.5 Interviews with Others 19

7.0 ADDITIONAL SERVICES 20
7.1 Asbestos and Lead-Based Paint 20
7.2 Radon 20
7.3 Vapor Encroachment 20
8.0 FINDINGS AND CONCLUSIONS 21
9.0 RECOMMENDATIONS 22
10.0 DEVIATIONS 23
11.0 REFERENCES 24
11.1 Published References 24
11.2 Agency Resources 24
11.3 Commercial Resources 25
12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 26
13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL 27

APPENDIX A: FIGURES
APPENDIX B: PHOTOGRAPHS
APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION
APPENDIX D: REGULATORY RECORDS DOCUMENTATION
APPENDIX E: INTERVIEW DOCUMENTATION
APPENDIX F: SCOPE OF WORK

Phase I Environmental Site Assessment
Property: Village 13 Open Space Preserve Land
C2C Project Number: 2016-043

1.1 EXECUTIVE SUMMARY

Coast 2 Coast Environmental, Inc. was retained by Lakeview 2, LLC to conduct an environmental site assessment of north of Otay Lakes Road, Chula Vista, San Diego County, California (Property). A site reconnaissance was performed on April 27, 2016. The Property consists of a 121.55 acres of undeveloped land covered with native vegetation except for one east-west and two north-south four-wheel drive tracks that cross the Property as various points. The north-south tracks narrow to foot paths as they traverse north (upslope) across the Property.

The Property is unoccupied. The four-wheel drive tracks are in poor condition and accessibility even by a four-wheel drive vehicle appears to be very limited. Illegal disposal along the tracks was not observed.

Historically, the Property has been undeveloped mountainous land since at least 1903. The more easterly of the north-south tracks was first observed crossing through the Property on a 1943 topographic map. The more westerly of the north-south tracks and the east-west track were first observed crossing through the Property on a 1989 aerial photograph. Other improvements to the Property were not observed on historical resources found for years between 1903 and the present.

Based upon information obtained from Coast 2 Coast's research and visual observations made during our site visit, we have reached the following conclusions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent
  State Solid Waste Information System (SWIS) and tribal equivalent
  State and tribal Voluntary Cleanup Program (VCP) sites
  State and tribal Brownfields sites

- Structures were not observed on the Property.

- Solid waste, hazardous waste or illegally dumped debris was not observed on the Property.

- Coast 2 Coast's review of historical information sources did not indicate that the Property had been subjected to past activities that would represent a potential environmental threat or impact to the Property.

- High voltage electrical transformers were not found on the Property.

- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

- Recognized environmental conditions were not found on the Property during this assessment.

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is Coast 2 Coast's opinion that further environmental assessment of this Property is not warranted at this time.

2.0 INTRODUCTION

2.1 Property Location and Legal Description

Name/Address: Village 13 Open Space Preserve Land
North of Otay Lakes Road
Chula Vista, California 91915

County: San Diego

Assessor Parcel Number or Other Legal Description: Portion of APN 598-140-05-00

Owner: Lakeview 2, LLC

2.2 Purpose

Coast 2 Coast Environmental Inc. performed a Phase I Environmental Site Assessment of Village 13 Open Space Preserve Land located at north of Otay Lakes Road in Chula Vista, San Diego County, California (Property). This assessment was performed under contract with Lakeview 2, LLC, at the direction of Ms. Mora de Murguia, Public Finance Manager for Baldwin & Sons, Inc. Coast 2 Coast's services were authorized by Mr. Stephen Haase, Senior Vice President of Baldwin & Sons, Inc. on April 25, 2016. Both Ms. de Murguia and Mr. Haase are authorized to represent Lakeview 2, LLC.

The assessment of this Property was performed at the direction of Baldwin & Sons, Inc. in conjunction with its efforts to conduct "all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice". The purpose of performing AAI is to identify "recognized environmental conditions (RECs)" associated with past and/or present operations at the Property or adjoining sites which may pose liability for Lakeview 2, LLC, Baldwin & Sons, Inc., County of San Diego and City of Chula Vista, A Municipal Corporation. By completing this step in the due diligence process, Lakeview 2, LLC, Baldwin & Sons, Inc., County of San Diego and City of Chula Vista, A Municipal Corporation satisfy one of the requirements to qualify for the "innocent landowner defense" under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 101(35).

2.3 Scope of Services

The assessment was performed in conformance with all of the components of the ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The assessment included, but was not necessarily limited to, the activities listed below:

- A reconnaissance of the Property to observe and assess characteristics of potential environmental concern.

- Observation of adjoining sites and the surrounding area to observe and assess characteristics of potential environmental concern which may impact the Property.

- Interviews with current and past owners, operators and occupants of the Property for the purpose of gathering information regarding the potential for contamination at the Property.

- Review of regulatory agency files and interviews with government agency officials to identify and assess any listings of regulatory permits, registrations, enforcement actions, contaminated sites, etc. likely to affect the Property.

- Review of historical resources to identify previous uses and occupancies of the Property since the Property was first developed or 1940, whichever is earlier.

- Visual inspection or use of other documentation to render an opinion as to the existence of asbestos, lead-based paint (interior and exterior), lead in the drinking water, and the potential for radon exposure.

- Development of a report to include discussion of the findings of the above tasks.

2.4 Significant Assumptions and Data Gaps

Significant assumptions concerning the Property were not made during this assessment except for the following:

- Lacking Property-specific information on the ground water gradient at the Property, it is assumed that the gradient mimics the topographic gradient.

- Information supplied by others is assumed to be correct and accurate.

2.5 Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual reconnaissance of the Property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of Coast 2 Coast's Property visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during Coast 2 Coast's effort and on Coast 2 Coast's experience. If additional information becomes available, we request the opportunity to review the information and modify Coast 2 Coast's opinions, if necessary.

Coast 2 Coast's services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

Coast 2 Coast Environmental, Inc. is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

2.6 Exceptions to ASTM Standard Practice E1527-13

Past owners and tenants were not interviewed.

The above exceptions are not considered to be significant in arriving at our findings and conclusions.

2.7 Special Terms and Conditions

Special terms and conditions which limited access to reasonably ascertainable information concerning the Property were not required by Lakeview 2, LLC.

2.8 User Reliance

This report has been prepared on behalf of, and for the exclusive use of Lakeview 2, LLC, Baldwin & Sons, Inc., County of San Diego and City of Chula Vista, A Municipal Corporation. The contents of this report may not be relied upon by any party other than Lakeview 2, LLC, Baldwin & Sons, Inc., County of San Diego and City of Chula Vista, A Municipal Corporation without the express written consent of Coast 2 Coast Environmental, Inc.

3.0 INFORMATION PROVIDED BY CLIENT

3.1 Owner, Property Manager and Occupant Information

The current owner of the Property is Lakeview 2, LLC. The Property manager include employees of Baldwin & Sons, Inc. The Property is not occupied.

3.2 Title Records, Environmental Liens and Activity and Use Limitations

A review of reasonably ascertainable environmental lien records and activity and use limitations (AULs) for the Property was conducted by Coast 2 Coast Environmental on behalf of Lakeview 2, LLC for this assessment. Coast 2 Coast subcontractor, NETR, prepared an Environmental Lien Search Report which is included in Appendix C.

NETR did not find records of environmental liens or AULs for the Property. The most recent grant deed included with the Environmental Lien Search Report did not provide information concerning title to coal, oil, gas petroleum and other hydrocarbons substances naturally deposited beneath the Property's surface. Coast 2 Coast did not observe warning signs on the Property indicating that underground pipeline easements crossed through the Property. The Property area is not within an area known to have oil and gas reserves.

A search of environmental records conducted by Environmental Data Resources, Inc. (EDR) did not find listings for the Property on the federal NPL Liens database, State Deed Restriction Listing or State Environmental Liens Listing. The federal databases track properties that the United States Environmental Protection Agency has filed liens against to recover remedial action costs or properties where an owner has been notified of potential liability. The State Deed Restrictions listing includes sites where AULs are in effect. The State Environmental Liens Listing includes sites where the State Department of Toxic Substances Control is a lien holder.

3.3 Specialized Knowledge

Mr. Stephen Haase, Senior Vice President of Balkwin & Sons, Inc. and an authorized representative of Lakeview 2, LLC, was not aware of environmental liens, AULs or issues and events of further environmental concern on the Property.

3.4 Valuation Reduction for Environmental Issues

Mr. Haase believes the current assessed value for the Property is within the fair market value range for the Property and is not aware of environmental issues which may have affected the price of the Property.

3.5 Other Information

Mr. Haase was not aware of other issues of environmental concern associated with the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Coast 2 Coast Environmental reviewed a search of environmental records conducted by Environmental Data Resources, Inc. (EDR). A copy of EDR's report is located in Appendix D. The following standard environmental records sources were reviewed as specified for the Property, adjoining and nearby sites. Next to each source is its abbreviation as it appears in the database. An explanation of each record source is provided in EDR's beginning on Page GR-1 which immediately follows the Map Findings.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal ASTM Standard Databases		
National Priorities List (NPL and NPL Site Boundaries)	U.S. Environmental Protection Agency (EPA)	1.0
Delisted NPL	U.S. EPA	0.5
Federal Superfund Enterprise Management System (SEMS) – [Replaces CERCLIS which USEPA stopped updating in 2013.]	U.S. EPA	0.5
CERCLIS No Further Action Planned (CERCLIS NFRAP)	U.S. EPA	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	U.S. EPA	1.0
RCRAInfo (includes Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities)	U.S. EPA	0.5
RCRAInfo (includes Small Quantity Generators (RCRA-SQG), Large Quantity Generators (RCRA-LQG), Conditionally Exempt SQG (RCRA-CESQG)	U.S. EPA	Adjoining Sites
Engineering Controls Sites List (US ENG CONTROL)	U.S. EPA	Property
Institutional Controls Sites List (US INST CONTROL)	U.S. EPA	Property
Emergency Response Notification System (ERNS)	U.S. EPA	Property
State ASTM Standard Databases		
State Response Sites (RESPONSE)	California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC)	1.0
EnviroStor Database (ENVIROSTOR)	CalEPA DTSC	1.0
Solid Waste Information System (SWF/LF) (Active, Closed and Inactive Facilities and Landfills)	State Integrated Waste Management Board (IWMB)	0.5
Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCB)	0.5
Spills, Leaks, Investigations and Cleanup (SLIC) (Spills and leaks from non-UST sources or other sites not classified as a LUST.)	SWRCB and RWQCB	0.5
Cortese List (Combined Report List for Leaking USTs, Solid Waste Facilities and Landfills [SWF/LS], Cal-Sites) [CORTESE and HIST CORTESE)	CalEPA SWRCB, IWMB and DTSC	0.5 (LUSTs and SWLs) 1.0 (Cal-Sites)

Database Reviewed	Responsible Agency	Search Distance (miles)
Active UST Facilities (UST)	SWRCB	Adjoining Sites
SWEEPS UST Listing (Old UST database no longer updated.)	SWRCB	Adjoining Sites
Hazardous Substance Storage Container Database (HIST UST) (Old UST database no longer updated.)	SWRCB	Adjoining Sites
Facility Inventory Database (FID) (Old UST database no longer updated.)	CalEPA	Adjoining Sites
FEMA UST (A list of FEMA owned USTs)	FEMA	Adjoining Sites
Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Adjoining Sites
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5
Tribal Records		
Indian Lands UST	U.S. EPA Region IX	Adjoining Sites
Indian Lands LUST	U.S. EPA Region IX	0.5

The Property, adjoining sites and nearby sites were not found within the search radii for the databases reviewed.

Information was not found during this assessment which indicated "orphan" sites (sites not plotted because of insufficient geo-coding information) had impacted the Property.

4.2 Additional Environmental Record Sources

EDR also researched the following databases to enhance and supplement the standard database sources listed in Section 4.1.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal Supplemental ASTM Standard Databases		
Proposed NPL	U.S. EPA	0.5
Federal Facilities	U.S. EPA	1.0
U.S. Brownfields Sites (BROWNFIELDS)	U.S. EPA	0.5
Open Dump Inventory (ODI)	U.S. EPA	0.5
RCRAInfo (RCRA-NonGen)	U.S. EPA	Adjoining Sites
Department of Defense Sites (DOD)	U.S. Geological Survey	1.0
Formerly Used Defense Sites (FUDS)	U.S. Army Corps of Engineers	1.0
Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Records of Decision (RODS)	U.S. EPA	1.0
Uranium Mill Tailings Sites (UMTRA)	U.S. Department of Energy	0.5
Mines Master Index File (US MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Facility Index System (FINDS)	U.S. EPA	Property

Database Reviewed	Responsible Agency	Search Distance (miles)
State Coalition for Remediation of Drycleaners (SCRD DRYCLEANERS)	U.S. EPA	0.5
2020 Corrective Action Program List (2020 COR ACTION)	U.S. EPA	0.25
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	U.S. EPA	0.5
State Supplemental ASTM Standard Databases		
Waste Management Unit Database (WMUDS/SWAT) [Combination of other databases which track waste.]	SWRCB	0.5 (SWLs and SWAT) Property (Other)
Recycler Facilities (SWRCY)	Department of Conservation	0.5
CalSites Database (HIST Cal-Sites) Replaced by ENVIROSTOR. Also Cal-Sites formerly known as the Abandoned Sites Program (ASPIS)	CalEPA DTSC	1.0
School Property Evaluation Program (SCH)	CalEPA DTSC	0.25
Toxic Pits Cleanup Act Sites (TOXIC PITS)	SWRCB	1.0
List of Deed Restrictions (DEED)	CalEPA DTSC	0.5
CalSites Annual Work Plan [formerly State Bond Expenditure Plan] (CA BOND EXP PLAN)	Department of Health Services	0.5
Drycleaner Facilities with Waste Generator Identification Numbers (DRYCLEANERS)	CalEPA DTSC	Adjoining Sites
Enforcement Action Listing (ENF)	SWRCB	Adjoining Sites
Facility Manifest Data (HAZNET)	CalEPA	Property
EnviroStor Permitted Facilities Listing (HWP)	CalEPA DTSC	1.0
Registered Hazardous Waste Transporter Database (HWT)	CalEPA DTSC	0.25
Local Records		
Hazardous Materials Management Database (HMMD)	San Diego County Department of Environmental Health (DEH)	Property
Site Assessment & Mitigation (SAM)	DEH	0.5
Solid Waste Facilities – San Diego County	Department of Health Services	??
Tribal Records		
Indian Open Dump Inventory (Indian ODI)	U.S. EPA	0.5
Debris Region 9 – Torres Martinez Reservation (DEBRIS REGION 9)	U.S. EPA Region IX	Property
Indian Reservations (INDIAN RESERV)	U.S. Geological Survey	1.0
Federal and Indian Lands (FEDLAND)	U.S. Geological Survey	1.0
EDR Proprietary or Exclusive Records		
Manufactured Gas Plants (EDR MGP)	EDR	1.0
Historic Gas Stations (EDR US Hist Auto Stat)	EDR	Adjoining Sites
Historic Dry Cleaners (EDR US Hist Cleaners)	EDR	Adjoining Sites
Recovered Government Archive LUST (RGA LUST)	EDR compiled from historic SWRCB records/databases	0.5

Database Reviewed	Responsible Agency	Search Distance (miles)
Recovered Government Archive Solid Waste Facilities List (RGA LF)	EDR compiled from historic Department of Resources Recycling and Recovery records	0.5

The Property, adjoining sites and nearby sites were not found within the search radii for the databases reviewed.

+
Information was not found during this assessment which indicated "orphan" sites (sites not plotted because of insufficient geo-coding information) which may appear on the above-listed databases had impacted the Property.

4.3 Physical Setting

4.3.1 Topographical Characteristics

The Property includes the southeast ¼ of the northwest ¼, the southwest ¼ of the northeast ¼ and the northeast ¼ of the southwest ¼ of Section 32, Township 17 South, Range 1 East (San Bernardino baseline and meridian) on the Jamul Mountains, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. The topography of the Property is generally mountainous with the regional topographic gradient tending to the south. Site elevation ranges from approximately 850 to 1,200 feet above mean sea level (amsl). Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage in the Property area is anticipated to flow to the south along unnamed seasonal drainages flowing into the Lower Otay Reservoir, located approximately 6,000 feet south of the Property. Flood plain zoning for the Property is Zone X which includes areas determined to be outside the 0.2% annual chance floodplain.

4.3.2 Geological Setting

The Property is located in the Peninsular Ranges physiographic province of southern California. According to a geologic map of the area (Tan, 2002) the site area is underlain by metavolcanic rocks and Tertiary sedimentary rocks. The metavolcanic rocks are named the Santiago Peak Volcanics, a somewhat metamorphosed sequence of Upper Jurassic volcanic and volcaniclastic rocks underlain by the Southern California Batholith, which is of mostly Cretaceous age. The Tertiary sedimentary rocks, which overlie the older Santiago Peak volcanics, are classified as Otay formation (Oligocene to Miocene) and consist of sandstone, siltstone, claystone and fanglomerate.

4.3.3 Soil Characteristics

As described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service there are two types of surface soil on the Property (USDA, 1973). A brief description of these soils and their permeability classification are listed below.

Soil Type	Permeability
Friant rocky fine sandy loam, 30 to 70% slopes (FxG) This soil is found on mountainous uplands and consists of fine sandy loams that formed in material weathered from fine-grained metasedimentary rock.	Moderately rapid
Olivenhain cobbly loam, 9 to 30% slopes (OhE) This soil is found on dissected marine terraces and consists of deep cobbly loams formed in old gravel and cobbly alluvium.	Moderate

4.3.4 Hydrogeological Characteristics

The Property is in the Savage Hydrologic Subarea of the Dulzura Hydrologic Area of the Otay Hydrologic Unit of the San Diego Hydrologic Basin (10.31). Beneficial uses of the groundwater within the Savage Subarea include agricultural, municipal and industrial. Depth to groundwater in this area is estimated to be approximately 300 feet or more below ground surface based on the estimated depth of the water well found on the south adjoining Property during a previous assessment. Groundwater flow in the Property area is estimated to generally follow the topographic gradient which is to the south-southwest.

Potable water is not currently provided to the Property area.

4.4 Historical Use of the Property

4.4.1 Previous Environmental Reports

Previous environmental assessments and investigations of the Property prepared for Baldwin & Sons, Inc. and Lakeview 2, LLC were not found during this assessment. Coast 2 Coast Environmental, Inc. principal assessor, Marybeth Norgren, previously completed two Phase I ESAs which included the Property. A 2003 Phase I ESA was prepared while Ms. Norgren was employed by another firm. A second Phase I ESA was prepared by Coast 2 Coast in 2005 for another client. Ms. Norgren does not recall recognized environmental concerns on the Property during either previous assessment.

4.4.2 Chronological Review

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the Property's history, in an effort to find if past use of the Property or activities conducted on, or in the vicinity of the Property could have adversely impacted the Property.

In summary, the Property has been undeveloped mountainous land since at least 1903. The more easterly of the north-south tracks was first observed crossing through the Property on a 1943 topographic map. The more westerly of the north-south tracks and the east-west track were first observed crossing through the Property on a 1989 aerial photograph. Other improvements to the Property were not observed on historical resources found for years between 1903 and the present.

The historical resources used in this assessment, along with Coast 2 Coast's findings, are presented below in chronological order. Attempts were made to find information on five-year intervals but data gaps may exist if information was not reasonably ascertainable for each interval.

1900: A 1903 topographic map does not depict structures on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. A seasonal stream bed is visible on the east end of the Property. Evidence of hazardous materials use on the Property was not found during this period.

1910: A specific historical resource was not found for this period.

1920: A 1928/1929 aerial photograph depicts the Property as undeveloped mountainous land. Evidence of hazardous materials use on the Property was not found during this period.

1930: Beginning in 1936, Mr. Stephen Birch began purchasing property in and around Ranchos Otay and Janal after visiting the area in the 1920s. Though Mr. Birch had made his fortune as a mining engineer in Alaska and was chairman of Kennecott Copper Corporation, information was not found during this assessment indicating his purchase of the Property and surrounding lands was due to mining interests. Altogether Mr. Birch purchased 35,000 acres of land including the Property. His family included his wife, Mary Celine Marshall Rand, a daughter, Mary, born in 1917 and a son, Stephen, Jr., born in 1918. The family lived at Rancho del Otay and their 29,000 acre ranch originally operated under the name Otay Agricultural Corporation until being renamed United Enterprises. Upon formation of United Enterprises, Mr. Birch, Sr. named his son, Stephen, Jr., as the President and his daughter, Mary, as Vice President. The Stephen and Mary Birch Foundation was formed in 1939. United Enterprises appeared as the owner of the Property prior to it being granted to Baldwin Vista Associates, L.P. in November 1988.

The Birch's ranch was used for growing lima beans, hay and grain and cattle ranching. Based on comments from Mr. Adams, a former ranch supervisor who was interviewed in January 2000 during a previous Phase I ESA of an adjoining area, it appears that cattle ranching was likely the Birch's primary use for the majority of their land throughout their ownership. The Property was too mountainous for agricultural use but it is possible that it was used for cattle grazing. Evidence of hazardous materials use on the Property was not found during this period.

1940: In 1940, Mr. Birch, Sr. died and Miss Mary Birch inherited the ranch, United Enterprises, and Rancho del Otay. (Mr. Stephen Birch, Jr. inherited the family's New Jersey home and did not have an active role in managing the family's San Diego County holdings. He died in 1970.)

A 1943 topographic map does not depict structures on the Property. A north-south seasonal stream bed is visible on the east end of the Property and a second seasonal streambed passes

northeast to southwest through the north corner of the Property. The more easterly of the two north-south four-wheel drive/foot tracks is noted on the map. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1945: A 1949 aerial photograph does not depict agricultural use or other development of the Property. There is a trace of the four-wheel drive/foot track noted on the 1943 topographic map. Evidence of hazardous materials use on the Property was not found during this period.

1950: A 1953 aerial photograph does not depict significant changes to the Property compared to the 1949 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1955: In 1955, Miss Mary Birch married Mr. Patrick R. Patrick and they settled at Rancho del Otay. A 1955 topographic map does not depict changes to the Property compared to the 1943 map. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1960: A 1964 aerial photograph does not depict significant changes to the Property compared to the 1953 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1965: A 1968 aerial photograph does not depict significant changes to the Property compared to the 1964 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1970: A 1970 aerial photograph does not depict significant changes to the Property compared to the 1964 and 1968 photographs. Mr. Patrick died in 1971. A 1971 photorevised topographic map does not depict changes to the Property compared with the 1955 map. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1975: A 1975 photorevised topographic map does not depict changes to the Property compared with the 1971 map. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. A 1979 aerial photograph does not depict significant changes to the Property compared to the 1970 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1980: A November 1983 aerial photograph does not depict significant changes on the Property compared to the 1979 photograph. Mrs. Mary Birch Patrick died in November 1983 and she named Mrs. Rose Patek as co-executor of her estate along with Southern California First National Bank. The estate included controlling interest in United

Enterprises. During the 1980s, United Enterprises prepared documents for the development of the Otay Ranch villages. In 1984 or 1985, City National Bank replaced Southern California First National Bank as the co-executor of the estate. Evidence of hazardous materials use on the Property was not found during this period.

1985: On November 4, 1988, United Enterprises granted the Property to First American Title Insurance Company (Document #88-0567316) which in turn granted the Property to Baldwin Vista Associates L.P. on December 7, 1988 (Document #88-0629805). Baldwin Vista Associates was a company owned by James and Alfred Baldwin. A 1989 aerial photograph depicts all three of the current four-wheel drive/foot tracks crossing the Property. Evidence of hazardous materials use on the Property was not found during this period.

1990: A 1994 aerial photograph does not depict significant changes on the Property compared to the 1989 photograph. In 1993, Baldwin Vista Associates, L.P. amended its partnership name to Otay Vista Associates, L.P. (Document #93-0310558) and again in 1994 to The Otay Ranch L.P. (Document #94-0522559). A 1994 topographic map does not depict changes to the Property compared with the 1975 map. (It does not depict the two new four-wheel drive/foot tracks. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1995: The Baldwin Company declared bankruptcy in July 1995 but they retained the Property as part of the bankruptcy settlement. A 1996 aerial photograph does not depict significant changes on the Property compared to the 1994 photograph. In August 26, 1997, Otay Ranch L.P. granted the Property to South Bay Project, LLC (Document #97-0411918) which on the same day transferred the Property to Otay Project, LLC (Document #97-0411919) which was still a company controlled by the Baldwins. On July 30, 1999, Otay Project, LLC granted the Property to Otay Project, L.P. (Document #99-0527467). Evidence of hazardous materials use on the Property was not found during this period.

2000: Mr. Rob Cameron was interviewed by Ms. Norgren in 2003 during an assessment of an area which included the Property. At the time of the interview, Mr. Cameron was an authorized representative of Otay Project, L.P. He stated that The Otay Ranch Company stopped allowing cattle ranching on the Village 13 property in 2000. A 2002 aerial photograph does not depict significant changes to the Property compared to the 1996 photograph. Evidence of hazardous materials use on the Property was not found during this period.

2005: 2005 and 2009 aerial photographs do not depict significant changes to the Property compared to the 2002 aerial. Evidence of hazardous materials use on the Property was not found during this period.

2010: 2010 and 2012 aerial photographs do not depict significant changes to the Property compared to the 2009 photograph. On December 14, 2012, Otay Project, L.P. granted land

including the Property to the current owner, Lakeview 2, LLC (Document #12-0803692.) A 2014 aerial photograph from SanGIS used as the base map for Hunsaker & Associates Access Exhibit of Otay Ranch Village 13 does not depict significant changes to the Property compared to the 2012 photograph. Evidence of hazardous materials use on the Property was not found.

4.4.3 Historical Sources Reviewed

Historical sources between 1903 and the present were reviewed and included the following:

Aerial Photographs: EDR provided aerial photographs for the years 1953, 1964, 1970, 1979, 1985, 1989, 1994, 2002 (previously provided), 2005, 2009, 2010 and 2012. Aerials for the years 1928/1929, 1949, 1968 and 1983 were previously obtained at the County of San Diego Public Works Department Cartographic Services. An aerial photograph for the year 1996 was previously obtained from Terraserver.com.

Building Permits: The Property is within an unincorporated area of the County of San Diego. The County of San Diego Development Services Department maintains computerized records of building permits dating back to 1987 and descriptions of purged building permits dating back to 1972. Since there has been no building activity on the Property between 1972 and the present and because there are no street addresses for the Property, building permit records were not searched.

City Directories: As there are no street addresses for the Property, city directories could not be researched for the Property.

Chain-of-Title/Assessor Records: A chain of title was not in the scope of work for this project. Coast 2 Coast reviewed recent assessor information for the Property available on First American Title Company's FastWeb database. Coast 2 Coast previously reviewed readily accessible ownership information for the Property on the County Recorder's computerized database.

Historical Topographic Maps: EDR provided historical topographic maps for the years 1903, 1943, 1955, 1971, 1975, 1994 and 2012.

Sanborn Maps: EDR reported that Sanborn maps were not available for the Property area.

Other Documents: A history of the Otay Valley entitled *Otay Valley* previously available by Internet from the local history archives of the University of San Diego (http://history.acusd.edu/gen/local/otay.html). A history of Otay Ranch included in Chapter 3 of Part I of the Otay Ranch General Development Plan/Subregional Plan dated October 28, 1993. Information about the ownership of the Property by the Birch family in *Mary Birch Patrick, A Millionaire Heiress's Unrealized Visions, The Stephen and Mary Birch Foundation, Part I,* San Diego Union Tribune, March 17, 1997, Page A-1.

4.5 Historical Use of the Adjoining Sites

Specific historical research was not conducted for the adjoining sites and surrounding area. However, in the process of researching historical data for the Property, the following historical information was obtained for the adjoining sites:

North: The site adjoining the Property to the north has been undeveloped mountainous land dating back to at least 1903. The oldest of the four-wheel drive/foot tracks continued on to this site from the Property. Issues of further environmental concern associated with the past use of this adjoining site were not found.

East: The site adjoining the Property to the east has been undeveloped mountainous land dating back to at least 1903. Issues of further environmental concern associated with the past use of this adjoining site were not found.

South: The site adjoining the Property to the south has been undeveloped mountainous land dating back to at least 1903. Issues of further environmental concern associated with the past use of this adjoining site were not found.

West: The site adjoining the Property to the west has been undeveloped mountainous land dating back to at least 1903. The two newer four-wheel drive/foot tracks (first observed on a 1989 photograph) continued on to this site from the Property. Issues of further environmental concern associated with the past use of this adjoining site were not found.

In addition, the surrounding area was historically undeveloped land in the surrounding mountains or land used for cattle grazing and some crop cultivation on the lower elevations where Village 13 is planned for development. Information was not found during this assessment indicating that these past uses impacted the environmental quality of the Property.

5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE

5.1 Property and Vicinity General Characteristics

Lot Size: 121.55 acres

Current Zoning: The Property is currently zoned S87 (Limited Control)/S88 (Specific Plan).

Roads: Roads were not observed crossing through the Property.

5.2 Structures, Other Improvements and Utilities

Site Improvements: Buildings were not observed on the Property.

Other Structures: Sheds, awnings and other secondary structures were not observed on the Property.

Hardscaped Areas: Paved areas were not observed on the Property.

Landscaped Areas: Landscaping was not observed on the Property. Observed native vegetation appeared to be in good condition and did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Water Retention Areas: Pits, ponds, lagoons, swimming pools and other water retention areas were not observed on the Property.

Utilities: The Property is not currently served by water, sewer, gas or electric utilities.

Heating & Cooling Systems: Heating and cooling systems which may require fuel were not observed on the Property.

5.3 Site Reconnaissance Methodology and Limiting Conditions

On April 27, 2016, Marybeth Norgren conducted a site reconnaissance of the Property to find if current usage or activities on the Property have created, or have the potential to create, an environmental impairment to the Property. The results of the site reconnaissance are presented below.

A site reconnaissance typically begins with a guided tour of the interior of the buildings on the Property. During the site reconnaissance an emphasis is placed on viewing areas where activities likely to use and generate hazardous materials occur such as maintenance and repair areas, boiler rooms and manufacturing areas. In addition, accessible common areas and a representative sample of tenant (occupant) spaces are observed.

For an undeveloped Property, the site reconnaissance focuses on walking or driving along the main roads and foot paths surrounding or within the Property in order to view as much of the Property as is readily accessible. The site reconnaissance is completed by viewing the Property from all adjacent public thoroughfares and commercial properties (where possible). During this site reconnaissance,

Ms. Norgren hiked all three tracks that cross the Property. The Property was also viewed from four-wheel drive roads south of the Property.

During this assessment, the access code to the Property gate was provided by Ms. de Murguia. However, upon arrival Coast 2 Coast found the gate was already open. Ms. de Murguia did not accompany Coast 2 Coast during the site reconnaissance.

5.4 Observed Use of the Property and Current Condition

The Property is currently undeveloped and unoccupied. On-site activities of environmental concern were not observed during Coast 2 Coast's assessment of the Property.

A Property Plan (Figure 2) depicting the general configuration of the Property as well as pertinent site observations is included in Appendix A. Photographs of the Property are included in Appendix B.

6.3 Interior and Exterior Observations

Coast 2 Coast looked for the following improvements and features on the Property and whether the use, treatment, storage, disposal or generation of hazardous substances and petroleum products had occurred on the Property.

Drains and Sumps:

Floor drains, floor sinks, trench drains, sumps and clarifiers were not observed on the Property.

Odors:

Strong, pungent or noxious odors were not detected during the assessment.

Oil and Gas Pipelines and Wells

Map W1-7 prepared by the State of California Division of Oil, Gas and Geothermal Resources did not show oil wells within a one-mile radius of the Property.

Pest Control:

The Property does not use regularly-scheduled pest control services.

Potential PCB-Containing Equipment:

Transformers and other potential PCB-containing equipment were not observed on the Property.

Septic Systems and Wells:

Septic systems and water wells were not observed on the Property.

Stains and Corrosion:

Evidence of staining and corrosion caused by sources other than standing water. Evidence of stains or corrosion by hazardous substances was not observed.

Stained Soil and Pavement:

Visual observations were made of the soil and paved areas to find discolorations or surface staining which could be indicative of contaminant discharge.

Significant soil and pavement stains were not observed on the Property.

Hazardous Materials:

Hazardous materials were not observed on the Property.

Drums and Other Containers:

Drums or other potential chemical containers were not observed.

Storm Drains:

Storm drains were not observed on the Property.

Surface Anomalies/Depression:

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions were not observed on the Property.

Surface Drainage on Site:

Based upon Property surface and improvement characteristics observed during Coast 2 Coast's site reconnaissance of the Property, surface drainage at the Property would flow to the south along two seasonal streambeds that cross the Property.

Surface Drainage Obstructions:

During Coast 2 Coast's site reconnaissance it was observed that the Property is protected from surface run-off from adjoining sites to the south by topography.

Underground and Aboveground Storage Tanks:

Underground and above ground storage tanks were not observed on the Property.

Waste Disposal:

Hazardous Waste Disposal: The Property does not currently generate hazardous waste requiring disposal.

Solid Waste: Solid waste (trash) was not observed on the Property.

Illegal dumping was not observed on the Property.

5.6 Current Uses of Adjoining Sites

The present land usage of the adjoining sites was also observed to assess their potential to adversely impact the Property. These observations were made "off-site" and in most cases did not involve entering the adjoining site. The results of these observations are presented below:

North: The site adjoining the Property to the north is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Storm water runoff from this site flows onto the Property. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

East: The site adjoining the Property to the east is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

South: The site adjoining the Property to the south is occupied by undeveloped hilly terrain. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

West: The site adjoining the Property to the west is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

5.7 Area Reconnaissance

A vehicular reconnaissance of the surrounding area in the immediate vicinity of the Property was conducted to observe, in very general terms, the current land use of the sites in the area and to assess if this use poses an environmental threat to the Property. Land usage in the general vicinity of the Property included undeveloped mountainous terrain which is part of the Jamul Mountains and the yet to be developed area of Village 13. These uses did not appear to pose an environmental threat to the Property.

6.0 INTERVIEWS

Records of communication for interviews and agency contacts completed during this assessment are included in Appendix E.

6.1 Interview with Owner

Mr. Stephen Haase, Senior Vice President with Baldwin & Sons, Inc., completed an Owner Questionnaire for the Property. Mr. Haase is an authorized representative for Lakeview 2, LLC. He was not aware of issues or events of environmental concern associated with the Property.

6.2 Interview with the Property Manager

Mr. Haase and other staff at Baldwin & Sons including Ms. Mora de Murguia manage the Property. Neither Mr. Haase nor Ms. de Murguia were aware of issues or events of environmental concern associated with the Property.

6.3 Interviews with Occupants

The Property is not occupied.

6.4 Interviews with Local Government Officials

Coast 2 Coast contacted the Certified Unified Program Agency (CUPA) for the Property. The CUPA is responsible for enforcement and monitoring of various environmental programs. For the Property, the San Diego County Department of Environmental Health (DEH) is the CUPA.

DEH is now generally responding to records requests electronically. For each address or APN submitted to the agency, DEH will provide a written response that it has no records or it will provide electronic copies of its files for an address. In general, detailed inspection records dated earlier than the late-1990s for most sites have been purged from DEH's files and only a brief summary page is available. Copies of past and current Unified Permits, Hazardous Materials Business Plans and Hazardous Materials Inventories are not readily available and require written permission from Business Owner to obtain. Coast 2 Coast attempts to acquire copies of these documents during the site reconnaissance.

On May 4, 2016, DEH responded that it has no records for the Property APN.

6.5 Interviews with Others

Other individuals with knowledge of the Property were not found during this assessment.

7.0 ADDITIONAL SERVICES

7.1 Asbestos and Lead-Based Paint

Since the Property was not developed with structures, a visual inspection for asbestos and lead-based paint concerns was not conducted during this assessment.

7.2 Radon

Radon is a colorless, odorless gas that can seep into structures from the ground. It is a leading cause of lung cancer. The USEPA has a recommended action level of 4.0 picoCuries per liter (pCi/L) of air. The USEPA has classified San Diego County as Zone 3, indicating that the average indoor radon activity is not expected to exceed 2 pCi/L.

Existing radon testing data for the Property area is summarized in EDR's report which is included in Appendix D. Within the zip code of the Property, no homes have been tested by a State radon program. In the adjoining zip code of 91935, six homes were tested as part of a State program and all the homes were reported to have radon concentrations less than 4.0 pCi/L.

Within San Diego County, thirty homes were tested as part of a Federal program and were reported to have less than 4.0 picocuries/liter (pCi/L) with the average concentration being 0.677 pCi/L on the first floor and 0.400 pCi/L on the second floor. As these results are below the EPA action level, it is not anticipated that radon poses a significant environmental threat to the Property.

7.3 Vapor Encroachment

The Property is not known to have had current or past contamination that may result in vapor encroachment. Evidence was not found during this assessment indicating that there was a potential environmental concern which may be the result of vapor intrusion with respect to the buildings on the Property.

Information was not found during this assessment indicating that adjoining and nearby sites have had current or past contamination which may have resulted in vapor encroachment.

Maps included in EDR's report in Appendix D did not indicate a regional groundwater contamination plume. Other information or evidence of a regional groundwater contamination plume was not found during this assessment.

Other conditions which may result in vapor encroachment at the Property were not found during this assessment.

8.0 FINDINGS AND CONCLUSIONS

Based upon Coast 2 Coast's review of the information obtained during the course of this assessment of the Property and herein presented, we have formed the following opinions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent
  State Solid Waste Information System (SWIS) and tribal equivalent
  State and tribal Voluntary Cleanup Program (VCP) sites
  State and tribal Brownfields sites

- Structures were not observed on the Property.

- Solid waste, hazardous waste or illegally dumped debris was not observed on the Property.

- Coast 2 Coast's review of historical information sources did not indicate that the Property had been subjected to past activities that would represent a potential environmental threat or impact to the Property.

- High voltage electrical transformers were not found on the Property.

- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

- Recognized environmental conditions were not found on the Property during this assessment.

9.0 RECOMMENDATIONS

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is Coast 2 Coast's opinion that further environmental assessment of this Property is not warranted at this time.

10.0 DEVIATIONS

We have performed a Phase I Environmental Site Assessment of the Property at North of Otay Lakes Road, Chula Vista, San Diego, California in conformance with the scope and limitations of ASTM Standard E1527-13. Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the Property.

11.0 REFERENCES

11.1 Published References

Federal Agencies, Departments and Offices

United States Department of Agriculture
- Natural Resources Conservation Service
  - Soil Survey of the San Diego County Area, Roy H. Bowman, December 1973

United States Geological Survey
- Preliminary Geologic Map
  - Geologic Map of the Jamul Mountains 7.5' Quadrangle, San Diego County, California, S. S. Tan, 2002

United States Department of Homeland Security
- Federal Emergency Management Agency
  - Flood Insurance Rate Map #06073C1945G (Not printed)

State Agencies, Departments and Offices

Department of Conservation
- Division of Oil, Gas & Geothermal Resources
  - Wildcat Map W1-7, March 15, 2004

State Water Resources Control Board
- Regional Water Quality Control Board – San Diego Region
  - *Water Quality Control Plan for the San Diego Basin,* April 1995

11.2 Agency Resources

San Diego County Agencies, Departments and Offices

Assessor/Recorder's Office
- Current Ownership Records
- Historic Ownership Records

Environmental Health
- Hazardous Materials Business Plan and Permits
- Inspection Records
- Site Mitigation Reports
- UST/LUST Records

Planning and Land Use Department
- Current Zoning Map
- Otay Ranch General Development Plan/Subregional Plan, October 28, 1993
  - Part I, Chapter 3, History of Otay Ranch

Public Works Department
Cartographic Services
Aerial Photographs

City of San Diego Agencies, Departments and Offices

Water Department
History, http://www.sandiego.gov/water/gen-info/history.shtml

11.3 Commercial Resources

Environmental Data Resources, Inc.
Aerial Photographs Search
City Directory Search
Regulatory Database Search
Sanborn Map Search
Topographic Map Search

First American Title Company FastWeb Database
Current Property Ownership Records
Historical Property Ownership Records

NETR
Environmental Lien Report

San Diego Union Tribune
Mary Birch Patrick, A Millionaire Heiress's Unrealized Visions, The Stephen and Mary Birch Foundation, Part I, Joe Cantlupe, March 17, 1997, Page A-1

Terraserver.com
1996 Aerial Photograph

University of San Diego
Online Local History Archives
Otay Valley, No author provided, http://history.acusd.edu/gen/local/otay.html, Accessed May 21, 2006

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Submitted:

Marybeth Norgren

Marybeth Norgren
Principal

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Marybeth Norgren
Principal

Education

B.S., Chemistry, California State University Fullerton, 1988
M.S., Environmental Management, University of San Francisco, 1999
Asbestos Fiber Counting (NIOSH 582), McCrone Research Institute
EPA/AHERA Building Inspector and Management Planner, Design for Health
EPA/AHERA Asbestos Abatement Contractor/Supervisor, Design for Health
EPA/AHERA Asbestos Abatement Project Designer, Design for Health
EPA Radon Measurement Operator, Western Regional Radon Training Center
Lead-Based Paint Inspection & Assessment, Project Monitor and Project Designer, U C Berkeley Extension
Continuing Education for Lead-Based Paint, Homesafe Environmental, Inc.

Registrations

Cal/EPA Registered Environmental Assessor #5548 *(State ended program on July 1, 2012.)*
Cal-OSHA Certified Asbestos Consultant #92-0720
California DHS Lead-Related Construction Inspector/Assessor and Project Monitor, #541

Experience

Ms. Norgren has more than 25 years of experience managing and conducting environmental site assessments (ESAs) and hazardous materials surveys on all types of properties including commercial, industrial, residential, agricultural and unimproved properties. She has utilized the ASTM 1527 standard for ESAs since its inception in the early 1990s and incorporated it into client specific standards as requested. She has managed projects involving underground storage tank removals, unauthorized releases and associated sampling. In addition, she has experience conducting all phases of asbestos and lead-based paint abatement projects including comprehensive building surveys, contract bid solicitation, contract administration, project specifications, and contract documentation. Prior to starting Coast 2 Coast Environmental, Inc. in 2004, she worked for both small and large consulting firms on projects primarily located in the western United States.

Relevant Projects

Wells Fargo Bank/First Interstate Bank, Bank of the West, Bank of America, Union Bank and Great Western Bank - Various Locations. Managed and conducted Phase I ESAs for commercial, industrial, retail and agricultural properties throughout California as well as Arizona, Nevada, Oregon, Washington, Texas and Midwest and East Coast sites. Assessment activities included Property reconnaissance, agency record reviews, historical land use research, geologic conditions research, and recommendations for handling identified concerns. Property reconnaissance has included asbestos sampling, radon sampling and/or water and paint sampling for lead. Conducted Phase II ESAs including comprehensive asbestos surveys and soil and groundwater sampling.

City of Ontario Housing Agency, Ontario, CA. Managed a multi-year contract for asbestos and lead-based paint sampling of 600 homes which were part of the Residential Sound Insulation Project to reduce air traffic noise from Ontario Airport. Other work included conducting Phase I ESAs and demolition surveys for asbestos and lead-based paint on properties being purchased by the City in high noise areas.

Paseo Project, San Diego State University Foundation, San Diego, CA. Prepared a Phase I Environmental Site Assessment (ESA) of five city blocks south of San Diego State University. The ESA was part of the Hazardous Materials Technical Study for the SDSU Foundation Master Plan concerning the formation of a redevelopment project area on lands adjacent to the University. The ESA included historical research dating back to the development of the area beginning in 1931 when the University moved to its current location. The report also included a review of agency files for four gas stations which were either currently or historically located on the site.

J Serra High School Expansion, San Juan Capistrano, CA. Prepared a Phase I Environmental Site Assessment Update as part of the Hazardous Materials Technical Study for an environmental impact report for the recreational facilities of the J Serra High School located on approximately 30 acres of land in San Juan Capistrano. As a private school, J Serra High School board chose not to have the project reviewed by the Department of Toxic Substances Control (DTSC), but the report was prepared in a format acceptable to DTSC. Issues associated with the project site included two adjacent and upgradient gasoline stations with active leaking underground storage tank cases and historic use of the site for agricultural orchards.

Various Residential and Commercial Developers and Land Brokers, San Diego County, CA. Managed and prepared Phase I ESAs for San Diego developers including McMillin Companies, The Otay Ranch Company, Affirmed Housing Group and Hitzke Development Corporation. Properties assessed have included large tracts of land proposed for use as residential communities, commercial developments and mitigation bank sites.

Department of the Navy, Southwest Division, San Diego, CA. Conducted lead-based paint surveys and prepared Operations and Maintenance Programs based on survey results. Surveys included all exterior and some interior surveys on 170 buildings at two naval bases in San Diego. Conducted Pollution Prevention Assessment surveys of various naval operation shops to identify processes in each shop that use hazardous chemicals and/or generate hazardous waste. Prepared reports describing and quantifying materials used in the shops' processes.

City of Los Angeles Department of Airports, CA. Managed asbestos survey of approximately fifty buildings at Van Nuys Airport and Van Nuys California Air National Guard Facility. Based on survey results, prepared asbestos abatement specifications. Project included arranging for approval of special abatement procedures from the South Coast Air Quality Management District.

Trizec Properties, Inc., Various Locations. Performed contractor supervision and industrial hygiene services during removal of asbestos-containing fireproofing. All buildings were multi-story commercial structures and projects ranged from abating single suites to full-floor abatement. Responsible for ensuring contractor followed all government regulations and maintained proper work practices.

Professional Organization Affiliations

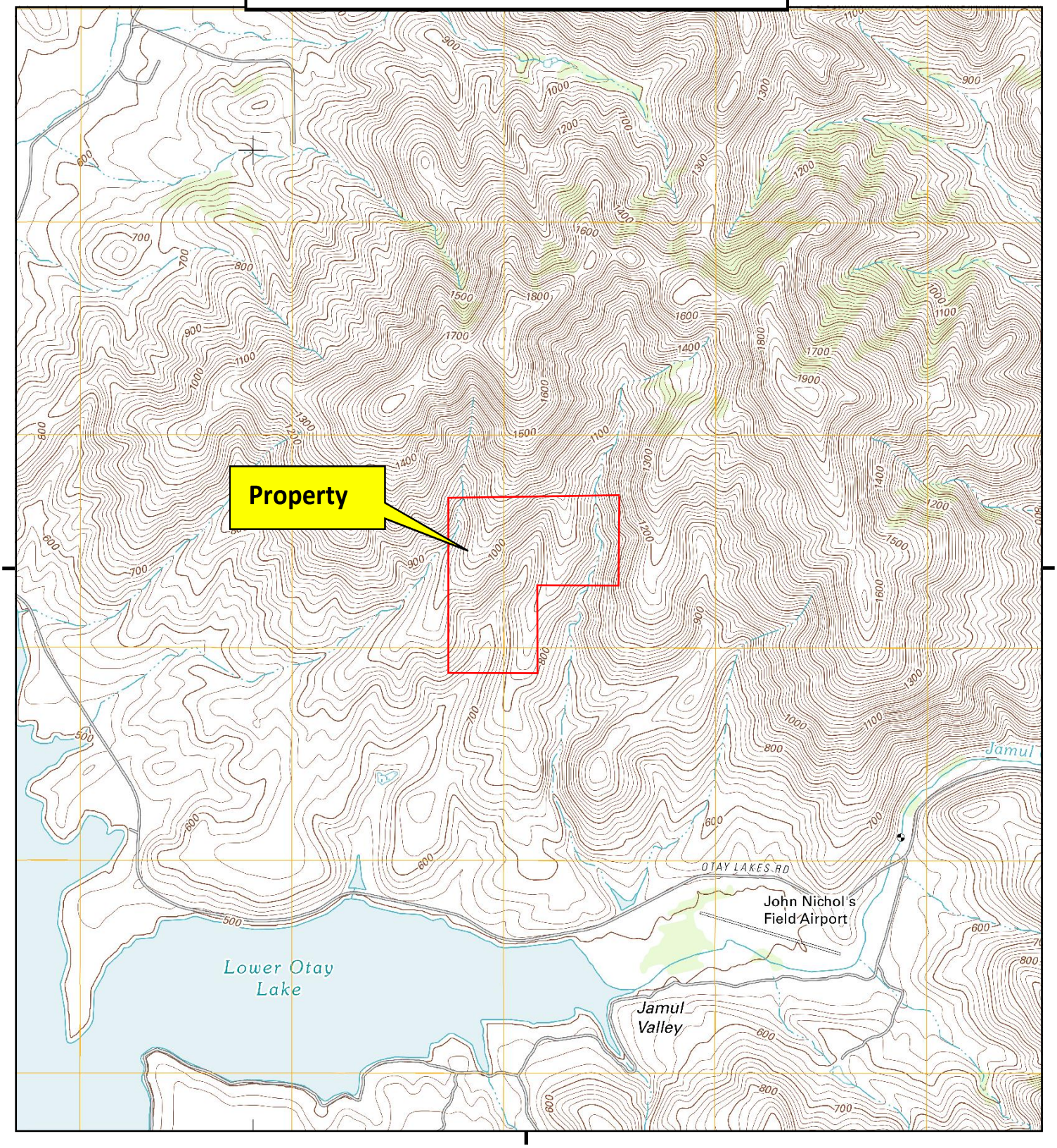
American Chemical Society
American Society for Testing & Materials (ASTM), E50.02 Subcommittee for ASTM Standards E1527 and E1528, Recording Secretary, April 2016 to present
Women's Environmental Council, San Diego Border Chapter, Chapter Treasurer, 2002 to 2010, and Corporate Board Scholarship Chair, 2006 to 2008

APPENDIX A

FIGURES

FIGURE 1 - PROPERTY LOCATION & TOPOGRAPHIC MAP

2012



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

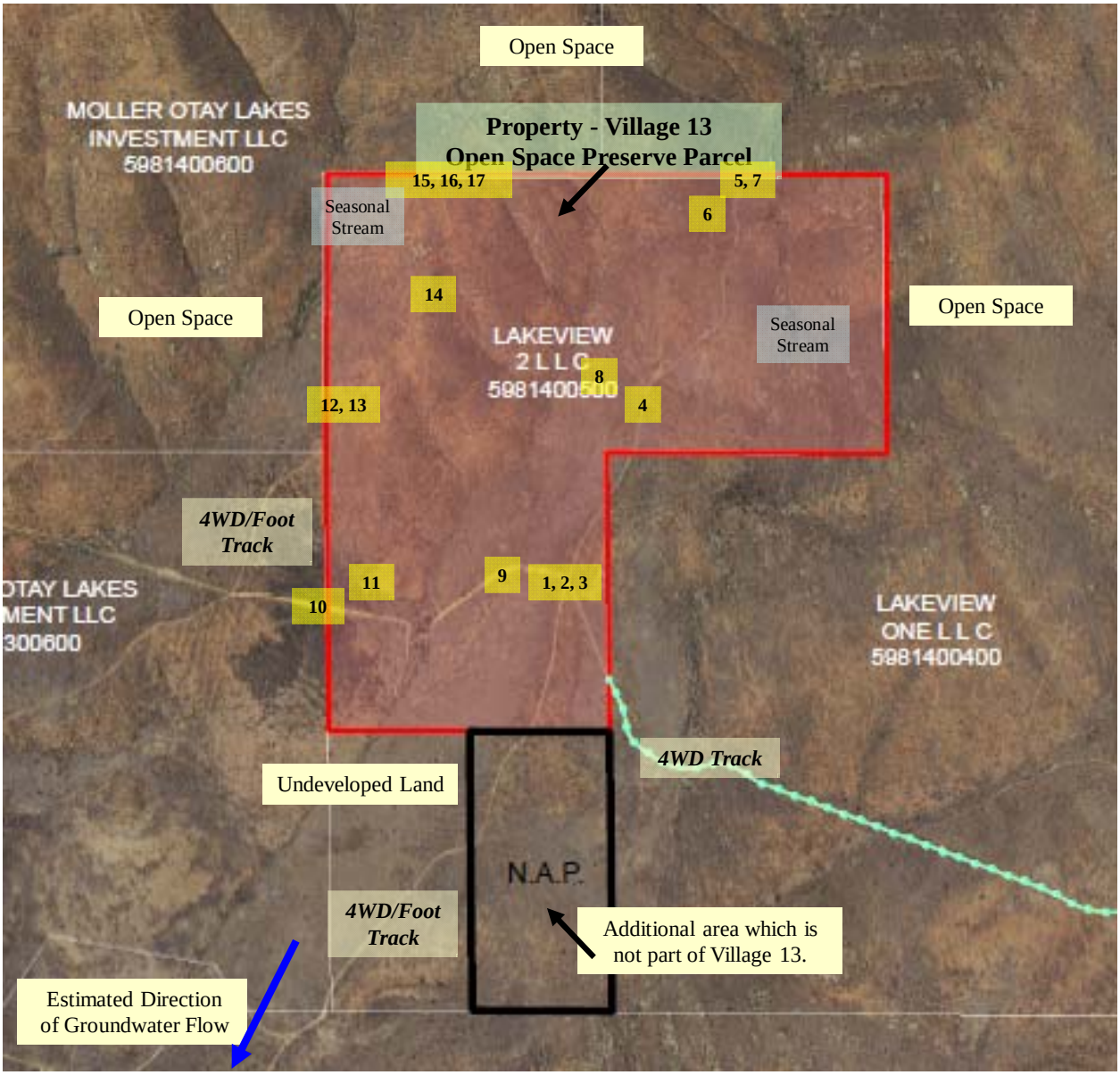
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Jamul Mountains, 2012, 7.5-minute

SITE NAME: Undeveloped Land
ADDRESS: OTAY LAKES RD
Chula Vista, CA 91915
CLIENT: Coast 2 Coast Env.

N



Base map is a portion of Hunsaker & Associates, Otay Ranch Village 13 Access Map, Prepared April 18, 2016. Hunsaker noted that base aerial is 2014 imagery obtained from SanGIS.

FIGURE 2 - PROPERTY PLAN	North	Legend:
Approximate Scale: 1″ = 800′	↑	—— = Approximate boundary of Property # = Location where photograph taken

APPENDIX B

PHOTOGRAPHS



Photograph 1: South view of south half of southwest quarter of Property taken at intersection of two dirt tracks in the southwest quarter.



Photograph 2: West view of Property taken at intersection of two dirt tracks in the southwest quarter.



Photograph 3: Northeast view of the northeast quarter of the Property and the area that adjoins to the south taken from the intersection of the two dirt tracks in the southwest quarter of the Property.



Photograph 4: East view of northeast quarter taken from south end of the north-south track crossing through the northeast quarter of the Property.



Photograph 5: South view of northeast quarter of Property taken on the north-south track at the north edge of the Property.



Photograph 6: West view of the northwest quarter of the Property from the north end of the northeast quarter of the Property.



Photograph 7: North view of the north adjoining site from the north end of the northeast quarter of the Property.



Photograph 8: Southwest view of southwest quarter taken approximately between the southern end of the northwest and northeast quarters of the Property.



Photograph 9: West view of southwest quarter and west and south adjoining sites from the east-west track along south end of the southwest quarter.



Photograph 10: East-northeast view of the southwest and northeast quarters of the Property taken on the west end of the east-west track along south end of the southwest quarter.



Photograph 11: North view of the north half of the southwest quarter and the northeast quarter of the Property from the east-west track along the south end of the southwest quarter.



Photograph 12: Northwest view of west adjoining area from the west edge of the southwest end of the northwest quarter.



Photograph 13: Southwest view of west adjoining area from the west edge of the southwest end of the northwest quarter.



Photograph 14: East view toward northeast quarter of the Property from the center of northwest quarter of the Property.



Photograph 15: Northeast to east view of the northwest and northeast quarters from the center of the north edge of the northwest.



Photograph 16: Southeast to south view of the northwest quarter and south adjoining site from the center of the north edge of the northwest quarter of the Property.



Photograph 17: North view of north adjoining site from the center of the north edge of the northwest quarter of the Property.

APPENDIX E

INTERVIEW DOCUMENTATION

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

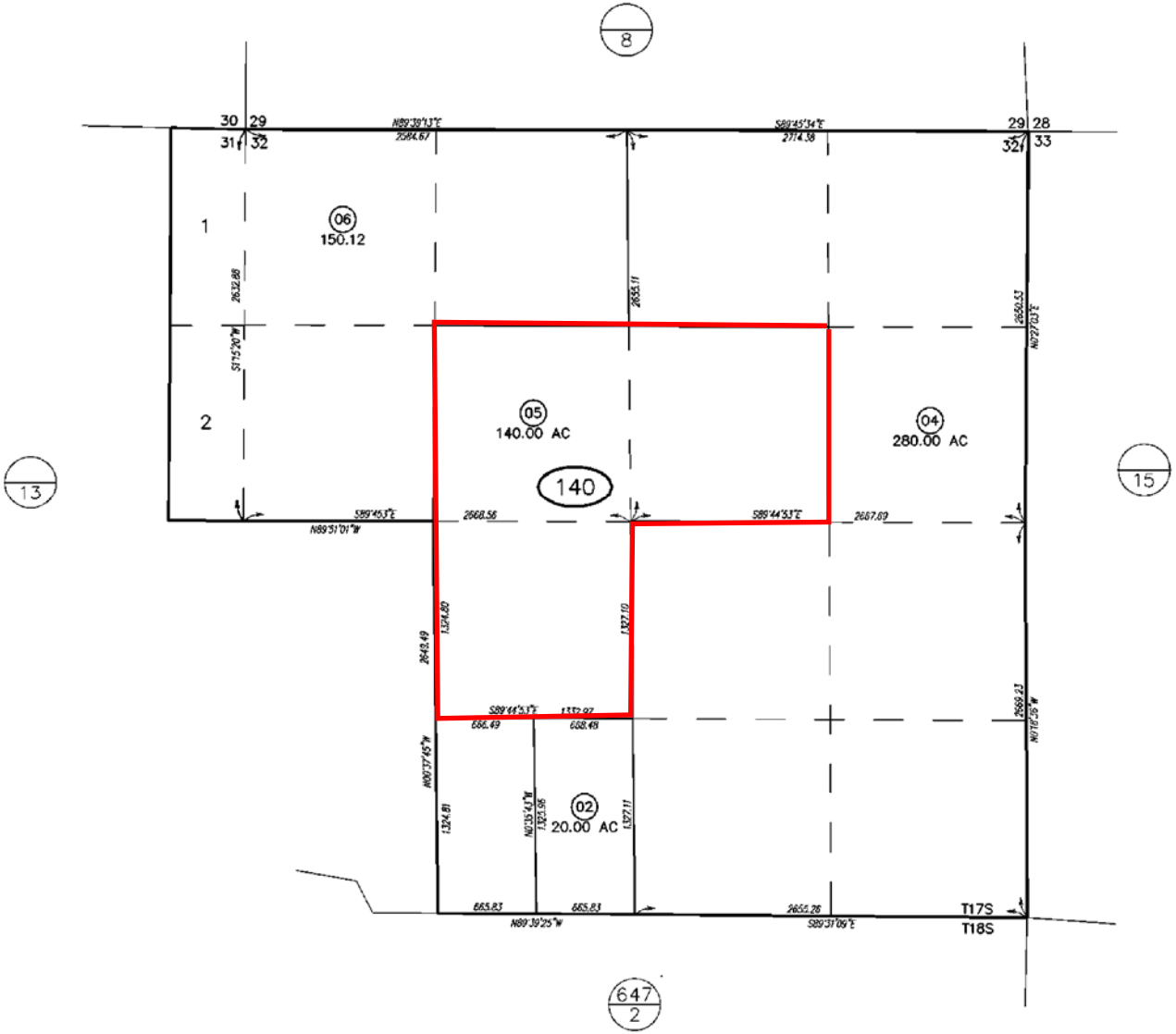
SAN DIEGO COUNTY ASSESSOR'S MAP

598 — 14
SHT 1 OF 1
1" = 800'
3/25/2010 JGD

Drawn: 2/9/2010 By: JGD From: 598-14

CHANGES

BLK	PRIOR APN	NEW APN	YR.	CUT NO.
140	01	SAME & OP '2'	02	5545
	01	03 '06, POR-130-06, POR 647-080-14 & R.O. Only	10	1608
	03 & -130-07	05 & 06	10	1626



SEC 31 – T17S – R1E – LOTS 1 & 2
SEC 32 – T17S – R1E – POR
ROS 8961, 14295

Coast 2 Coast Environmental, Inc.
13964 Boquita Drive
Del Mar, California 92014
619-889-6232
858-755-6232 (Fax)
C2CEnvironmental@AOL.com

OWNER QUESTIONNAIRE

Property:	**Property Owner:**	**Report User:**
Village 13 Open Space Preserve Land Otay Lakes Road Chula Vista, California 91915 APN: 598-140-05	Lakeview 2, LLC 280 Newport Center Dr., #240 Newport Beach, CA 92660 Contact: Stephen Haase Email: SmHaase@Baldwin Sons.com Phone: 619-234-4050 x44.109	Baldwin & Sons, Inc. 610 West Ash St., Suite 1500 San Diego, CA 92101 Stephen M. Haase, Sr. V.P. (619) 234-4050 Mora de Murguia, Public Finance Manager

At the request of Baldwin & Sons, Inc., Marybeth Norgren with Coast 2 Coast Environmental, Inc. is the environmental professional preparing a Phase I Environmental Site Assessment (ESA) for your Property in accordance with ASTM E 1527-13. The ASTM standard requires the Property owner to be interviewed. In order to fulfill this requirement, this questionnaire is being sent to you for completion. Coast 2 Coast Environmental, Inc. appreciates your effort to respond to the questions in a timely manner. If you need assistance or have questions, please contact Coast 2 Coast Environmental, Inc. using the contact information listed above.

1. Are you aware of any environmental cleanup liens against the Property that filed or recorded under federal, tribal, state or local law?

   No ✓

   Yes_____ Please explain:

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed against the Property under federal, tribal, state or local law?

   No ✓

   Yes_____ Please explain:

3. As the owner and occupant of the Property 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?

   No ✓

   Yes_____ Please explain:

4. Does the purchase price being paid or most recent appraised value for this Property reasonably reflect the fair market value of the Property? (We are not asking you to tell us what the Property is worth, just whether you think it is fair and not reduced in value due to environmental concerns.)

   Yes ✓ Not applicable_____

   Please explain N/A response:_____

   No_____ (Refinancing not buying Property or other reason)

5. If the preceding answer is "No", is the price lower because contamination is known or believed to be present at the Property?

   Not applicable ✓

   Yes_____Please explain:

   No_____Please explain:
   (Ex: Foreclosure sale, slow market or other known reason for reduced price)

6. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions of releases or threatened releases of hazardous materials or waste?

   No ✓

   Yes_____

7. Please provide as much information as you know about past owners, occupants and uses of the Property?

   a. Business names Unknown

   b. Approximate years the previous businesses occupied the Property Unknown

   c. How the previous businesses used the Property Agriculture/grazing

   d. Current or past Property owner names Lakeview 2 LLC / Unknown

   e. Reasons for selling (ex. business expanded – needed more room, business closed, estate sale due to death, etc.). N/A

   f. Addresses previously used for the Property Unknown

8. Do you know of specific chemicals that are present or were previously present at the Property?

   No ✓

   Yes_____ Please explain:

9. Do you know of spills or other chemical releases that have taken place on the Property?

   No ✓

   Yes_____ Please explain:

10. Do you know of any environmental cleanups that have taken place on the Property?

    No ✓

    Yes_____ Please explain:

11. Are there previous environmental reports for the Property (e.g. prior Phase I ESA, Phase II ESA, soil or groundwater sampling reports)?

    No_____

    Yes ✓ Please explain and provide copies of the reports: Phase 1 for EIR (see Appendix C-9 of EIR)

12. 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 ✓

    Yes_____ Please explain:

13. Any other comments you would like to provide concerning the Property:

    No ✓

    Yes_____ Please explain:

This questionnaire should be signed by the Property owner (e.g. managing member, officer of corporation, general partner or other legal representative.)

Prepared by: [signature] Title Sr. Vice President Date 5.4.16

Signature: Stephen Michael Haase

Thanks for your assistance. Please return this form as a PDF file to C2CEnvironmental@AOL.com.

Received

MAY 03

County of San Diego
Dept. of Environmental Health
Land & Water Quality Div.

Request # 5-16

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014
(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

Undeveloped Land, Chula Vista, CA 91915 or **598-140-05-00**
Exact Address (Street, City and Zip Code) — Assessor Parcel Number

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):
#_____ #_____ #_____ #_____ #_____

☒ No SAM/HMD/UST records were found for the address/APN you requested.

Signature - DEH Representative — Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

DEH-9098 (Rev. 12/12)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Village 13 Open Space Preserve Land
North of Otay Lakes Road
Chula Vista, California



C2C Project Number: 2017-044

Prepared for:

Baldwin & Sons, Inc.
20 Corporate Plaza
Newport Beach, California 92660

Prepared by:

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January 31, 2018

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY iii
2.0 INTRODUCTION 1
2.1 Property Location and Legal Description 1
2.2 Purpose 1
2.3 Scope of Services 1
2.4 Significant Assumptions and Data Gaps 2
2.5 Limitations 2
2.6 Exceptions to ASTM Standard Practice E1527-13 2
2.7 Special Terms and Conditions 3
2.8 User Reliance 3
3.0 INFORMATION PROVIDED BY CLIENT 4
3.1 Owner, Property Manager and Occupant Information 4
3.2 Title Records, Environmental Liens and Activity and Use Limitations 4
3.3 Specialized Knowledge 4
3.4 Valuation Reduction for Environmental Issues 4
3.5 Other Information 4
4.0 RECORDS REVIEW 5
4.1 Standard Environmental Record Sources 5
4.2 Additional Environmental Record Sources 6
4.3 Physical Setting 8
4.3.1 Topographical Characteristics 8
4.3.2 Geological Setting 8
4.3.3 Soil Characteristics 9
4.3.4 Hydrogeological Characteristics 9
4.4 Historical Use of the Property 9
4.4.1 Previous Environmental Reports 9
4.4.2 Chronological Review 10
4.4.3 Historical Sources Reviewed 13
4.5 Historical Use of the Adjoining Sites 14
5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE 15
5.1 Property and Vicinity General Characteristics 15
5.2 Structures, Other Improvements and Utilities 15
5.3 Site Reconnaissance Methodology and Limiting Conditions 15
5.4 Observed Use of the Property and Current Condition 16
6.3 Interior and Exterior Observations 16
5.6 Current Uses of Adjoining Sites 18
5.7 Area Reconnaissance 18
6.0 INTERVIEWS 19
6.1 Interview with Owner 19
6.2 Interview with the Property Manager 19
6.3 Interviews with Occupants 19
6.4 Interviews with Local Government Officials 19
6.5 Interviews with Others 19

7.0 ADDITIONAL SERVICES 20
7.1 Asbestos and Lead-Based Paint 20
7.2 Radon 20
7.3 Vapor Encroachment 20
8.0 FINDINGS AND CONCLUSIONS 21
9.0 RECOMMENDATIONS 22
10.0 DEVIATIONS 23
11.0 REFERENCES 24
11.1 Published References 24
11.2 Agency Resources 24
11.3 Commercial Resources 25
12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 26
13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL 27

APPENDIX A: FIGURES
APPENDIX B: PHOTOGRAPHS
APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION
APPENDIX D: REGULATORY RECORDS DOCUMENTATION
APPENDIX E: INTERVIEW DOCUMENTATION
APPENDIX F: PREVIOUS REPORTS
APPENDIX G: SCOPE OF WORK

Phase I Environmental Site Assessment
Property: Village 13 Open Space Preserve Land
C2C Project Number: 2017-044

1.0 EXECUTIVE SUMMARY

Coast 2 Coast Environmental, Inc. was retained by Baldwin & Sons, Inc. to conduct an environmental site assessment on a portion of APN 598-140-04 and all of APN 598-140-05 located north of Otay Lakes Road, Chula Vista (unincorporated), San Diego County, California (Property). A site reconnaissance was performed on May 13, 2017 and August 7, 2017. The Property consists of 270 acres of undeveloped land covered with native vegetation except for undeveloped land covered with native vegetation except for one east-west and two north-south four-wheel drive tracks that cross the Property as various points. The north-south tracks narrow to foot paths as they traverse north (upslope) across the Property.

The Property is unoccupied. The four-wheel drive tracks are in poor condition and accessibility even by a four-wheel drive vehicle appears to be very limited. Illegal disposal along the tracks was not observed.

Historically, the Property has been undeveloped mountainous land since at least 1903. The more easterly of the north-south tracks was first observed crossing through the Property on a 1943 topographic map. The more westerly of the north-south tracks and the east-west track were first observed crossing through the Property on a 1989 aerial photograph. Other improvements to the Property were not observed on historical resources found for years between 1903 and the present.

Based upon information obtained from Coast 2 Coast's research and visual observations made during our site visit, we have reached the following conclusions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent

State Solid Waste Information System (SWIS) and tribal equivalent
State and tribal Voluntary Cleanup Program (VCP) sites
State and tribal Brownfields sites

- Structures were not observed on the Property.
- Solid waste, hazardous waste or illegally dumped debris was not observed on the Property.
- Coast 2 Coast's review of historical information sources did not reveal evidence of recognized environmental conditions (RECs) in connection with the historical use of the Property
- High voltage electrical transformers were not found on the Property.
- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.
- RECs were not found during this assessment in connection with the current use of the Property.

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is Coast 2 Coast's opinion that further environmental assessment of this Property is not warranted at this time.

2.0 INTRODUCTION

2.1 Property Location and Legal Description

Name/Address: Village 13 Open Space Preserve Land
North of Otay Lakes Road
Chula Vista (unincorporated), California 91935

County: San Diego

Assessor Parcel Number or Other Legal Description: Portion of APNs 598-140-04 and 598-140-05-00

Owner: Lakeview One, LLC (598-140-04) and Lakeview 2, LLC (598-140-05)

2.2 Purpose

Coast 2 Coast Environmental Inc. performed a Phase I Environmental Site Assessment of land which will be dedicated as open space preserve within Village 13 located on a portion of APN 598-140-04 and all of APN 598-140-05 which is north of Otay Lakes Road in Chula Vista (unincorporated), San Diego County, California (Property). This assessment was performed under contract with Baldwin & Sons, Inc. at the direction of Ms. Mora de Murguia, Public Finance Manager. Coast 2 Coast's services were authorized by Mr. Stephen M. Haase, Senior Vice President on April 27, 2017 and amended August 22, 2017.

The assessment of this Property was performed at the direction of Baldwin & Sons, Inc. in conjunction with its efforts to conduct "all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice". The purpose of performing AAI is to identify "recognized environmental conditions (RECs)" associated with past and/or present operations at the Property or adjoining sites which may pose liability for Baldwin & Sons, Inc., Baldwin & Sons, LLC, Lakeview One, LLC, Lakeview 2, LLC, County of San Diego, and City of Chula Vista, A Municipal Corporation. By completing this step in the due diligence process, Baldwin & Sons, Inc., Baldwin & Sons, LLC, Lakeview One, LLC, Lakeview 2, LLC, County of San Diego, and City of Chula Vista, A Municipal Corporation satisfy one of the requirements to qualify for the "innocent landowner defense" under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 101(35).

2.3 Scope of Services

The assessment was performed in conformance with all of the components of the ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The assessment included, but was not necessarily limited to, the activities listed below:

- A reconnaissance of the Property to observe and assess characteristics of potential environmental concern.

- Observation of adjoining sites and the surrounding area to observe and assess characteristics of potential environmental concern which may impact the Property.

- Interviews with current and past owners, operators and occupants of the Property for the purpose of gathering information regarding the potential for contamination at the Property.

- Review of regulatory agency files and interviews with government agency officials to identify and assess any listings of regulatory permits, registrations, enforcement actions, contaminated sites, etc. likely to affect the Property.

- Review of historical resources to identify previous uses and occupancies of the Property since the Property was first developed or 1940, whichever is earlier.

- Visual inspection or use of other documentation to render an opinion as to the existence of asbestos, lead-based paint (interior and exterior), lead in the drinking water, and the potential for radon exposure.

- Development of a report to include discussion of the findings of the above tasks.

2.4 Significant Assumptions and Data Gaps

Significant assumptions concerning the Property were not made during this assessment except for the following:

- Lacking Property-specific information on the ground water gradient at the Property, it is assumed that the gradient mimics the topographic gradient.

- Information supplied by others is assumed to be correct and accurate.

2.5 Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual reconnaissance of the Property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of Coast 2 Coast's Property visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during Coast 2 Coast's effort and on Coast 2 Coast's experience. If additional information becomes available, we request the opportunity to review the information and modify Coast 2 Coast's opinions, if necessary.

Coast 2 Coast's services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

Coast 2 Coast Environmental, Inc. is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

2.6 Exceptions to ASTM Standard Practice E1527-13

Information concerning environmental liens or activity and use limitations (AULs) on the Property and a copy of the current title search were not provided.

Past owners and tenants were not interviewed.

The above exceptions are not considered to be significant in arriving at our findings and conclusions.

2.7 Special Terms and Conditions

Special terms and conditions which limited access to reasonably ascertainable information concerning the Property were not required by Baldwin & Sons, Inc.

2.8 User Reliance

This report has been prepared on behalf of, and for the exclusive use of Baldwin & Sons, Inc., Baldwin & Sons, LLC, Lakeview One, LLC, Lakeview 2, LLC, County of San Diego, and City of Chula Vista, A Municipal Corporation. The contents of this report may not be relied upon by any party other than Baldwin & Sons, Inc., Baldwin & Sons, LLC, Lakeview One, LLC, Lakeview 2, LLC, County of San Diego, and City of Chula Vista, A Municipal Corporation without the express written consent of Coast 2 Coast Environmental, Inc.

3.0 INFORMATION PROVIDED BY CLIENT

3.1 Owner, Property Manager and Occupant Information

The current owner of the Property is Lakeview One, LLC and Lakeview 2, LLC, A Municipal Corporation. The Property manager is Baldwin & Sons, Inc. Mr. Stephen Haase, Senior Vice President of Baldwin & Sons, Inc. is an authorized representative of Lakeview One, LLC and Lakeview 2, LLC. The Property is not occupied.

3.2 Title Records, Environmental Liens and Activity and Use Limitations

A review of reasonably ascertainable environmental lien records and activity and use limitations (AULs) for the Property was conducted by Coast 2 Coast Environmental on behalf of Lakeview One, LLC and Lakeview 2, LLC for this assessment. Coast 2 Coast subcontractor, NETR, prepared an Environmental Lien Search Report which is included in Appendix C.

NETR did not find records of environmental liens or AULs for the Property. The most recent grant deed included with the Environmental Lien Search Report did not provide information concerning title to coal, oil, gas petroleum and other hydrocarbons substances naturally deposited beneath the Property's surface. Coast 2 Coast did not observe warning signs on the Property indicating that underground pipeline easements crossed through the Property. The Property area is not within an area known to have oil and gas reserves.

A search of environmental records conducted by Environmental Data Resources, Inc. (EDR) did not find listings for the Property on the federal NPL Liens database, CERCLIS liens database, State Deed Restriction Listing or State Environmental Liens Listing. The federal databases track properties that the United States Environmental Protection Agency has filed liens against to recover remedial action costs or properties where an owner has been notified of potential liability. The State Deed Restrictions listing includes sites where AULs are in effect. The State Environmental Liens Listing includes sites where the State Department of Toxic Substances Control is a lien holder.

3.3 Specialized Knowledge

Mr. Stephen Haase, Senior Vice President of Baldwin & Sons, Inc. and an authorized representative of Lakeview One, LLC and Lakeview 2, LLC, was not aware of environmental liens, AULs or issues and events of further environmental concern on the Property.

3.4 Valuation Reduction for Environmental Issues

Mr. Haase believes the current assessed value for the Property is within the fair market value range for the Property and is not aware of environmental issues which may have affected the price of the Property.

3.5 Other Information

Mr. Haase was not aware of other issues of environmental concern associated with the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Coast 2 Coast Environmental reviewed a search of environmental records conducted by Environmental Data Resources, Inc. (EDR). A copy of EDR's report is located in Appendix D. The following standard environmental records sources were reviewed as specified for the Property, adjoining and nearby sites. Next to each source is its abbreviation as it appears in the database. An explanation of each record source is provided in EDR's beginning on Page GR-1 which immediately follows the Map Findings.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal ASTM Standard Databases		
National Priorities List (NPL and NPL Site Boundaries)	U.S. Environmental Protection Agency (EPA)	1.0
Delisted NPL	U.S. EPA	0.5
Federal Superfund Enterprise Management System (SEMS) – [Replaces CERCLIS which USEPA stopped updating in 2013.]	U.S. EPA	0.5
SEMS-ARCHIVE [Replaces CERCLIS No Further Action Planned (CERCLIS NFRAP)]	U.S. EPA	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	U.S. EPA	1.0
RCRAInfo (includes Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities)	U.S. EPA	0.5
RCRAInfo (includes Small Quantity Generators (RCRA-SQG), Large Quantity Generators (RCRA-LQG), Conditionally Exempt SQG (RCRA-CESQG)	U.S. EPA	Adjoining Sites
Engineering Controls Sites List (US ENG CONTROL)	U.S. EPA	Property
Institutional Controls Sites List (US INST CONTROL)	U.S. EPA	Property
Emergency Response Notification System (ERNS)	U.S. EPA	Property
State ASTM Standard Databases		
State Response Sites (RESPONSE)	California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC)	1.0
EnviroStor Database (ENVIROSTOR)	CalEPA DTSC	1.0
Solid Waste Information System (SWF/LF) (Active, Closed and Inactive Facilities and Landfills)	State Integrated Waste Management Board (IWMB)	0.5
Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCB)	0.5
Spills, Leaks, Investigations and Cleanup (SLIC) (Spills and leaks from non-UST sources or other sites not classified as a LUST.)	SWRCB and RWQCB	0.5

Database Reviewed	Responsible Agency	Search Distance (miles)
Cortese List (Combined Report List for Leaking USTs, Solid Waste Facilities and Landfills [SWF/LS], Cal-Sites) [CORTESE and HIST CORTESE)	CalEPA SWRCB, IWMB and DTSC	0.5 (LUSTs and SWLs) 1.0 (Cal-Sites)
Active UST Facilities (UST)	SWRCB	Adjoining Sites
SWEEPS UST Listing (Old UST database no longer updated.)	SWRCB	Adjoining Sites
Hazardous Substance Storage Container Database (HIST UST) (Old UST database no longer updated.)	SWRCB	Adjoining Sites
Facility Inventory Database (FID) (Old UST database no longer updated.)	CalEPA	Adjoining Sites
FEMA UST (A list of FEMA owned USTs)	FEMA	Adjoining Sites
Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Adjoining Sites
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5
Tribal Records		
Indian Lands UST	U.S. EPA Region IX	Adjoining Sites
Indian Lands LUST	U.S. EPA Region IX	0.5

The Property, adjoining sites and nearby sites were not found within the search radii for the databases reviewed.

Information was not found during this assessment which indicated "orphan" sites (sites not plotted because of insufficient geo-coding information) had impacted the Property.

4.2 Additional Environmental Record Sources

EDR also researched the following databases to enhance and supplement the standard database sources listed in Section 4.1.

Database Reviewed	Responsible Agency	Search Distance (miles)
Federal Supplemental ASTM Standard Databases		
Proposed NPL	U.S. EPA	0.5
Federal Facilities	U.S. EPA	1.0
U.S. Brownfields Sites (BROWNFIELDS)	U.S. EPA	0.5
Open Dump Inventory (ODI)	U.S. EPA	0.5
RCRAInfo (RCRA-NonGen)	U.S. EPA	Adjoining Sites
Department of Defense Sites (DOD)	U.S. Geological Survey	1.0
Formerly Used Defense Sites (FUDS)	U.S. Army Corps of Engineers	1.0
Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Records of Decision (RODS)	U.S. EPA	1.0

Database Reviewed	Responsible Agency	Search Distance (miles)
Uranium Mill Tailings Sites (UMTRA)	U.S. Department of Energy	0.5
Mines Master Index File (US MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Facility Index System (FINDS)	U.S. EPA	Property
State Coalition for Remediation of Drycleaners (SCRD DRYCLEANERS)	U.S. EPA	0.5
2020 Corrective Action Program List (2020 COR ACTION)	U.S. EPA	0.25
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	U.S. EPA	0.5
State Supplemental ASTM Standard Databases		
Waste Management Unit Database (WMUDS/SWAT) [Combination of other databases which track waste.]	SWRCB	0.5 (SWLs and SWAT) Property (Other)
Recycler Facilities (SWRCY)	Department of Conservation	0.5
CalSites Database (HIST Cal-Sites) Replaced by ENVIROSTOR. Also Cal-Sites formerly known as the Abandoned Sites Program (ASPIS)	CalEPA DTSC	1.0
School Property Evaluation Program (SCH)	CalEPA DTSC	0.25
Toxic Pits Cleanup Act Sites (TOXIC PITS)	SWRCB	1.0
List of Deed Restrictions (DEED)	CalEPA DTSC	0.5
CalSites Annual Work Plan [formerly State Bond Expenditure Plan] (CA BOND EXP PLAN)	Department of Health Services	0.5
Drycleaner Facilities with Waste Generator Identification Numbers (DRYCLEANERS)	CalEPA DTSC	Adjoining Sites
Enforcement Action Listing (ENF)	SWRCB	Adjoining Sites
Facility Manifest Data (HAZNET)	CalEPA	Property
EnviroStor Permitted Facilities Listing (HWP)	CalEPA DTSC	1.0
Registered Hazardous Waste Transporter Database (HWT)	CalEPA DTSC	0.25
Local Records		
Hazardous Materials Management Database (HMMD)	San Diego County Department of Environmental Health (DEH)	Property
Site Assessment & Mitigation (SAM)	DEH	0.5
Solid Waste Facilities – San Diego County	Department of Health Services	Property
Tribal Records		
Indian Open Dump Inventory (Indian ODI)	U.S. EPA	0.5
Debris Region 9 – Torres Martinez Reservation (DEBRIS REGION 9)	U.S. EPA Region IX	Property
Indian Reservations (INDIAN RESERV)	U.S. Geological Survey	1.0
Federal and Indian Lands (FEDLAND)	U.S. Geological Survey	1.0
EDR Proprietary or Exclusive Records		
Manufactured Gas Plants (EDR MGP)	EDR	1.0
Historic Gas Stations (EDR US Hist Auto Stat)	EDR	Adjoining Sites

Database Reviewed	Responsible Agency	Search Distance (miles)
Historic Dry Cleaners (EDR US Hist Cleaners)	EDR	Adjoining Sites
Recovered Government Archive LUST (RGA LUST)	EDR compiled from historic SWRCB records/databases	0.5
Recovered Government Archive Solid Waste Facilities List (RGA LF)	EDR compiled from historic Department of Resources Recycling and Recovery records	0.5

The Property, adjoining sites and nearby sites were not found within the search radii for the databases reviewed.

Information was not found during this assessment which indicated "orphan" sites (sites not plotted because of insufficient geo-coding information) which may appear on the above-listed databases had impacted the Property.

4.3 Physical Setting

4.3.1 Topographical Characteristics

The Property includes the southeast ¼ of the northwest ¼, the whole northeast ¼ and approximately the northeast ⅓ of the southeast ¼ of Section 32, Township 17 South, Range 1 East (San Bernardino baseline and meridian) on the Jamul Mountains, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. The topography of the Property is generally mountainous with the regional topographic gradient tending to the south. Site elevation ranges from approximately 800 to 1,600 feet above mean sea level (amsl). Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage in the Property area is anticipated to flow to the south along unnamed seasonal drainage that bisects the Property and flows south into the Lower Otay Reservoir, located approximately ¾ mile south of the Property. Flood plain zoning for the Property is Zone X which includes areas determined to be outside the 0.2% annual chance floodplain.

4.3.2 Geological Setting

The Property is located in the Peninsular Ranges physiographic province of southern California. According to a geologic map of the area (Tan, 2002) the site area is underlain by metavolcanic rocks and Tertiary sedimentary rocks. The metavolcanic rocks are named the Santiago Peak Volcanics, a somewhat metamorphosed sequence of Upper Jurassic volcanic and volcaniclastic rocks underlain by the Southern California Batholith, which is of mostly Cretaceous age. The Tertiary sedimentary rocks, which overlie the older Santiago Peak volcanics, are classified as Otay formation (Oligocene to Miocene) and consist of sandstone, siltstone, claystone and fanglomerate.

4.3.3 Soil Characteristics

As described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service there are two types of surface soil on the Property (USDA, 1973). A brief description of these soils and their permeability classification are listed below.

Soil Type	Permeability
Friant rocky fine sandy loam, 30 to 70% slopes (FxG) This soil is found on mountainous uplands and consists of fine sandy loams that formed in material weathered from fine-grained metasedimentary rock.	Moderately rapid
Olivenhain cobbly loam, 9 to 30% slopes (OhE) This soil is found on dissected marine terraces and consists of deep cobbly loams formed in old gravel and cobbly alluvium.	Moderate

4.3.4 Hydrogeological Characteristics

The Property is in the Savage Hydrologic Subarea of the Dulzura Hydrologic Area of the Otay Hydrologic Unit of the San Diego Hydrologic Basin (10.31). Beneficial uses of the groundwater within the Savage Subarea include agricultural, municipal and industrial. Depth to groundwater in this area is estimated to be approximately 300 feet or more below ground surface based on the estimated depth of the water well found on the south adjoining Property during a previous assessment. Groundwater flow in the Property area is estimated to generally follow the topographic gradient which is to the south-southwest.

Potable water is not currently provided to the Property area.

4.4 Historical Use of the Property

4.4.1 Previous Environmental Reports

Previous environmental assessments and investigations of APN 598-140-04 prepared for Baldwin & Sons, Inc. and Lakeview One, LLC were not found during this assessment. Coast 2 Coast Environmental, Inc. principal assessor, Marybeth Norgren, previously completed two Phase I ESAs which included this APN. A 2003 Phase I ESA was prepared while Ms. Norgren was employed by another firm. A second Phase I ESA was prepared by Coast 2 Coast in 2005 for another client. Ms. Norgren does not recall finding recognized environmental concerns for APN 598-140-04 during either previous assessment

A previous environmental report for APN 598-140-05 was prepared by Coast 2 Coast in April 2016 for Lakeview 2, LLC. Information from that report has been incorporated into the current report. Recognized environmental conditions were not found during the assessment.

4.4.2 Chronological Review

In summary, the Property has been undeveloped mountainous land since at least 1903. The more easterly of the north-south tracks was first observed crossing through the Property on a 1943 topographic map. The more westerly of the north-south tracks and the east-west track were first observed crossing through the Property on a 1989 aerial photograph. Other improvements to the Property were not observed on historical resources found for years between 1903 and the present.

The historical resources used in this assessment, along with Coast 2 Coast's findings, are presented below in chronological order. Attempts were made to find information on five-year intervals but data gaps may exist if information was not reasonably ascertainable for each interval.

1900: A 1903 topographic map does not depict structures on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. A seasonal stream bed is visible on the east end of the Property. Evidence of hazardous materials use on the Property was not found during this period.

1910: A specific historical resource was not found for this period.

1920: A 1928/1929 aerial photograph depicts the Property as undeveloped mountainous land. Evidence of hazardous materials use on the Property was not found during this period.

1930: Beginning in 1936, Mr. Stephen Birch began purchasing property in and around Ranchos Otay and Janal after visiting the area in the 1920s. Though Mr. Birch had made his fortune as a mining engineer in Alaska and was chairman of Kennecott Copper Corporation, information was not found during this assessment indicating his purchase of the Property and surrounding lands was due to mining interests. Altogether Mr. Birch purchased 35,000 acres of land including the Property. His family included his wife, Mary Celine Marshall Rand, a daughter, Mary, born in 1917 and a son, Stephen, Jr., born in 1918. The family lived at Rancho del Otay and their 29,000 acre ranch originally operated under the name Otay Agricultural Corporation until being renamed United Enterprises. Upon formation of United Enterprises, Mr. Birch, Sr. named his son, Stephen, Jr., as the President and his daughter, Mary, as Vice President. The Stephen and Mary Birch Foundation was formed in 1939. United Enterprises appeared as the owner of the Property prior to it being granted to Baldwin Vista Associates, L.P. in November 1988.

The Birch's ranch was used for growing lima beans, hay and grain and cattle ranching. Based on comments from Mr. Adams, a former ranch supervisor who was interviewed in January 2000 during a previous Phase I ESA of an adjoining area, it appears that cattle ranching was likely the Birch's primary use for the majority of their land throughout their ownership. The Property was too mountainous for agricultural use but it is possible that it was used for cattle grazing. Evidence of hazardous materials use on the Property was not found during this period.

1940: In 1940, Mr. Birch, Sr. died and Miss Mary Birch inherited the ranch, United Enterprises, and Rancho del Otay. (Mr. Stephen Birch, Jr. inherited the family's New Jersey home and did not have an active role in managing the family's San Diego County holdings. He died in 1970.)

A 1943 topographic map does not depict structures on the Property. A north-south seasonal stream bed is visible on the east end of the Property and a second seasonal streambed passes northeast to southwest through the center of the Property. West of the seasonal stream is a north-south four-wheel drive/foot track is marked on the map. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1945: A 1949 aerial photograph does not depict agricultural use or other development of the Property. There is a trace of the four-wheel drive/foot track noted on the 1943 topographic map. Evidence of hazardous materials use on the Property was not found during this period.

1950: A 1953 aerial photograph does not depict significant changes to the Property compared to the 1949 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1955: In 1955, Miss Mary Birch married Mr. Patrick R. Patrick and they resided at Rancho del Otay. A 1955 topographic map does not depict significant changes to the Property compared to the 1943 map. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1960: A 1964 aerial photograph does not depict significant changes to the Property compared to the 1953 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1965: A 1968 aerial photograph does not depict significant changes to the Property compared to the 1964 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1970: A 1970 aerial photograph does not depict significant changes to the Property compared to the 1964 and 1968 photographs. Mr. Patrick died in 1971. A 1971 photorevised topographic map does not depict changes to the Property compared with the 1955 map. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1975: A 1975 photorevised topographic map does not depict changes to the Property compared with the 1971 map. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. A 1979 aerial photograph does not depict significant changes to the Property

compared to the 1970 photograph. Evidence of hazardous materials use on the Property was not found during this period.

1980: A November 1983 aerial photograph does not depict significant changes on the Property compared to the 1979 photograph. Mrs. Mary Birch Patrick died in November 1983. Mrs. Patrick's co-executors were Mrs. Rose Patek and Southern California First National Bank. The estate included controlling interest in United Enterprises. During the 1980s, United Enterprises prepared documents for the development of the Otay Ranch villages. In 1984 or 1985, City National Bank replaced Southern California First National Bank as the co-executor of the estate. Evidence of hazardous materials use on the Property was not found during this period.

1985: On November 4, 1988, United Enterprises granted the Property to First American Title Insurance Company (Document #88-0567316) which in turn granted the Property to Baldwin Vista Associates L.P. on December 7, 1988 (Document #88-0629805). Baldwin Vista Associates was a company owned by James and Alfred Baldwin. A 1989 aerial photograph depicts all three of the current four-wheel drive/foot tracks crossing the Property. Evidence of hazardous materials use on the Property was not found during this period.

1990: A 1994 aerial photograph does not depict significant changes on the Property compared to the 1989 photograph. In 1993, Baldwin Vista Associates, L.P. amended its partnership name to Otay Vista Associates, L.P. (Document #93-0310558) and again in 1994 to The Otay Ranch L.P. (Document #94-0522559). A 1994 topographic map does not depict changes to the Property compared with the 1975 map. (It does not depict the two new four-wheel drive/foot tracks. Structures are not depicted on the Property. The map does not depict features of environmental concern such as wells or mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found during this period.

1995: The Baldwin Company declared bankruptcy in July 1995 but they retained the Property as part of the bankruptcy settlement. A 1996 aerial photograph does not depict significant changes on the Property compared to the 1994 photograph. In August 26, 1997, Otay Ranch L.P. granted the Property to South Bay Project, LLC (Document #97-0411918) which on the same day transferred the Property to Otay Project, LLC (Document #97-0411919) which was still a company controlled by the Baldwins. On July 30, 1999, Otay Project, LLC granted the Property to Otay Project, L.P. (Document #99-0527467). Evidence of hazardous materials use on the Property was not found during this period.

2000: Mr. Rob Cameron was interviewed by Ms. Norgren in 2003 during an assessment of an area which included the Property. At the time of the interview, Mr. Cameron was an authorized representative of Otay Project, L.P. He stated that The Otay Ranch Company stopped allowing cattle ranching on the Village 13 property in 2000. A 2002 aerial photograph does not depict significant changes to the Property compared to the 1996 photograph. Evidence of hazardous materials use on the Property was not found during this period.

2005: 2005 and 2009 aerial photographs do not depict significant changes to the Property compared to the 2002 aerial. On September 11, 2009, Otay Project, L.P. granted land including the APN 598-140-04 to the current owner, Lakeview One, LLC (Document #2009-0508601.) Evidence of hazardous materials use on the Property was not found during this period.

2010: 2010 and 2012 aerial photographs do not depict significant changes to the Property compared to the 2009 photograph. On December 20, 2012, Otay Project, L.P. granted land including APN 598-140-05 to the current owner, Lakeview 2, LLC (Document #2012-0803692.) Evidence of hazardous materials use on the Property was not found.

2015: A 2016 aerial photograph does not depict significant changes to the Property compared to the 2012 photograph. Evidence of hazardous materials use on the Property was not found.

4.4.3 Historical Sources Reviewed

Historical sources between 1903 and the present were reviewed and included the following:

Aerial Photographs: EDR provided aerial photographs for the years 1949, 1953, 1964, 1970, 1979, 1989, 1994, 2002 (previously provided), 2005, 2009, 2010 and 2012. Aerials for the years 1928/1929, 1968 and 1983 were obtained at the County of San Diego Public Works Department Cartographic Services. An aerial photograph for the year 2016 was obtained from Terraserver.com.

Building Permits: The Property is within an unincorporated area of the County of San Diego. The County of San Diego Development Services Department maintains computerized records of building permits dating back to 1987 and descriptions of purged building permits dating back to 1972. Since there has been no building activity on the Property between 1972 and the present and because there are no street addresses for the Property, building permit records were not searched.

City Directories: As there are no street addresses for the Property, city directories could not be researched for the Property.

Chain-of-Title/Assessor Records: Coast 2 Coast reviewed a chain-of-title environmental liens report for the Property and recent assessor information for the Property available on First American Title Company's FastWeb database. Coast 2 Coast previously reviewed readily accessible ownership information for the Property at the County Recorder's office.

Historical Topographic Maps: EDR provided historical topographic maps for the years 1903, 1943, 1955, 1971, 1975, 1994 and 2012.

Sanborn Maps: EDR reported that Sanborn maps were not available for the Property area.

4.5 Historical Use of the Adjoining Sites

Specific historical research was not conducted for the adjoining sites and surrounding area. However, in the process of researching historical data for the Property, the following historical information was obtained for the adjoining sites:

North: The site adjoining the Property to the north has been undeveloped mountainous land dating back to at least 1903. The oldest of the four-wheel drive/foot tracks continued on to this site from the Property. Issues of further environmental concern associated with the past use of this adjoining site were not found.

East: The site adjoining the Property to the east has been undeveloped mountainous land dating back to at least 1903. Issues of further environmental concern associated with the past use of this adjoining site were not found.

South: The site adjoining the Property to the south has been undeveloped mountainous land dating back to at least 1903. Issues of further environmental concern associated with the past use of this adjoining site were not found.

West: The site adjoining the Property to the west has been undeveloped mountainous land dating back to at least 1903. One of the four-wheel drive/foot tracks (first observed on a 1989 photograph) which crossed the Property continued onto this site. Issues of further environmental concern associated with the past use of this adjoining site were not found.

In addition, the surrounding area was historically undeveloped land in the surrounding mountains or land used for cattle grazing and some crop cultivation on the lower elevations where Village 13 is planned for development. Information was not found during this assessment indicating that these past uses impacted the environmental quality of the Property.

5.0 PROPERTY DESCRIPTION AND SITE RECONNAISSANCE

5.1 Property and Vicinity General Characteristics

Lot Size: 270 acres

Current Zoning: The Property is currently zoned S87 (Limited Control)/S88 (Specific Plan). Limited Control was a code that was applied to land that was unzoned as of December 1, 1969. It is expected that land within this zone will be converted to more appropriate zoning through implementation of long-range planning programs. Uses which are permitted within Limited Control include agricultural crops or animal grazing. The Specific Plan allows for limited uses as allowed for by the adopted plan.

Roads: Roads were not observed crossing through the Property.

5.2 Structures, Other Improvements and Utilities

Site Improvements: Buildings were not observed on the Property.

Other Structures: Sheds, awnings and other secondary structures were not observed on the Property.

Hardscaped Areas: Paved areas were not observed on the Property.

Landscaped Areas: Landscaping was not observed on the Property. Observed native vegetation appeared to be in good condition and did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Water Retention Areas: Pits, ponds, lagoons, swimming pools and other water retention areas were not observed on the Property.

Utilities: The Property is not currently served by water, sewer, gas or electric utilities.

Heating & Cooling Systems: Heating and cooling systems which may require fuel were not observed on the Property.

5.3 Site Reconnaissance Methodology and Limiting Conditions

On May 13, 2017 and August 7, 2017, Marybeth Norgren conducted a site reconnaissance of the Property to find if current usage or activities on the Property have created, or have the potential to create, an environmental impairment to the Property. The results of the site reconnaissance are presented below.

A site reconnaissance typically begins with a guided tour of the interior of the buildings on the Property. During the site reconnaissance an emphasis is placed on viewing areas where activities likely to use and generate hazardous materials occur such as maintenance and repair areas, boiler

rooms and manufacturing areas. In addition, accessible common areas and a representative sample of tenant (occupant) spaces are observed.

The site reconnaissance continues by touring the exterior of the Property buildings and viewing the interior of any secondary structures such as sheds. The site reconnaissance is completed by viewing the Property from all adjacent public thoroughfares and commercial properties (where possible).

5.4 Observed Use of the Property and Current Condition

The Property is currently undeveloped and unoccupied. On-site activities of environmental concern were not observed during Coast 2 Coast's assessment of the Property.

A Property Plan (Figure 2) depicting the general configuration of the Property as well as pertinent site observations is included in Appendix A. Photographs of the Property are included in Appendix B.

6.3 Interior and Exterior Observations

Coast 2 Coast looked for the following improvements and features on the Property and whether the use, treatment, storage, disposal or generation of hazardous substances and petroleum products had occurred on the Property.

Drains and Sumps:

Floor drains, floor sinks, trench drains, sumps and clarifiers were not observed on the Property. .

Odors:

Strong, pungent or noxious odors were not detected during the assessment.

Oil and Gas Pipelines and Wells

Map W1-7 prepared by the State of California Division of Oil, Gas and Geothermal Resources did not show oil wells within a one-mile radius of the Property.

Pest Control:

The Property does not use regularly-scheduled pest control services.

Potential PCB-Containing Equipment:

Transformers and other potential PCB-containing equipment were not observed on the Property.

Septic Systems and Wells:

Septic systems and water wells were not observed on the Property.

Stains and Corrosion:

Evidence of staining and corrosion caused by sources other than standing water. Evidence of stains or corrosion by hazardous substances was not observed.

Stained Soil and Pavement:

Visual observations were made of the soil and paved areas to find discolorations or surface staining which could be indicative of contaminant discharge.

Significant soil and pavement stains were not observed on the Property.

Hazardous Materials:

Hazardous materials were not observed on the Property.

Drums and Other Containers:

Drums or other potential chemical containers were not observed.

Storm Drains:

Storm drains were not observed on the Property.

Surface Anomalies/Depression:

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions were not observed on the Property.

Surface Drainage on Site:

Based upon Property surface and improvement characteristics observed during Coast 2 Coast's site reconnaissance of the Property, surface drainage at the Property would flow to the south along two seasonal streambeds that cross the Property.

Surface Drainage Obstructions:

During Coast 2 Coast's site reconnaissance it was observed that the Property is protected from surface run-off from adjoining sites to the south by topography.

Underground and Aboveground Storage Tanks:

Underground and above ground storage tanks were not observed on the Property.

Waste Disposal:

Hazardous Waste Disposal: The Property does not currently generate hazardous waste requiring disposal.

Solid Waste: Solid waste (trash) was not observed on the Property.

Illegal dumping was not observed on the Property.

5.6 Current Uses of Adjoining Sites

The present land usage of the adjoining sites was also observed to assess their potential to adversely impact the Property. These observations were made "off-site" and in most cases did not involve entering the adjoining site. The results of these observations are presented below:

North: The site adjoining the Property to the north is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

East: The site adjoining the Property to the east is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

South: The site adjoining the Property to the south is occupied by undeveloped hilly terrain. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

West: The site adjoining the Property to the west is occupied by undeveloped mountainous terrain which is part of the Jamul Mountains. Visual observations of this site did not indicate that current activities on this adjoining site had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

5.7 Area Reconnaissance

A vehicular reconnaissance of the surrounding area in the immediate vicinity of the Property was conducted to observe, in very general terms, the current land use of the sites in the area and to assess if this use poses an environmental threat to the Property. Land usage in the general vicinity of the Property includes the undeveloped mountainous terrain which is part of the Jamul Mountains and the undeveloped hilly terrain which is the within the area that will be developed for Village 13. These uses did not appear to pose an environmental threat to the Property.

6.0 INTERVIEWS

Records of communication for interviews and agency contacts completed during this assessment are included in Appendix E.

6.1 Interview with Owner

Mr. Stephen Haase, Senior Vice President with Baldwin & Sons, Inc., completed an Owner Questionnaire for the Property. Mr. Haase is an authorized representative for Lakeview One, LLC and Lakeview 2, LLC. He was not aware of issues or events of environmental concern associated with the Property.

6.2 Interview with the Property Manager

The Property is managed by Mr. Haase and other staff at Baldwin & Sons including Ms. Mora de Murguia, Public Finance Manager. Neither Mr. Haase nor Ms. de Murguia was aware of issues or events of environmental concern associated with the Property.

6.3 Interviews with Occupants

The Property is not occupied.

6.4 Interviews with Local Government Officials

Coast 2 Coast contacted the Certified Unified Program Agency (CUPA) for the Property. The CUPA is responsible for enforcement and monitoring of various environmental programs. For the Property, the San Diego County Department of Environmental Health (DEH) is the CUPA.

DEH is now generally responding to records requests electronically. For each address or APN submitted to the agency, DEH will provide a written response that it has no records or it will provide electronic copies of its files for an address. In general, detailed inspection records dated earlier than the late-1990s for most sites have been purged from DEH's files and only a brief summary page is available. Copies of past and current Unified Permits, Hazardous Materials Business Plans and Hazardous Materials Inventories are not readily available and require written permission from Business Owner to obtain. Coast 2 Coast attempts to acquire copies of these documents during the site reconnaissance.

DEH responded that it has no records for either Property APN.

6.5 Interviews with Others

Other individuals with knowledge of the Property were not found during this assessment.

7.0 ADDITIONAL SERVICES

7.1 Asbestos and Lead-Based Paint

Since the Property was not developed with structures, a visual inspection for asbestos and lead-based paint concerns was not conducted during this assessment.

7.2 Radon

Radon is a colorless, odorless gas that can seep into structures from the ground. It is a leading cause of lung cancer. The USEPA has a recommended action level of 4.0 picoCuries per liter (pCi/L) of air. The USEPA has classified San Diego County as Zone 3, indicating that the average indoor radon activity is not expected to exceed 2 pCi/L.

Existing radon testing data for the Property area is summarized in EDR's report which is included in Appendix D. Within the zip code of the Property six homes have been tested as part of a State program and all the homes were reported to have radon concentrations less than 4.0 pCi/L.

Within San Diego County, thirty homes were tested as part of a Federal program and were reported to have less than 4.0 picocuries/liter (pCi/L) with the average concentration being 0.677 pCi/L on the first floor and 0.400 pCi/L on the second floor. As these results are below the EPA action level, it is not anticipated that radon poses a significant environmental threat to the Property.

7.3 Vapor Encroachment

The Property is not known to have had current or past contamination that may result in vapor encroachment. Evidence was not found during this assessment indicating that there was a potential environmental concern which may be the result of vapor intrusion with respect to the buildings on the Property.

Information was not found during this assessment indicating that adjoining and nearby sites have had current or past contamination which may have resulted in vapor encroachment.

Maps included in EDR's report in Appendix D did not indicate a regional groundwater contamination plume. Other information or evidence of a regional groundwater contamination plume was not found during this assessment.

Other conditions which may result in vapor encroachment at the Property were not found during this assessment.

8.0 FINDINGS AND CONCLUSIONS

Based upon Coast 2 Coast's review of the information obtained during the course of this assessment of the Property and herein presented, we have formed the following opinions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-13, including the following:

  United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
  State- and tribal-equivalent priorities list
  U.S. EPA Superfund Management Enterprise System (SEMS) (including sites requiring no further action) [formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)]
  State- and tribal-equivalent CERCLIS
  U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
  U.S. EPA RCRA Generators
  U.S. EPA Emergency Response Notification System (ERNS)
  Federal Institutional Control (IC) or Engineering Control (EC) Registries
  State- and tribal-equivalent IC and EC Registries
  State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
  State Registered Underground Storage Tank (UST) and tribal equivalent
  State Solid Waste Information System (SWIS) and tribal equivalent
  State and tribal Voluntary Cleanup Program (VCP) sites
  State and tribal Brownfields sites

- Structures were not observed on the Property.

- Solid waste, hazardous waste or illegally dumped debris was not observed on the Property.

- Coast 2 Coast's review of historical information sources did not reveal evidence of recognized environmental conditions (RECs) in connection with the historical use of the Property

- High voltage electrical transformers were not found on the Property.

- A review of a statewide radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.

- RECs were not found during this assessment in connection with the current use of the Property.

9.0 RECOMMENDATIONS

Based upon Coast 2 Coast's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is Coast 2 Coast's opinion that further environmental assessment of this Property is not warranted at this time.

10.0 DEVIATIONS

We have performed a Phase I Environmental Site Assessment of the Property located north of Otay Lakes Road, Chula Vista (unincorporated), San Diego, California in conformance with the scope and limitations of ASTM Standard E1527-13. Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the Property.

11.0 REFERENCES

11.1 Published References

Federal Agencies, Departments and Offices

United States Department of Agriculture
- Natural Resources Conservation Service
  - Soil Survey of the San Diego County Area, Roy H. Bowman, December 1973

United States Geological Survey
- Preliminary Geologic Map
  - Geologic Map of the Jamul Mountains 7.5' Quadrangle, San Diego County, California, S. S. Tan, 2002

United States Department of Homeland Security
- Federal Emergency Management Agency
  - Flood Insurance Rate Map #06073C1945G (Not printed)

State Agencies, Departments and Offices

Department of Conservation
- Division of Oil, Gas & Geothermal Resources
  - Wildcat Map W1-7, March 15, 2004

State Water Resources Control Board
- Regional Water Quality Control Board – San Diego Region
  - *Water Quality Control Plan for the San Diego Basin,* April 1995

11.2 Agency Resources

San Diego County Agencies, Departments and Offices

Assessor/Recorder's Office
- Current Ownership Records
- Historic Ownership Records

Environmental Health
- Hazardous Materials Business Plan and Permits
- Inspection Records
- Site Mitigation Reports
- UST/LUST Records

Planning and Land Use Department
- Current Zoning Map
- Otay Ranch General Development Plan/Subregional Plan, October 28, 1993
  - Part I, Chapter 3, History of Otay Ranch

Public Works Department
Cartographic Services
Aerial Photographs

City of San Diego Agencies, Departments and Offices

Water Department
History, http://www.sandiego.gov/water/gen-info/history.shtml

11.3 Commercial Resources

Environmental Data Resources, Inc.
Aerial Photographs Search
City Directory Search
Regulatory Database Search
Sanborn Map Search
Topographic Map Search

First American Title Company FastWeb Database
Current Property Ownership Records
Historical Property Ownership Records

NETR
Environmental Lien Report

San Diego Union Tribune
Mary Birch Patrick, A Millionaire Heiress's Unrealized Visions, The Stephen and Mary Birch Foundation, Part I, Joe Cantlupe, March 17, 1997, Page A-1

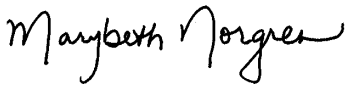
Terraserver.com
1996 Aerial Photograph
2016 Aerial Photograph

University of San Diego
Online Local History Archives
Otay Valley, No author provided, http://history.acusd.edu/gen/local/otay.html, Accessed May 21, 2006

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

Submitted:



Marybeth Norgren
Principal

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Marybeth Norgren
Principal

Education

B.S., Chemistry, California State University Fullerton, 1988
M.S., Environmental Management, University of San Francisco, 1999
Asbestos Fiber Counting (NIOSH 582), McCrone Research Institute
EPA/AHERA Building Inspector and Management Planner, Design for Health
EPA/AHERA Asbestos Abatement Contractor/Supervisor, Design for Health
EPA/AHERA Asbestos Abatement Project Designer, Design for Health
EPA Radon Measurement Operator, Western Regional Radon Training Center
Lead-Based Paint Inspection & Assessment, Project Monitor and Project Designer, U C Berkeley Extension
Continuing Education for Lead-Based Paint, Homesafe Environmental, Inc.

Registrations

Cal/EPA Registered Environmental Assessor #5548 *(State ended program on July 1, 2012.)*
Cal-OSHA Certified Asbestos Consultant #92-0720
California DHS Lead-Related Construction Inspector/Assessor and Project Monitor, #541

Experience

Ms. Norgren has more than 25 years of experience managing and conducting environmental site assessments (ESAs) and hazardous materials surveys on all types of properties including commercial, industrial, residential, agricultural and unimproved properties. She has utilized the ASTM 1527 standard for ESAs since its inception in the early 1990s and incorporated it into client specific standards as requested. She has managed projects involving underground storage tank removals, unauthorized releases and associated sampling. In addition, she has experience conducting all phases of asbestos and lead-based paint abatement projects including comprehensive building surveys, contract bid solicitation, contract administration, project specifications, and contract documentation. Prior to starting Coast 2 Coast Environmental, Inc. in 2004, she worked for both small and large consulting firms on projects primarily located in the western United States.

Relevant Projects

Wells Fargo Bank/First Interstate Bank, Bank of the West, Bank of America, Union Bank and Great Western Bank - Various Locations. Managed and conducted Phase I ESAs for commercial, industrial, retail and agricultural properties throughout California as well as Arizona, Nevada, Oregon, Washington, Texas and Midwest and East Coast sites. Assessment activities included Property reconnaissance, agency record reviews, historical land use research, geologic conditions research, and recommendations for handling identified concerns. Property reconnaissance has included asbestos sampling, radon sampling and/or water and paint sampling for lead. Conducted Phase II ESAs including comprehensive asbestos surveys and soil and groundwater sampling.

City of Ontario Housing Agency, Ontario, CA. Managed a multi-year contract for asbestos and lead-based paint sampling of 600 homes which were part of the Residential Sound Insulation Project to reduce air traffic noise from Ontario Airport. Other work included conducting Phase I ESAs and demolition surveys for asbestos and lead-based paint on properties being purchased by the City in high noise areas.

Paseo Project, San Diego State University Foundation, San Diego, CA. Prepared a Phase I Environmental Site Assessment (ESA) of five city blocks south of San Diego State University. The ESA was part of the Hazardous Materials Technical Study for the SDSU Foundation Master Plan concerning the formation of a redevelopment project area on lands adjacent to the University. The ESA included historical research dating back to the development of the area beginning in 1931 when the University moved to its current location. The report also included a review of agency files for four gas stations which were either currently or historically located on the site.

J Serra High School Expansion, San Juan Capistrano, CA. Prepared a Phase I Environmental Site Assessment Update as part of the Hazardous Materials Technical Study for an environmental impact report for the recreational facilities of the J Serra High School located on approximately 30 acres of land in San Juan Capistrano. As a private school, J Serra High School board chose not to have the project reviewed by the Department of Toxic Substances Control (DTSC), but the report was prepared in a format acceptable to DTSC. Issues associated with the project site included two adjacent and upgradient gasoline stations with active leaking underground storage tank cases and historic use of the site for agricultural orchards.

Various Residential and Commercial Developers and Land Brokers, San Diego County, CA. Managed and prepared Phase I ESAs for San Diego developers including McMillin Companies, The Otay Ranch Company, Affirmed Housing Group and Hitzke Development Corporation. Properties assessed have included large tracts of land proposed for use as residential communities, commercial developments and mitigation bank sites.

Department of the Navy, Southwest Division, San Diego, CA. Conducted lead-based paint surveys and prepared Operations and Maintenance Programs based on survey results. Surveys included all exterior and some interior surveys on 170 buildings at two naval bases in San Diego. Conducted Pollution Prevention Assessment surveys of various naval operation shops to identify processes in each shop that use hazardous chemicals and/or generate hazardous waste. Prepared reports describing and quantifying materials used in the shops' processes.

City of Los Angeles Department of Airports, CA. Managed asbestos survey of approximately fifty buildings at Van Nuys Airport and Van Nuys California Air National Guard Facility. Based on survey results, prepared asbestos abatement specifications. Project included arranging for approval of special abatement procedures from the South Coast Air Quality Management District.

Trizec Properties, Inc., Various Locations. Performed contractor supervision and industrial hygiene services during removal of asbestos-containing fireproofing. All buildings were multi-story commercial structures and projects ranged from abating single suites to full-floor abatement. Responsible for ensuring contractor followed all government regulations and maintained proper work practices.

Professional Organization Affiliations

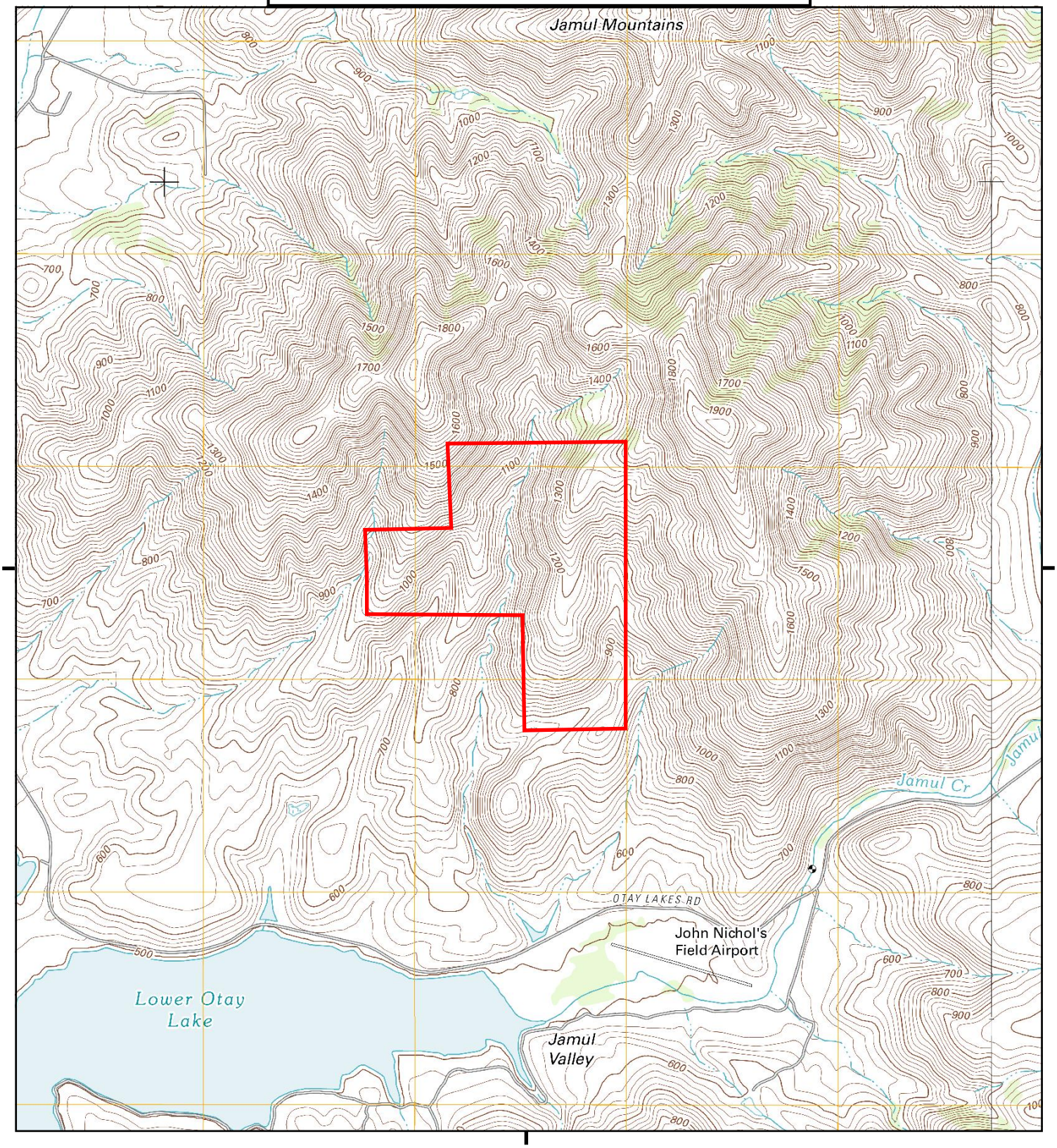
American Chemical Society
American Society for Testing & Materials (ASTM), E50.02 Subcommittee (includes ASTM Standards E1527 and E1528), Recording Secretary April 2016 to present
Women's Environmental Council, San Diego Border Chapter, Chapter Treasurer, 2002 to 2010, and Corporate Board Scholarship Chair, 2006 to 2008

APPENDIX A

FIGURES

FIGURE 1 - PROPERTY LOCATION & TOPOGRAPHIC MAP

2012



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

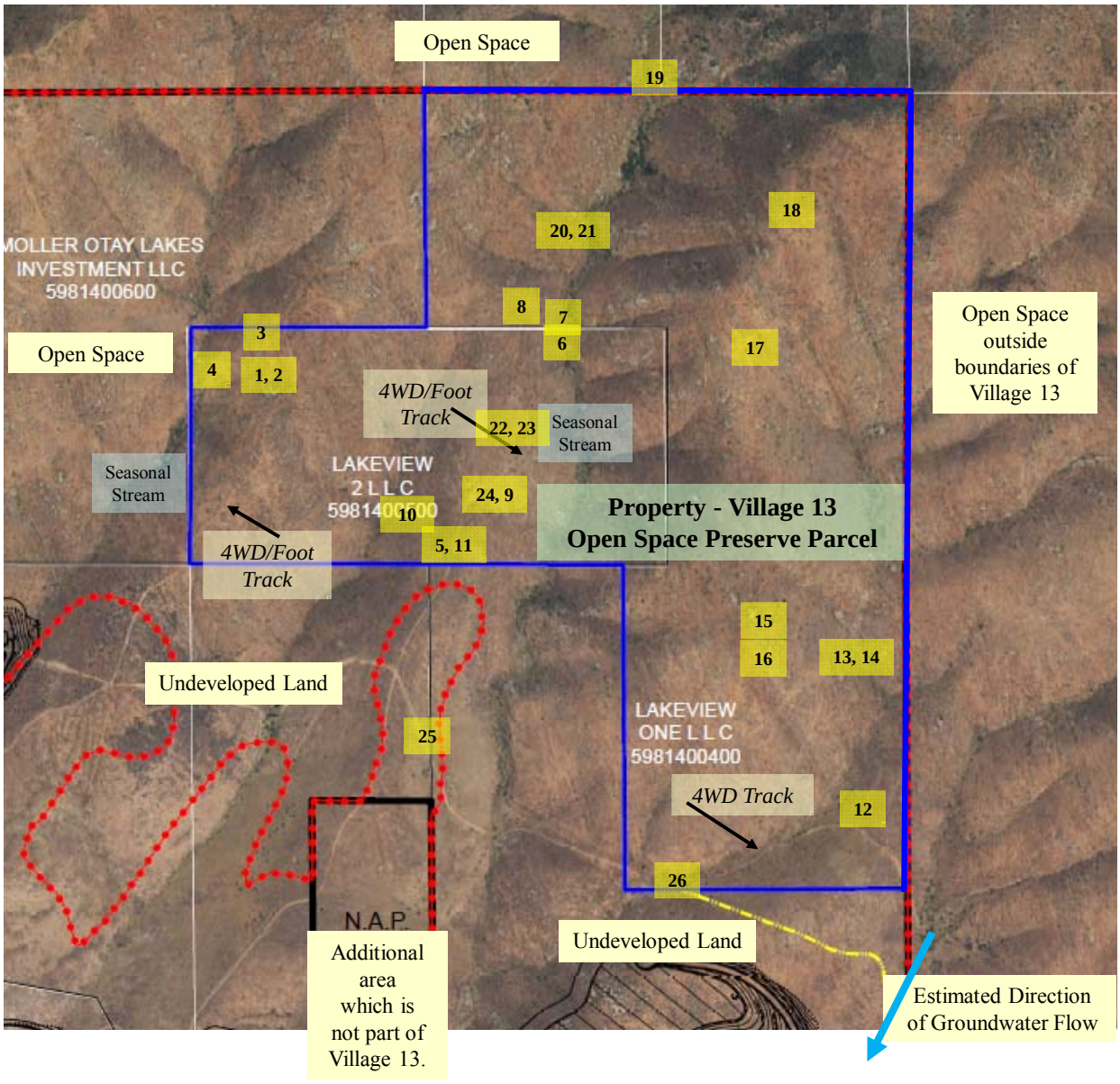
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Jamul Mountains, 2012, 7.5-minute
NE, Dulzura, 2012, 7.5-minute

SITE NAME: Open Space Preserve
ADDRESS: North of Otay Lakes Road
Chula Vista, CA 91914
CLIENT: Coast 2 Coast Env.

N



Base map is a portion of Hunsaker & Associates, Otay Ranch Village 13 Access Map, Prepared June 28, 2017. Hunsaker noted that base aerial is 2014 imagery obtained from SanGIS.

FIGURE 2 - PROPERTY PLAN	North	Legend:
Approximate Scale: 1″ = 950′	↑	—— = Approximate boundary of Property # = Location where photograph taken

APPENDIX B

PHOTOGRAPHS



Photograph 1: East view of Property from the northwest end of 598-140-05.



Photograph 2: Southeast view of Property and south adjoining site from the northwest end of 598-140-05.



Photograph 3: North view of north adjoining site from northwest end of 598-140-05.



Photograph 4: West view of west adjoining site from northwest end of 598-140-05.



Photograph 5: North view of 598-140-05 from south end of trail passing through east half of the parcel.



Photograph 6: South view of 598-140-05 from north end of trail passing through east half of the parcel.



Photograph 7: North view of 598-140-04 from trail at approximately the boundary between 598-140-04 and 598-140-05 near the northeast corner of parcel 598-140-04.



Photograph 8: West view of the southwest end of the upper part of 598-140-05.



Photograph 9: East-northeast view of the east end of the upper part of 598-140-04 and 598-140-05.



Photograph 10: West view of the west half of 598-140-05.



Photograph 11: South view from south end of the trail passing through the east half of the south border 598-140-05.



Photograph 12: North view from southeast end of the Property portion of 598-140-04.



Photograph 13: North view approximately 1/4 mile north of Photo 12 on the southeast end of 598-140-04.



Photograph 14: South view approximately 1/4 mile north of Photo 12 on the southeast end of 598-140-04.



Photograph 15: East to southeast view from approximately the middle of the north end of the NE ¼ of the SE ¼ of Section 32 on the east side of 598-140-04. This is a view from a higher elevation than Photos 13 and 14.



Photograph 16: South view from slightly south of Photo 15. This view includes the south end of the Property portion of 598-140-04 and the south adjoining site.



Photograph 17: East view from the middle of the north end of the SE ¼ of the NE ¼ of Section 32 on the east side of 598-140-04.



Photograph 18: North view from approximately the center of the NE ¼ of the NE ¼ of Section 32 on the east side of 598-140-04.



Photograph 19: North of the north adjoining site from approximately the middle of the north Property line of 598-140-04.



Photograph 20: Northeast view from approximately the middle of the dividing line between the NW¼ and the NE¼ of Section 32 within APN 598-140-04.



Photograph 21: South view from approximately the middle of the dividing line between the NW¼ and the NE¼ of Section 32 within APN 598-140-04.



Photograph 22: North view from approximately the middle of the SW¼ and the NE¼ of Section 32 within APN 598-140-05.



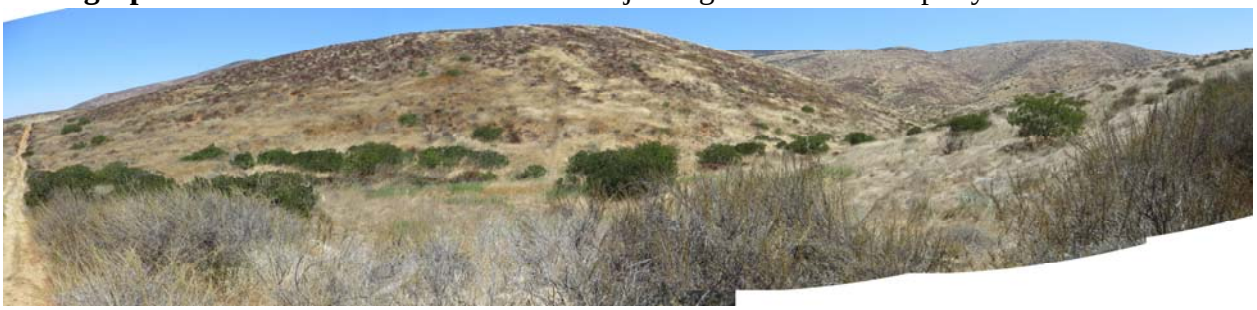
Photograph 23: East view from approximately the middle of the SW¼ and the NE¼ of Section 32 within APN 598-140-05.



Photograph 24: West to north view from the SW¼ of the SW¼ of the NE¼ of Section 32 within APN 598-140-05.



Photograph 25: Northeast view of the south adjoining site and the Property from the 4WD road.



Photograph 26: North view of the south end of the Property that is a 598-140-04.

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

Certified Sanborn® Map Report

08/07/17

Site Name:

Open Space Preserve
North of Otay Lakes Road
Chula Vista, CA 91914
EDR Inquiry # 5014305.3

Client Name:

Coast 2 Coast Env.
13964 Boquita Drive
Del Mar, CA 92014
Contact: Marybeth Norgren

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Coast 2 Coast Env. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8949-4E4B-A500

PO # 2017-044

Project 2017-044

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 8949-4E4B-A500

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Open Space Preserve
North of Otay Lakes Road
Chula Vista, CA 91914

Inquiry Number: 5014305.5
August 09, 2017

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1995	☑	☐	Cole Information Services
1992	☑	☐	Cole Information Services
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1976	☑	☐	Haines Criss-Cross Directory
1970	☑	☐	Haines Criss-Cross Directory
1963	☐	☐	Polk's City Directory
1956	☐	☐	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

North of Otay Lakes Road
Chula Vista, CA 91914

Year	*CD Image*	*Source*	
OTAY LAKES RD			
2013	pg A2	Cole Information Services	
2008	pg A9	Cole Information Services	
2003	pg A17	Cole Information Services	
1999	pg A25	Cole Information Services	
1995	pg A32	Cole Information Services	
1992	pg A37	Cole Information Services	
1985	pg A41	Haines Criss-Cross Directory	
1985	pg A42	Haines Criss-Cross Directory	
1985	pg A43	Haines Criss-Cross Directory	
1980	pg A44	Haines Criss-Cross Directory	
1980	pg A45	Haines Criss-Cross Directory	
1980	pg A46	Haines Criss-Cross Directory	
1976	pg A47	Haines Criss-Cross Directory	
1976	pg A48	Haines Criss-Cross Directory	
1976	pg A49	Haines Criss-Cross Directory	
1970	pg A50	Haines Criss-Cross Directory	
1963	-	Polk's City Directory	Street not listed in Source
1956	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 2013 (Cont'd)

2060	VENENDIOLA SUNNYLINE P MD
2070	LA FITNESS
	SMOOTHIE CAFFE
2080	OCCUPANT UNKNOWN
2210	CIRCLE K
2220	ADVANCED INSTALLATIONS
	ALEJANDROS MEXICAN RESTAURANT
	CARLOS ROMO
	G DONATIONS
	GOODWILL
	H&R BLOCK
	HOBEL 2 INC
	JOHN GRIGGS
	JORDI GONZALEZ
	JOSE QUINTANA
	KACIA SERVICES
	MARGE CRUTCHFIELD
	NORMA SANCHEZ
	POSTALANNEX+
	UHAUL
	UHAUL NEIGHBORHOOD DEALER
2225	LOWES HOME IMPROVEMENT
2226	EASTLAKE ORTHO CONTACT DDS
	EASTLAKE PEDIATRIC CONTACT
	SUPER DENTISTS THE
2230	RITE AID PHARMACY
2237	BEVMO
2240	SPIRIT LIFT
	STUDIO MG SALON
2244	ARBYS
2245	CHASE BANK
2250	STARBUCKS COFFEE
	VONS
	WELLS FARGO
2254	MCDONALDS
2258	AAA1 TOWING
	IHOP
2260	BASKINROBBINS
	CAMPBELL R DOUGLAS DMD
	EASTLAKE VILLAGE VETERINARY CLINIC
	EASTLAKE VISION CENTER
	ELITE COMPUTERS
	JOHNSON MAGGIE
	L & I HAWIIAN BARBECUE
	LISAS FILIPINO CUISINE
	NATIONWIDE AUTO CAR SHIPPING
	PANDA CHEF
	PET PHYSICAL THERAPY OF SAN DIEGO
	PHO VIEN DONG
	SAMUEL HAYATT DMD

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 2013 (Cont'd)

2260	SMOKIN SAMS BBQ
	VIP NAIL & SPA
2265	WELLS FARGO
2275	BENTO & NOODLES EASTLAKE
	DAPHNES GREEK CAFE
	JAMBA JUICE
	LUNA GRILL
	UNION BANK
2290	BLOCKBUSTER
2295	BANK OF AMERICA
	COLD STONE CREAMERY
	DAYDREAMS CERAMIC CAFE
	JOE & ERNIES PIZZERIA
	PANDA EXPRESS
	SPRINT STORE
	STARBUCKS COFFEE
	SUBWAY SANDWICHES
	ULTRA BEAUTY SUPPLY & SALON
2305	FRUTIZA
	KRISPY KREME DOUGHNUTS
	MARISCOS HECTORS
	TMOBILE
	VILLAGE CENTER EAST LP
2315	PARTNERS URGENT CARE EASTLAKE
	SUPERCUTS
	VILLAGE CENTER EAST LP
	WINGSNTHINGS
2325	KOHLS
2351	EASTLAKE COMMUNITY CHURCH PRESCHOOL
2691	STEPHEN & MARY BIRCH FOUNDATION
2710	CITY OF CHULA VISTA
13531	GRAVITY GEAR
	SARAH MINDICK
	SKYDIVE SAN DIEGO INC
14615	COYOTE CANYON CAFE
	DAVID CHESSMORE
	MIKE HIEBING
	THOUSAND TRAILS

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 2008 (Cont'd)

2260	L & L HAWAIIN BARBEQUE
	NAILPRO HAIRPRO
	PANDA CHEF
	PHO VIEN DONG
2275	DAPHNES GREEK CAFE
	JAMBA JUICE STORE 515
2280	SAN DIEGO COUNTY CREDIT UNION
2295	COLD STONE CREAMERY
	DAYDREAMS CERAMIC CAFE INC
	PANDA EXPRESS
	SPRINT PCS
	STARBUCKS COFFEE 6816
	SUBWAY 32678
	SUBWAY SANDWICHES & SALADS
	ULTRA BEAUTY SUPPLY & SALON
2305	3 DAY BLINDS
	PERCADOS Y MARISCOS HECT
	QUIZNOS
	T MOBILE
2315	MCMILLIN REALTY
	NOODLES & CO
	SUPERCUTS
	VILLAGE CENTER EAST LP
2325	KOHLS DEPARTMENT STORES INC
2351	EASTLAKE COMMUNITY CHURCH
2352	KOHLS DEPARTMENT STORS INC
2691	JERRY ADAMS
2775	BENTO NOODLES
13531	AEROSHOP SPORT AVIATION CENTER
	GRAVITY GEAR
	SARAH MINDICK
	SKYDIVE SAN DIEGO
14615	EL COYOTE RESTAURANT
	HELEN DELONG
	JACK BURNS
	K MCCULLOCH
	RAYMOND OLIVEIRA
	ROMULO CUCJEN
	ROY MARTIN
	SATELLITE SYSTEMS
	TABOUR TUCKER
	THOUSAND TRAIL PIO PICO
	THOUSAND TRAILS INC
	TRIBAL TACTICAL TRAINING

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 2003 (Cont'd)

2220	MIE TANAKA
	NAILPRO HAIRPRO
	PEYTON & CONNELL
	RICHARD TRINIDAD
	RICHARD WURTS
	ROBERT MAIOROFF
	SHANE CLAWSON
	SUSAN LAMB
	TERESA SANCHEZ
	U SAVE WINDSHIELD REPAIR
2226	DR NAZLI KERI
	GRUBB JOHN E DDS MSD
	KAMI HOSS DDS INC
	KERI DDS NAZLI
2230	RITE AID CORP
2240	BERNIE MUNSTERTEIGER
	CANNA LEMACK
	FOUR CORNERS GALLERY
	REALTY EXECUTIVES
	STUDIO A SALON
2244	ARBYS
2250	OCCUPANT UNKNOWN
	VONS CHULA VISTA
	WELLS FARGO BANK
2254	MCDONALDS RESTAURANTS
2260	BISCHEL GINNY DVM
	CINRIX DSCNT BTY SPLY & SALON
	DLISH EXPRESS
	EASTLAKE DENTAL CTR
	EASTLAKE VILLAGE
	EASTLAKE VILLAGE VTRNRY CLNC
	ELECTRONICS HOME EXPO
	ELITE COMPUTERS
	GNC
	GO WIRELESS
	JIN SONG ORTHODONTICS DDS
	MAGGIE JOHNSON
	MAGGIE JOHNSON
	MARTA MARQUEZ/CNRX BTY SUPP
	PANDA CHEF
2280	OCCUPANT UNKNOWN
	SAN DIEGO CREDIT UNION
2290	BLOCKBUSTER VIDEO
	OCCUPANT UNKNOWN
2351	EASTLAKE COMMUNITY CHURCH
	LIVING STREAMS COMMUNITY CHRCH
	OCCUPANT UNKNOWN
2691	JERRY ADAMS
2706	MIGUEL GUZMAN
13531	A AIR ADVENTURE SKYDVNG EXPRNC

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 2003 (Cont'd)

13531 AIR ADVENTURES SKYDIVING INC
PETER ARTHEN
SKYDIVE SAN DIEGO INC
14615 BEVERLY AMORELLI
CAROL KOCHER
CONNIE MARTIN
ELIZABETH CARNEY
GEORGE WILLIAMS
HAROLD STAYTON
LEES BURGERS & DOGS & ETC
SATELLITE SYSTEMS
TABOUR TUCKER
THOUSAND TRAILS
THOUSAND TRAILS PIO PICO
TRIBAL TACTICAL TRAINING
WILLIAM ONEILL

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 1999 (Cont'd)

2250	PANDA EXPRESS VONS CHULA VISTA
	VONS MARKETS
	WELLS FARGO BANK BRANCH OFFICES
2254	MCDONALDS RESTAURANTS
2260	ARYA CLEANERS
	BISCHEL GINNY DVM
	BLOCK H & R
	CAMPBELL R DOUGLAS DMD
	CHAMPION ORTHODONTICS
	COMPUTER RENAISSANCE
	DLISH EXPRESS
	EASTLAKE VILLAGE DENTAL CENTER
	EASTLAKE VILLAGE VETERINARY CLINIC
	G N C
	NAILPRO HAIRPRO
	PANDA CHEF
2351	EASTLAKE COMMUNITY CHURCH
2691	JERRY ADAMS
13531	BORDERLAND PAINTBALL PARK
	PARACHUTES OVER SAN DIEGO
	SAN DIEGO AIR SPORTS CENTER
	SARAH MINDICK
14615	THOUSAND TRAILS PIO PICO

Target Street	Cross Street	Source
✓	-	Cole Information Services

OTAY LAKES RD 1995 (Cont'd)

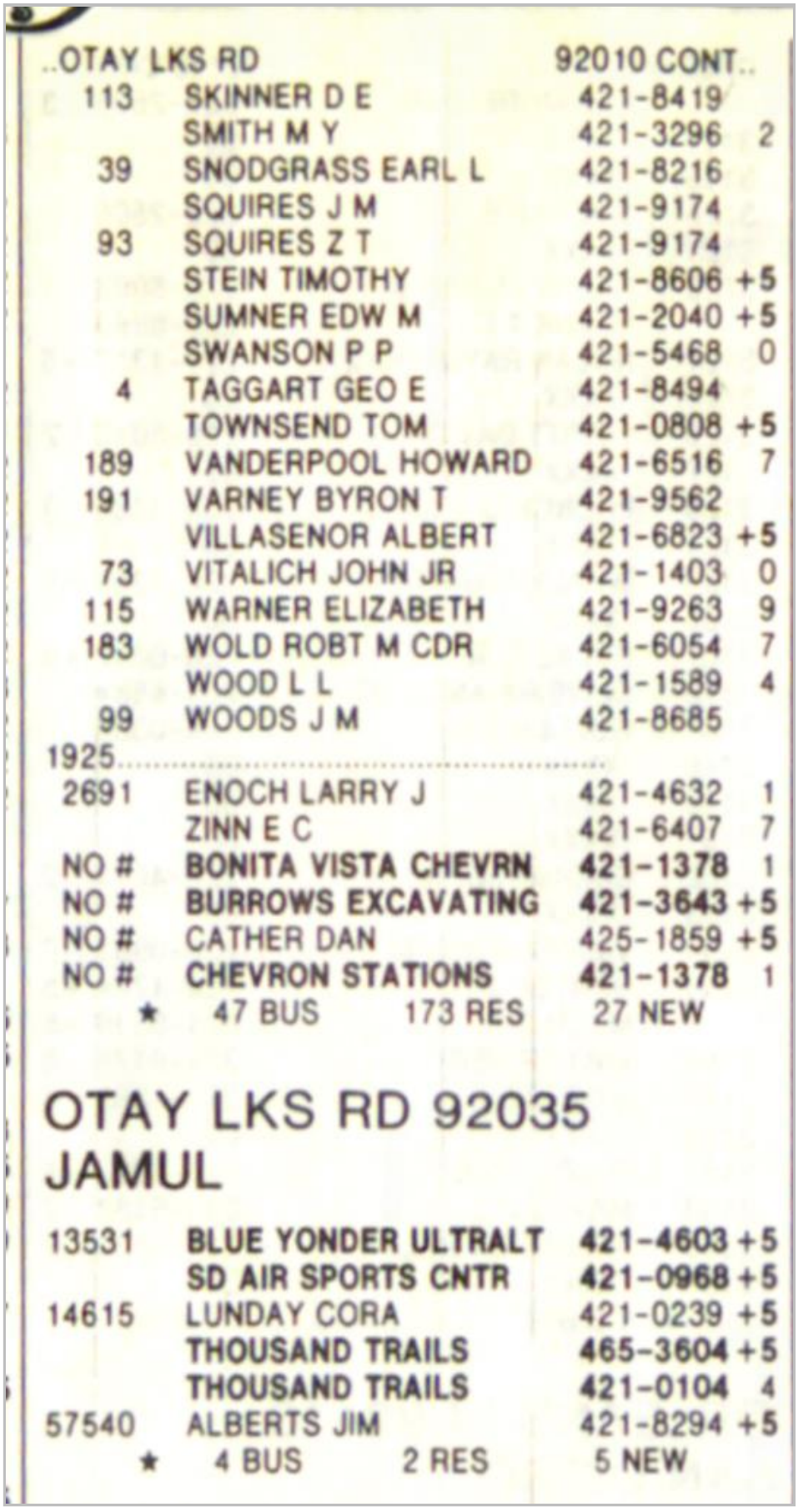
1925	SKALLET, W S
	SKINNER, D E
	SNODGRASS, EARL L
	STEIN, TIMOTHY
	STEVERSON, A P
	SVENSEN, L
	SWANSON, P P
	SWEENEY, J M
	TAGGART, GEORGE E
	TATLER, ANTHONY
	TRICK, JOHN F
	TUBBS, JOE E
	TYCE, M R
	TYO, DAVID
	UMBRELL, ANN I
	VANDERPOOL, HOWARD
	VANDERWERFF, C
	VITALICH, JOHN JR
	WHEELER, K
	YAW, JOSEPH E
2691	ADAMS, JERRY G
13531	PEVERLEY, KEITH E
	SAN DIEGO AIR SPORTS CTR
14615	THOUSAND TRAILS INC

OTAY LAKES RD 1992 (Cont'd)

945 BARAJAS ERIC B DDS
BEAN POTS DELI
BUSINESS MNS ASRNCE
CAROUSEL PET SUPPLY
COLLEGE PLAZA LNDRY
E R A AM SPRT RLTY
FARMERS INS AGENT
GOODYS YOGURT DLGHT
K DS DONUTS
KEIST, F K
LOWE IRIS DR
LOWE, IRIS
MATH MAGICIAN THE
PRINT N POST
SOUTH BAY SURF&SKTE
TRAVEL AGENTS INTL
1925 BRERETON, M B
DERRINGDOVER, J
DORCAS TAGGART GIFT
DUDZIAK, WALTER
ERICKSON, GORDON
GALLAGHER, BETTY
GALLAGHER, FRANK
GROSVENOR, WILLIAM R
HANSEN, EMANUEL W
HOCH, HARRY
JACQUOT, T C
JOHNSON, CHARLES T
KELLY, R
MEDRANO, MANUEL L
MOREHOUSE, CHARLES R
NAGORSKI, EDWARD J
NANZ, CHUCK
NANZ, E S
OTAY LAKES LODGE
PIERATT, M E
POMMER, H
RUBINO, ERNEST F
SHIRLEY, H K
TYCE, M R
VANDER, WERFF C
VANDERPOOL, HOWARD
2691 ADAMS, JERRY G
5754 RICE, THERESA L
5756 CASEY, JIMMY L
5757 SMITH, L J
13531 BORDERLAND PAINTBLL
SD AIR SPORTS CNTR
14615 THOUSAND TRLS CONST
19251 DOYLE, MARY

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

OTAY LAKES RD 1985



..OTAY LKS RD 92010 CONT..

113	SKINNER D E	421-8419	
	SMITH M Y	421-3296	2
39	SNODGRASS EARL L	421-8216	
	SQUIRES J M	421-9174	
93	SQUIRES Z T	421-9174	
	STEIN TIMOTHY	421-8606	+5
	SUMNER EDW M	421-2040	+5
	SWANSON P P	421-5468	0
4	TAGGART GEO E	421-8494	
	TOWNSEND TOM	421-0808	+5
189	VANDERPOOL HOWARD	421-6516	7
191	VARNEY BYRON T	421-9562	
	VILLASENOR ALBERT	421-6823	+5
73	VITALICH JOHN JR	421-1403	0
115	WARNER ELIZABETH	421-9263	9
183	WOLD ROBT M CDR	421-6054	7
	WOOD L L	421-1589	4
99	WOODS J M	421-8685	
1925			
2691	ENOCH LARRY J	421-4632	1
	ZINN E C	421-6407	7
NO #	**BONITA VISTA CHEVRN**	**421-1378**	1
NO #	**BURROWS EXCAVATING**	**421-3643**	+5
NO #	CATHER DAN	425-1859	+5
NO #	**CHEVRON STATIONS**	**421-1378**	1

★ 47 BUS 173 RES 27 NEW

OTAY LKS RD 92035
JAMUL

13531	**BLUE YONDER ULTRALT**	**421-4603**	+5
	SD AIR SPORTS CNTR	**421-0968**	+5
14615	LUNDAY CORA	421-0239	+5
	THOUSAND TRAILS	**465-3604**	+5
	THOUSAND TRAILS	**421-0104**	4
57540	ALBERTS JIM	421-8294	+5

★ 4 BUS 2 RES 5 NEW

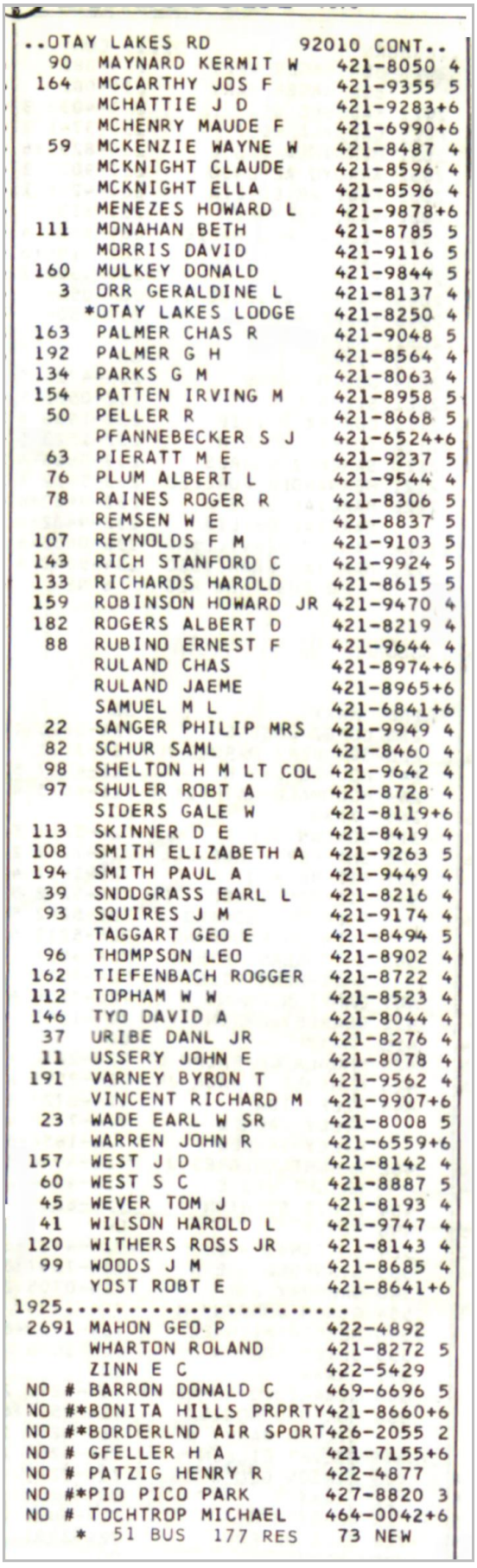
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

OTAY LAKES RD 1980

OTAY LKS RD		92010 CONT	
4	TAGGART GEO E	421-8494	5
	TEEL MELVIN	421-0925	9
	THIGPEN SAMUEL H	421-0866	9
96	THOMPSON LEO	421-8902	4
112	TOPHAM W W	421-8523	4
189	VANDERPOOL HOWARD	421-6516	7
191	VARNEY BYRON T	421-9562	4
	VITALICH JOHN JR	421-1403	+0
23	WADE EARL W SR	421-8008	5
	WARNER ELIZABETH	421-9263	9
41	WILSON HAROLD L	421-9747	4
183	WOLD ROBT M CDR RET	421-6054	7
142	WOOD THOS J	421-6335	7
99	WOODS J M	421-8685	4
21	ZEC JUAN Z	421-9960	8
1925			
2691	TAYLOR R W	421-6948	+0
	WHARTON ROLAND	421-8272	5
	ZINN E C	421-6407	7
NO #★	**BORDERLND AIR SPORT**	**421-9292**	7
NO #★	**CHEVRON STATIONS**	**421-8480**	9
NO #	DYER AUDREY L MRS	421-0914	+0
NO #	GFELLER H A	421-7155	6
NO #	JOSLYN DAVID D	421-5184	8
NO #	MALONE RALPH E	421-0856	+0
NO #	MEYER B	421-6191	+0
NO #	PATRICK PATRICK MRS	421-6030	7
NO #	ROBERTS JOHN M	421-1424	+0
NO #	SERENA FABRIZIO	421-3278	+0
NO #★	**THOMPSON TOM CHEVRN**	**421-8480**	7
★	50 BUS 201 RES	58 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

OTAY LAKES RD 1976



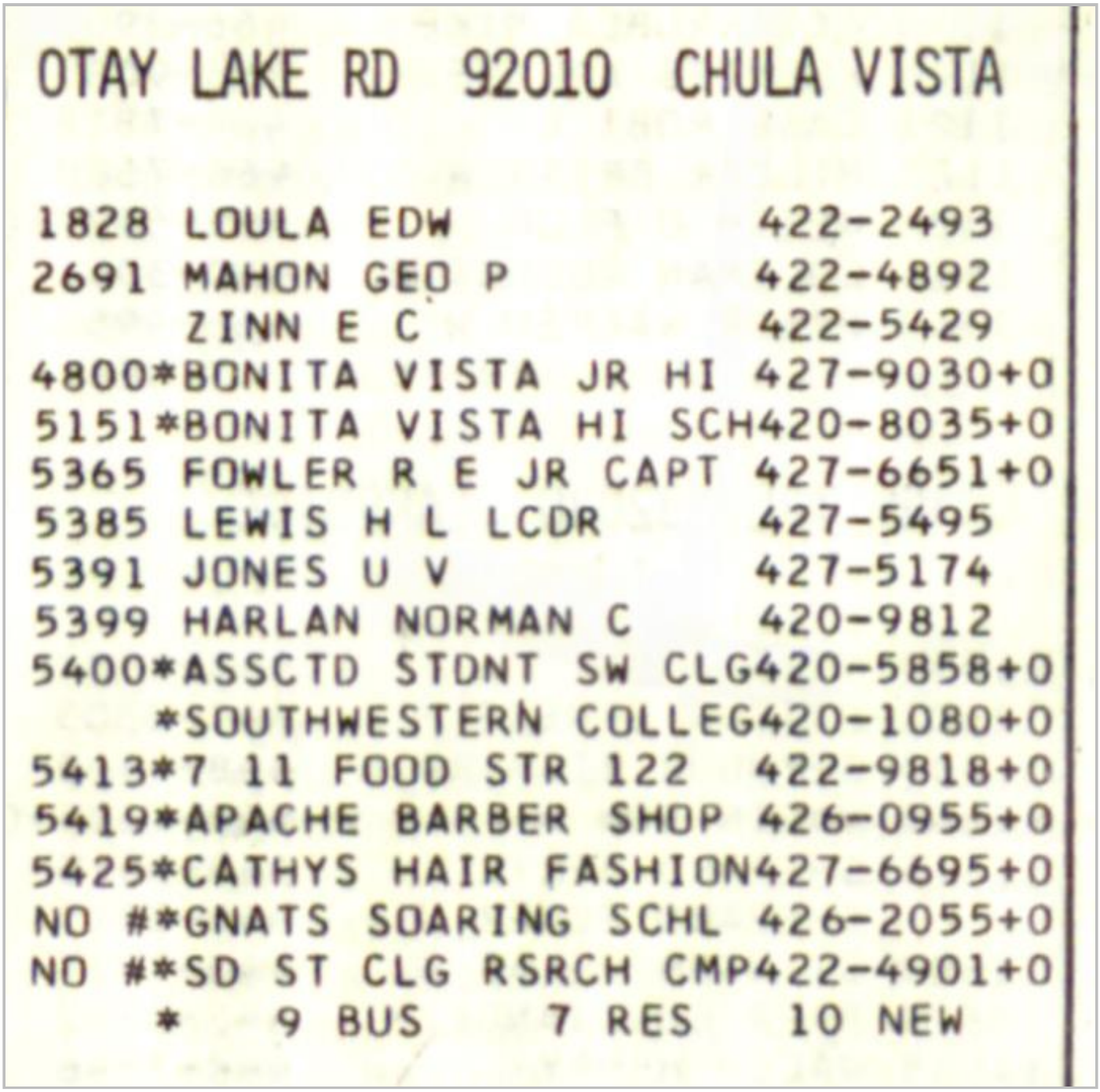
..OTAY LAKES RD 92010 CONT..

90	MAYNARD KERMIT W	421-8050 4
164	MCCARTHY JOS F	421-9355 5
	MCHATTIE J D	421-9283+6
	MCHENRY MAUDE F	421-6990+6
59	MCKENZIE WAYNE W	421-8487 4
	MCKNIGHT CLAUDE	421-8596 4
	MCKNIGHT ELLA	421-8596 4
	MENEZES HOWARD L	421-9878+6
111	MONAHAN BETH	421-8785 5
	MORRIS DAVID	421-9116 5
160	MULKEY DONALD	421-9844 5
3	ORR GERALDINE L	421-8137 4
	*OTAY LAKES LODGE	421-8250 4
163	PALMER CHAS R	421-9048 5
192	PALMER G H	421-8564 4
134	PARKS G M	421-8063 4
154	PATTEN IRVING M	421-8958 5
50	PELLER R	421-8668 5
	PFANNEBECKER S J	421-6524+6
63	PIERATT M E	421-9237 5
76	PLUM ALBERT L	421-9544 4
78	RAINES ROGER R	421-8306 5
	REMSEN W E	421-8837 5
107	REYNOLDS F M	421-9103 5
143	RICH STANFORD C	421-9924 5
133	RICHARDS HAROLD	421-8615 5
159	ROBINSON HOWARD JR	421-9470 4
182	ROGERS ALBERT D	421-8219 4
88	RUBINO ERNEST F	421-9644 4
	RULAND CHAS	421-8974+6
	RULAND JAEME	421-8965+6
	SAMUEL M L	421-6841+6
22	SANGER PHILIP MRS	421-9949 4
82	SCHUR SAML	421-8460 4
98	SHELTON H M LT COL	421-9642 4
97	SHULER ROBT A	421-8728 4
	SIDERS GALE W	421-8119+6
113	SKINNER D E	421-8419 4
108	SMITH ELIZABETH A	421-9263 5
194	SMITH PAUL A	421-9449 4
39	SNODGRASS EARL L	421-8216 4
93	SQUIRES J M	421-9174 4
	TAGGART GEO E	421-8494 5
96	THOMPSON LEO	421-8902 4
162	TIEFENBACH ROGGER	421-8722 4
112	TOPHAM W W	421-8523 4
146	TYO DAVID A	421-8044 4
37	URIBE DANL JR	421-8276 4
11	USSERY JOHN E	421-8078 4
191	VARNEY BYRON T	421-9562 4
	VINCENT RICHARD M	421-9907+6
23	WADE EARL W SR	421-8008 5
	WARREN JOHN R	421-6559+6
157	WEST J D	421-8142 4
60	WEST S C	421-8887 5
45	WEVER TOM J	421-8193 4
41	WILSON HAROLD L	421-9747 4
120	WITHERS ROSS JR	421-8143 4
99	WOODS J M	421-8685 4
	YOST ROBT E	421-8641+6
1925.....		
2691	MAHON GEO P	422-4892
	WHARTON ROLAND	421-8272 5
	ZINN E C	422-5429
NO #	BARRON DONALD C	469-6696 5
NO #*	BONITA HILLS PRPRTY	421-8660+6
NO #*	BORDERLND AIR SPORT	426-2055 2
NO #	GFELLER H A	421-7155+6
NO #	PATZIG HENRY R	422-4877
NO #*	PIO PICO PARK	427-8820 3
NO #	TOCHTROP MICHAEL	464-0042+6

* 51 BUS 177 RES 73 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

OTAY LAKES RD 1970



OTAY LAKE RD 92010 CHULA VISTA

1828 LOULA EDW 422-2493
2691 MAHON GEO P 422-4892
ZINN E C 422-5429
4800*BONITA VISTA JR HI 427-9030+0
5151*BONITA VISTA HI SCH420-8035+0
5365 FOWLER R E JR CAPT 427-6651+0
5385 LEWIS H L LCDR 427-5495
5391 JONES U V 427-5174
5399 HARLAN NORMAN C 420-9812
5400*ASSCTD STDNT SW CLG420-5858+0
*SOUTHWESTERN COLLEG420-1080+0
5413*7 11 FOOD STR 122 422-9818+0
5419*APACHE BARBER SHOP 426-0955+0
5425*CATHYS HAIR FASHION427-6695+0
NO #*GNATS SOARING SCHL 426-2055+0
NO #*SD ST CLG RSRCH CMP422-4901+0
* 9 BUS 7 RES 10 NEW

The NETR Environmental Lien and AUL Search Report

OTAY RANCH VILLAGE 13 OPEN SPACE PRESERVE
OTAY LAKES ROAD
CHULA VISTA, CALIFORNIA

Wednesday, August 16, 2017

Project Number: L17-01388

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

Disclaimer - Copyright and Trademark Notice

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ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

Otay Ranch Village 13 Open Space Preserve
Otay Lakes Road
Chula Vista, California

RESEARCH SOURCE

Source: San Diego County Assessor
San Diego County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: Otay Project, LP, a California limited partnership

Grantee: Lakeview 1, LLC, a California limited liability company, as to an undivided 30% interest

Deed Dated: 09/04/2009
Deed Recorded: 09/10/2009
Instrument: 2009-0508601

Type of Instrument: Grant Deed

Grantor: Otay Project, LP, a California limited partnership

Grantee: Lakeview 2, LLC, a California limited liability company, as to an undivided 70% interest

Deed Dated: 09/04/2009
Deed Recorded: 09/11/2009
Instrument: 2009-0508602

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Section 32, Township 17 South, Range 1 East of the San Bernardino Principal Meridian, San Diego County, State of California

Assessor's Parcel Number(s): 598-140-04

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN AND AUL REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Otay Ranch Village 13 Open Space Preserve
Otay Lakes Road
Chula Vista, California

RESEARCH SOURCE

Source: San Diego County Assessor
San Diego County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: Otay Project, LP, a California limited partnership

Grantee: Lakeview 2, LLC, a California limited liability company

Deed Dated: 12/14/2012
Deed Recorded: 12/20/2012
Instrument: 2012-0803692

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Section 32, Township 17 South, Range 1 East of the San Bernardino Principal Meridian, San Diego County, State of California

Assessor's Parcel Number(s): 598-140-05

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
SUBDIVISION DEPT.

fe
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OC

DOC # 2009-0508601

SEP 11, 2009 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 57.00
OC: AFNF
6375 PAGES: 7

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Lakeview 1, LLC
280 Newport Center Drive, Suite 240
Newport Beach, California, 92660
Attention: Mike Grubbs

MAIL TAX STATEMENTS TO:

Lakeview 1, LLC
280 Newport Center Drive, Suite 240
Newport Beach, California, 92660
Attention: Mike Grubbs

9300 1553 6-U50

THE SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: Portion of APNs 598-130-01,
598-130-03 and 598-140-01.
All of 647-020-08, 647-020-09,
647-020-12 & 647-030-05

GRANT DEED

State of California

County of San Diego

No documentary transfer tax is due. The undersigned Grantor declares that the grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **OTAY PROJECT, L.P.,** a California limited partnership, grants to **LAKEVIEW 1, LLC,** a California limited liability company, an undivided 30% interest, as tenant in common, in the real property located in the County of San Diego, State of California, more fully described in Exhibit "A" attached hereto.

SUBJECT TO: All real property taxes and assessments not delinquent, and all easements, covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the 4th day of September, 2009.

GRANTOR:

OTAY PROJECT, L.P.,
a California limited partnership

By: Oriole Management, LLC
a California limited liability company,
Its General Partner

By: Baldwin & Sons, LLC,
a California limited liability company,
Its Member

By: _____
Its: President

By: JPB Development, LLC,
a Delaware limited liability company,
Its Member

By: _____
Its: CEO

6377

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE }

On September 4, 2009 (Date) before me, TERESA Lynn Morgan, Notary Public (Here Insert Name and Title of the Officer)

personally appeared RONALD P. THERRIEN (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa Lynn Morgan (Signature of Notary Public)

TERESA LYNN MORGAN
Commission # 1730036
Notary Public - California
Orange County
My Comm. Expires Apr 4, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT DEED - OTAY PROJECT, LP GRANTS TO LAKEVIEW I, LLC

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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6378

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange }

On Sept 4, 2009 (Date) before me, Lisa Kirwan, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Shawn Baldwin (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(~~e~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~e~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

LISA KIRWAN
Commission # 1662130
Notary Public - California
Orange County
My Comm. Expires Apr 29, 2010

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Kirwan (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed - Otay Ranch, LP grants Lakeview 1, LLC

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to below is situated in the State of California, County of San Diego and is more particularly described as follows:

PARCEL A:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTERLY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'36" W 2264.04' "; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY SOUTH 32°29'45" EAST (SOUTH 32°29'36" EAST RECORD PER ROS 14295) 236.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY, NORTH 57°30'00" EAST, 204.19 FEET; THENCE SOUTH 23°29'00" EAST, 66.94 FEET; THENCE SOUTH 63°05'00" EAST, 109.17 FEET; THENCE NORTH 83°55'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 316.60 FEET; THENCE NORTH 72°09'00" EAST, 78.40 FEET; THENCE SOUTH 83°55'00" EAST, 61.56 FEET; THENCE NORTH 43°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 10°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°38'00" EAST, 114.54 FEET; THENCE SOUTH 79°27'00" EAST, 113.06 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 22°05'12" EAST, 81.88 FEET; THENCE SOUTH 33°14'00" WEST, 156.87 FEET; THENCE SOUTH 45°05'45" WEST, 124.56 FEET; TO THE BEGINNING OF A 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.86 FEET; THENCE SOUTH 57°30'24" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF ROAD SURVEY NO. 558; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

APN: A portion of APN 598-130-01

PARCEL B:

PARCEL 4 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 78 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295), 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET; THENCE SOUTH 33°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH

81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE OF 29.30 FEET; THENCE SOUTH 21°29'38" EAST, 213.62 FEET TO THE BEGINNING OF A 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET TO THE BEGINNING OF A 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°08'28" A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00" WEST, 398.27 FEET; THENCE NORTH 70°51'00" WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET; THENCE SOUTH 86°07'00" WEST, 244.03 FEET; THENCE SOUTH 29°23'00" WEST, 63.95 FEET; THENCE SOUTH 11°36'00" EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE POINT OF TERMINUS.

APN: A portion of APNs 598-130-01, 598-130-03 and 598-140-01. All of APNs 647-020-08, 647-020-09, 647-020-12 and 647-030-05

END OF LEGAL DESCRIPTION

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Lakeview 2, LLC
280 Newport Center Drive, Suite 240
Newport Beach, California, 92660
Attention: Mike Grubbs

MAIL TAX STATEMENTS TO:

Lakeview 2, LLC
280 Newport Center Drive, Suite 240,
Newport Beach, California, 92660
Attention: Mike Grubbs

~~REQUEST OF~~
~~COMPANY~~
~~DEPT.~~
RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
SUBDIVISION DEPT.

DOC # 2009-0508602

SEP 11, 2009 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 57.00
OC: AFNF

6382 PAGES: 7

93015536-450

THE SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: Portion of APNs 598-130-01,
598-130-03 and 598-140-01.
All of 647-020-08, 647-020-09,
647-020-12 & 647-030-05

GRANT DEED

State of California

County of San Diego

No documentary transfer tax is due. The undersigned Grantor declares that the grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **OTAY PROJECT, L.P.**, a California limited partnership, grants to **LAKEVIEW 2, LLC**, a California limited liability company, an undivided 70% interest, as tenant in common, in the real property located in the County of San Diego, State of California, more fully described in Exhibit "A" attached hereto.

SUBJECT TO: All real property taxes and assessments not delinquent, and all easements, covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the 4th day of September, 2009.

GRANTOR:

OTAY PROJECT, L.P.,
a California limited partnership

By: Oriole Management, LLC
a California limited liability company,
Its General Partner

By: Baldwin & Sons, LLC,
a California limited liability company,
Its Member

By: _____
Its: President

By: JPB Development, LLC,
a Delaware limited liability company,
Its Member

By: _____
Its: CFO

6384

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE

On September 4, 2009 (Date) before me, TERESA LYNN MORGAN, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared RONALD P. THERRIEN (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa Lynn Morgan (Signature of Notary Public)

TERESA LYNN MORGAN
Commission # 1730036
Notary Public - California
Orange County
My Comm. Expires Apr 4, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRAND DEED - OTAY PROJECT, LP grants to LAKEVIEW 2, LLC

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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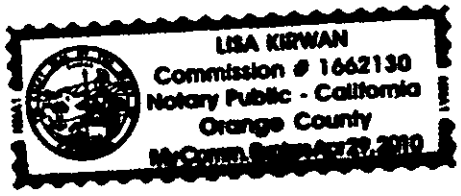
6385

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange }

On Sept 4, 2009 (Date) before me, Lisa Kirwan, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Shawn Baldwin (Name(s) of Signer(s))



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Kirwan (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed - Otay Project LP - grants Lakeview 2, LLC

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to below is situated in the State of California, County of San Diego and is more particularly described as follows:

PARCEL A:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTERLY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'36" W 2264.04' "; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY SOUTH 32°29'45" EAST (SOUTH 32°29'36" EAST RECORD PER ROS 14295) 236.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY, NORTH 57°30'00" EAST, 204.19 FEET; THENCE SOUTH 23°29'00" EAST, 66.94 FEET; THENCE SOUTH 63°05'00" EAST, 109.17 FEET; THENCE NORTH 83°55'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 316.60 FEET; THENCE NORTH 72°09'00" EAST, 78.40 FEET; THENCE SOUTH 83°55'00" EAST, 61.56 FEET; THENCE NORTH 43°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 10°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°38'00" EAST, 114.54 FEET; THENCE SOUTH 79°27'00" EAST, 113.06 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 22°05'12" EAST, 81.88 FEET; THENCE SOUTH 33°14'00" WEST, 156.87 FEET; THENCE SOUTH 45°05'45" WEST, 124.56 FEET; TO THE BEGINNING OF A 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.86 FEET; THENCE SOUTH 57°30'24" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF ROAD SURVEY NO. 558; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

APN: A portion of APN 598-130-01

PARCEL B:

PARCEL 4 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 78 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295), 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET; THENCE SOUTH 33°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH

81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE OF 29.30 FEET; THENCE SOUTH 21°29'38" EAST, 213.62 FEET TO THE BEGINNING OF A 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET TO THE BEGINNING OF A 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°08'28" A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00" WEST, 398.27 FEET; THENCE NORTH 70°51'00" WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET; THENCE SOUTH 86°07'00" WEST, 244.03 FEET; THENCE SOUTH 29°23'00" WEST, 63.95 FEET; THENCE SOUTH 11°36'00" EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE POINT OF TERMINUS.

APN: A portion of APNs 598-130-01, 598-130-03 and 598-140-01. All of APNs 647-020-08, 647-020-09, 647-020-12 and 647-030-05

END OF LEGAL DESCRIPTION

RECORDED REQUEST OF
First American Title
HOMEBUILDER SERVICES

DOC # 2012-0803692

DEC 20, 2012 4:59 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 32.10
OC: OC

18690 **PAGES: 3**

~~RECORDING REQUEST BY~~
AND WHEN RECORDED RETURN TO:

Baldwin & Sons, LLC
280 Newport Center Drive #240
Newport Beach, CA 92660
Attn: Cheryl Hill
accom-6

APN: 598-140-05

Transfer Tax $1.10 AK
COMPUTED FULL VALUE

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **OTAY PROJECT, LP**, a California limited partnership ("Grantor"), hereby GRANTS to **LAKEVIEW 2, LLC,** a California limited liability company ("Grantee"), that certain real property in the City of Chula Vista, County of San Diego, State of California described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: All real property taxes and assessments not delinquent, and all easements, covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this document as of the day and year indicated.

Dated: December 14, 2012

GRANTOR:
OTAY PROJECT, LP
A California limited partnership
By: Oriole Management, LLC
A California limited liability company
General Partner
By: Baldwin & Sons, LLC,
A California limited liability company
Member

By: Alfred E. Baldwin
Alfred E. Baldwin, Manager

This document is being recorded by First American Title Insurance Co. as an accommodation only. It has not been examined as to execution or impact on title.

18691

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _December 14, 2012____, before me, JoLynn Nunes, a Notary Public, personally appeared Alfred E. Baldwin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature JoLynn Nunes (Seal)

JOLYNN NUNES
Commission # 1852421
Notary Public - California
Orange County
My Comm. Expires Jun 5, 2013

18692

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 49:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 94:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

12/13/2012

DOUGLAS B. STROUP P.L.S. 8553

HUNSAKER & ASSOCIATES SAN DIEGO, INC.



APPENDIX E

INTERVIEW DOCUMENTATION

Otay Lakes Rd
Jamul CA 91935

FASTWeb
Property Profile

Property Information

Owner(s)	Lakeview One L L C	**Parcel #**	598-140-04-00
Property	Otay Lakes Rd	**Map Coord**	407-F4
	Jamul, CA 91935	**Census Tract**	
Mailing Addr	280 Newport Center Dr #240	**County**	San Diego
	Newport Beach , CA 92660	**Owner Phone**	
Legal	(EX SWQ OF NEQ) E H SEC 32-17-1E.		
Lot Number		**Tract Number**	
Block		**Subdivision**	Janal Rho

Characteristics

Use	Open Space	**Year Built**		**Sq. Feet**	
Zoning	AGRICULTUR	**Lot Size**	280 / 12196800	**# of units**	
Bedrooms		**Bathrooms**		**Fireplace**	
#Rooms		**Quality**		**Heating**	
Pool/Spa		**Air**		**Style**	
Stories		**Improvements**		**Parking**	
Flood	X	**Gross Area**		**Garage Area**	
Basement Area					

Attributes
Other

Property Sale Information

Sale Date	12/01/2009	**$/Sq. Ft.**		**2nd Mtg.**	
Sale Price	$4,600,000.00	**1st Loan**		**Prior Sale Amt.**	
Doc No.	668044	**Loan Type**		**Prior Sale Dt.**	
Doc Type	Deed	**Xfer Date**	12/02/2009	**Prior Doc No.**	
Seller	Raindrop Group Llc	**Lender**		**Prior Doc Type**	

***$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet**

Tax Information

Imp Value		**Exemption**	
Land Value	$96,999.00	**Tax Year/Area**	2016/63-075
Total Value	$96,999.00	**Tax Value**	$96,999.00
Tax Amount	$4,322.18	**Improved**	

Information compiled from various sources and is deemed reliable but not guaranteed.

Otay Lakes Rd
Chula Vista CA 91915

FASTWeb
Property Profile

Property Information

Owner(s)	Lakeview 2 Llc	**Parcel #**	598-140-05-00
Property	Otay Lakes Rd	**Map Coord**	
	Chula Vista, CA 91915	**Census Tract**	
Mailing Addr	280 Newport Center Dr #240	**County**	San Diego
	Newport Beach , CA 92660	**Owner Phone**	
Legal	140.00 AC M/L IN SEC 32-17-1E.		
Lot Number		**Tract Number**	
Block		**Subdivision**	

Characteristics

Use	Open Space	**Year Built**		**Sq. Feet**	
Zoning	A	**Lot Size**	140 / 6098400	**# of units**	
Bedrooms		**Bathrooms**		**Fireplace**	
#Rooms		**Quality**		**Heating**	
Pool/Spa		**Air**		**Style**	
Stories		**Improvements**		**Parking**	
Flood		**Gross Area**		**Garage Area**	
Basement Area					

Attributes
Other

Property Sale Information

Sale Date	12/14/2012	**$/Sq. Ft.**		**2nd Mtg.**	
Sale Price	$1,000.00	**1st Loan**		**Prior Sale Amt.**	
Doc No.	000000803692	**Loan Type**		**Prior Sale Dt.**	
Doc Type	Grant Deed	**Xfer Date**	12/20/2012	**Prior Doc No.**	
Seller	Otay Project Lp	**Lender**		**Prior Doc Type**	

***$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet**

Tax Information

Imp Value		**Exemption**	
Land Value	$43,619.00	**Tax Year/Area**	2015/63075
Total Value	$43,619.00	**Tax Value**	$43,619.00
Tax Amount	$494.76	**Improved**	

Information compiled from various sources and is deemed reliable but not guaranteed.

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

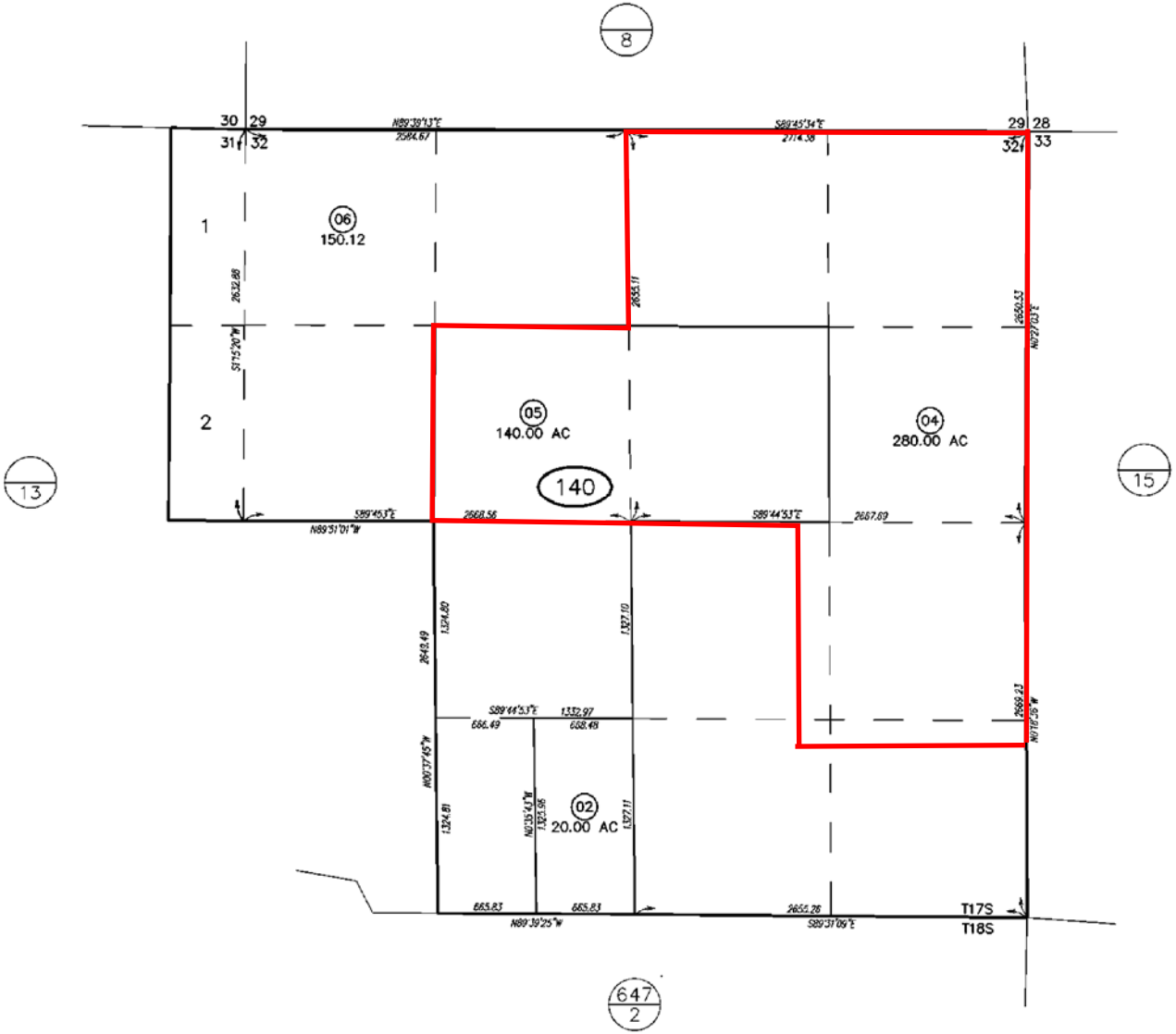
SAN DIEGO COUNTY ASSESSOR'S MAP

598 — 14
SHT 1 OF 1
1" = 800'
3/25/2010 JGD

Drawn: 2/9/2010 By: JGD From: 598-14

CHANGES

BLK	PRIOR APN	NEW APN	YR.	CUT NO.
140	01	SAME & OP '2'	02	5545
	01	03 '06, POR-130-06, POR 647-080-14 & R.O. Only	10	1608
	03 & -130-07	05 & 06	10	1626



SEC 31 – T17S – R1E – LOTS 1 & 2
SEC 32 – T17S – R1E – POR
ROS 8961, 14295

Coast 2 Coast Environmental, Inc.
13964 Boquita Drive
Del Mar, California 92014
619-889-6232
858-755-6232 (Fax)
C2CEnvironmental@AOL.com

OWNER QUESTIONNAIRE

Property:	Property Owner:	Report User:
Village 13 Open Space Preserve North of Otay Lakes Road Chula Vista (unincorporated), California 91914 APN: 598-140-04 & 598-140-05	Lakeview One, LLC Lakeview 2, LLC 280 Newport Center Dr., #280 Newport Beach, CA 92660 Contact: Stephen Haase Phone: 619-234-4050, Ex 109 Email:smhaase@baldwinsons.com	Baldwin & Sons, Inc. 610 West Ash St., #1500 San Diego, CA 92101 Contact: Stephen M. Haase, Senior Vice President Mora de Marguia, Public Finance Manager

Marybeth Norgren with Coast 2 Coast Environmental, Inc. is the environmental professional preparing a Phase I Environmental Site Assessment (ESA) for your Property in accordance with ASTM E 1527-13. The ASTM standard requires the Property owner to be interviewed. In order to fulfill this requirement, this questionnaire is being sent to you for completion. Coast 2 Coast 2 Coast Environmental, Inc. appreciates your effort to respond to the questions in a timely manner. If you need assistance or have questions, please contact Coast 2 Coast Environmental, Inc. using the contact information listed above.

1. Are you aware of any environmental cleanup liens against the Property?

No ✓

Yes_____ Please explain:

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site?

No ✓

Yes_____ Please explain:

3. Do you have any specialized knowledge or experience related to the Property or nearby properties regarding environmental issues on the Property? 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?

No ✓

Yes_____ Please explain:

4. Does the purchase price being paid or most recent appraised value for this Property reasonably reflect the fair market value of the Property? (We are not asking you to tell us what the selling price or value of the Property is, just whether you think environmental issues have impacted the market value of the Property.)

Yes__✓__ Please explain further:

No_____

5. Are you aware of information about the Property that would help the environmental professional to identify conditions of releases or threatened releases of hazardous materials or waste?

No__✓__

Yes_____ (Please elaborate by responding to Questions 7 through 11.)

6. Please provide as much information as you know about past owners, occupants and uses of the Property?

No_____

Yes__✓__ If you know, please provide as much information as possible:

a. Business names Unknown
b. Approximate years the previous businesses occupied the Property Unknown
c. How the previous businesses used the Property Agriculture/Grazing
d. Current or past Property owner names Lakeview One, LLC; Lakeview 2, LLC
e. Reasons for selling (ex. business expanded – needed more room, business closed, estate sale due to death, etc.). N/A

7. Do you know of specific chemicals that are present or were previously present at the Property?

No__✓__

Yes_____ Please explain:

8. Do you know of spills or other chemical releases that have taken place on the Property?

No__✓__

Yes_____ Please explain:

9. Do you know of any environmental cleanups that have taken place on the Property?

No ✓

Yes_____ Please explain:

10. Are there previous environmental reports for the Property other than the following?

No_____

Yes ✓ If yes, please provide copies or further explain. Phase 1 for EIR (see Appendix C-9)

11. 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 ✓

Yes_____ Please explain:

12. Any other comments you would like to provide concerning the Property:

No ✓

Yes_____ Please explain:

This form should be signed by the Property owner (e.g. managing member, officer of corporation or other legal representative).

Prepared by: Stephen Michael Haase Title Sr. Vice President Date 12.5.17

Signature: [signature]

Thanks for your assistance. If you have questions or need assistance with completing this form, please contact Marybeth Norgren at 619-889-6232 or email at C2CEnvironmental@AOL.com.

Please return this form as a PDF file to C2CEnvironmental@AOL.com.

RECEIVED
AUG 08 2017
ENVIRONMENTAL HEALTH

Request # 08-117

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Marybeth Norgren **E-Mail:** C2CEnvironmental@aol.com

Phone: (619) 889-6232 **FAX:** (858) 755-6232

Company Name: Coast 2 Coast Environmental, Inc.

Mailing Address: 13964 Boquita Dr. Del Mar, CA 92014
(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

Undeveloped Land, Chula Vista, CA 91914 (Exact Address (Street, City and Zip Code)) **or** 598-140-04-00 (Assessor Parcel Number)

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
- ☐ Other (specify):_____
- ☒ Monitoring Well Files (select conditions that apply)
  - ☐ Government agency request
  - ☒ Consultant with related case
  - ☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: _____

Files copied for: _____ of _____ Date: _____

Request cancelled by: _____ Date: _____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:

☐ SAM files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ HMD/UST files for the permit number(s) listed below are available.
#_____ #_____ #_____ #_____ #_____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):
#_____ #_____ #_____ #_____ #_____

☒ No SAM/HMD/UST records were found for the address/APN you requested.

Eric C Arm — Signature - DEH Representative

8/9/18 — Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.

DEH-9098 (Rev. 12/12)

RECEIVED
MAY 09 2017
ENVIRONMENTAL HEALTH

Request # 05-136

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

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Undeveloped Land, Chula Vista, CA 91915 (Exact Address (Street, City and Zip Code)) or 598-140-05-00 (Assessor Parcel Number)

Optional information (establishment permit number, business name, etc.):

Please indicate the purpose of your search by checking all that apply:

- ☒ Contaminated Property Investigation(s) (SAM Cases)
- ☒ SAM Closure Letter/Report
- ☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
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Eric Ans — Signature - DEH Representative

5/9/17 — Date

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APPENDIX G

SCOPE OF WORK

The general purpose of the Phase I ESA will be to find recognized environmental conditions which may indicate hazardous substances or petroleum products have been released at the Property, whether the result of current or past activities on or near the Property. Coast 2 Coast endeavors to meet the criteria for "due diligence" as described in the Federal Superfund law and to meet the criteria of the American Society for Testing and Materials (ASTM) Standard E1527-13.

Scope of Services

The scope of services will include:

- Development of an environmental history of the Property including agricultural, industrial, manufacturing or other operations which may have involved the presence of petroleum or other hazardous substances on the Property. Sources of information may include current ownership records, plat plans, assessor's records, oil and gas maps, building permit records, tenant lists, city and crisscross directories, fire insurance maps, aerial photograph review, interviews with persons knowledgeable about the Property, and interviews with hazardous materials response personnel concerning on site spills or releases of petroleum or hazardous substances. A fifty-year chain-of-title will not be provided as part of this assessment but existing title documents will be reviewed if they are made available by the client to Coast 2 Coast.

- Review topographic, geologic and hydrogeologic literature to establish surface and subsurface conditions, including groundwater depth and flow direction and water quality, if available;

- Conduct a detailed visual site inspection to document the present condition of the Property with respect to the current or past use of petroleum or other hazardous substances on the Property, including the presence of above or below ground storage tanks, electrical equipment that may contain polychlorinated biphenyl (PCB) oil, potential asbestos-containing materials, potential lead-based painted surfaces, drainage patterns onto and leaving the Property, septic systems, impoundments, sumps and other conditions that may create the risk of environmental liability or impairment;

- If petroleum or hazardous substances are or have been used on the Property, Coast 2 Coast will review management practices for the materials, including generation, use, storage, treatment, recycling and disposal; inventory acutely hazardous materials and other hazardous materials in containers larger than five gallons; and review Material Safety Data Sheets (MSDS) and disposal permits required by the Resource Conservation and Recovery Act (RCRA);

- Observe adjoining site usage and attempt to find information indicating whether the adjoining site has adversely affected the Property, including the review of aerial photographs of adjoining and nearby sites;

- Review records and databases, as required by ASTM Standard E1527-13, from federal, state, regional and local agencies to find if current or previous land uses or Property improvements could have generated hazardous substances or petroleum. An attempt will also be made to

find the current regulatory status and to find if nearby sites may be hazardous sites with the potential to affect the Property. Where there are duplicate federal and state sources of information for the Property, Coast 2 Coast will review the most updated source.

- The written report will document the findings of the ESA including an executive summary and Coast 2 Coast's conclusions and recommendations as to whether the Property is or is not environmentally impaired or whether additional information needs to be obtained. The report will also include:

  A statement of the scope of the assessment;

  A physical and geological description of the Property;

  A location map and a site map;

  A summary of the available site history;

  A summary of the records review;

  A summary of the Property and area reconnaissance;

  A description of the hazardous substances storage and the hazardous waste management practices on the Property;

  A brief description of the historical resources reviewed;

  Conclusions;

  Recommendations;

  References.