PHASE I ENVIRONMENTAL SITE ASSESSMENT
And
LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
"Shirey Road" Property
4.08-Acre Property
APN 128-290-74
32236 Shirey Road
Escondido, California 92026

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

March 2, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71235.1

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT
With Limited Agricultural Chemical Sampling

Prepared for:

Ms. Cassandra Costa
Assistant Project Manager
Accretive Investments, Inc.
12275 El Camino Real
Suite 110
San Diego, California 92130

Site location:

"Shirey Road" Property
4.08-Acre Property
APN 128-290-74
32236 Shirey Road
Escondido, California 92026
EEI Project Number ACR-71235.1

Prepared and Edited by:



Polly Ivers
Staff Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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

EEI Project No. ACR-71235.1

TABLE OF CONTENTS

GENERAL SITE INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
- **1.1** Purpose 1
- **1.2** Scope of Services 1
- **1.3** Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
- **2.1** Site Description 2
- **2.2** Topography 3
- **2.3** Regional and Local Geology 3
- **2.4** Regional and Local Hydrogeology 3
- **2.5** Hydrologic Flood Plain Information 4

3.0 SITE BACKGROUND **4**
- **3.1** Site Ownership 4
- **3.2** Site History 4
  - **3.2.1** Aerial Photograph and Historical Map Review 4
  - TABLE 1 - Summary of Historical Use Review 5
  - **3.2.2** City/County Directories 6
  - TABLE 2 Summary of City Directory Search 7
  - **3.2.3** Sanborn Fire Insurance Maps 7
  - **3.2.4** County of San Diego Land Use Environmental Group 7
- **3.3** Regulatory Database Search 8
  - **3.3.1** Federal Databases 8
  - **3.3.2** State and Regional Sources 8
- **3.4** Regulatory Agency Review 9
  - **3.4.1** Deer Springs Fire Protection District 9
  - **3.4.2** County of San Diego Department of Environmental Health 9
  - **3.4.3** State Water Resources Control Board 9
  - **3.4.4** Department of Toxic Substances Control 9
  - **3.4.5** Review of Division of Oil, Gas, and Geothermal Resources Files 10
- **3.5** Interview with Current Property Owner 10
  - **3.5.1** Past or Present Uses Indicating Environmental Concern 10
  - **3.5.2** Environmental Liens or Governmental Notification 10
  - **3.5.3** Presence of Hazardous Substances or Environmental Violations 10
  - **3.5.4** Previous Assessments 10
  - **3.5.5** Legal Proceedings 10
- **3.6** User Provided Information 10
  - **3.6.1** Environmental Liens or Activity and Use Limitations 11
  - **3.6.2** Specialized Knowledge 11
  - **3.6.3** Valuation Reduction for Environmental Issues 11
  - **3.6.4** Presence or Likely Presence of Contamination 11
  - **3.6.5** Other 11

TABLE OF CONTENTS (Continued)

3.7 Previous Assessments 11
3.8 Other Environmental Issues 11
3.8.1 Asbestos-Containing Materials 11
3.8.2 Lead-Based Paint 12
3.8.3 Radon 12
3.8.4 Polychlorinated Biphenyls 13

4.0 SITE RECONNAISSANCE 13
4.1 Purpose 13
4.2 Subject Site 13
TABLE 3 – Summary of Site Reconnaissance 14
4.3 Adjacent Properties 15

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY 14
5.1 Purpose and Objective 14
5.2 Field Investigation 15
5.3 Laboratory Analytical Program 15
TABLE 4 - Soil Sample Results 16
5.4 Discussion of Testing Results 16

6.0 FINDINGS AND OPINIONS 17

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

8.0 CONCLUSIONS 18

9.0 REFERENCES 19

FIGURES:

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Soil Sample Location Map

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Maps
Appendix C – Historical Aerial Photographs/Topographic Maps/City Directory Report
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Sampling Laboratory Report and Chain of Custody

GENERAL SITE INFORMATION

Project Information: "Shirey Road" Property

EEI Project Number: ACR-71235.1

Site Information:
4.08-Acre Property
APN: 128-290-74
32236 Shirey Road
County of San Diego, California 92026

Site Access Contact: Cassandra Costa

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

Inspection Date: January 29, 2011 / **Report Date:** March 2, 2011 (March 26, 2012 revisions)

Client Information:
Ms. Cassandra Costa
Assistant Project Manager
Accretive Investments, Inc.
12275 El Camino Real
Suite 110
San Diego, California 92130

Site Assessor:
Timothy Lester – Managing Principal

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



Polly Ivers – Project Scientist

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



Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 32236 Shirey Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The irregularly shaped subject property consists of privately owned land located at the intersection of Shirey Road and the extension of Palos Verdes Drive, Escondido, California. According to the County of San Diego Assessor's office, the property address is 32236 Shirey Road. The subject property encompasses a total of 4.08-acres on a single parcel identified as Assessor's Parcel Number (APN) is 128-290-74.

The overall property is divided by Shirey Road and a small stream. The western half contains a single story residence, a garage/workshop, and an avocado and citrus orchard. The eastern half is rectangular and oriented east-west, and is developed with an avocado orchard.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture and S92 – General Rural.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped property from at least 1939 through the 1960s. By 1975, a small residence and outbuilding structure was present on the western portion of subject property and the adjacent property to the north and west appeared occupied with orchards. In 1980, an additional structure appeared on the western portion of the subject property. In 2003, orchards appeared on the eastern portion of the subject property surrounding the structures. In 2005, orchards also appeared on the eastern portion of the subject property.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On January 29, 2011, EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

Based on historical agricultural use, EEI conducted Limited Agricultural Chemical Sampling at the subject property on February 16, 2011. A total of four (4) locations throughout the property were chosen to provide representative coverage. Samples were collected approximately six-inches below ground surface. Based on the results of EEI's soil sampling, no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the property located at 32236 Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property. However, EEI does have the following comments.

- Portions on the subject property have been historically utilized for agricultural development (i.e., orchards). Based on the results of EEI's soil sampling conducted on February 16, 2011, no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.

- According to information provided by the property owner representative, an inactive water supply well and active sewage disposal system is located on the subject property. Unless planned for future use, the inactive water supply well and sewage system should be properly abandoned following State and County Health Department guidelines.

- Owing to the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural-by products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the property owner should properly characterize prior to disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 32336 Shirey Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic site conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The irregularly shaped subject property consists of privately owned land located at the intersection of Shirey Road and the extension of Palos Verdes Drive, Escondido, California (**Figure 2**). According to the County of San Diego Assessor's office, the property address is 32236 Shirey Road. The subject property encompasses a total of 4.08-acres on a single parcel identified as Assessor's Parcel Number (APN) is 128-290-74 (**Appendix B**).

The overall property is divided by Shirey Road and a small stream. The western half is a roughly triangular and oriented north-south. It contains a single-story residence, a garage/workshop, and an avocado and citrus orchard. The eastern half is rectangular and oriented east-west, and is developed with an avocado orchard. According to the property owner representative, a water supply well is located near the onsite residence; however, the well is inactive and the residence is connected to the county water system. The property owner representative also noted that a septic system is in use at the property. EEI accessed the western and eastern halves of the property, which are accessed from an unimproved road on the north. At the extreme northwestern portion of the property, a small stream and/or drainage are present that flow onto the property.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture and S92 – General Rural.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped property from at least 1939 through the 1960s. By 1974, a small structure appeared on the western portion of subject property and the adjacent property to the north and west appeared occupied with orchards. According to the property owner representative, the residence located on site was constructed in 1975. In 1980, an additional structure appeared on the western portion of the subject property. In 2003, orchards appeared on the eastern portion of the subject property surrounding the structures. In 2005, orchards also appeared on the eastern portion of the subject property.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 735 feet above mean sea level (amsl) (southwestern portion) to approximately 765 feet amsl (northwestern portion). Elevation along the central portion of the property at Shirey Road and a drainage which bisects the parcel is approximately 730 feet amsl.

Surface drainage from the site flows to the south-southwest; from the higher elevations on the northern portion to the lower elevations on the southern portion.

2.3 Regional and Local Geology

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

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

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

Soils beneath the site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the sandy loam of the Fallbrook Soil Series (FaE2) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

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

According to the property owner representative, there is a water supply well located on the western portion of the subject property. EEI contacted the County of San Diego Land and Water Quality Division to research the well permit and depth to groundwater information. According to office personnel, the division began tracking records for well permits in 1977. Since the subject property residence was constructed in 1975, prior to county permit tracking, no records regarding a well permit associated with the subject property was on file with the division.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information. According to the website, there are five water supply wells located within the immediate vicinity of the subject property (Township 10S, Range 2 West, Section 19). According to the website, the wells were last measured in 1967, and indicated that the depth-to-groundwater in the wells ranged from 3.0 feet below ground surface (bgs) to 11 feet bgs.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database and the SanGIS online database to determine if the subject property was in a flood zone. According to FEMA, the property is located on map number 06073C0492F; however, no digital FIRM map was available for review on the website. According to the SanGIS online database, the subject property is not located within a flood zone.

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of APN 128-290-74 is identified as Haehong Joo and Mi Sun, with a mailing address of 32236 Shirey Road, Escondido, California 92026.

3.2 Site History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1947, 1948, 1951, 1953, 1963, 1968, 1974, 1980, 1990/91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2003 and 2005 aerial photograph was obtained and reviewed from Google Earth®. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. Based on the data reviewed, the subject property was undeveloped property from at least 1939 through the 1960s. By 1974, a small structure appeared on the western portion of subject property and the adjacent property to the north and west appeared occupied with orchards. In 1980, an additional structure appeared on the western portion of the subject property. In 2003, orchards appeared on the eastern portion of the subject property surrounding the structures. In 2005, orchards also appeared on the eastern portion of the property.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375 ft.	Subject property appeared as mainly undeveloped native land. The eastern portion appeared possibly utilized for agriculture and accessed by an unimproved from the north. A drainage with mature vegetation appeared running north to south through the central portion of the subject property. Adjacent and surrounding property appeared as undeveloped land. No other pertinent information or environmental concerns were noted.
1942	Topographic Map 1:62,500	Subject property and adjacent and surrounding property appeared as undeveloped land.
1947	Aerial Photograph 1:373 ft.	Subject property appeared to be undeveloped and covered with native vegetation. A drainage remained through the central portion of the property. An unimproved road remained accessing the eastern portion of the property; however, this area did not appear to be utilized for agriculture.
1948	Topographic Map 1:24,000	Subject property and adjacent and surrounding property appeared as undeveloped land. Interstate 15 (I-15) and West Lilac Road appeared to the west and north, respectively.
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property or adjacent and surrounding property since the 1948 map.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1947 photograph. Additional unimproved roads/trails appeared in the surrounding area.
1963	Aerial Photograph 1:375	Subject parcel boundary now apparent, with Shirey Road, a widened unimproved road bisecting the central portion. Mature vegetation and drainage was noted along the central portion of the property. A smaller drainage was also noted on the far eastern portion of the property. Adjacent property to the southeast appeared with structures. Adjacent property to the north appeared as agricultural land. Orchards and agricultural land appeared in the surrounding area.
1968	Topographic Map 1: 24,000	No structural development was noted on the subject property. Shirey Road, Palos Verde Drive, and other unimproved roads were noted in the immediately surrounding area. A water tank and small structures were noted in the surrounding area.
1974	Aerial Photograph 1:375	A small structure appeared on the western portion of the subject property. Adjacent and surrounding property to the north and west appeared with row crop agriculture and orchards.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1980	Aerial Photograph 1:375	An additional structure appeared on the western portion of the subject property. Increased agricultural land and orchards were noted in the adjacent and surrounding area.
1990/91	Aerial Photograph 1:375	The eastern portion of the subject property now appeared cleared of vegetation and possibly used for agriculture. Structures remained on the western portion of the subject the subject property. No other changes were noted.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property or adjacent and surrounding property since the 1990/91 photograph.
December 2003	Aerial Photograph GoogleEarth®	The subject property now appeared with orchards surrounding the structures on the western portion. The eastern portion appeared covered with vegetation. No other apparent changes were noted.
October 2005	Aerial Photograph GoogleEarth®	The subject property appeared with two structures on the western portion with orchards surrounding the structures. The eastern portion of the subject property was also occupied with orchards. Adjacent property to the west appeared with structures and orchards. Adjacent property to the north also appeared with orchards. Adjacent property to the south and east appeared as undeveloped land. No other pertinent information or environmental issues were noted.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of two structures and surrounding orchards on the western portion and orchards occupying the eastern portion. Shirey Road bisected the central portion of the property from north to south. A drainage and mature vegetation appeared along Shirey Road. Adjacent and surrounding property appeared as a mix of orchards, agricultural land, and undeveloped land. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (32236 Shirey Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed as residential from 1992 to 2007. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of County Directory Search
32236 Shirey Road, Escondido, California 92026

North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2007		
32148- Nagy Imre	**32236- Joe Haehong**	32252-Michael Serafin
2004		
No lower listings this side of street	**32236- Joe Haehong**	32250-Roe Vargas
2000		
32148-Franke and Associates	**32236- Occupant Unknown**	Highest listing on street is 32236
1995		
32148-Occupant Unknown	**32236- Jerry Horstman**	32250-Occupant Unknown
1992		
32148-Attila Melkuti	**32236- Jerry Horstman**	32250-S. Kamura
1984		
Street not listed	**Street not listed**	Street not listed
End of search due to A) earlier directory or street listing not found; B) listing out of range, listings renumbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800's and early 1900's for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), no records were available for APNs: 128-290-74. EEI also contacted LUEG by phone to confirm the absence of records. According to LUEG personnel, the county began keeping digital records in 1987; therefore, no digital records for the subject property were available. Personnel noted that the county did not begin archiving building records until 1972. Therefore, records from 1972 through 1986 are available for review on microfiche at their office for a fee. Given that other historical sources and the property owner representative indicate that the subject property was undeveloped land until a residence was constructed in 1975, this resource was not searched as it was not deemed sufficiently useful.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property at 32236 Shirey Road (APN: 128-290-74). According to the office personnel, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health for the subject property 32236 Shirey Road, County of San Diego, California (APN: 128-290-74). According to Ms. Joyce Ellman, Office Support Specialist, no permits/documents were on file for the address or APN searched.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within T10S, R02W Section 19).

3.5 Interview with Current Property Owner

EEI contacted the property owner representative, Mr. Andrew Behneman, the property listing Broker with Cabrillo Team Realty. Information provided by Mr. Behneman is summarized below. No indications of environmental concern were noted by Mr. Behneman.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Behneman stated that the current and past uses of the subject property is and has been as a second residence and a small orchard.

3.5.2 Environmental Liens or Governmental Notification

Mr. Behneman stated that he is not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Behneman stated that he has not been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mr. Behneman stated that he is not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

~~Mr. Manners~~ Mr. Behneman stated that he is not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has specialized knowledge related to the subject property as his group currently farms the adjacent property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner representative, Mr. Behneman, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on the age of the onsite structure (circa-1975), it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age of the onsite structure (circa-1975), there is a potential that lead-based paint exists in the building. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent site reconnaissance. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999). Based on the age of the onsite structures (circa-1975), there is a potential that electrical equipment located on the subject property may be PCB-containing.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Site

On January 29, 2011, EEI personnel mobilized to the subject property and conducted a walking inspection around the perimeter of the subject property, and then traversed the subject property. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property consists of a single 4.08 acre parcel, Assessor's Parcel Number (APN) 128-290-074, located at the intersection of Shirey Road and the extension of Palos Verdes Drive, Escondido, California. The subject property address is 32236 Shirey Road (**Figure 2**).

The overall property is divided by Shirey Road and a small stream. The western half is a roughly triangular and oriented north-south. It contains a single story residence, a garage/workshop, and an avocado and citrus orchard. The eastern half is rectangular and oriented east-west, and is developed with an avocado orchard.

EEI walked the western half of the site along the exterior property line, and traversed the interior. Both the home and workshop/garage are single story wooden structures with asphalt tile roofing and wood siding. Both structures were locked and inaccessible. A small covered area at the northeast corner of the garage/workshop contained a plastic 1-gallon gasoline container, a pesticide sprayer, and several petroleum product bottles. The ground is concrete-covered and clean. No evidence of spillage was noted. North of the residence is an open, uncovered well with a concrete pad. Water was observed at a depth of approximately 8-10 feet. A pump, plastic water tank(s), pvc piping, and assorted valves is present. A small (approximately 80-gallon) rectangular plastic water tank, which appears to be used for nutrient addition for the orchard, is located north of the residence. An empty 55-gallon drum is present at the extreme northwest corner of the western area; no odors or spillage was noted. The drum has a small open bung. No labels are present. The balance of the western half is avocado orchard with some citrus. PVC piping is present throughout. No chemicals, spillage, or trash was noted in our reconnaissance.

A small metal-plate footbridge is present southeast of the garage which provides access to the eastern half of the overall property. Organic debris (cuttings) has been stockpiled on this portion of the property and appears to intrude into the stream area. No trash or non-organic material was noted in this material.

The eastern half of the overall site is developed with avocado orchards. A power pole with a single transformer is present along the southern property line. No evidence of spillage or leaking was noted at the power pole. A second power pole, equipped with three transformers, is present near (potentially offsite) of the northeast corner of the orchard. The power supplies a second well, which has steel riser and a cap. No identification information was present on the well, which appears to be used for irrigation purposes.

At the extreme northwestern portion of the property, a small stream and/or drainage are present that flow onto the property. Running water was present during our reconnaissance.

The subject property contains no obvious signs of dumping, spills and/or stockpiled debris. No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling was noted during the site reconnaissance.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	No Concerns noted.
Surface Spills	No	No Concerns noted.
Stained Surfaces	No	No Concerns noted.
Fill Materials	No	No Concerns noted.
Pits/Ponds/Lagoons	No	No Concerns noted.
Surface Impoundments	No	No Concerns noted.
ASTs/USTs	Yes	No Concerns noted.
Distressed Vegetation	No	No Concerns noted.
Wetlands	Yes	No Concerns noted.
Electrical Substations	No	No Concerns noted.
Areas of Dumping	No	No Concerns noted.
Transformers	Yes	No Concerns noted.
Waste/Scrap Storage	No	No Concerns noted.
Chemical Use/Storage	No	No Concerns noted.

4.3 Adjacent Properties

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

Immediately east of the site is another, offsite well and two larger poly water storage tanks. The area is clean, appears to be newly constructed, and no evidence of spillage or chemical use was noted.

In general, the subject property is surrounded by native, vacant/undeveloped land or agricultural properties (avocado orchards). Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SAMPLING

5.1 Purpose and Objective

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

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties. The DTSC document does not specifically address disturbed (i.e., graded) residential sites. Therefore, EEI has modified the application of the document to the specific site, while maintaining the general conformance with the document's suggested sampling frequencies, methodology, and analytical parameters.

Based on the size of the property, and EEI's experience at similar sites, a total of four (4) soil samples, or approximately one per acre, were collected at near-surface (six-inches below grade) locations on the subject property. The following sections discuss our field investigation.

5.2 Field Investigation

On February 16, 2011, EEI personnel mobilized to the project site to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of four (4) locations (identified as ACR-1 through ACR-4, **Figure 2**) were chosen to provide representative coverage.

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

5.3 Laboratory Analytical Testing

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

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

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-2	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
AC$-4	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-5	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Analytical Results

No evidence of arsenic, lead, organochlorine pesticides was reported in samples (ACR-1 through ACR-4) collected from the subject property. Although, arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential California Human Health Screening Level (CHHSL) value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected REC's – No known or suspected REC's have been revealed during the preparation of this ESA.

  Portions on the subject property have been historically utilized for agricultural development (i.e., orchards). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

  Based on the results of EEI's soil sampling (see Section 5.0 –Limited Agricultural Chemical Survey), no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions were noted during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the undeveloped subject property located at 32236 Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property. However, EEI does have the following comments.

- Portions on the subject property have been historically utilized for agricultural development (i.e., orchards). Based on the results of EEI's soil sampling (see Section 5.0 –Limited Agricultural Chemical Survey), no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.

- According to information provided by the property owner representative, an inactive water supply well and active sewage disposal system is located on the subject property. Unless planned for future use, the inactive water supply well and sewage system should be properly abandoned following State and County Health Department guidelines.

- Owing to the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural-by products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the property owner should properly characterize prior to disposal.

9.0 REFERENCES

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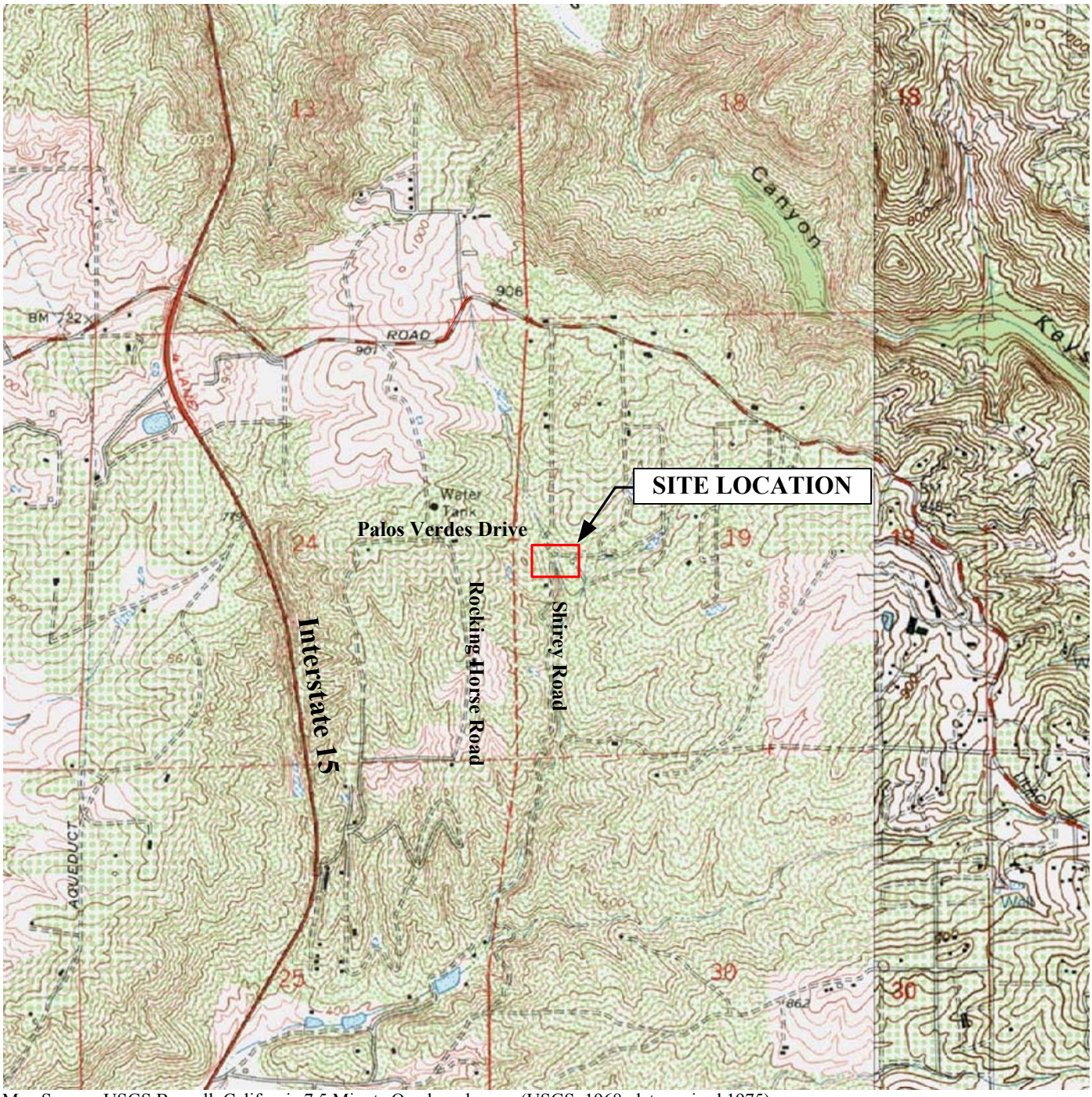
FIGURES



Map Source: USGS Bonsall, California 7.5 Minute Quadrangle map (USGS, 1968, date revised 1975)

N

Scale: 1" = 1,800'

0 1,080FT 1,800FT 3,600FT

Note: All Locations Are Approximate

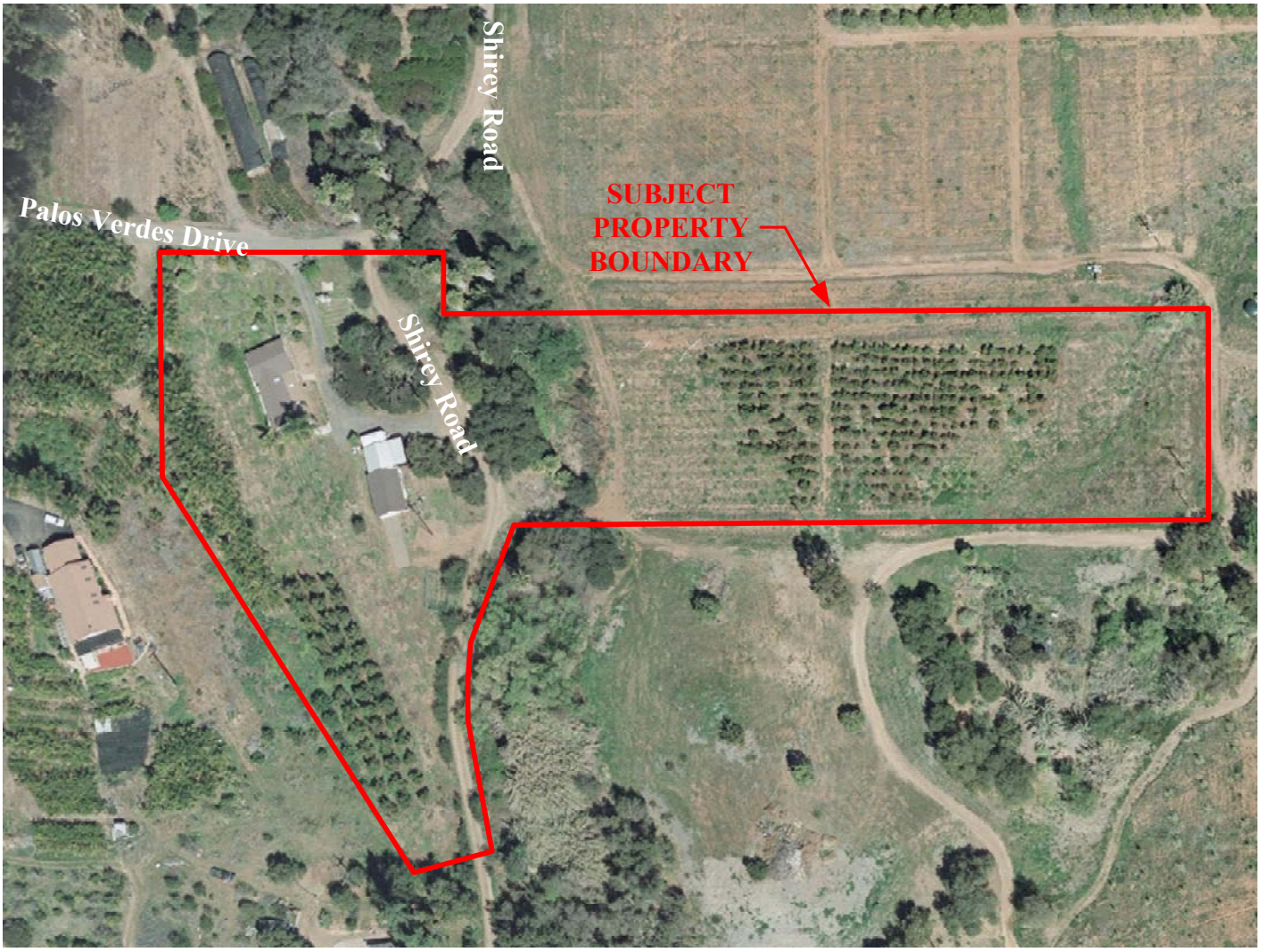
SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.

"Shirey Road" Property
32236 Shirey Road
Escondido, California 92026
EEI Project No. ACR-71235.1
Created March 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 140'

0 84FT 140FT 280FT

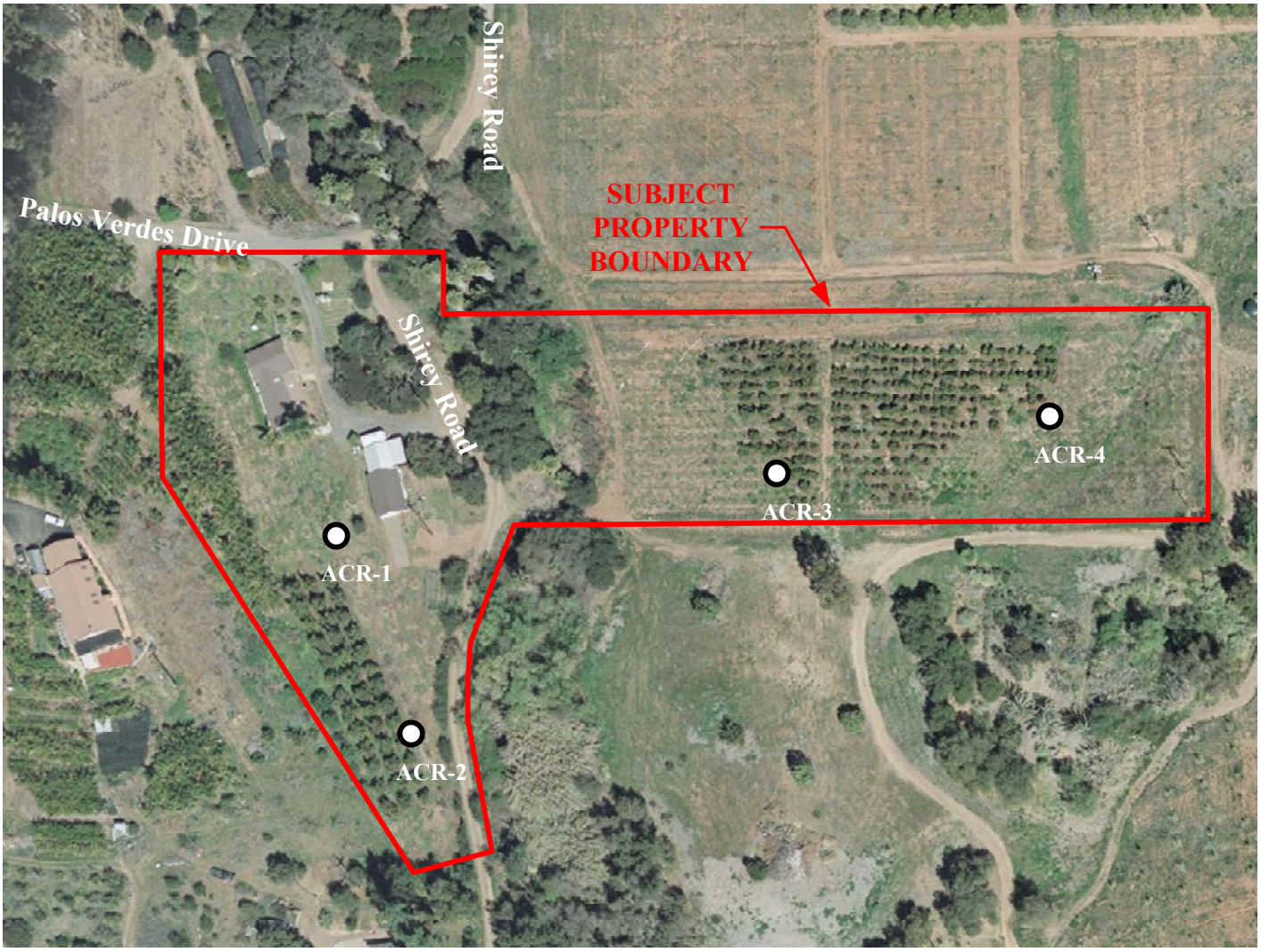
Note: All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
32236 Shirey Road
Escondido, California 92026
EEI Project No. ACR-71235.2
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

Soil sample location

ACR-1

N

Scale: 1" = 140'

0 84FT 140FT 280FT

Note: All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
32236 Shirey Road
Escondido, California 92026
EEI Project No. ACR-71235.2
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

- Experienced in project management duties for conducting field research, data collection, inventory, analyses and report development in the Environmental Science industry.
- Knowledgeable of environmental compliance and regulations and technical writing specifications for environmental documentation and regulatory reporting.
- Excellent communication and interpersonal skills. Diplomatic and experienced in working with diverse populations including the public, colleagues, clients and agency representatives.
- Strong analytical, detail-oriented, organizational, and verbal/written communication skills.
- Proficient in MS Office, MS Visio, CADD, ArcGIS 9.1, Adobe Acrobat and internet research.

EDUCATION

UNIVERSITY OF COLORADO, Boulder, CO B.S. Biology 1987
WETLANDS TRAINING INSTITUTE, San Diego, CA 2004
UNIVERSITY OF UTAH, Salt Lake City, UT GIS/Environmental Science Coursework 2002 - 2010

PROFESSIONAL EXPERIENCE

EEI, INC., (*Geotechnical and Environmental Solutions)*, Carlsbad, CA 2004 - Present

Environmental Project Scientist (4/05 - Present)

- Oversee the execution and management of Phase I Environmental Site Assessments (ESA) for over 200+ sites in California, Nevada, and Arizona.
- Direct Phase II limited site investigations, including Soil and Agricultural Chemical Surveys (drilling, sampling, and monitoring). Supervised small field crews on key client projects.
- Assisted with Biological Assessment reports and Wetland Delineation Surveys.
- Manage budgets ensuring fiscal responsibility on each project.
- Supervise and mentor two staff members in daily duties and perform yearly peer reviews.
- Write ESA reports based on researched technical data. Edit and review co-worker reports.
- Contributed compliance documents for Environmental Impact Reports (under NEPA and CEQA regulation) and Storm Water Pollution Prevention Plans (SWPPP).

Environmental Staff Scientist (3/04 - 3/05)

- Worked closely with Project Managers: conducted field visits to project sites for evaluation; used topographic maps, aerial photographs, GPS units, and scientific tools and equipment; attended meetings; and managed project files and database.

CERTIFICATIONS

40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPPER)

BERNARD A. SENTIANIN, CPG, RG, REA

Principal Geologist

SUMMARY

As Principal Geologist of EEI since 1997, Mr. Sentianin provides consulting and technical services as a project manager, expert witness, and senior geologist for investigation and cleanup efforts at sites impacted by Petroleum Hydrocarbons, heavy metals, pesticides, and chlorinated solvents. As a remediation specialist, he has hands on experience designing, installing, and managing large scale projects involving aboveground and in-situ bioremediation, soil vapor extraction, sparging, and groundwater extraction/treatment. He has 20 years of environmental project management experience, and over 22 years professional geologic experience. Mr. Sentianin has extensive experience in planning, implementing and evaluating Phase I and Phase II environmental assessments in commercial real estate transactions.

EDUCATION

1985 Bachelor of Science, Geology, California State University, Bakersfield
1989 Master of Science, Geological Sciences, San Diego State University

REGISTRATION/CERTIFICATES

Registered Environmental Assessor I No. 3477, State of California.
Professional Geologist No. 5530, State of California.
Certified Professional Geologist No. 9059, American Institute of Professional Geologists

WORK HISTORY

1991 to 1997 Senior Geologist, Senior Project Manager
PW Environmental

Established in-house engineering and consulting services for mid-sized environmental contractor. Established regulatory, vendor, and client contacts. Initiated policies governing technical report content and format and instituted in-house training program for new technical staff. Selected prioritized and procured required support equipment. Actively managed Phase I and Phase II investigation and remediation projects. Reviewed assessment data, prepared feasibility studies, and evaluated remedial alternatives while preparing Remedial Action Plans (RAP) for fuel, heavy metal, and solvent-impacted sites. Prepared health-based risk assessment on large cleanup site adjacent to health care facility. Permitted, implemented, and successfully completed the first in-situ groundwater bioremediation system in Ventura County. Reviewed and implemented numerous Phase I and Phase II environmental site assessments throughout Southern California.

1989 to 1991 Staff/Project Geologist
Nachant Environmental, Inc.

Planned, implemented, and managed environmental site investigations and remediation projects following appropriate regulatory and professional guidelines. Prepared and reviewed project cost proposals, correspondence, regulatory permits, assessment and investigation reports, and remedial action plans.

1987 to 1989 Teaching Assistant
San Diego State University – Department of Geological Sciences and Department of Engineering

REPRESENTAIVE PROJECTS

Globe Mills, Sacramento CA – Conducted Phase I and Phase II environmental site assessment, evaluated environmental concerns for adaptive reuse project on behalf of Sacramento Housing and Redevelopment Agency. Coordinated regulatory oversight of the project with Sacramento County Environmental Management Division.

K Street Corridor – Sacramento, CA. Evaluated and conducted Phase I environmental site assessments on three block area of downtown Sacramento, as well as a number of individual properties in other areas within the K Street Corridor, on behalf of the City of Sacramento Downtown Development Group.

Southside Garden and Fremont Mews, Sacramento, CA – Conducted Phase I and Phase II environmental site assessments and evaluated environmental concerns on two community garden projects on behalf of the Capitol Area Development Authority. Coordinated regulatory oversight with Sacramento County Environmental Management Division and the State Office of Environmental Health Hazard Assessment. Prepared and evaluated requests for proposals for cleanup contractors and provided remediation oversight and management. Prepared closure documentation and obtained regulatory signoff from both the Southside Garden and Fremont Mews projects.

Electronics Manufacturing Facility/Fueling Depot, Santa Monica, CA. – Performed soil and groundwater investigation, feasibility testing and evaluation of fuel hydrocarbon and chlorinated solvent plumes. Prepared RAP with design criteria for soil vapor extraction. After approval of RAP by State regulators, implemented and successfully completed remediation at site, obtaining closure.

Former Aerospace Facility, Santa Ana, CA – Evaluated existing Phase I and Phase II assessments. Performed soil, soil vapor, and groundwater investigations of chlorinated solvent plumes at multiple locations onsite. Modeled and evaluated potential plume source areas. Initiated site specific sampling protocol for chlorinated solvents. Negotiated with lead regulatory agency regarding regional contamination issues on site closure requirements.

Major Land Owner/Developer, San Juan Capistrano, CA – Conducted Phase I and Phase II environmental site assessments at multiple sites in southern Orange County. Evaluated potential environmental concerns related to sand & gravel operations, fueling facilities, ordinance testing facilities, aerospace engineering labs, vehicle maintenance and repair facilities, agricultural operations, and illicit dump sites.

PUBLICATIONS

Matson, C.E., and Sentianin, B.A., 1991, Bioremediation of Contaminated Soils and Ground Water Using Forced Air Ventilation and Water Perfusion Systems: Proceedings of Hazmacon 91, pp. 459-469.

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAPS

128-29 & 30

128-29

1"=400'

N

W 1/4 COR PER ROS 6614

1410.30 TO SW COR OF N1/2 OF LOT 2

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

N 87°06'32"E 3026.39 ROS 6614

S76°32'52"E 82.92

WALK

WEST LILAC RD RS 383 A

E 1/4 COR PER ROS6614, PM2732

PM 7203

PM2790

SHARREY RD

ROS13678

PER ROS13678

PM 14049

LOC

POR 7

PM 10321

PM 10301

PAR 1

PAR 2

PAR 3

PAR 4

LILAC RD

NLY BDY OF SEQ OF SEQ PER ROS 6843 & PM 2790

SEC 19 SEC 20 SEC 30

SEC LI PER ROS 6619, 7844

APPROX.

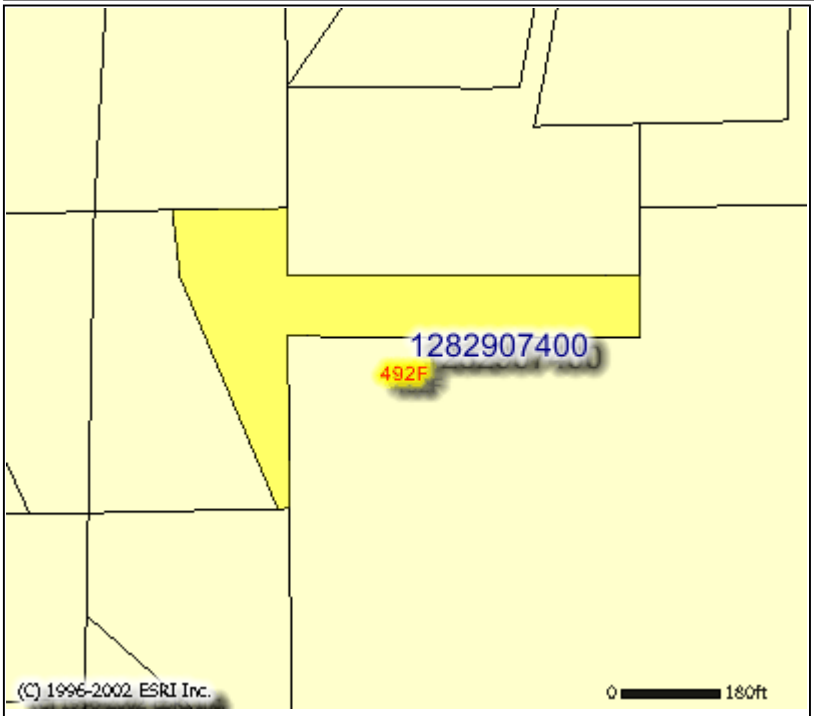
SEC COR PER ROS 6614,6619,7844

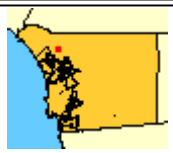
N1/4 COR SEC 30 PER ROS 7844

WEST LILAC RD

1	2.92 AC	38	9.72 AC PAR 3
2	4.07 AC	39	3.81 AC PAR 4
3	7.51 AC	40	32.57 AC PAR 2
4	6.90 AC	41	43.30 AC
5	6.92 AC	42	38.30 AC
6	4.08 AC	43	20.72 AC
7	1.45 AC	44	0.62 AC
8	3.92 AC	45	3.45 AC
9	2.44 AC	46	8.72 AC
10	7.55 AC	47	4.90 AC
11	3.45 AC	48	5.00 AC
12	8.72 AC	49	5.47 AC
13	4.90 AC	50	3.23 AC
14	5.00 AC	51	3.18 AC
15	5.47 AC	52	5.20 AC
16	3.23 AC	53	11.91 AC
17	3.18 AC	54	3.29 AC PAR 1
18	5.20 AC	55	2.62 AC PAR 2
19	11.91 AC	56	13.04 AC.
20	3.29 AC PAR 1	57	1.99 AC
21	2.62 AC PAR 2	58	2.35 AC
22	13.04 AC.	59	4.49 AC
23	1.99 AC	60	2.57 AC
24	2.35 AC	61	1.84 AC
25	4.49 AC	62	PM10475 244AC. PAR 3
26	2.57 AC	63	PM10475 PAR 1 2.71AC.
27	1.84 AC	64	PM10475 PAR 2 2.91AC.
28	PM10475 244AC. PAR 3	65	
29	PM10475 PAR 1 2.71AC.	66	PAR. 4 40.30 AC.
30	PM10475 PAR 2 2.91AC.	67	13.04 AC.
31		68	2.55 AC
32		69	2.55 AC
33		70	2.55 AC
34		71	11.91 AC
35		72	9.72 AC PAR 3
36		73	3.81 AC PAR 4
37		74	32.57 AC PAR 2
38		75	43.30 AC
39		76	38.30 AC
40		77	20.72 AC
41		78	0.62 AC
42		79	3.45 AC
43		80	8.72 AC
44		81	4.90 AC
45		82	5.00 AC
46	PM 8304 ROS 3.21 AC	83	5.47 AC
47		84	3.23 AC
48		85	3.18 AC
49		86	5.20 AC
50		87	11.91 AC
51		88	3.29 AC PAR 1
52		89	2.62 AC PAR 2
53		90	13.04 AC.
54		91	1.99 AC
55		92	2.35 AC
56		93	4.49 AC
57		94	2.57 AC
58		95	1.84 AC
59		96	PM10475 244AC. PAR 3
60		97	PM10475 PAR 1 2.71AC.
61		98	PM10475 PAR 2 2.91AC.
62		99	
63		100	
64		101	
65		102	
66		103	

Parcel Map and Data





Rivers
Railroads
Train
Trolley
Freeways
Highways
Airports
Parcels
Flood Panel
Flood Zone
Zone A-100 year
Zone X-500 year
Zone A-floodway
Lakes
Municipal
CARLSBAD
CHULA VISTA
CORONADO
DEL MAR
EL CAJON
ENCINITAS
ESCONDIDO
IMPERIAL BEACH
LA MESA
LEMON GROVE
NATIONAL CITY
OCEANSIDE
POWAY
S.D. COUNTY
SAN DIEGO
SAN MARCOS
SANTEE
SOLANA BEACH
VISTA
County

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

Environmental FirstSearch

Historical Aerial Photo

2002

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (NAPP-3C_12474-180)
Target Site: 33.292609, -117.138917

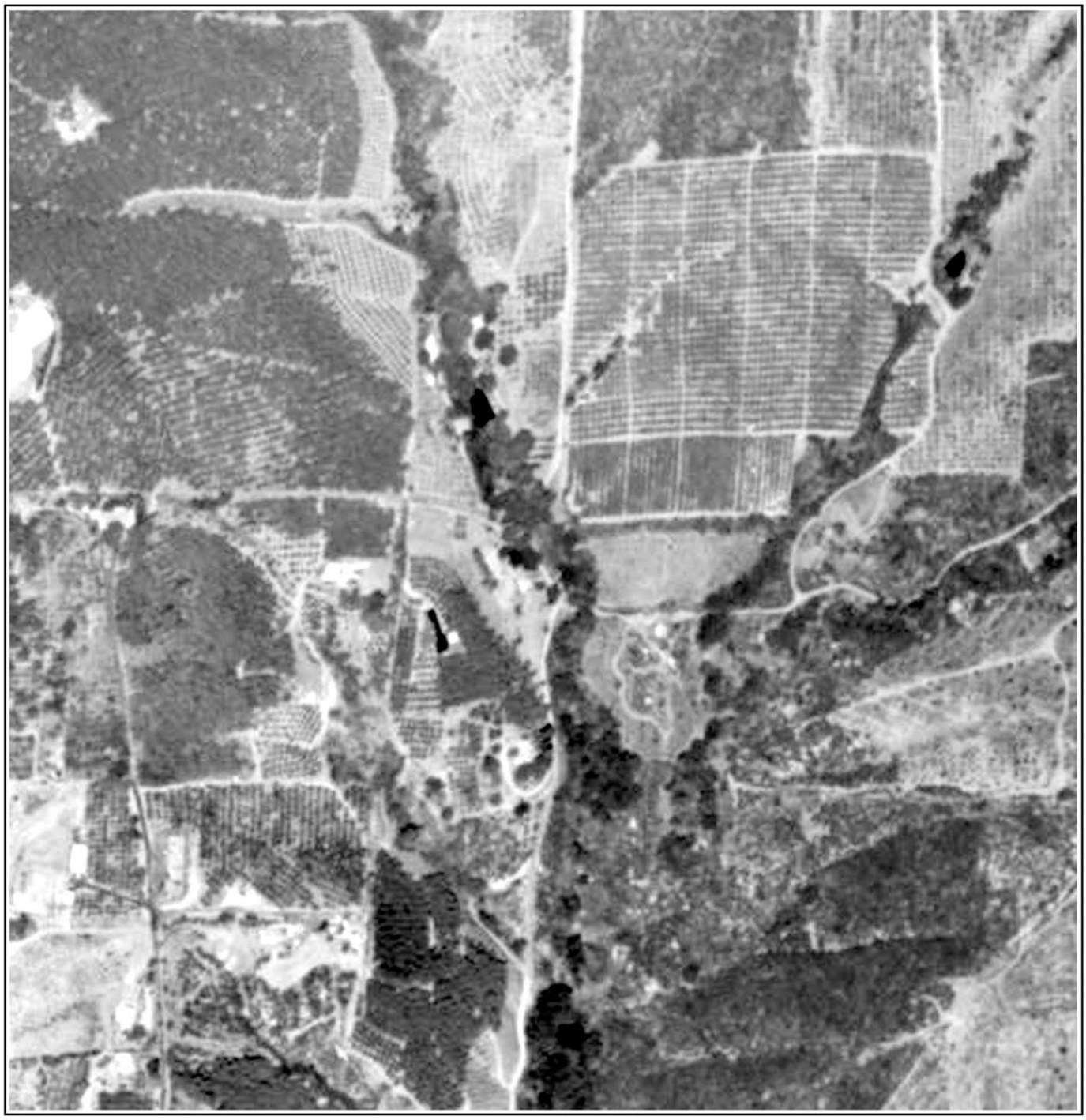
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (AMI-SD-90-91_12580)
Target Site: 33.292609, -117.138917

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (AMI-SD-80_10020)
Target Site: 33.292609, -117.138917

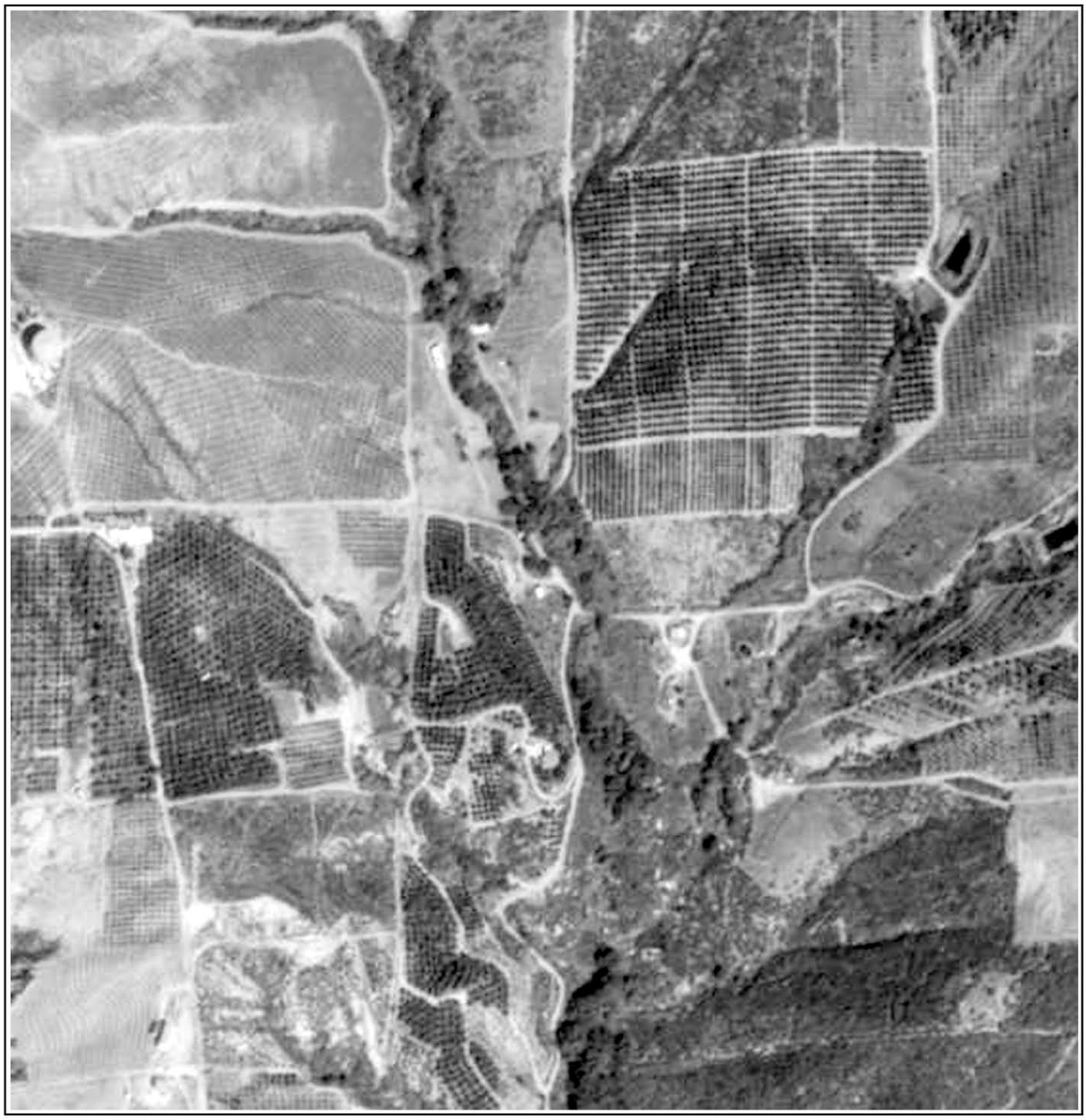
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1974

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (AMI-SD-74_7005)
Target Site: 33.292609, -117.138917

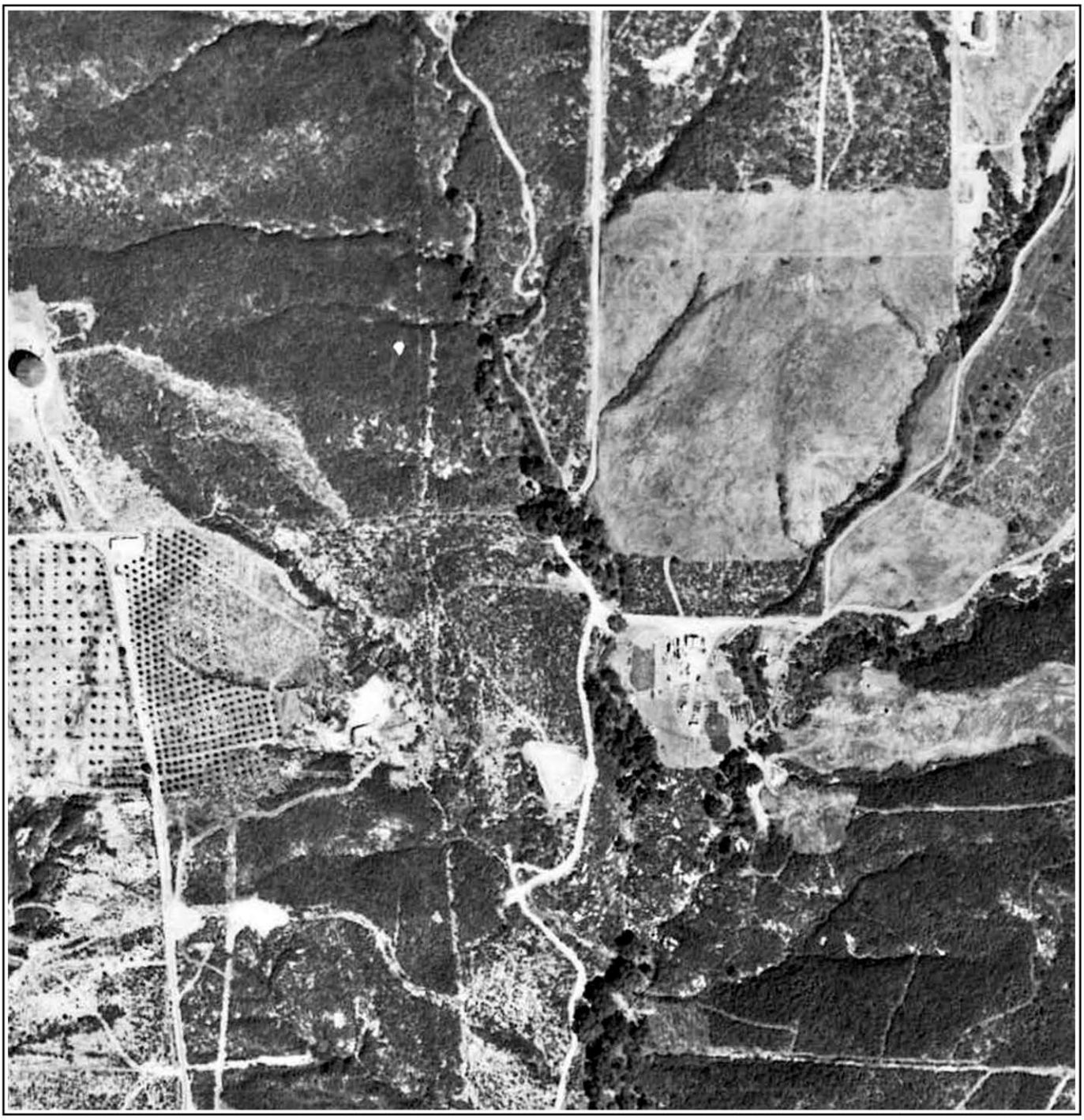
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (CAS-SD_2-132)
Target Site: 33.292609, -117.138917

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (AXN-1953_3m-159)
Target Site: 33.292609, -117.138917

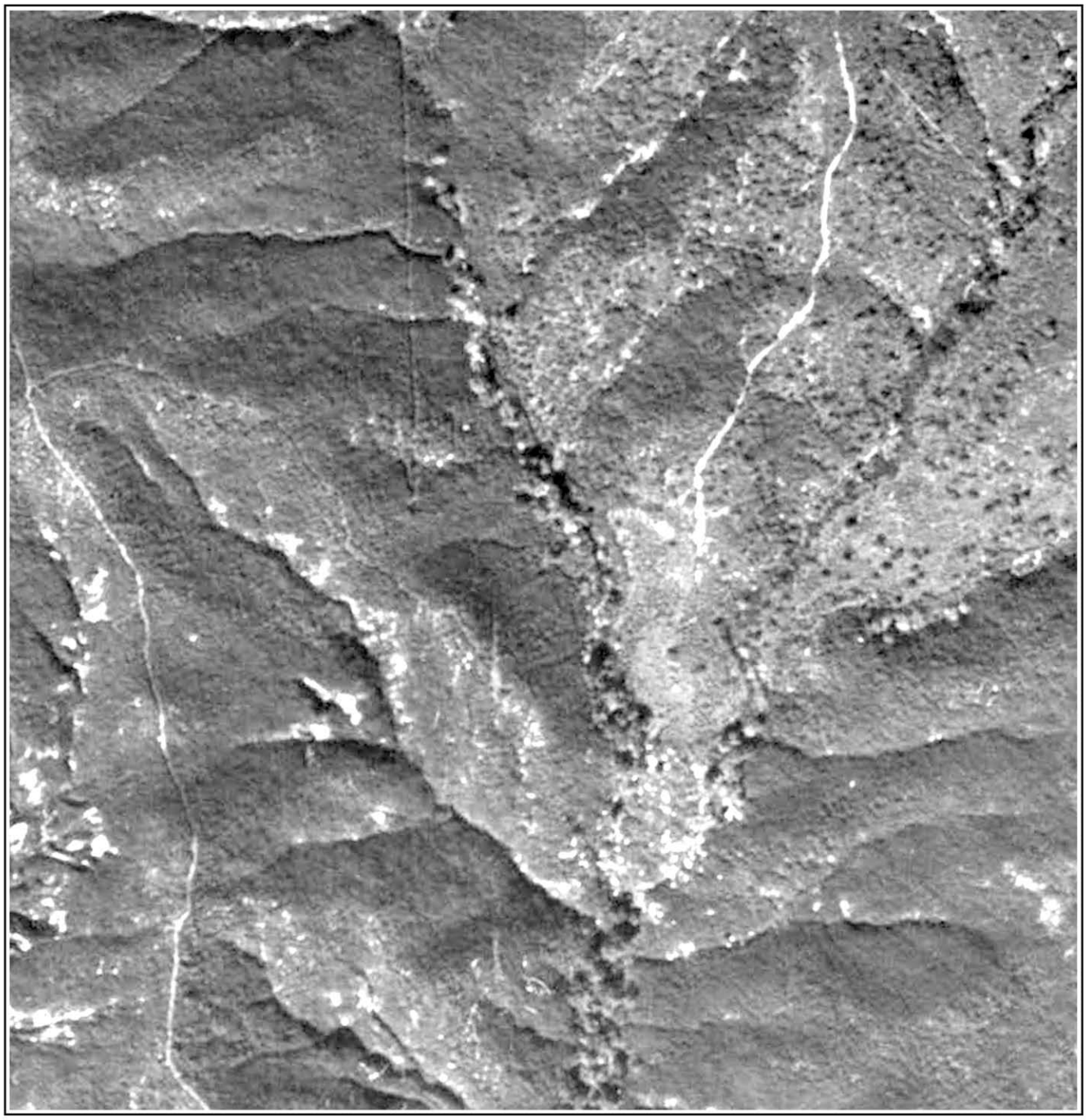
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1947

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (GS-CP_9-87)
Target Site: 33.292609, -117.138917

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1939

32366 Shirey Road, Escondido, CA 92026



Job Number: ACR_712351 (C-5750_271-17)
Target Site: 33.292609, -117.138917

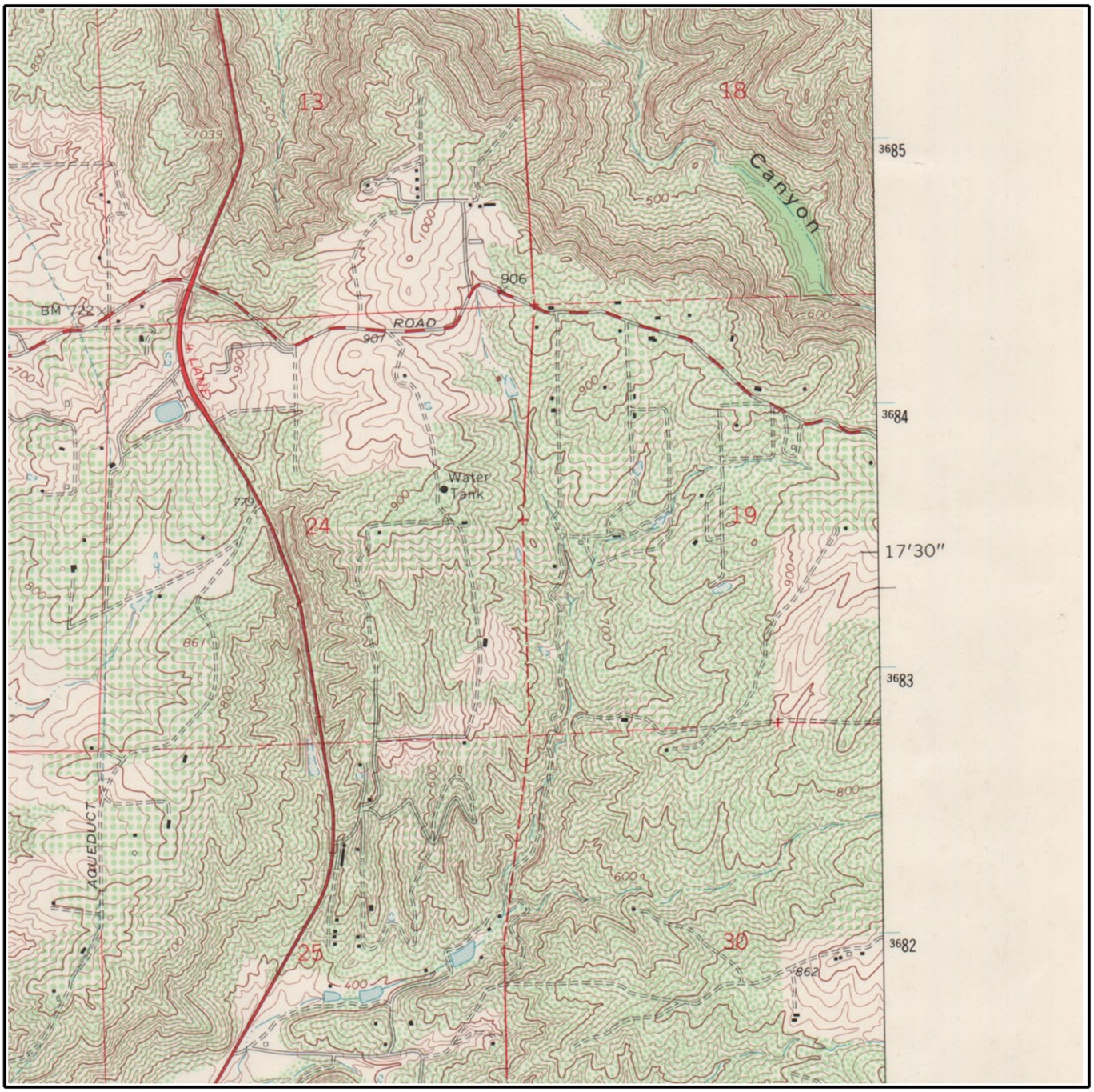
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

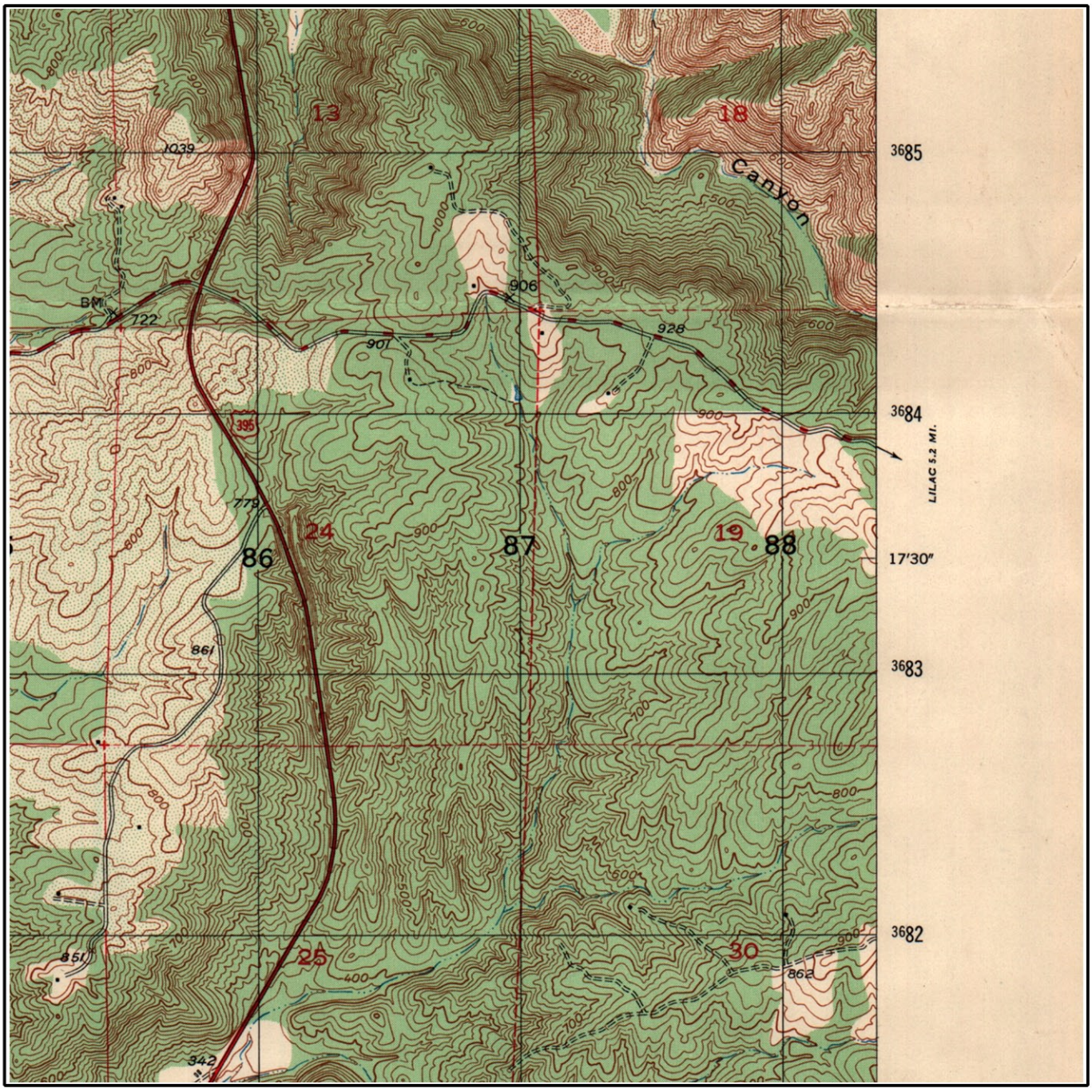
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

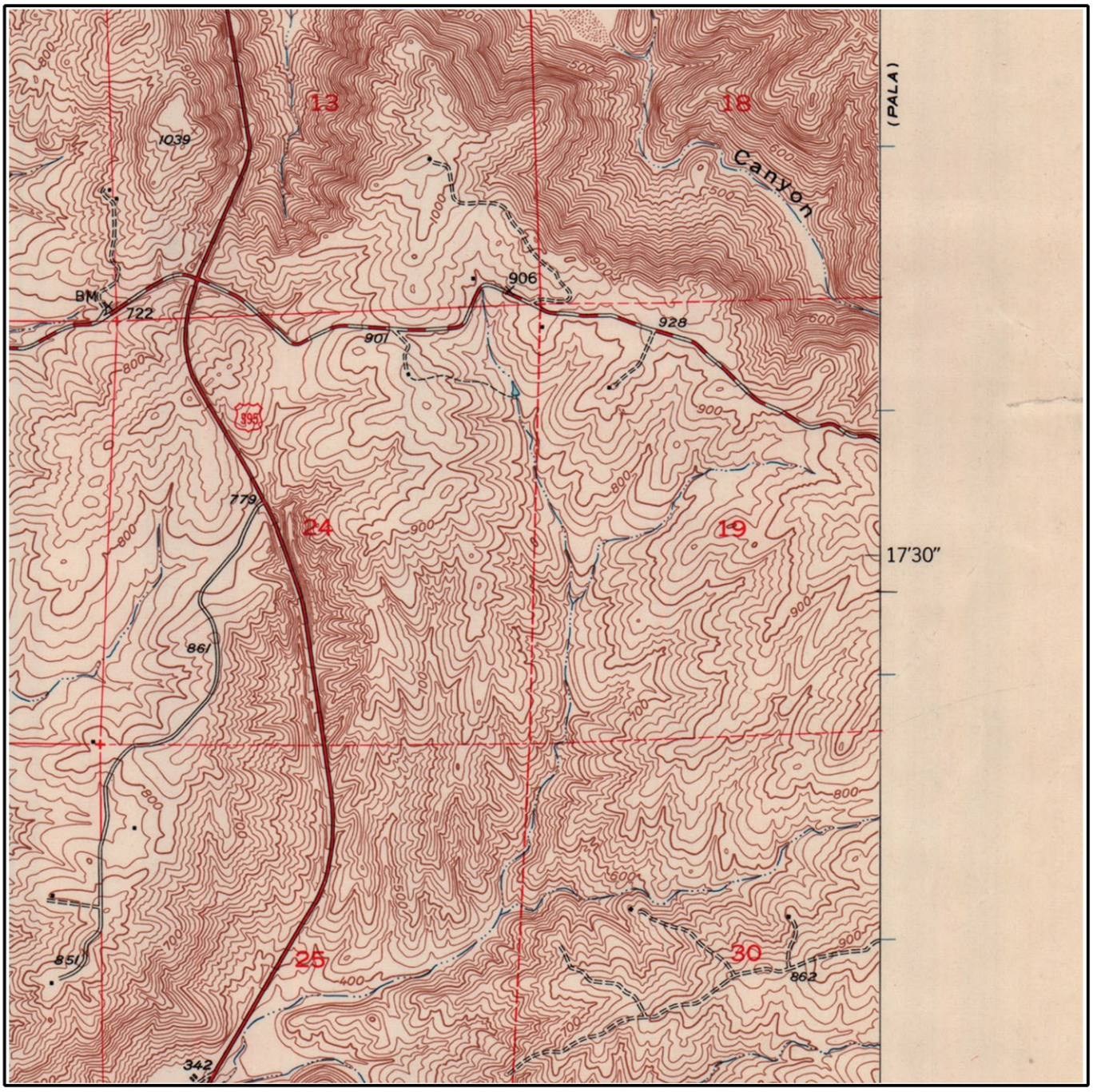
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

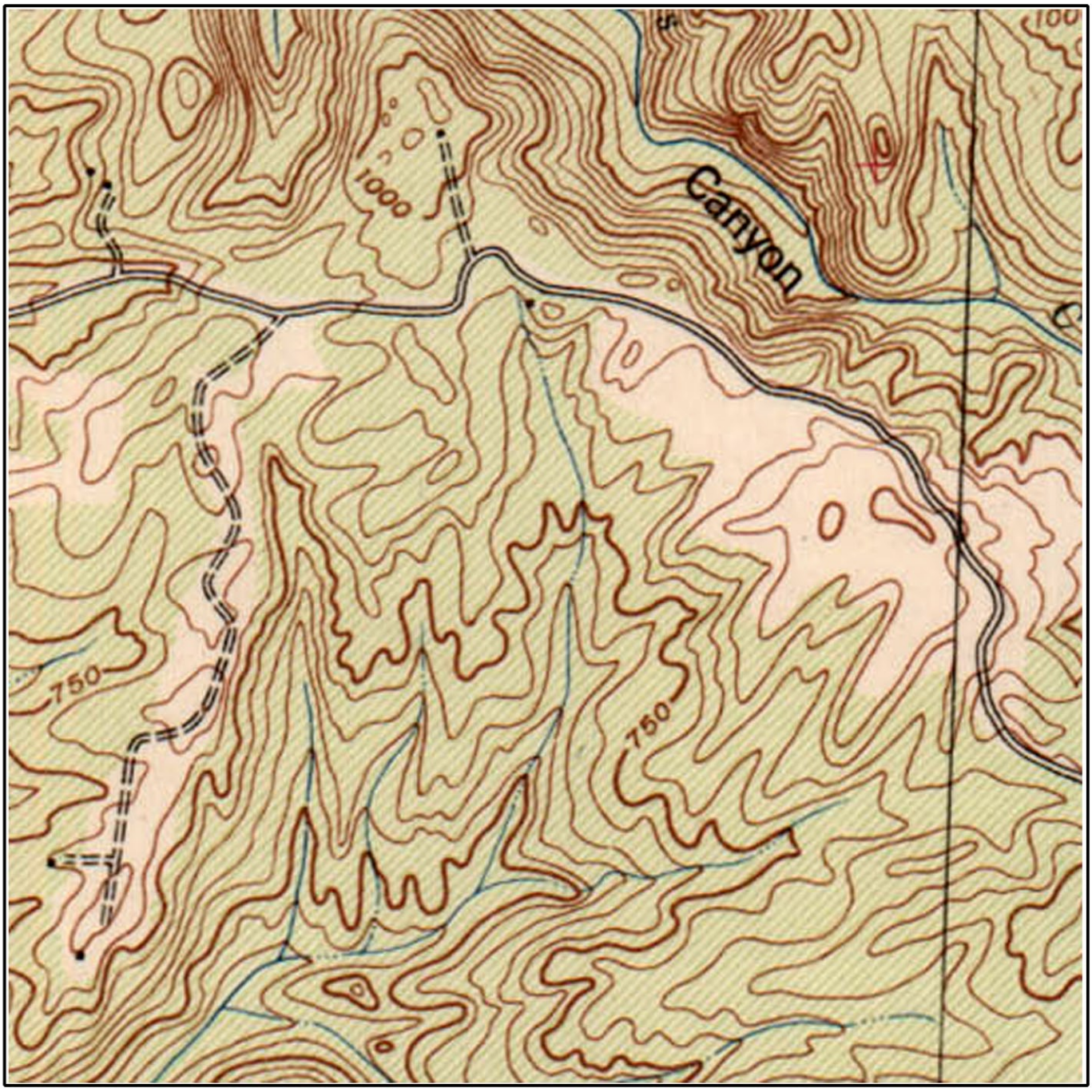
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: EEI – Polly Ivers

Client Job No/Name: ACR_712351
TIS Log No: 59235

Subject Property:
32236 Shirey Road
Escondido, CA 92026

February 7, 2011

DISCLAIMER
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Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

Track Info Services City Directory Report

2007 Cole Directory		
32148 Shirey Road Nagy Imre	32236 Shirey Road Joe Haehong	32252Shirey Road Michel Serafin
2004 Cole Directory		
No Lower Listings this side of street	32236 Shirey Road Joe Haehong	32250 Shirey Road Ro Vargas
2000 Cole Directory		
32148 Shirey Road Franke & Associates Occupant Unknown	32236 Shirey Road Occupant Unknown	Shirey Road Highest listing is 32236
1995 Cole Directory		
32148 Shirey Road Occupant Unknown	32236 Shirey Road Horstman, Jerry	32250 Shirey Road Occupant Unknow
1992 Cole Directory		
32148 Shirey Road Melkuti, Attila	32236 Shirey Road Horstman, Jerry	32250 Shirey Road Kamura, S
1984 Haines Directory – N. San Diego County		
Street Not Listed	Street Not Listed	Street Not Listed
End Of Search due to: **A) earlier directory or street listing not found;** B) listing out of range, listings re-numbered, or no numeric listings		

Notes:

Track Info Services City Directory Report

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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

TRACK INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

32236 SHIREY ROAD

ESCONDIDO CA 92026

Job Number: ACR_712351

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

01-27-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

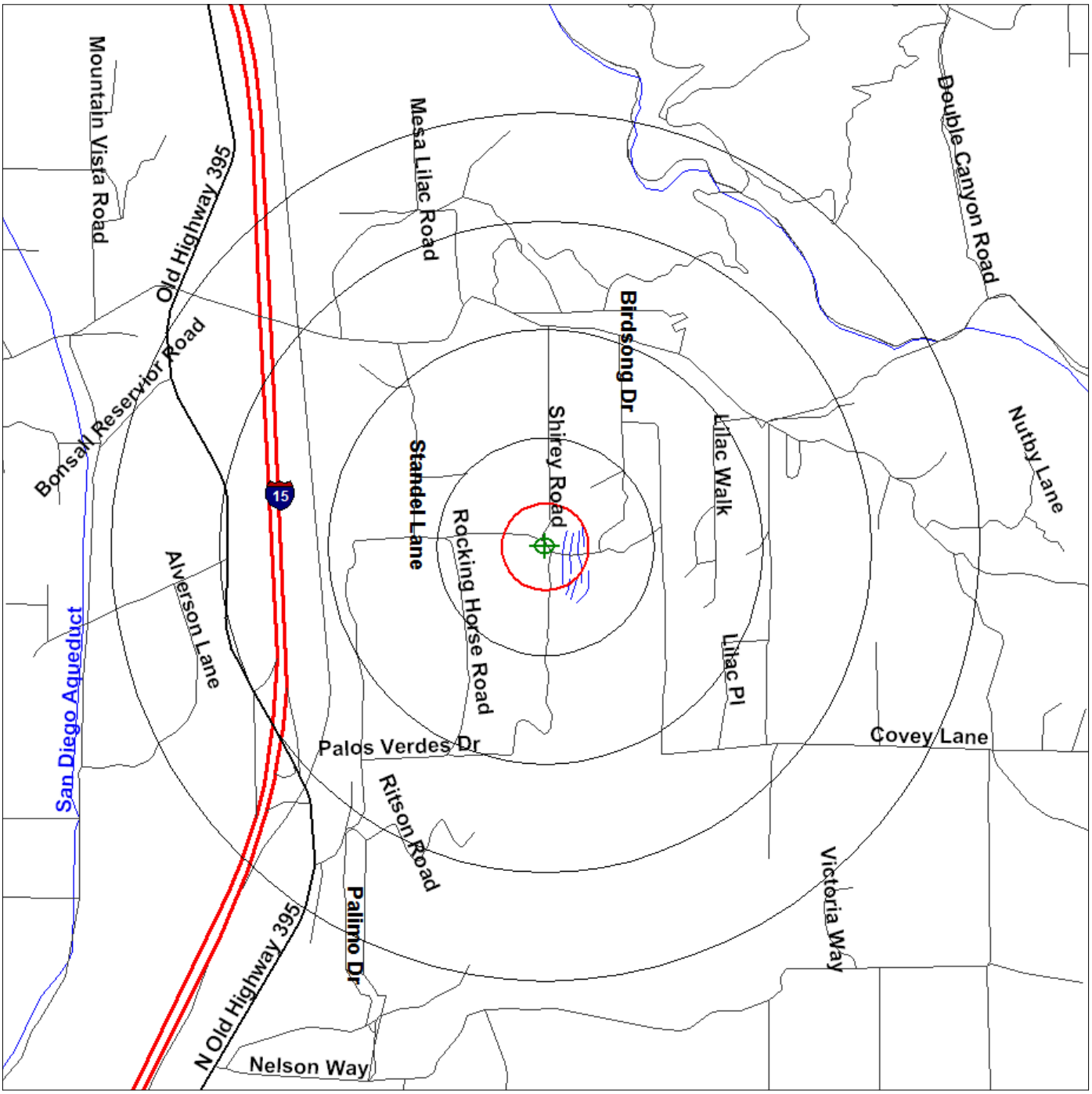
Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch

1 Mile Radius

Single Map:

32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

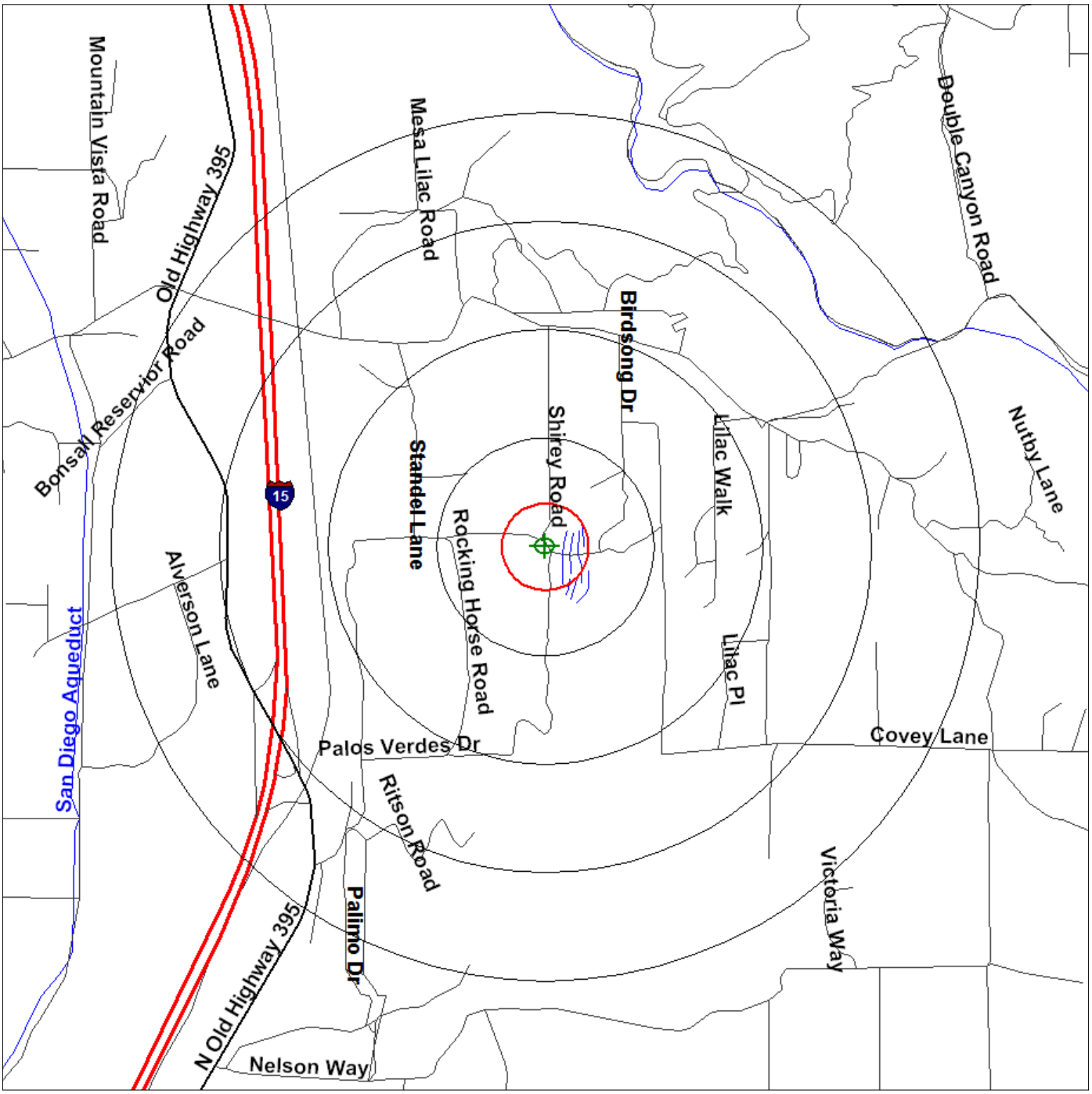
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

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

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

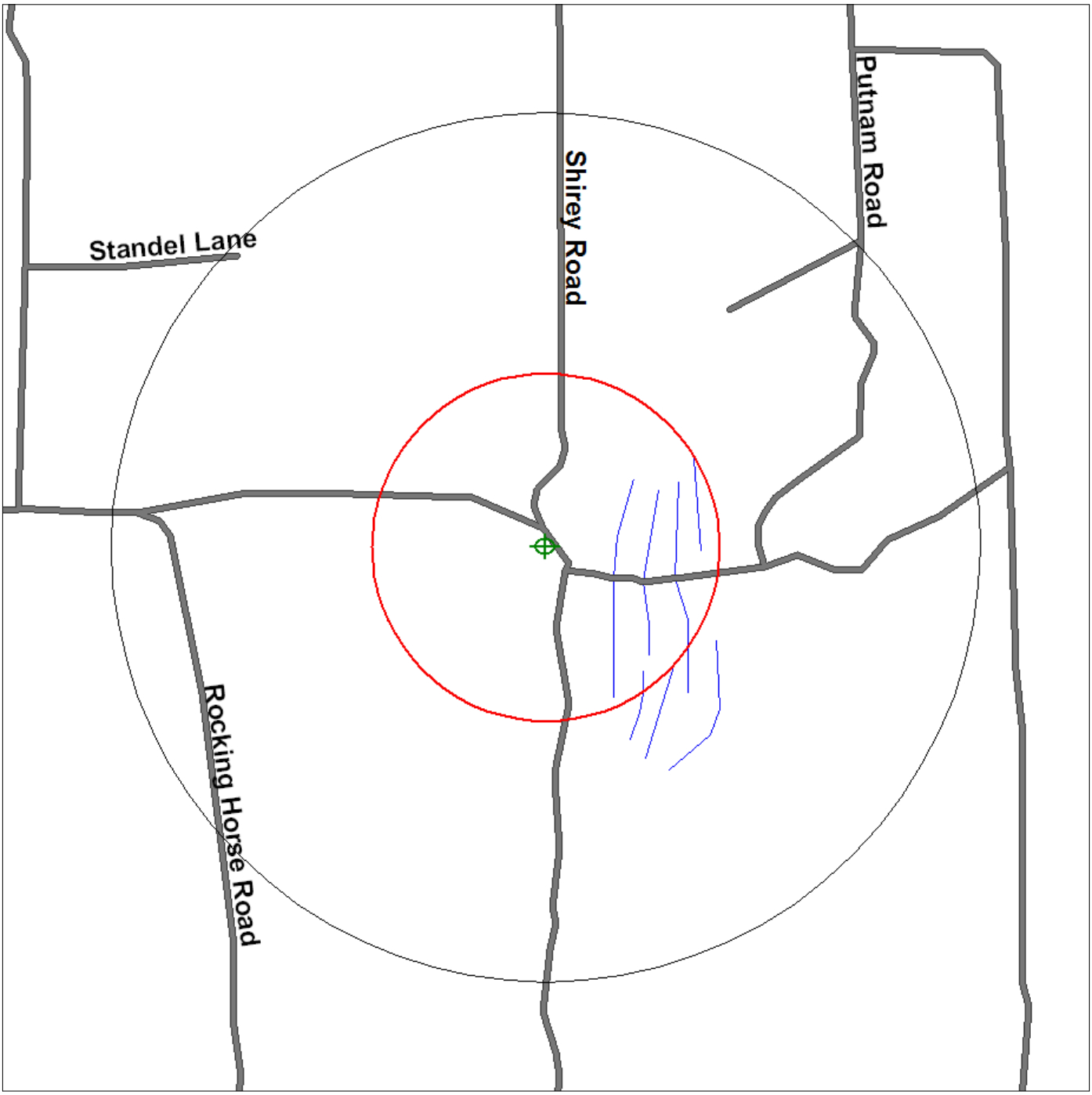
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

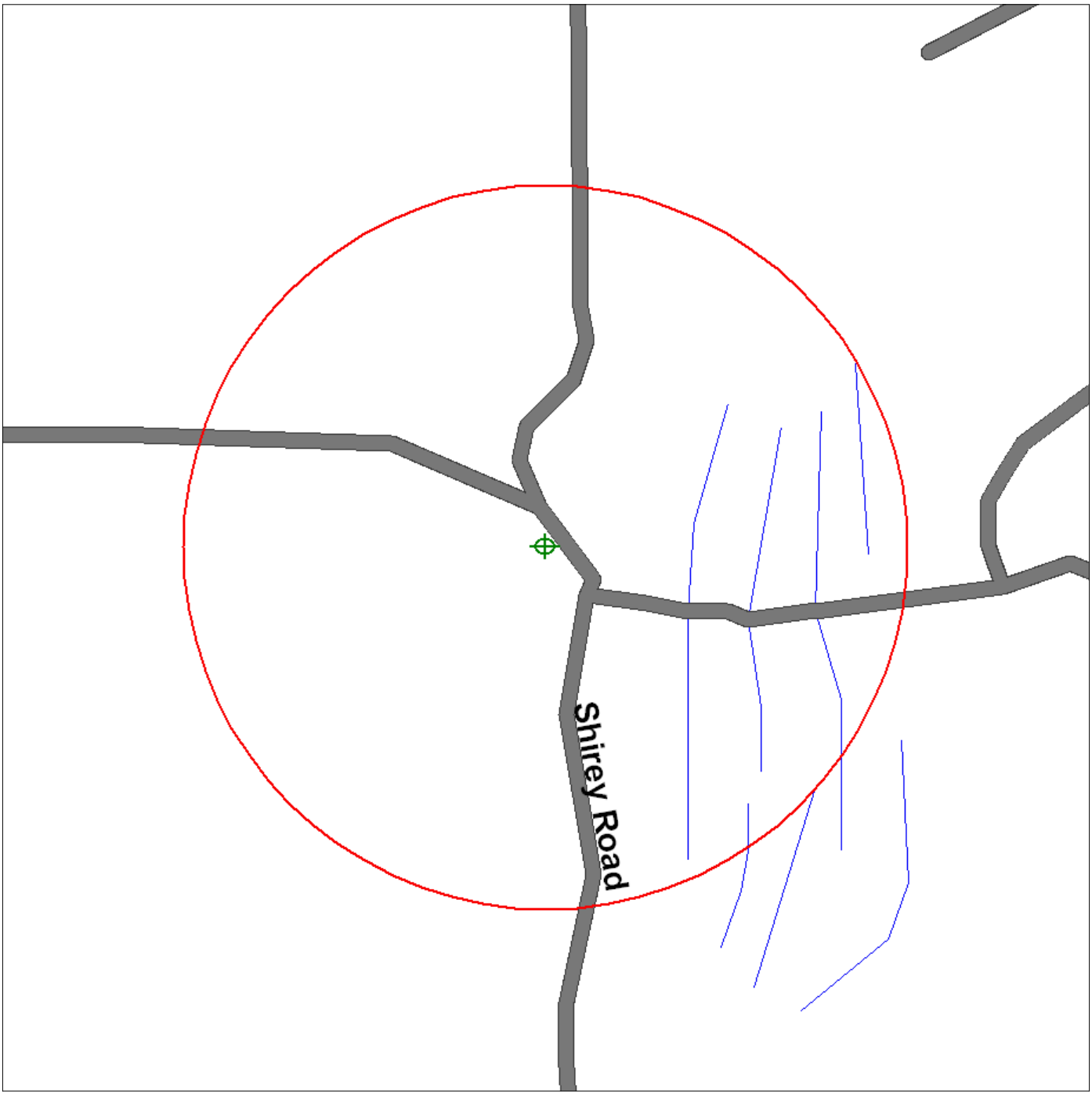
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: SPILLS90, ERNS, RCRANLR

32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

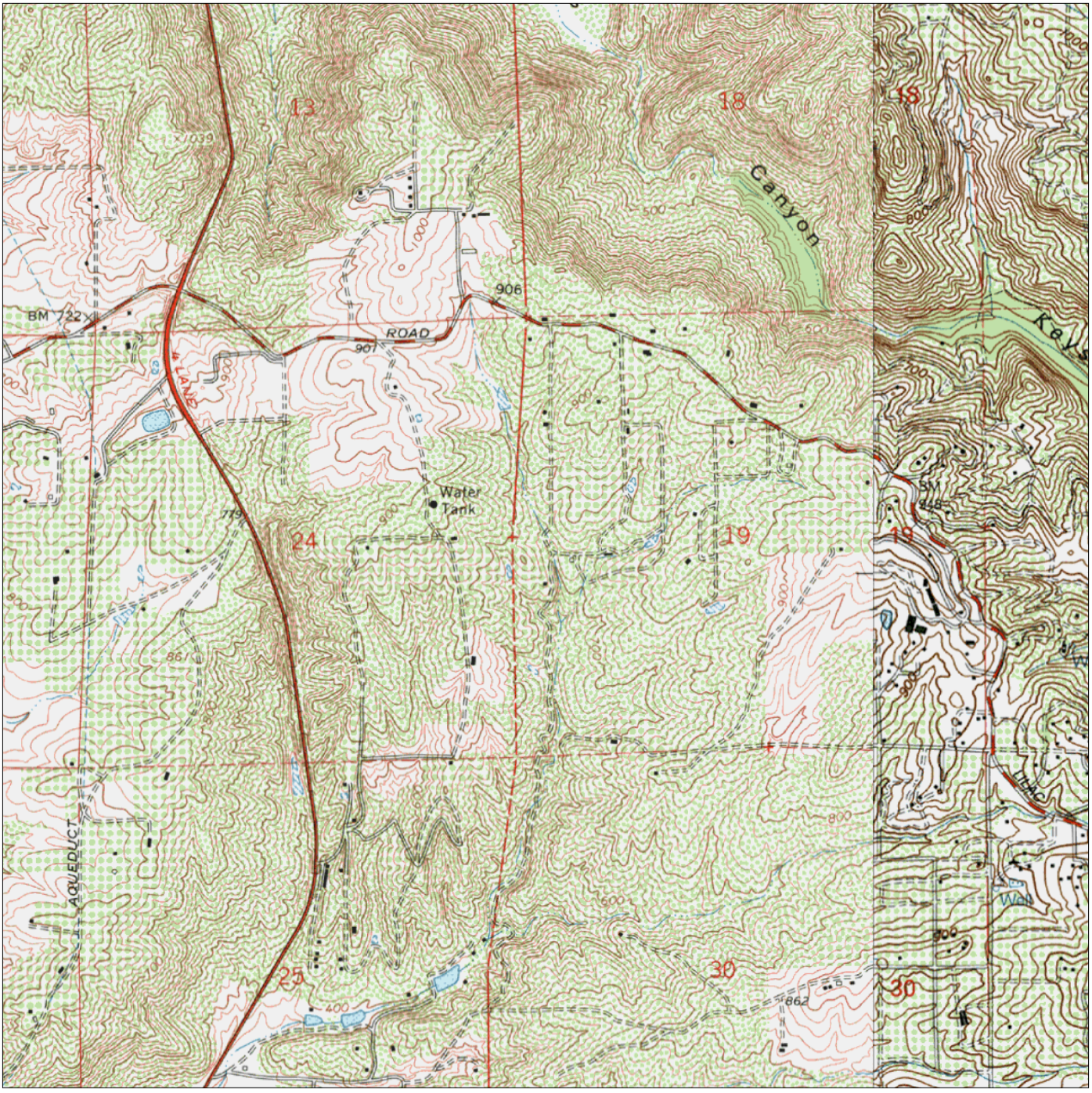
Railroads .....

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

Site Location Map

Topo : 1.25 Mile Radius

32236 SHIREY ROAD, ESCONDIDO CA 92026



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

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

0 825 1,650 3,300 4,950 6,600
Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation 01-27-11

JOB NO. ACR_712351

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024
Date Created: 1968
Contour Interval: 20 feet
Date Revised: 1975

FIGURE NO. 1

Environmental FirstSearch
Search Summary Report

Target Site: 32236 SHIREY ROAD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-21-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-21-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	11-30-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	11-30-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-10-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	11-10-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	11-10-10	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	12-10-10	0.25	0	0	0	-	-	0	0
ERNS	Y	01-24-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	12-13-10	1.00	0	0	0	0	0	0	0
State Spills 90	Y	12-06-10	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	12-01-10	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	12-06-10	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	12-02-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	12-13-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	0	0	0	-	-	0	0
State Other	Y	12-13-10	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	0	0	0

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date: 01-27-11
Requestor Name: Polly Ivers
Standard: ASTM-05

Search Type: COORD
Job Number: ACR_712351
Filtered Report

Target Site: 32236 SHIREY ROAD
ESCONDIDO CA 92026

Demographics

Sites: 0 **Non-Geocoded:** 0 **Population:** NA

Radon: 0.4 PCI/L

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.138917	-117:8:20	**Easting:**	487065.667
Latitude:	33.292609	33:17:33	**Northing:**	3683542.848
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92003	BONSALL	CA	0.71 NW	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	01-27-11
Historical Topos	Yes	01-27-11
City Directories	Yes	01-27-11
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	01-27-11

Environmental FirstSearch
Sites Summary Report

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

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

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID

Environmental FirstSearch
Site Detail Report

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

No sites were found!

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: ***EPA*** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

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

Updated quarterly

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

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: ***CA SWRCB/COUNTY*** The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department

KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Updated when available

APPENDIX E
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-71235.1 / 4.08-Acre Property, APN 128-290-74**

Project Address: **32236 Shirey Road, Escondido, California 92026**

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

Yes, we currently farm adjacent land.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

This is a reasonable fair market value.

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

(a.) Do you know the past uses of the *property*? I don't know.

(b.) Do you know of specific chemicals that are present or once were present at the *property*? I don't know.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? I don't know.

(d.) Do you know of any environmental cleanups that have taken place at the *property*? I don't know.

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

I don't know.

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

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

Underwriting and county requirements.

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

Sale

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

32236 Shirey Road, Escondido, CA 92026

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

ESA w/ soils testing.

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

Accretive Investments, Inc. and or assignee

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

Cassandra Costa 858-546-0700

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

None.

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

None.

Preparer:

Name/Company: **Jon Rilling, Accretive Investments, Inc.**

Address: **12275 El Camino Real, Suite 110, SD CA 92130**

Signature:

Date: 2/1/11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View looking north through the western portion of the subject property towards the onsite residence.



Photograph 2 – View of the garage/workshop located on the subject property.



Photograph 3 – View of chemical storage located outside the northeast corner of the onsite garage/workshop.



Photograph 4 – View of the empty 55-gallon drum located on the northwest corner of the subject property.



Photograph 5 – View of the water supply well located north of the onsite residence.



Photograph 6 – View of the water well pump and storage tanks.



Photograph 7 – View of a water storage container located near the onsite residence.



Photograph 8 – View of the stream which enters the northwest portion of the property and the organic fill located near the streambed.



Photograph 9 – View of the run off channel entering the eastern portion of the subject property.



Photograph 10 – View looking west through the western portion of the subject property.



Photograph 11 – View to the east along the northern subject property line.



Photograph 12 – View looking northeast through the eastern orchard property.



Photograph 13 – View south from the northwest property corner.



Photograph 14 – View south along the eastern property line at the orchards.



Photograph 15 – View south through the central portion of the subject property.



Photograph 16 – View west through eastern orchard property.



Photograph 17 – View south east through the eastern portion of the subject property.



Photograph 18 – View south west through the central portion of the subject property.

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

23 February 2011

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

RE: Shirey Road

Enclosed are the results of analyses for samples received by the laboratory on 02/16/11 14:26. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel J Chavez

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110174-01	Soil	02/16/11 10:11	02/16/11 14:26
ACR-2	T110174-02	Soil	02/16/11 10:15	02/16/11 14:26
ACR-3	T110174-03	Soil	02/16/11 10:25	02/16/11 14:26
ACR-4	T110174-04	Soil	02/16/11 10:33	02/16/11 14:26

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Daniel Chavez, Project Manager

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949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

ACR-1

T110174-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*117 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

ACR-2

T110174-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*129 %*	*35-140*		"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

ACR-3

T110174-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*120 %*	*35-140*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

ACR-4

T110174-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1022105	02/21/11	02/23/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1021720	02/17/11	02/23/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*132 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1022105 - EPA 3051										
Blank (1022105-BLK1)				Prepared: 02/21/11 Analyzed: 02/23/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1022105-BS1)				Prepared: 02/21/11 Analyzed: 02/23/11						
Arsenic	82.3	5.0	mg/kg	100		82.3	75-125			
Lead	84.4	3.0	"	100		84.4	75-125			
LCS Dup (1022105-BSD1)				Prepared: 02/21/11 Analyzed: 02/23/11						
Arsenic	83.9	5.0	mg/kg	100		83.9	75-125	1.97	20	
Lead	85.2	3.0	"	100		85.2	75-125	0.896	20	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1021720 - EPA 3550 ECD/GCMS										
Blank (1021720-BLK1)				Prepared: 02/17/11 Analyzed: 02/23/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*121*		*"*	*100*		*121*	*35-140*			
LCS (1021720-BS1)				Prepared: 02/17/11 Analyzed: 02/23/11						
gamma-BHC (Lindane)	172	5.0	ug/kg	200		86.1	40-120			
Heptachlor	220	5.0	"	200		110	40-120			
Aldrin	193	5.0	"	200		96.3	40-120			
Dieldrin	207	5.0	"	200		103	40-120			
Endrin	197	5.0	"	200		98.4	40-120			
4,4´-DDT	158	5.0	"	200		79.2	33-147			
Surrogate: Tetrachloro-meta-xylene	*70.6*		*"*	*100*		*70.6*	*35-140*			

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1021720 - EPA 3550 ECD/GCMS										
Matrix Spike (1021720-MS1)	**Source: T110181-15**			Prepared: 02/17/11	Analyzed: 02/23/11					
gamma-BHC (Lindane)	194	5.0	ug/kg	200	ND	96.9	30-120			
Heptachlor	245	5.0	"	200	ND	122	30-120			QM-07
Aldrin	220	5.0	"	200	ND	110	30-120			
Dieldrin	214	5.0	"	200	ND	107	30-120			
Endrin	212	5.0	"	200	ND	106	30-120			
4,4´-DDT	178	5.0	"	200	6.93	85.3	30-120			
Surrogate: Tetrachloro-meta-xylene	*101*		*"*	*100*		*101*	*35-140*			
Matrix Spike Dup (1021720-MSD1)	**Source: T110181-15**			Prepared: 02/17/11	Analyzed: 02/23/11					
gamma-BHC (Lindane)	142	5.0	ug/kg	200	ND	70.9	30-120	31.1	30	QM-07
Heptachlor	164	5.0	"	200	ND	82.2	30-120	39.4	30	QM-07
Aldrin	145	5.0	"	200	ND	72.7	30-120	41.0	30	QM-07
Dieldrin	157	5.0	"	200	ND	78.6	30-120	30.4	30	QM-07
Endrin	152	5.0	"	200	ND	76.0	30-120	32.9	30	QM-07
4,4´-DDT	147	5.0	"	200	6.93	70.1	30-120	19.5	30	
Surrogate: Tetrachloro-meta-xylene	*101*		*"*	*100*		*101*	*35-140*			

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Road	
2195 Faraday Ave., Ste K	Project Number: ACR-71235.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	02/23/11 17:06

Notes and Definitions

QM-07	The spike recovery and or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

CHAIN OF CUSTODY

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

DATE:	2/16/2011	LABORATORY:	SunStar	PAGE:	1 of 1
PROJECT NAME:	Shirey Road	EEI PROJECT NUMBER:	ACR-71235.2		
PROJECT LOCATION:	32236 Shirey Road, Escondido, CA	COLLECTOR:	Brian Durkee		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes_____ No___X___

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: T110174

1.0°

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
ACR-1	2/16/2011	10:11	Soil	4-oz Glass Jar								X	X	X					1
ACR-2	2/16/2011	10:15	Soil	4-oz Glass Jar								X	X	X					1
ACR-3	2/16/2011	10:25	Soil	4-oz Glass Jar								X	X	X					1
ACR-4	2/16/2011	10:33	Soil	4-oz Glass Jar								X	X	X					1

Relinquished By (signature): BRIAN Durkee	Date/Time: 2-16-11	Received By (signature):	Date/Time: 2/16/11 1426
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110174

Client Name: EEI Project: Shirley Road

Received by: Dan Date/Time Received: _____

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 1.2 °C +/- the CF (- 0.2°C) = 1.0 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 2/16/11

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
"Sun Flower Farms Investors" Property
102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026

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

March 25, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-70663.1

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Site location:

"Sun Flower Farms Investors" Property
102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026

Prepared and Edited by:



Brian R. Brennan, REA-II
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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

EEI Project No. ACR-70663.1

TABLE OF CONTENTS

GENERAL SITE INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
1.1 Purpose 1
1.2 Scope of Services 1
1.3 Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
2.1 Site Description 2
2.2 Topography 3
2.3 Regional and Local Geology 3
2.4 Regional and Local Hydrogeology 4
2.5 Hydrologic Flood Plain Information 4

3.0 SITE BACKGROUND **4**
3.1 Site Ownership 4
3.2 Site History 4
3.2.1 Aerial Photograph and Historical Map Review 5
TABLE 1 - Summary of Historical Use Review 5
3.2.2 City/County Directories 7
TABLE 2 Summary of City Directory Search 7
3.2.3 Sanborn Fire Insurance Maps 8
3.2.4 County of San Diego Land Use Environmental Group 8
3.3 Regulatory Database Search 9
3.3.1 Federal Databases 9
3.3.2 State and Regional Sources 9
3.4 Regulatory Agency Review 10
3.4.1 Deer Springs Fire Protection District 10
3.4.2 County of San Diego Department of Environmental Health 10
3.4.3 State Water Resources Control Board 11
3.4.4 Department of Toxic Substances Control 11
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files 11
3.5 Interview with Current Property Owner 11
3.5.1 Past or Present Uses Indicating Environmental Concern 12
3.5.2 Environmental Liens or Governmental Notification 12
3.5.3 Presence of Hazardous Substances or Environmental Violations 12
3.5.4 Previous Assessments 12
3.5.5 Legal Proceedings 12
3.6 User Provided Information 12
3.6.1 Environmental Liens or Activity and Use Limitations 12
3.6.2 Specialized Knowledge 12
3.6.3 Valuation Reduction for Environmental Issues 13
3.6.4 Presence or Likely Presence of Contamination 13
3.6.5 Other 13
3.7 Previous Assessments 13

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 13
3.8.1 Asbestos Containing Materials 13
3.8.2 Lead-Based Paint 14
3.8.3 Radon 14
3.8.4 Polychlorinated Biphenyls 14

4.0 SITE RECONNAISSANCE **15**
4.1 Purpose 15
4.2 Subject Site 15
TABLE 3 – Summary of Site Reconnaissance 17
4.3 Adjacent Properties 18

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **18**
5.1 Purpose and Objective 18
5.2 Field Investigation 18
5.3 Laboratory Analytical Program 19
TABLE 4 - Soil Sample Results 19
5.4 Discussion of Testing Results 25

6.0 FINDINGS AND OPINIONS **26**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **26**
7.1 Historical Data Gaps 26
7.2 Regulatory Data Gaps 27
7.3 Onsite Data Gaps 27
7.4 Deviations from ASTM Practices 27

8.0 CONCLUSIONS 27

9.0 REFERENCES **29**

FIGURES:

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

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Maps/FIRM
Appendix C – County of San Diego Records
Appendix D – Historical Aerial Photographs/Topographic Maps/City Directory Report
Appendix E – Environmental Records Search
Appendix F – User Provided Information
Appendix G – Photographic Log
Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SITE INFORMATION

Project Information: "Sun Flower Farms Investors" Property

EEI Project Number: ACR-70663.1

Site Information:
102.76-Acre Agricultural Property
APNs 129-011-15, 129-300-09, 129-300-10
Southwest of Rodriguez Road and Jay Jay Way
Escondido, California 92026

Site Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and
Mr. Joe Rodriguez, Property Lessee (760-594-2974)

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

Inspection Date: March 15, 2011 / **Report Date:** March 25, 2011 (March 26, 2012 revisions)

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

Site Assessor:
Brian R. Brennan, REA-II – Senior Project Manager

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



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

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



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

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located southwest of Rodriguez Road and Jay Jay Way, in Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The irregularly shaped subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres). Addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels (129-300-09 and 129-300-10).

Overall the subject property is utilized for agricultural purposes. The majority of the site is comprised of flower, fruit, and vegetable growing fields. Residential structures, maintenance buildings, and agricultural-related structures are located in the central portion of the site immediately north and south of Rodriguez Road. An unnamed creek is situated along the southern portion f the site. A review of the County of San Diego Land Use and Environmental Group website data indicated that the subject property is currently zoned as A70 – Limited Agriculture and S92 – General Rural.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the site. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road. From 1980, the subject property continued to be utilized for agricultural purposes.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On March 15, 2011, EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Evidence of *recognized environmental conditions*, consisting of stained soil/concrete; improper storage of hazardous materials/waste; and pesticide storage/usage was noted on the subject property during our site reconnaissance efforts.

Based on historical agricultural use, EEI performed limited agricultural chemical soil sampling within the growing fields at the subject property. Sampling activities were conducted on March 15 and 16, 2011. A total of 103 discrete samples (ACR-1 through ACR-103), collected at 6-inches below ground surface and 26 composite samples (Composite #1 through Composite #26) (prepared by a California-State certified laboratory) were analyzed for agricultural chemicals of concern. Based on laboratory analytical results, concentrations of lead and select organochlorine pesticides were detected in site soils. The chemicals of concern detected were compared to the California Human Health Screening Levels (CHHSLs) for a residential land use scenario. All reported values of organochlorine pesticides DDE, DDD, DDT and Methoxychlor were less than the CHHSL

residential screening level of 1,600 microgram per kilogram (µg/kg), 2,300 µg/kg, 1,600 µg/kg, and 340,000 µg/kg, respectively. The concentration of lead reported in sample ACR-7 (380 milligrams per kilogram, mg/kg) and ACR-95 (200 mg/kg), exceed the CHHSL residential screening level of 150 mg/kg.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the agricultural property located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Concentrations of lead reported in two (2) soil samples collected from the subject property were reported above CHHSLs residential land use values. Based on the proposed future residential development of the site, EEI recommends additional investigation at these two (2) locations to further evaluate the extent of the lead contamination.

- Initial agricultural chemical soil sampling performed at the subject property was limited to the growing fields of the site, and did not include pesticide storage and/or usage areas. Therefore, EEI recommends evaluating soils in these areas for the presence of agricultural chemicals, prior to any future proposed site improvement.

- Petroleum hydrocarbon stained soils and surfaces were observed at various locations throughout the subject property, which included: beneath the containers located adjacent to the tractor staged north of Rodriguez Road; stained surfaces located within and along the exterior of the maintenance building located south of Rodriguez Road; and beneath discarded containers adjacent to the two (2) tractor trailers located along south-central portion of the site. EEI recommends additional investigation efforts be performed in these areas, prior to any future proposed site improvements.

- Numerous drums/containers of new and used motor oil; hydraulic fluid; diesel fuel; and pesticides were observed throughout the subject property. The contents of the drums/containers should be properly characterized and disposed of prior to any future site improvements.

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

- There is a potential for Asbestos Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.

- A water supply well and multiple septic systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.

- Numerous new and used vehicles and farming equipment (tractors, trailers, spraying equipment, motors, etc.) were observed throughout the site. These items should be removed from the subject property prior to any future site improvements.

- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located southwest of Rodriguez Road and Jay Jay Way, in Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,* Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic site conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The irregularly shaped subject property consists of privately owned land located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California (**Figure 2**). The subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres) (**Appendix B**). According to the County of San Diego, the addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels 129-300-09 and -10.

The northern portion of the subject property is bound by agricultural land to the north; Rodriguez Road and the southern portion of the subject property to the south; residential development to the east; and agricultural land to the west. The northern portion of the site has two wood-framed structures used for agricultural production, a travel trailer, and farming equipment all staged immediately north of Rodriguez Road. The remainder of the site is comprised of growing fields for various fruits and vegetables. A water well and related equipment was observed along the northwest portion of the subject property (additional details are provided in the following sections).

The southern portion of the subject property is bound by Rodriguez Road to the north and the northern portion of the subject property and agricultural land beyond; a creek, residential development and agricultural land to the south; and segments of Rodriguez Road and agricultural land to the east and west. The majority of the southern portion of the subject property is comprised of fruit and vegetable growing fields. Four (4) residential structures, a maintenance building, a produce storage/staging building, and various farming equipment are located immediately south of Rodriguez Road along the north central portion of the site. A former building site (i.e., remnants of concrete pads) was observed along the southwest corner of the subject property. Numerous greenhouses are located along the southern portion of the subject property.

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

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the south. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, photograph inspected 1975) and Pala, 7.5-Minute Quadrangle (USGS, 1997). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 900 feet above mean sea level (amsl) (central portion) to approximately 800 feet amsl (northern and southern portions). Surface drainage from the site is multi-directional; from the central portion of the site (Rodriguez Road being the dividing point); flow is predominately to the south and north. While lower elevations along the northern and southern property boundary allow for flow to the west. An unidentified creek is located along the southern property boundary.

2.3 Regional and Local Geology

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

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

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

Soils beneath the site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Bonsall Sandy Loam (BID2); Cieneba Coarse Sandy Loam (CIE2); Cieneba Rocky Coarse Sandy Loam (CmE2); Cieneba-Fallbrook (CnG2); Fallbrook (FaE2); and steep gullied land (StG) (USDA, 2011). Soils in these series are reportedly well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 9 to 30 percent.

2.4 Regional and Local Hydrogeology

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

EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to a potential water supply well located on the northwest portion of the subject property. According to Ms. Sandy Johnson, Senior Office Assistant with the County, on April 4, 2008, a well permit application (Permit No. LWEL19650) was approved by the County of San Diego Department of Environmental Health for the installation of an 8-inch diameter steel well at the subject property identified as APN 129-011-15, located on Rodriguez Road, Escondido, 92026. The well depth was listed as 600 feet and the proposed use was for agricultural. The well was completed on May 31, 2008. **Appendix C** contains copies of the well permit.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information pertaining to the County listed well and/or any other well(s) on or adjacent to the subject property. According to the website no information was listed for the subject property well. Two (2) water supply wells, one located to the northeast (well 10S02W29E001S) and the other to the east (well 10S02W29M001S), are located in close proximity to the subject property. According to the website, the wells were last measured in 1967, and indicated that the depth-to-groundwater in the wells were recorded at 36 feet below ground surface (bgs) and 58 feet bgs, respectively.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, the property is identified by map number 06073C0525F and is situated within Zone X, which is an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X A copy of the map is included in **Appendix B.**

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of the subject parcels is identified as Geigert Ranch, LLC, with a mailing address of 3533 Corte Esperanza, Carlsbad, California 92009.

3.2 Site History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1947, 1949, 1950, 1953, 1963, 1968, 1976, 1980, 1982, 1988, 1990-91, 1997, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was obtained from Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**). It should be noted that topographical map coverage for the years 1982, 1988 and 1997 was limited to the eastern half of the subject property.

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix D**. Based on the data reviewed, the subject property was undeveloped from at least 1942 to 1947. In 1947, the southern portion of the site (south of Rodriguez Road) appeared to be cleared in preparation for agricultural use. By 1963, five (5) structures were noted along the south-central and southwest portions of the south. In 1976, the northern portion of the subject property appeared to be utilized for agricultural purposes. In 1980, two (2) structures were noted immediately north of Rodriguez Road. The subject property continues to be utilized for agricultural purposes.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	Subject property appeared to be undeveloped. West Lilac Road was present to the north and east of the subject property. Rodriguez Road was not present. The surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:750	The southern portion (south of Rodriguez Road) of the subject property appeared to be cleared in preparation for agricultural use; no structures were noted. The northern portion of the site (north of Rodriguez Road) remained undisturbed land. West Lilac Road was present to the north and east. Rodriguez Road was present, which bisected the central portion of the site. A drainage covered with natural vegetation was noted along the southern portion of the subject property. The surrounding area appeared to be undeveloped land.
1949	Topographic Map 1:24,000	Subject property appeared to be undeveloped. Rodriguez Road was present. No other pertinent changes were noted since the 1942 topographic map.
1950	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1950 topographic map.
1953	Aerial Photograph 1:750	No apparent changes were noted to the subject property since the 1947 photograph. Additional unimproved roads/trails appeared in the surrounding area.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1963	Aerial Photograph 1:750	The southern portion (south of Rodriguez Road) of the subject property appeared to be utilized for agricultural purposes. Numerous roads/trails bisected the site. Three (3) structures were noted along the central portion of the subject property (south of Rodriguez Road). Two (2) additional structures were noted along the southwest corner of the subject property. The northern portion of the subject property (north of Rodriguez Road) remained undisturbed property. Increased agricultural use and unimproved roads were noted in the surrounding area.
1968	Topographic Map 1: 24,000	Five (5) structures were noted on the southern portion of the subject property. Rodriguez Road was present, along with an unimproved road that bisected the southern portion of the site from north to south. A water well was noted offsite and to the northeast of the subject property.
1976	Aerial Photograph 1:750	The entire subject property appeared to be utilized for agricultural purposes. A single structure was noted on the subject property, immediately north of Rodriguez Road. Various unimproved roads/trails were noted through out the site, which appeared to be associated with the agricultural use. Additional structures were noted along the central portion (south of Rodriguez Road) and southwest corner of the subject property. The surrounding area was predominately agricultural use and/or orchards.
1980	Aerial Photograph 1:750	No apparent changes were noted to the subject property since the 1976 photograph.
1982	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map, except for the presence of a structure on the northern parcel.
1988	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1982 topographic map.
1990-1991	Aerial Photograph 1:750	Subject property remained developed as agricultural use. All previously identified structures were visible, except for the southwest corner of the site. Only one (1) structure was noted along the southwest corner of the site, and what appeared to be three (3) former building pads. No other pertinent changes ere noted.
1997	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1988 topographic map.
2002	Aerial Photograph 1:750	No apparent changes were noted to the subject property or adjacent and surrounding property since the 1990-1991 photographs, except no structures were noted along the southwest corner of the site.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of agricultural land, bisected by numerous unimproved roads. Numerous structures were noted along the central portion of the subject property (south of Rodriguez Road). A drainage was noted along the southern portion of the subject property. Rodriguez Road was present and remained unimproved. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (31030 and 31130 Rodriguez Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed as residential from 1992 to 2007. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix D**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of County Directory Search
31030 and 31130 Rodriguez Road, Escondido, California 92026

North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2010		
30818 Rodriguez Road Blair Ronald D	**31030 Rodriguez Road** **Rodriguez Joe; Rodriguez William** **31130 Rodriguez Road** **Address not listed**	31092 Rodriguez Road Wilson Beverly
2005		
30818 Rodriguez Road Blair Ronald D	**31030 Rodriguez Road** **Rodriguez Joe; Rodriguez William** **31130 Rodriguez Road** **Address not listed**	31092 Rodriguez Road No Response
2000		
30818 Rodriguez Road No Response	**31030 Rodriguez Road** **Apartments** **31130 Rodriguez Road** **Address not listed**	31092 Rodriguez Road No Response
1995		
30818 Rodriguez Road Phillips Ronald E	**31030 Rodriguez Road** **Apartments** **31130 Rodriguez Road** **Address not listed**	31092 Rodriguez Road Hailey Penny
1990		
30818 Rodriguez Road Phillips Ronald E	**31030 Rodriguez Road** **Apartments** **31130 Rodriguez Road** **Address not listed**	Rodriguez Road Highest listing this street is 31030

TABLE 2
Summary of County Directory Search
31030 and 31130 Rodriguez Road, Escondido, California 92026

North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
1985		
Rodriguez Road Only listing this street is 31030	**31030 Rodriguez Road** **Rodriguez Raymond** **31130 Rodriguez Road** **Address not listed**	Rodriguez Road Only listing this street is 31030
End of search due to A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), records were on file for all three subject property parcels APNs: 129-011-15, 129-300-09 and 129-300-10. The following bulleted items summarize the information reviewed. **Appendix C** contains excerpts of the information reviewed.

- Proposed master planned community, identified as project "I-15/395 Master Planned Community MPA 10-025". Information reviewed identified various parcels being considered for the master planned community by Accretive Investments, Inc.; meeting minutes for discussions between the County of San Diego and Accretive representatives; proposed general plan amendments; and County of San Diego review and comment notes.

- General Hazardous Materials Permit (Permit No. HK07 199266) for agricultural use at 31030 Rodriguez Road (APN 129-011-15). The permit was a requirement for general farming and establishments that produce agricultural products. A hazardous material business plan, and site inspections conducted at the site from 1995 to 2008 were also listed. Based on the information reviewed, no violations were noted.

- Installation of a water well for 31030 Rodriguez Road (APN 129-011-15). The applicant was listed as John Geigert of Geigert Ranch, LLC. The drilling company was listed as AAA Drilling of Ramona, California. Well installation was approved by the County on May 13, 2008. The last record input into the system indicated "Well log received is the current activity. This activity is available for work as of 04-May-2008 and should be completed by 03-Jul-2008." No well logs or additional information was available. Additional well information is included in Section 2.4.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix E,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

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

State Permits – One listing was reported; the subject property identified as: **Rodriguez Ranch** (31030 Rodriguez Road). No additional details were provided. State permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The subject property does not have a dual listing or reported release; therefore, the listing is not considered to be an environmental concern at this time.

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property located at 31030 and 31130 Rodriguez Road (APNs: 129-011-15, 129-300-09 and 129-300-10). According to Ms. Liz Lozano, Administrative Assistant/Board Clerk, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property addresses: 31030 and 31130 Rodriguez Road and APNs: 129-011-15, 129-300-09 and 129-300-10. According to Ms. Joyce Ellman, Office Support Specialist, permits for 31030 Rodriguez Road (APN 129-011-15) were available. The following bulleted items summarize the information reviewed. Copies of the files obtained from the County are included in **Appendix C**.

- Establishment Information: Permit No. 199266; Rodriguez Ranch; 31030 Rodriguez Road; Owner – Joe Rodriguez.
- Inventory Detail Information: CAS # - 68334-30-S – Diesel
- Information reviewed included a permit for Hazardous Materials Business Activities; and Hazardous Materials Business Plan Certification and Statement.
- No other pertinent information was listed

EEI also contacted the DEH Land and Water Quality Division for records pertaining to the subject property. According to Ms. Sandy Johnson, Senior Office Assistant, files pertaining to a water well (discussed in Section 2.4) and septic system were on file for 31030 Rodriguez Road. The following bulleted items summarize the septic system information. Copies of the files obtained from the County are included in **Appendix C**.

- Application and permit for septic tank dated October 16, 1984. The permit was submitted by Mr. Joe Rodriguez for the property located at 31030 Rodriguez Road (APN 129-011-15).
- The septic system is located along the southern parcel boundary and extends north from the existing structures.
- Existing septic system is comprised of a 1,000 gallon capacity tank and 280 feet of leach line. The permit was for an upgrade to the existing system, which included the addition of 100 feet of leach line (380 feet total), to accommodate the addition of a three (3) bedroom mobile home.
- No other pertinent information was listed

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

One nearby property identified as Residential House (10115 Lilac Road), reported a heating oil release in September 1997, which reportedly impacted the soil only. The case was closed by the on May 29, 1998. No other information was provided.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within T10S, R2W Section 30).

3.5 Interview with Current Property Owner

EEI interviewed the property lessee and former property owner, Mr. Joe Rodriguez. Information provided by Mr. Rodriguez is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Rodriguez stated that the current and past uses of the subject property is and has been as agricultural use, which included flowers, fruits, and vegetables.

3.5.2 Environmental Liens or Governmental Notification

Mr. Rodriguez stated that he is not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Rodriguez stated that historically pesticides and herbicides were applied to the agricultural portions of the property. Mr. Rodriguez also stated that diesel fuel is stored onsite in 55-gallon containers, which is used to fuel farming related equipment. When asked, Mr. Rodriguez stated that no above or below ground fuel storage tanks have been used at the subject property. Mr. Rodriguez was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mr. Rodriguez stated that he is not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mr. Rodriguez stated that he is not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner representative, Mr. Rodriguez, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on the age of the onsite structures (circa-1975), it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age of the onsite structures (circa-1975), there is a potential that lead-based paint exists in the building. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends LBP testing of building materials prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999). Based on the age of the onsite structures (circa-1975), there is a potential that electrical equipment located on the subject property may be PCB-containing.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Site

On March 15, 2011, EEI personnel mobilized to the subject property and conducted a walking and driving inspection around the perimeter of the subject property, and then traversed the subject property. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The irregularly shaped subject property consists of privately owned land located southwest of the intersection of Rodriguez Road and Jay Jay Way, in Escondido, California (**Figure 2**). The subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres). According to the County of San Diego, the addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels 129-300-09 and -10. Numerous unimproved roads/trails bisect the subject property, which are used to access the growing fields.

The northern portion of the subject property (north of Rodriguez Road) is comprised of growing fields for fruits and vegetables. This portion of the site is comprised of sloping terrain from south to north. Immediately north of Rodriguez Road are: two wood-framed structures that are used to store hand tools, stage flowers/fruits/vegetables; a cooler room; and a small maintenance area; a travel trailer used for temporary housing; and miscellaneous farming equipment. Two portable outhouses were also observed in this area, along with an approximately 250-gallon propane tank. A large tractor was staged to the east of the structures. Small quantities of used motor oil and transmission fluid (stored in 5-gallon capacity containers) were observed adjacent to the tractor. Minor staining was observed beneath the containers.

The remainder of the northern portion of the site is comprised of steep terrain occupied by growing fields. A dirt road, located along the eastern border provides access to the growing fields. Numerous trails bisect the fields, which are used by the workers to maintain crops. An expansive irrigation system, consisting of above and below ground piping is used to service the growing fields. A water well system; comprised of an 8-inch diameter steel well; 250-gallon pressurized tank; and 1,000-gallon capacity plastic water holding tank, was observed along the northwest portion of the site. Two (2) wooden storage sheds were also observed along the northern property boundary. One shed was used to store hand tools, while the other was used to store small quantities of pesticides and herbicides. Trailer mounted sprayers and/or fertilizer containers, connected to the water supply system were also noted throughout the northern growing fields.

The southern portion of the subject property (south of Rodriguez Road) is comprised of growing fields for fruits and vegetables. It should be noted that the west and southwest portion of the southern parcels appeared to be feral. In general, the southern portion of the site is comprised of gently sloping terrain from north to south. Numerous dirt roads bisect the fields, which provide access for farming equipment and workers. An expansive irrigation system, consisting of above and below ground piping is used to service the growing fields.

Two (2) sets of large green houses were observed along the southern portion of the site. A trailer mounted sprayer or fertilizer container was observed within the eastern greenhouse. Adjacent to the greenhouses was a portable outhouse; a metal container used to store plastic sheeting; a wooden shed used to store hand tools and various fertilizer products; and debris piles (wood and plastic). Adjacent to the western greenhouses were five (5) plastic 55-gallon drums (contents unknown) and a stone storage building with a wooden roof (possibly a former outhouse or irrigation shed). Southwest of the greenhouses was an area used to stage tractor trailers (presumably for fruit and vegetable transport), discarded wood and debris piles, metal fencing, and miscellaneous irrigation parts were also observed in this area.

Two wind mills; one electric powered and the other fuel powered (inactive) are situated in the south-central portion of the site. Two (2) tractor trailers, containing discarded farming equipment and two (2) 55-gallon storage drums were also observed along the south-central portion of the site. Immediately adjacent to the trailers were five (5) 5-gallon containers of what appeared to be motor oil and/or transmission fluid; minor staining was noted beneath the containers. Numerous shade canopies, plastic piping and sheeting used to service and/or cover the growing areas were observed throughout the southern portion of the site. Discarded tires were also noted throughout the subject property. Several outhouses were observed throughout the growing fields of the southern property margins.

EEI observed a former building site (i.e., remnants of concrete pads), which are situated along the southwest corner of the subject property. The area has since been overgrown by native vegetation and doesn't appear to have been farmed in some time.

Five (5) residential structures, a maintenance building, a produce storage/staging building, transport vehicles (filled with miscellaneous household items), and various farming equipment (old and new) are located along the north-central portion of the site (immediately south of Rodriguez Road). The maintenance shed located is this area contained various quantities of new and used motor oil; hydraulic fluid; 55-gallon storage drums of diesel fuel; a pesticide storage area; farming equipment; vehicles; and miscellaneous household items. In general, stained surfaces (soil and concrete) and improper storage of hazardous materials/wastes were observed along the exterior and within the maintenance building. Large amounts of miscellaneous household items, debris, tires, and farming equipment were also observed along the exterior of the maintenance building. A single 250-gallon, steel above ground storage tank was observed immediately south of the maintenance building. The tank appeared to be empty and out of commission.

Overhead power lines were observed along Rodriguez Road, which continued south along the central portion of the subject property. Pole-mounted transformers were observed at various locations. No evidence of spillage or leaking was noted beneath the pole-mounted transformers, which generally appeared to be in good operating condition.

According to the subject property lessee, Mr. Joe Rodriguez, a large diameter water supply line bisects the central portion of the property along Rodriguez Road. EEI observed various manhole/access points to the water line during our site reconnaissance. A pump house associated with the water line is located offsite, and immediately southeast of the intersection of Jay Jay Way and Rodriguez Road. At the extreme southern portion of the property, a small stream and/or drainage is present that flows from east to west. Running water was observed during our reconnaissance.

Based on our site observations, general housekeeping in the developed areas of the subject property would be considered fair to poor condition. EEI observed improper storage of new and used motor oil containers; transmission/hydraulic fluid containers; diesel fuel containers; and pesticides stored in a maintenance building and wooden storage shed. Stained soils/surfaces were observed near a tractor staged north of Rodriguez Road; and around the maintenance building and tractor trailers south of Rodriguez Road. Large quantities of trash and debris; discarded household items; farming equipment and vehicles; building materials associated with farming operations; and farming equipment were observed throughout the subject property.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Fair to poor. Large quantities of trash and debris; discarded household items; vehicles; and building materials were observed.
Surface Spills	Yes	Surface spills were observed at various locations throughout the subject property.
Stained Surfaces	Yes	Stained surfaces were observed at various locations throughout the subject property.
Fill Materials	No	No concerns noted.
Pits/Ponds/Lagoons	No	No concerns noted.
Surface Impoundments	No	No concerns noted.
ASTs/USTs	No	A 250-gallon steel AST was located immediately south of the maintenance building on the south side of Rodriguez Road.
Distressed Vegetation	No	No concerns noted.
Wetlands	No	A creek, with flowing water, was observed along the southern portion of the subject property.
Electrical Substations	No	No concerns noted.
Areas of Dumping	No	No concerns noted
Transformers	No	Pole-mounted transformers were observed on the subject property.
Waste/Scrap Storage	No	Various quantities of waste/scrap storage associated with farming activities were observed.
Chemical Use/Storage	Yes	Various quantities of used and new motor oil; hydraulic fluid; diesel fuel; and pesticides were observed on the subject property. In some instances, these materials did not appear to be properly containerized and/or stored.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by vacant/undeveloped land or agricultural properties (orchards or additional fruit and vegetable farms). Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

5.1 Purpose and Objective

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

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agriculture specifically address disturbed (i.e., graded) residential sites. Therefore, EEI has modified the application of the document to the specific site, while maintaining the general conformance with the document's suggested sampling frequencies, methodology, and analytical parameters.

Based on the size of the property, and EEI's experience at similar sites, a total of 103 discrete soil samples, or approximately one per acre, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.2 Field Investigation

On March 16 and 17, 2011, EEI personnel mobilized to the project site to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of 103 discrete locations (identified as ACR-1 through ACR-103, **Figure 3**) were chosen to provide representative coverage.

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

5.3 Laboratory Analytical Testing

All 103 discrete soil samples (ACR-1 through ACR-103) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of 26 composite samples (identified as Composite #1 through Composite #26) from the discrete samples at a ratio of 4:1. All 26 composite samples (Composite #1 through Composite #26) were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect).
- Concentrations of lead were detected in sample ACR-7 and ACR-95 at 380 milligrams per kilogram (mg/kg) and 200 mg/kg. No other samples detected lead above the laboratory reporting limit (i.e., "non-detect").
- DDE was detected in all composite samples, except for Composite #22 through Composite #26. Concentrations of DDE ranged from 5.3 micrograms per kilogram (µg/kg) (Composite #20) to 380 µg/kg (Composite #3).
- DDD was detected in samples Composite #1 through Composite #7, Composite #10, Composite #11, and Composite #14 through Composite #16. Concentrations of DDD ranged from 5 µg/kg (Composite #5) to 42 µg/kg (Composite #10). No other composite samples detected DDD above the laboratory reporting limit (i.e., "non-detect").
- DDT was detected in samples Composite #1 through Composite #3, Composite #6, Composite #7, and Composite #10. Concentrations of DDT ranged from 9.5 µg/kg (Composite #1) to 130 µg/kg (Composite #10). No other composite samples detected DDT above the laboratory reporting limit (i.e., "non-detect").
- Methoxychlor was reported at 15 µg/kg in sample Composite #10. No other composite samples detected Methoxychlor above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-3	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/15/2011	<5	**380**	NA	NA	NA	NA	NA
ACR-8	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-16	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-26	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-31	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-32	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-33	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-34	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-35	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-36	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-37	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-38	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-39	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-40	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-41	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-42	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-43	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-44	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-45	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-46	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-47	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-48	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-49	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-50	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-51	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-52	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-53	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-54	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-55	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-56	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-57	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-58	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-59	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-60	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-61	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-62	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-63	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-64	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-65	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-66	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-67	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-68	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-69	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-70	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-71	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-72	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-73	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-74	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-75	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-76	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-77	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-78	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-79	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-80	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-81	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-82	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-83	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-84	6	3/15/2011	<5	<3	NA	NA	NA	NA	NA
ACR-85	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-86	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-87	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-88	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-89	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-90	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-91	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-92	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-93	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-94	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-95	6	3/16/2011	<5	**200**	NA	NA	NA	NA	NA
ACR-96	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-97	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-98	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-99	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-100	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-101	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-102	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
ACR-103	6	3/16/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/15/2011	NA	NA	<5	**97**	**5.7**	**9.5**	<5-200
Composite #2	6	3/15/2011	NA	NA	<5	**100**	**11**	**13**	<5-200
Composite #3	6	3/15/2011	NA	NA	<5	**380**	**18**	**39**	<5-200
Composite #4	6	3/15/2011	NA	NA	<5	**86**	**5.7**	<5	<5-200
Composite #5	6	3/15/2011	NA	NA	<5	**71**	**5**	<5	<5-200
Composite #6	6	3/15/2011	NA	NA	<5	**220**	**8**	**15**	<5-200
Composite #7	6	3/15/2011	NA	NA	<5	**170**	**14**	**9.8**	<5-200
Composite #8	6	3/15/2011	NA	NA	<5	**16**	<5	<5	<5-200
Composite #9	6	3/15/2011	NA	NA	<5	**43**	<5	<5	<5-200
Composite #10	6	3/15/2011	NA	NA	<5	**110**	**42**	**130**	**Methoxychlor - 15;** all others <5-200
Composite #11	6	3/15/2011	NA	NA	<5	**140**	**6.2**	<5	<5-200
Composite #12	6	3/15/2011	NA	NA	<5	**82**	<5	<5	<5-200
Composite #13	6	3/15/2011	NA	NA	<5	**100**	<5	<5	<5-200
Composite #14	6	3/15/2011	NA	NA	<5	**160**	**6.9**	<5	<5-200
Composite #15	6	3/15/2011	NA	NA	<5	**51**	**8.6**	<5	<5-200

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
Composite #16	6	3/16/2011	NA	NA	<5	**94**	**8.3**	<5	<5-200
Composite #17	6	3/16/2011	NA	NA	<5	**11**	<5	<5	<5-200
Composite #18	6	3/16/2011	NA	NA	<5	**48**	<5	<5	<5-200
Composite #19	6	3/16/2011	NA	NA	<5	**12**	<5	<5	<5-200
Composite #20	6	3/16/2011	NA	NA	<5	**5.3**	<5	<5	<5-200
Composite #21	6	3/16/2011	NA	NA	<5	**22**	<5	<5	<5-200
Composite #22	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #23	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #24	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #25	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #26	6	3/16/2011	NA	NA	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**Methoxychlor – 340,000**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Testing Results

Concentrations of lead were detected in discrete samples ACR-7 and ACR-95 and select organochlorine pesticides (DDE, DDD, DDT and Methoxychlor) were detected in samples Composite #1 through Composite #26 during this investigation. EEI compared the reported values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. Based on DTSC guidelines (2008), the concentration of chemicals of concern detected in a composite sample can be used directly in the risk assessment without adjusting the toxicity screening numbers, such as the CHHSLs. The following bulleted items summarize the reported values:

- All reported values of DDE, DDD, DDT and Methoxychlor were less than the CHHSL residential screening level of 1,600 µg/kg, 2,300 µg/kg, 1,600 µg/kg, and 340,000 µg/kg, respectively.

- The concentration of lead reported in sample ACR-7 (380 mg/kg) and ACR-95 (200 mg/kg) exceed the CHHSL residential screening level of 150 mg/kg.
-

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 PHASE I FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

  The subject property has been utilized for agricultural purposes. Based on the future planned site use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate site soils for agricultural chemicals. Note: our sampling was focused on the growing fields of the site, where it is assumed that agricultural chemicals were uniformly applied. Agricultural sampling was not conducted in areas observed to have chemical storage/spillage/usage.

  Based on the results of our agricultural chemical survey (see section 5.0 – Results of Limited Agricultural Survey), low levels of chemicals of concern were detected in site soils. The concentrations were less than applicable residential screening levels, except for lead. Concentrations of lead were reported in two (2) samples above residential screening values; therefore, further investigation appears to be warranted at these two locations.

  EEI observed improper storage of hazardous materials/wastes on the subject property. Additionally, stained soils and surfaces were also observed on the subject property. Therefore, additional environmental investigation appears to be warranted at these locations.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions were noted during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

It should be noted that topographical map coverage for the years 1982, 1988 and 1997 was limited to the eastern half of the subject property. Based on other database information researched, it is the opinion of the environmental professional that this data gap does not impact the findings stated within this report.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the agricultural property located southwest of the intersection of Rodriguez Road and Jay Jay Way, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Concentrations of lead reported in two (2) soil samples collected from the subject property were reported above CHHSLs residential land use values. Based on the proposed future residential development of the site, EEI recommends additional investigation at these two (2) locations to further evaluate the extent of the lead contamination.

- Initial agricultural chemical soil sampling performed at the subject property was limited to the growing fields of the site, and did not include pesticide storage and/or usage areas. Therefore, EEI recommends evaluating soils in these areas for the presence of agricultural chemicals, prior to any future proposed site improvement.

- Petroleum hydrocarbon stained soils and surfaces were observed at various locations throughout the subject property, which included: beneath the containers located adjacent to the tractor staged north of Rodriguez Road; stained surfaces located within and along the exterior of the maintenance building located south of Rodriguez Road; and beneath discarded containers adjacent to the two (2) tractor trailers located along south-central portion of the site. EEI recommends additional investigation efforts be performed in these areas, prior to any future proposed site improvements.

- Numerous drums/containers of new and used motor oil; hydraulic fluid; diesel fuel; and pesticides were observed throughout the subject property. The contents of the drums/containers should be properly characterized and disposed of prior to any future site improvements.

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

- There is a potential for Asbestos Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.

- A water supply well and multiple septic systems are located on the subject property. Unless planned for future use, these features should be properly abandoned following State and County Health Department guidelines.

- Numerous new and used vehicles and farming equipment (tractors, trailers, spraying equipment, motors, etc.) were observed throughout the site. These items should be removed from the subject property prior to any future site improvements.

- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

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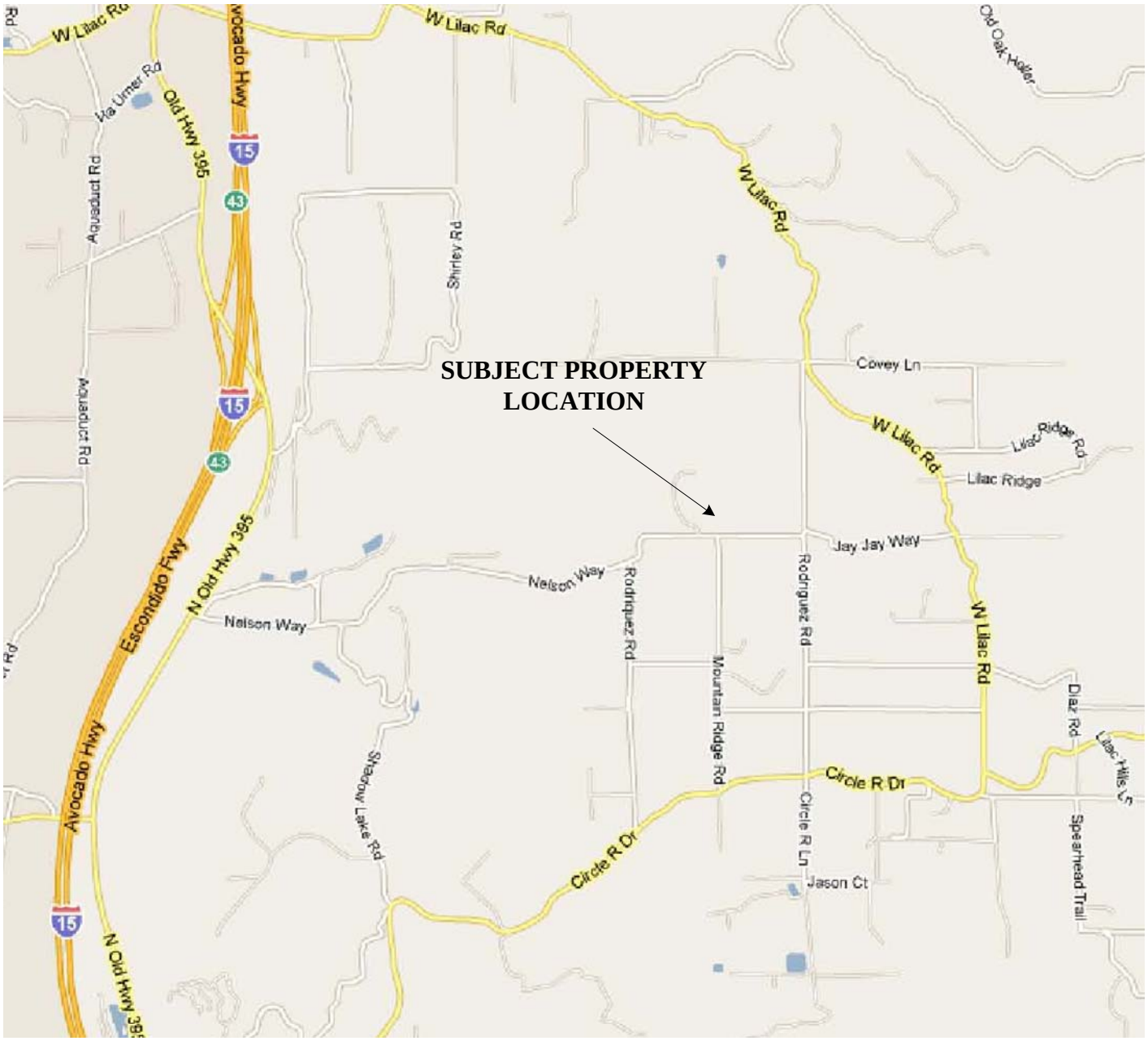
United States Geological Survey (USGS), 1997, Pala, 7.5-Minute Quadrangle.

FIGURES



Map Source: Google Maps®, Accessed, March 2011

N

Scale: 1" = 2,500'

0 1,470 FT 2,500 FT 5,000 FT

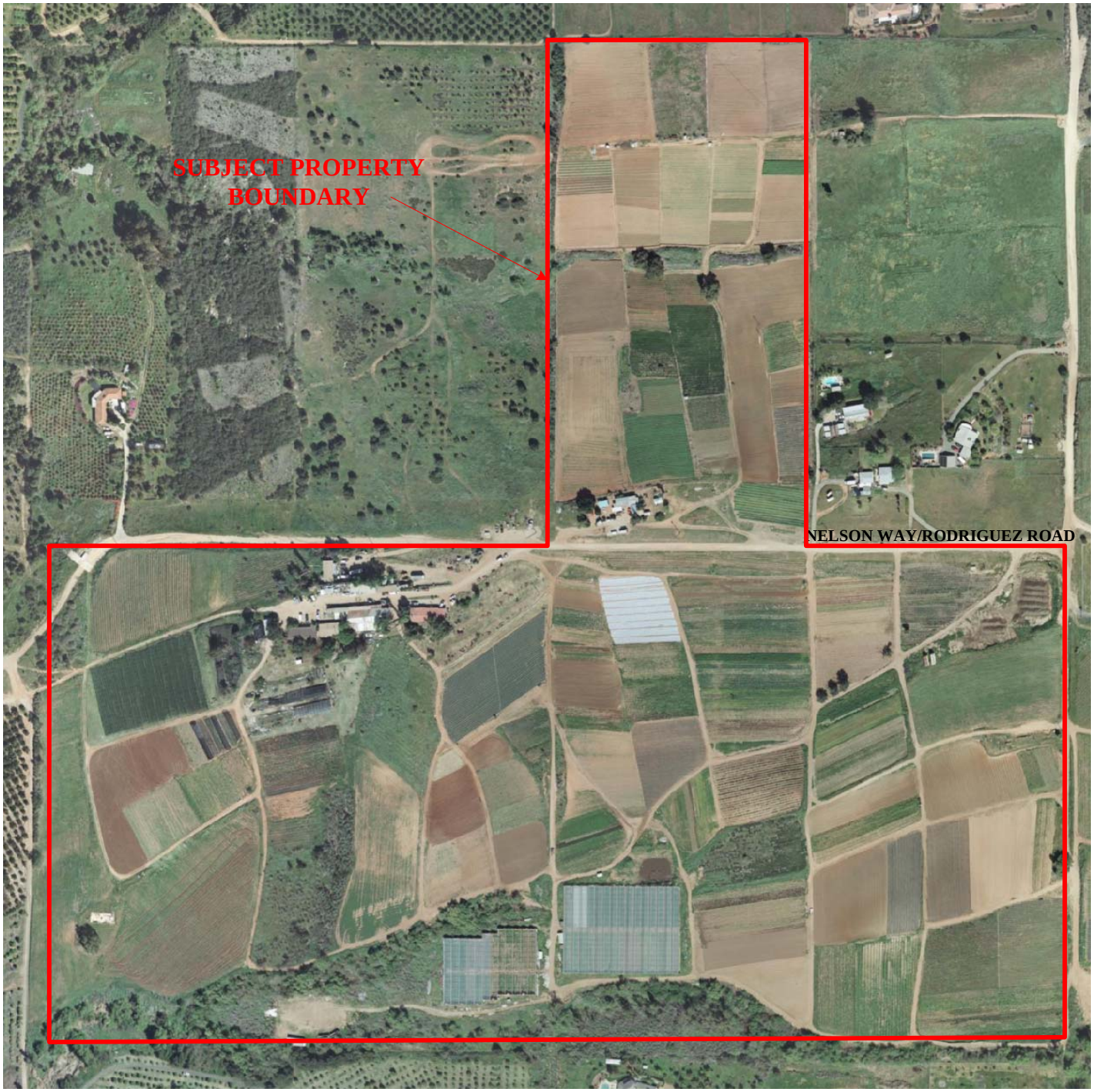
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Created March 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 400'

0 240 FT 400 FT 800 FT

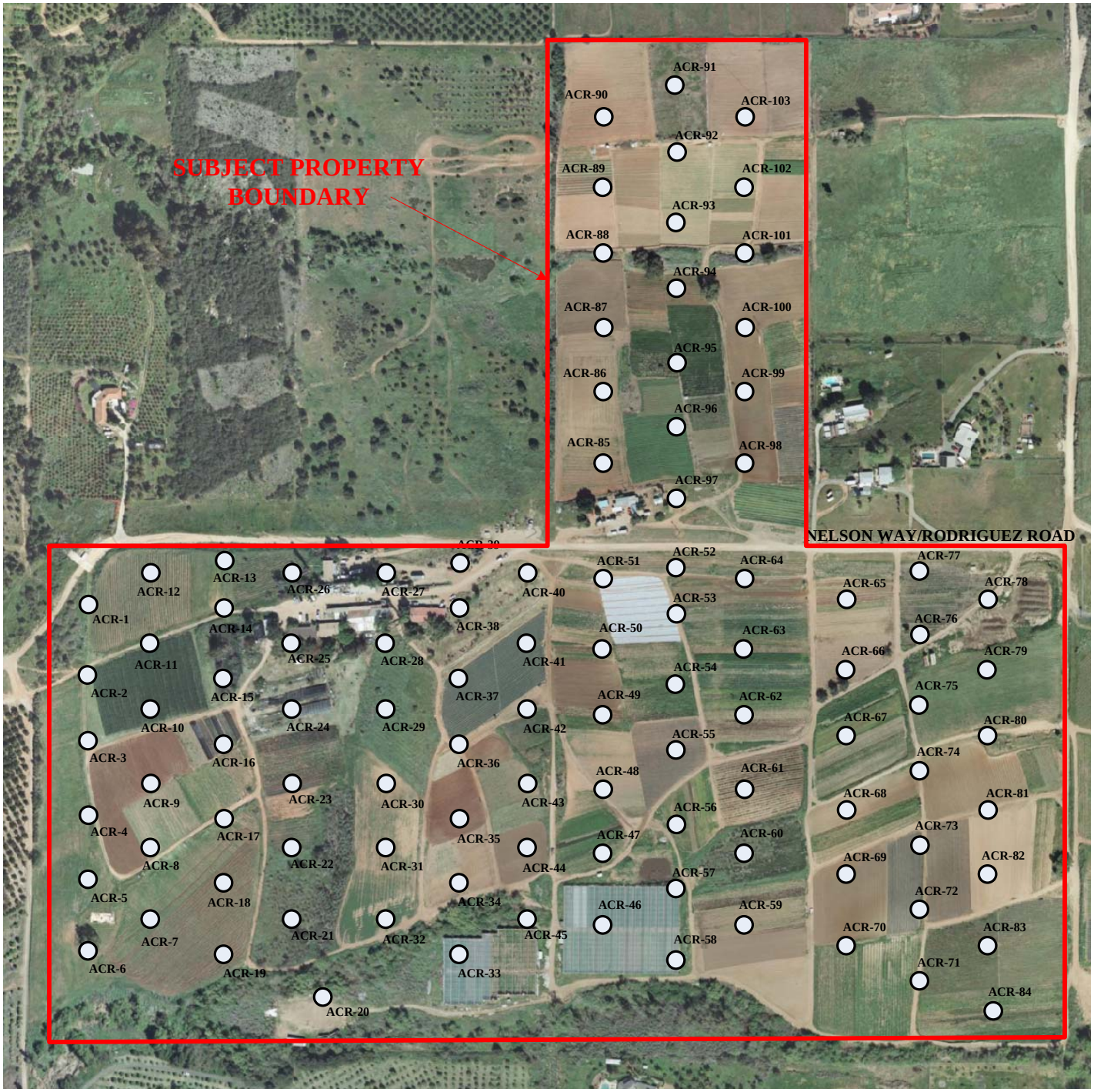
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil Boring Location

N

Scale: 1" = 400'

0 240 FT 400 FT 800 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

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

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

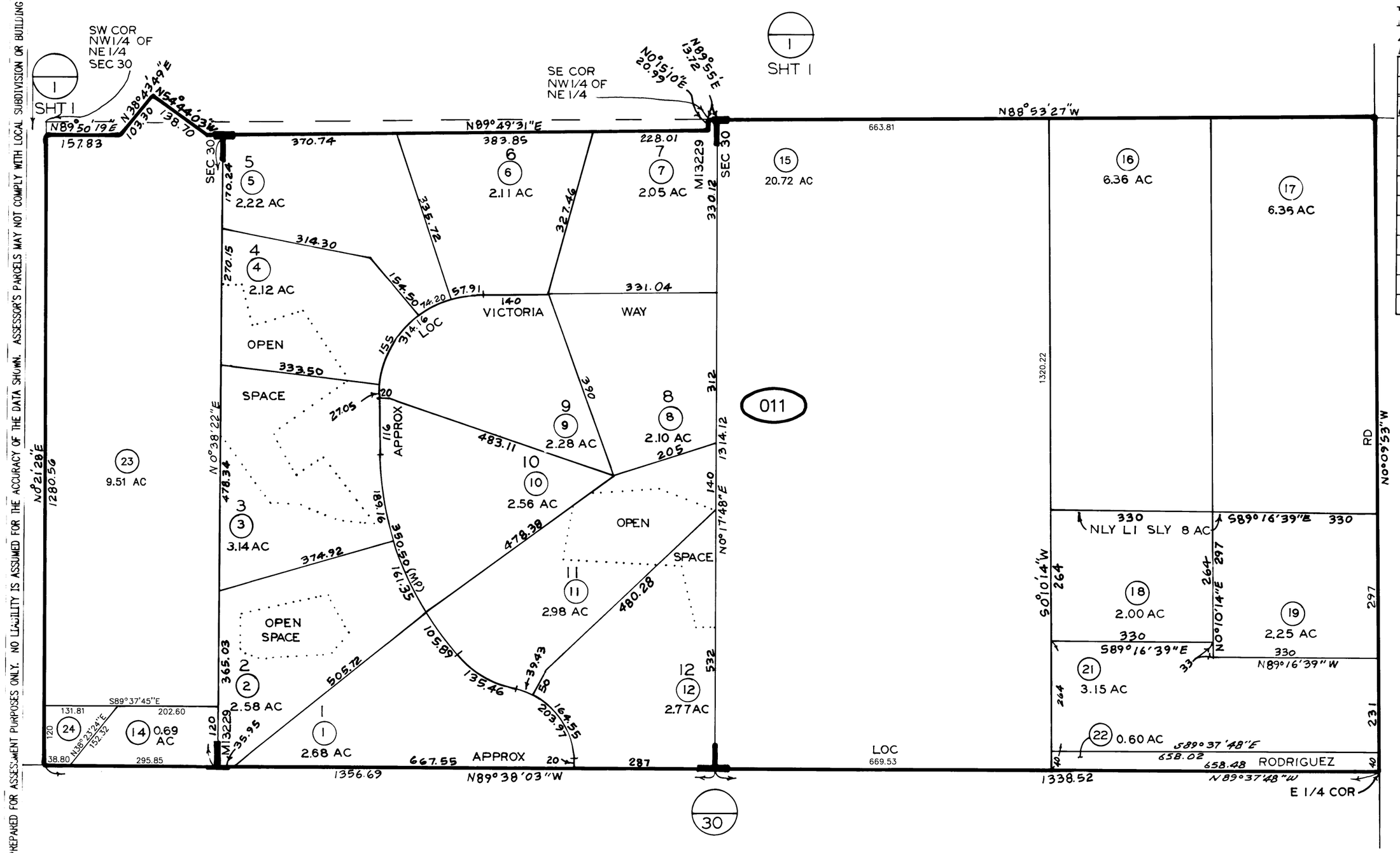
Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP/FIRM

SAN DIEGO COUNTY ASSESSOR'S MAP

129—01
SHT 2 OF 2
1" = 200'
6/19/01 MAS

Drawn: 8-31-95 By: NHC From: 129-010



CHANGES					
BLK	PRIOR APN	NEW APN	YR	CUT NO.	
011	-010-51&52	1-12	96	37	
	-010-VAR	13-20	96	10022	
	13 & 15	SAME & ACCHG	96	5509	
	20	21&22	96	1148	CANC
	13	23&24	99	2052	CANC

MAP 13229—CO OF SD TCT NO. 5021
SEC 30—T10S—R2W—POR NE 1/4
ROS 6998,7844,9512,16080,17016

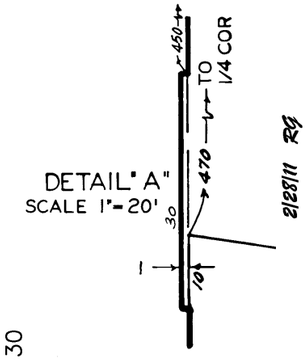
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

129 - 30

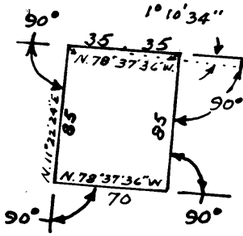
1"=400'

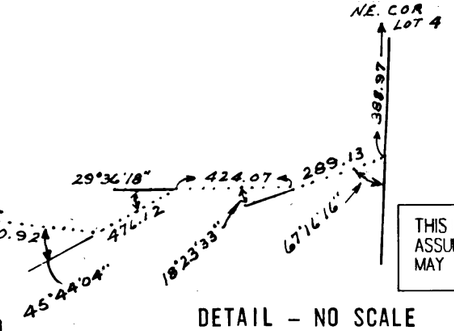
CHANGES					
BLK	OLD	NEW	YR		CUT
300	1	NO CHG ONLY	70		5780
		REDRAFT	70		10036
	2,3,4		71	CC	5549
	8	USE PAR 13 NEXT	71		4585
	1	13-16	72		1248
	18	17-18	74		1044
	19,20	19 & 20	74		4519
	6	21, 22	74		5962
	2-4	23-25	74		5727
	PICKUP	A.C. CHG.	76		2805
	2,3	26	76		3535
	17	27	77		1986
	294-127, 370-28	28 & 29	87		2240
	12	30	88		1320
	27	31-35	91		1686
	11	36 & 37	92		1
	22,25	PM 16191	95	CANC	1445
	13-15	38-45	96	CANC	1069
	38,40,42,44, 47,49,51	46-51	97		1672
		52	11		

DETAIL "A"
SCALE 1"=20'



212811 RS





DETAIL - NO SCALE

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.

129-30

1 SHT 1

1 SHT 2

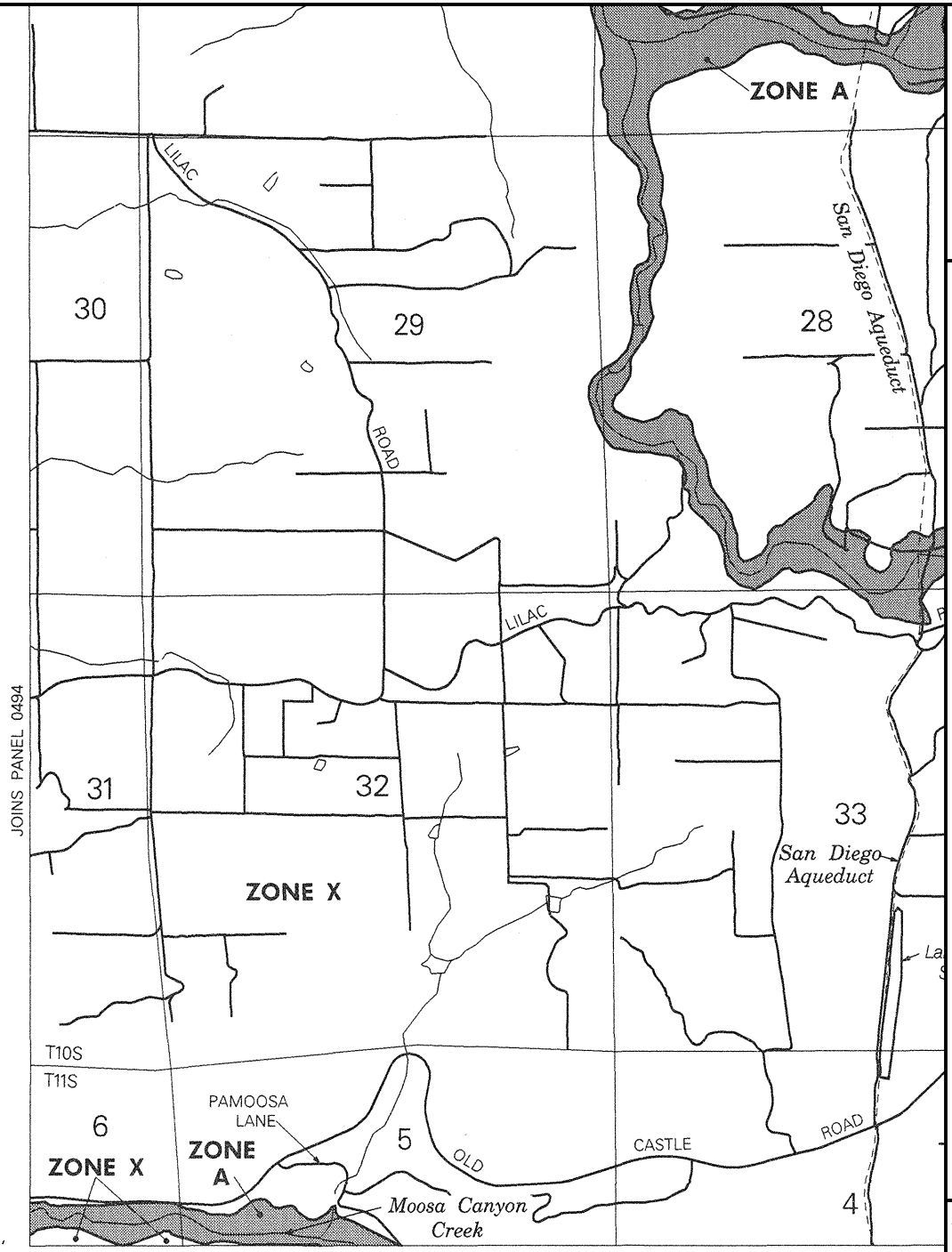
E1/4 COR.

311.25
621.32 (ROS.6680)
622.49 (ROS.6968)
S89°37'46"E(ROS)
354.30
708.59
S.89°37'48"E. (Dd)
N.89°37'49"W.(ROS.6968
S.89°13'14"E. (ROS.6680)
1414.51 REC.
1417.18 (Dd)
2683.20
APPROX. LOC
RODRIGUEZ RD
R3W
R2W
30
3.59AC
21
3.90AC
36
2.50 AC.
37
2.50 AC
4
5.00AC.
46
15.81 AC
9
62.04 AC.
10
20.00 AC
38
N02°35'20"W(ROS)
N02°08'49"W(ROS)
308.77
403.79
308.57
N1°44'05"W
704.05
352.02
704.06
415.92
308.44
729.27
SEE DETAIL "A"
S88°37'49"E 1408.42
1406.14
26
3.32 AC.
S.88°42'25"E. (ROS.6680) 1403.45
S.88°20'26"W
322.90
5.00 AC
5
S89°02'04"W(PM)
S88°42'25"E 813.74
813.78(Dd)
N55.70
N55.51
N0°54'37"W(Dd)
N85°56'27"E 80
S4°03'33"E 21.37
N85°56'26"E 338.81
N38°23'21"E
469.54
395.40
345.51
S68°43'14"W 306.64
110.91
126.49
S85°56'26"W 383.94
382.74
13.78
6.76
N55°36'26"E 440.93
471.16
S74°15'55"E
345.78
S55°36'26"W
462.03
N78°08'20"W 432.96(Dd)
34.10
114.58
157.15
148.45
109.18
12.05
12.33
1,70.56
N.78°23'58"W.
119.90
72.67
SEE DETAIL
7
72.95
580.70
N89°02'10"W
400.25
S62°54'28"W
21.77
364.28
S62°54'28"W
52
10.86 AC
28
16.76 AC
N.1°12'38"W
398.98
2612.13 (ROS.6968)
2620.19 (ROS.6680)
38.26
R=410
N89°02'10"W
154.04
85.53
161.97
48
15.38AC
50
14.64AC
300
970
S.0°45'23"E (Dd)
1326.61 (CALC)
N 10°14'E (ROS 6680)
RIDGE RD.
W. LI. OF E. 20 AC.
MOUNTAIN
21
S.0°09'48"W. (ROS.6968)
N.0°30'29"E (ROS.6680)
N.2°15'53"W. (ROS.6680)
2071.10
2068.79 (PM)
N.23°55'33"W
1551.66
S.70°55'40"W
1477.19
PM 2388
1175.24
2644.29
1207.82
N.0°38'40"W.(ROS.6680)
N.0°54'37"W.(ROS.6680)
1088.65
N.9°02'37"E
3
4
PM 16191
S.84°21'26"W.
690.51
1349.29
1349.47
N89°35'45"W
45
1
14.94 AC
43
22.28
PAR 1
41
19.97AC
PAR 2
39
18.80 AC
PAR 3
16
33.50 AC
N.68°15'E.
482
150
225
N.38°35'E.
35
20.01 AC
REM. PAR
OPEN
APPROX LOC
1354.59
ELMOND DR
734.59
320
260
SPACE
643.98
645.26
LOC
2650.22
N0°16'09"E
N0°44'25"E
S.0°57'49"W. (ROS.6680)
34
11.51 AC
PAR. 4
33
2.64 AC
PAR. 3
31
4.06
AC
PAR 1
32
2.98 AC
PAR 2
PM 16191
APPROX
680
360
40
1282.25
740.18
S89°32'28"E
43
N.23°55'40"W.
1477.19
S.62°18'53"E
703.58
N.51°18'26"W.
607.25
720
200
748.69 (ROS.6968)
748.64 (ROS.6680)
PM2388
670.95
670
1340.45 REC.
1340.54 (Pd)
N.89°02'04"W.(Dd)
N.88°42'25"W. (ROS.6680)
S.88°02'04"E. (ROS.6968)
374.35
25
30
36
31
127/37
127/20
10
39

MAS 4-7-70

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 129 PG 30

SEC 30 - T10S - R2W - S 1/2
ROS 6680,6968,7844,8015,9512,11478,14359,14944,16080,16716



APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

SAN DIEGO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 525 OF 2375

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO COUNTY, UNINCORPORATED AREAS	060284	0525	F

MAP NUMBER
06073C0525 F

EFFECTIVE DATE:
JUNE 19, 1997

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX C
COUNTY OF SAN DIEGO FILES



Help Home Look Up Permits Geo Areas Summary

Permits on Selected Parcel

APN:	129-011-15-00	Alt. APN:	-1069-C2
Address:	NO ADDRESS	Type:	

Permit	Description	Address	Issued	Status
3801 09-007	PLAN AMENDMENT AUTHORIZATION	NO ADDRESS	02-Nov-2009	DONE
3993 09-014	INITIAL CONSULTATIONS	NO ADDRESS	12-Jun-2009	DONE
3992 10-025	PRE-APPLICATION MEETING (NO PERMIT)	31030 RODRIGUEZ RD	22-Dec-2010	OPEN
HK07 199266	GENERAL HAZARDOUS MATERIALS PERMIT	31030 RODRIGUEZ RD	17-Feb-1994	EXEM
LWEL 19650	WATER WELL	31030 RODRIGUEZ RD	24-Apr-2008	EXPR

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

DEH USE ONLY
PERMIT # LWEL19650
WELL COMPUTER #
FEE:
WATER DIST:

1. Property Owner: John Geigert Phone: 760.415.7276
No Address Rodriguez Rd. Valley Center 92026
Mailing Address City Zip

2. Well Location - Assessors Parcel Number 129-011-15
Rodriguez Rd Valley Center 92026
Site Address City Zip

3. Well Contractor - Well Driller Mark Thorson Company Name: AAA Drilling
19348 Via Cuesta Ramona 92065
Mailing Address City Zip
Phone#: 760-567-9339 C-57#: 724602 ☒ Cash Deposit ☐ Bond Posted

4. Use: ☐ Private ☐ Public ☐ Industrial ☐ Cathodic ☒ Other Ag.

5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: ☐ 1st ☐ 2nd

6. Type of Equipment: Air Rotary

7. Depth of Well: Proposed: 600' Existing: 0

8. Proposed:

Casing	Conductor Casing	Filter/Filler Material	Perforations
Type: Steel	☐ Yes ☐ No	☐ Yes ☐ No	
Depth: 20	Depth: ____ ft.	From: ____ To: ____	From: ____ To: ____
Diameter 8 in.	Diameter ____ in.	Type: ____	From: ____ To: ____
Wall/Gauge: .188	Wall/Gauge: ____	Wall/Gauge: ____	From: ____ To: ____

9. Annular Seal: Depth: 20 ft. Sealing Material: Cement
Borehole diameter: 12 in. Conductor diameter: 8 in. Annular Thickness 2 in.

10. Date of Work: Start: 4.24.8 Complete: 5.31.8

On sites served by public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: Mark M. Thorson Date: 4.24.08

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☒ **Approved** ☐ **Denied** Special Conditions: Grading and clearing associated with access to, or the construction, maintenance or destruction of water wells, may require additional permits from the County of San Diego and/or other agencies.

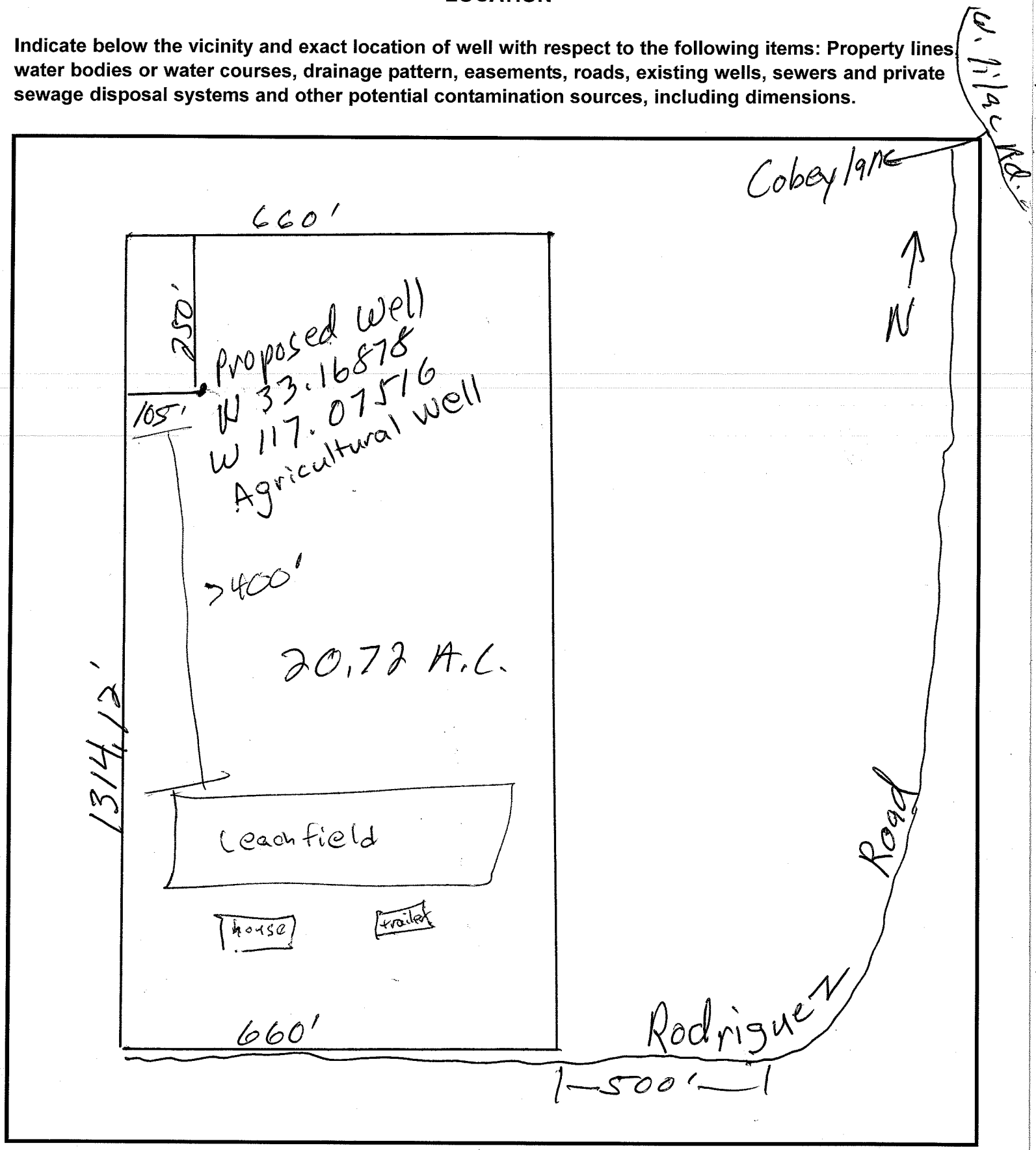
Specialist: Scott Wells Date: 4-24-08

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH

Control #: LWEL 19650
Assessor's Parcel Number: 129-011-15

LOCATION

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, easements, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.



NEWDOC

DEH APN FILE TARGET SHEET
ARCHIVE RECORD
Pre-KIVA & Existing APN Records

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 129-011-15 _____

_____

_____

Number of Pages: 12

Document Prepared by: CH

Document Preparation Date: 11/20/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9606

APPLICATION AND PERMIT FOR SEPTIC TANK T 62014

EXPIRES ONE YEAR FROM APPLICATION DATE

PERMIT ISSUED BY:	DATE	NUMBER
JK	9-17-84	[redacted]

NAME OF OWNER	OWNER'S MAILING ADDRESS	PHONE
RODRIGUEZ, JOE	Rte 2, Box 418, Escondido, CA	

ADDRESS OR LOCATION OF JOB

9/17/84 2236398 997 0062014 A 80.00 CHECK

C.T. 191.02

31030 Rodriguez Rd., Valley Center

ASSESSOR'S PARCEL NUMBER	SEPTIC TANK CONTRACTOR	PHONE
~~129-010-45~~ 129-011-15		

SFD
3 Bedroom M/H

SPACE BELOW FOR DEPARTMENTAL USE ONLY 80.00

PERMANENT [X] TEMPORARY [ ]

SEEPAGE PIT (DEPTH) _____

SEPTIC TANK existing 1000 gal

TILE LINE 280' added to 100' existing for total of 380'

REMARKS _____

WATER SOURCE: VCMWD

LAYOUT APPROVAL: _____ PERCOLATION TEST _____

SUBDIVISION _____

CRIMMINS C/C B/A P/M _____

SANITARIAN 9-12-84 DATE FIELD APPROVAL _____

REPAIR [X] REMARKS _____

TYPE OF STRUCTURE: COMMERCIAL [ ] RESIDENTIAL XXXXXXXX 3 BR

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	REINSPECTION NUMBER	DATE REINSPECTED	SANITARIAN'S APPROVAL
10/16/84	10/16/84	Pending "As Built"		EXPIRE		

DHSISAN LU-1 (2/82)

SANITARIAN

SAN DIEGO CO. DEPARTMENT OF HEALTH SERVICES
1700 PACIFIC HWY., SAN DIEGO, CALIF. 92101

☑ I hereby certify that I am the owner of the property for which I am applying for a permit to construct a subsurface sewage disposal system. I do not intend to sell or offer for sale this property within one year after completion of construction. I therefore request an exemption from the requirement that I have a proper contractor's license for such construction.

☐ I hereby certify that I am a contractor licensed in the State of California, to perform the specific tasks for which I am presently applying. My license is in full force and effect, and will remain so to the best of my knowledge throughout the duration of this project. My contractor's license is, as follows:

1. In the name of _____
2. State License No. _____
3. Classification: _____
   (Class A or C42 required per Business & Professional Code, Chapter 9, Sec. 7056, and Calif. Administrative Code, Chapter 8 T - 16, Sec. 754.4)

I am informed and understand that any false information could result in a penalty of not more than $500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed: _____ Date Sep 17, 1984

COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES
1700 Pacific Highway, San Diego, CA 92101
JAMES A. FORDE, Director

BOARD OF SUPERVISORS
TOM HAMILTON
FIRST DISTRICT
PAUL W. FORDEM
SECOND DISTRICT
ROGER HEDGECOCK
THIRD DISTRICT
JIM BATES
FOURTH DISTRICT
PAUL ECKERT
FIFTH DISTRICT

OFFICIAL NOTICE

(For 3 Bedroom - Mobile Home CSFD)

SITE: 31030 Rodriguez Rd, V Ctr

OWNER: Joe Rodriguez

PERMITTEE: - Fred Kinne -

You are hereby notified that an inspection of your

Septic System

was made on 10/16/84 (Date)

by D. Cummins

☐ Installation Approved Permit #

Reinspection Permit # T62014

☒ Please Correct the Following Items:

1000 gal. Septic Tank (Existing)
280' Leach Line installed
(100' existing) total
380' Leach Line +100% Req.
3 Bedroom Mobile Home (Vonified)
1) OK To Backfill
2) Provide 'As Built'

San Diego County code requires the payment of a fee before a reinspection can be made. For additional information, please call 236-2243 or call: D. Cummins (Sanitarian)

741-4203 (Phone)

8-5 (Hours)

David W. Cummins (Sanitarian)

SAN193 6-81

51-110-621

APPLICATION AND PERMIT FOR SEPTIC TANK T 62013

EXPIRES ONE YEAR FROM APPLICATION DATE

PERMIT ISSUED BY:	DATE	NUMBER
JK	9-17-84	[redacted]

NAME OF OWNER	OWNER'S MAILING ADDRESS	PHONE
RODRIGUEZ, JOE	RTE 2, Box 418, Escondido, CA 92026	

ADDRESS OR LOCATION OF JOB: 31030 Rodriguez Rd., Valley Center

9/17/84 2236397 997 0062013 A 80.00 CHECK

C.T. 191.02

ASSESSOR'S PARCEL NUMBER	SEPTIC TANK CONTRACTOR	PHONE
129-011-15 ~~129-010-45~~ 2 Bdroom M/H		

-FEH.- SPACE BELOW FOR DEPARTMENTAL USE ONLY XXXXX 80.00

PERMANENT [XX] TEMPORARY [ ]

SEEPAGE PIT (DEPTH)

SEPTIC TANK 1000 gal

TILE LINE 320' + 100% reserve

REMARKS

WATER SOURCE: VCMWD

LAYOUT APPROVAL:

PERCOLATION TEST

SUBDIVISION

CRIMMINS C/C B/A P/M

SANITARIAN

9-12-84 FIELD APPROVAL

DATE

REPAIR [ ] REMARKS FEH

TYPE OF STRUCTURE: COMMERCIAL [ ] RESIDENTIAL 2 BR

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	REINSPECTION NUMBER	DATE REINSPECTED	SANITARIAN'S APPROVAL
10-16	10/16/84	Pending "As Built" 2 Bedroom ct		EXPIRED		

DHSISAN LU-1 (2/82)

SANITARIAN

SAN DIEGO CO. DEPARTMENT OF HEALTH SERVICES
1700 PACIFIC HWY., SAN DIEGO, CALIF. 92101

☑ I hereby certify that I am the owner of the property for which I am applying for a permit to construct a subsurface sewage disposal system. I do not intend to sell or offer for sale this property within one year after completion of construction. I therefore request an exemption from the requirement that I have a proper contractor's license for such construction.

☐ I hereby certify that I am a contractor licensed in the State of California, to perform the specific tasks for which I am presently applying. My license is in full force and effect, and will remain so to the best of my knowledge throughout the duration of this project. My contractor's license is, as follows:

1. In the name of _____
2. State License No. _____
3. Classification: _____
   (Class A or C42 required per Business & Professional Code, Chapter 9, Sec. 7056, and Calif. Administrative Code, Chapter 8 T - 16, Sec. 754.4)

I am informed and understand that any false information could result in a penalty of not more than $500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed: Joan Rodgers Date Sep 17 1984

COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES
1700 Pacific Highway, San Diego, CA 92101
JAMES A. FORDE, Director

BOARD OF SUPERVISORS
TOM HAMILTON, FIRST DISTRICT
PAUL W. FORDEM, SECOND DISTRICT
ROGER HEDGECOCK, THIRD DISTRICT
JIM BATES, FOURTH DISTRICT
PAUL ECKERT, FIFTH DISTRICT

129-011-15

OFFICIAL NOTICE

Permit for the (2 Bedroom - Farm Emp. House)

SITE: 31030 Rodriguez Rd, V Ctr

OWNER: Joe Rodriguez

PERMITTEE: - Fred Kieve

You are hereby notified that an inspection of your Septic System

was made on 10/16/84 (Date)

by D. Crimmins

☐ Installation Approved Permit # T62013

Reinspection Permit #

☒ Please Correct the Following Items:

1000 gall. Septic Tank
320' Leach line + 100% Res.
① Ok to Back Fill
② Provide Accurate "As Built"
③ Call 741-4203 to come for Bedroom Count - when Trailer on site.

San Diego County code requires the payment of a fee before a reinspection can be made. For additional information, please call 236-2243 or call: D. Crimmins (Sanitarian)

741-4203 (Phone)

8-9 oe a (Hours)

David M. Crimmins (Sanitarian)

SAN193 6-81

JOE M. RODREGUEZ OR CHRISTINA
RT 2 BOX 418
ESCONDIDO, CA. 92026
PARCEL # 129 010 45 00
TAX RATE AREA 94055

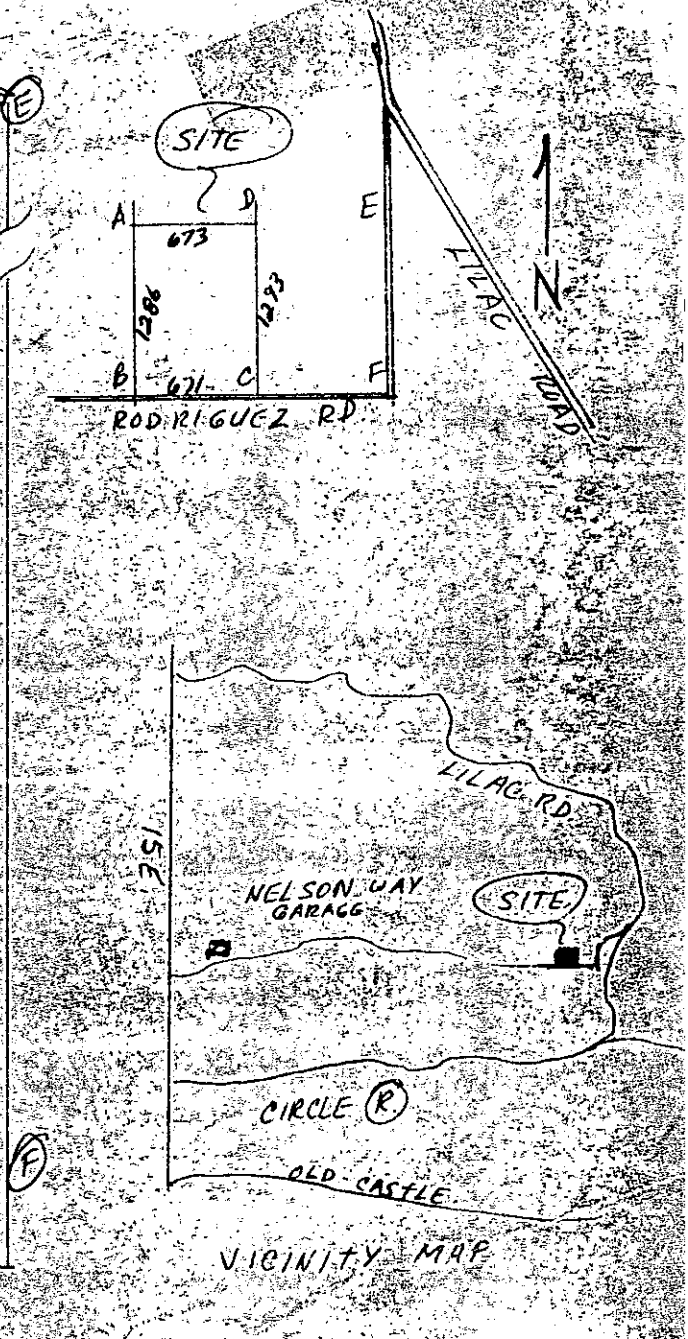
L62110

BY: KIENE CONSTRUCTION CO.
26265 MONROE ST.
MURRIETA CA: 92362
714 677-6749

129-011-15



RECEIVED
JUL 3 1984
HEALTH SERVICES
NORTH OFFICE
LAND USE



NOTE!
2 permits needed one for new system, one to increase & verify Existing System

DHS CONTROL NO. L62110
SITE: 31030 Rodriguez Rd, Vly Ctr
APN: 129-010-45 C.T. 19102
LEGAL:
OWNER: Joe Rodriguez
MAIL ADD.. 31030 Rodriguez Rd, V. Ctr
PHONE:
SEPTIC TANK GALLONS: 1000 gal Septic Tank
LINE 320' PIT N/A HORIZ/VERTICAL
TRENCH DEPTH 36" CAP DEPTH N/A
WITH 100% RESERVE TO SERVE A:
2 Bedroom Hse
APPROVED WATER SUPPLY V.C.M.W.D.
LAB NO. N/A
APPROVED: David M. Cimmino
Sanitarian
DATE: 9/12/84
ADDITIONAL REQUIREMENTS:
This is for a new permit for farm employees dwelling. Prior to issuance of septic tank permit Review house plans for number of bedrooms. Leach lines to be installed on contour - 36" to 40" trench depth.

9-17-84
USED ~~[illegible]~~ TRAILER COACH - NO PLANS - BEDROOM CHECK NEEDED ON SITE.
OK TO ISSUE PERMIT -
J. Caston, R.S.
9-17-84

DHS CONTROL NO. L62110
SITE: 31030 Rodriguez Rd, V.
APN: 129-010-45 C.T. 19102
LEGAL:
OWNER: Joe Rodriguez
MAIL ADD.. 31030 Rodriguez Rd, V
PHONE:
SEPTIC TANK GALLONS: Existing 1000 gal
100' installed to be verified
LINE 280' to be installed PIT N/A HORIZ/VERTICAL
TRENCH DEPTH 3' CAP DEPTH N/A
WITH 100% RESERVE TO SERVE A:
- 3 Bedroom Hse
APPROVED WATER SUPPLY VCMWD
LAB NO. N/A
APPROVED: David M. Cimmino
Sanitarian
DATE: 9/12/84
ADDITIONAL REQUIREMENTS:
This is for a repair permit to extend & certify partially installed system. (1000 gal tank, 100' L. line previously installed w/o permit)
Leach lines to be installed on contour

"This approval will be VOID unless the Structures, Driveway, and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. ANY proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

NOTE: A SEPTIC TANK PERMIT MUST BE OBTAINED WITHIN 30DAYS OR THIS APPROVAL WILL BE SUBJECT TO FIELD RECHECK AND A NEW FEE.

129-011-15

COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES

1700 Pacific Highway, San Diego, CA 92101
JAMES A. FORDE, Director

BOARD OF SUPERVISORS
TOM HAMILTON
FIRST DISTRICT
PAUL W. FORDEM
SECOND DISTRICT
ROGER HEDGECOCK
THIRD DISTRICT
JIM BATES
FOURTH DISTRICT
PAUL ECKERT
FIFTH DISTRICT

DIVISION OF SANITATION

NAME: _____

Date: 8/8/84

H.D.No. _____

Dear Sir:

The San Diego County Department of Health Services has received your request for a waiver of 100% of the percolation tests on Assessor's Parcel No. 129-010-451

The purpose of this request is for: a tentative map, parcel map, certificate of compliance, or boundary adjustment. (Circle one) Layout

Your request has been reviewed by the department and is:
APPROVED (✓); DISAPPROVED ( ).

Reason for approval or disapproval is listed below:

1. Soil Percolation Tests and Soil Types:

   Percs in name of Engel land Corp. by Dennis L. Zeugin RCE 27412 on July 20, 1981 — done on adjacent property showed D.G. to 15'

2. Topography

   15-20% slope.

3. Water Table According to perc below 15'

4. Lot Size 20 ac.

5. Letter Content By owner - Joe Rodriguez

6. Other — 21 min perc. 380' Sor 3 Bdrm Hse
   320' Sor 2 Bdrm

David M. Crimmins 8/8/84 John Caston 8-8-84

Signature of Sanitarian Date Sr. Sanitarian or Supv. Date

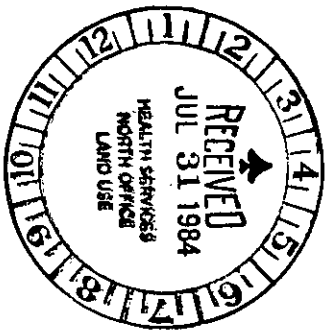
129-011-15

JOE RODRIGUEZ
RT. 2 BOX 418
Escondido, Ca. 92025

July 31,1984

I Joe Rodriguez owner of the property assesser number parcel 129-010-45-00 would like to request a waiver of the percolation test to my property.
The property to the west of my property 129-010-52 owner by Mr. Engel of Engel Land Corp. had a percolation test done on his property on July 20 1981 by the engineer Dennis L Zeugin R.C.E. 27412 which as approved on Aug. 5 1981.

Joe n Rodriguez



DECISION OF THE DIRECTOR OF PLANNING AND LAND USE

Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123

129-011-15

Application Number AD84-030

Name of Applicant Joe M. Rodriguez

Location of Property 31030 Rodriguez Road

Use Regulation A-70(2)

Community/General Plan Designation Valley Center

DECISION

Your application for an administrative permit described as Farm Employee Housing (mobilehomes) has been approved in substantial accord with the approved plot plan and with the provisions of The Zoning Ordinance, Sections 6156(u) and 6940 subject to the following condition(s): 1) This permit is limited to approval for two mobilehomes. 2) Obtain installation permits for each mobilehome including one already on the premises and pay required fees and penalties if any. 3) Occupancy of moiblehomes shall conform to the Zoning Ordinance, Section 6156(u) and the definition of Farm Employee.

REASONS

This 20 acre parcel is planted in commercial crops located in an area devoted to commercial agriculture. There should be no adverse impact on public facilities or other private development.

This Administrative Permit expires August 1, 1984 unless construction and/or use in reliance on it has started, or unless an extension has been granted previously by the Director of Planning and Land Use.

Lawful installation in one mobilehome will test thispermit for both mobilehomes.

The foregoing decision was approved by the Director of Planning and Land Use on May 10, 1984

A copy of this decision is on file in the office of the Director of Planning and Land Use and a copy was mailed to the applicant at the address shown on the application.

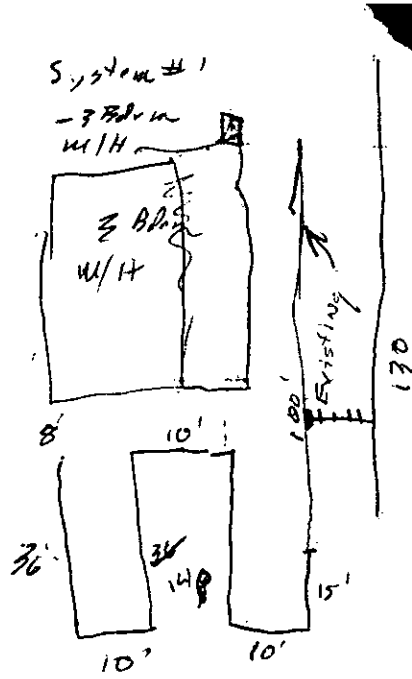
Dated: May 10, 1984

WALTER C LADWIG, DIRECTOR

By: William H. Foott for Robert E. Asher, Zoning Administrator

System #1

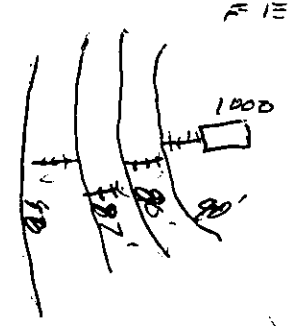
-3 Bdrm M/H



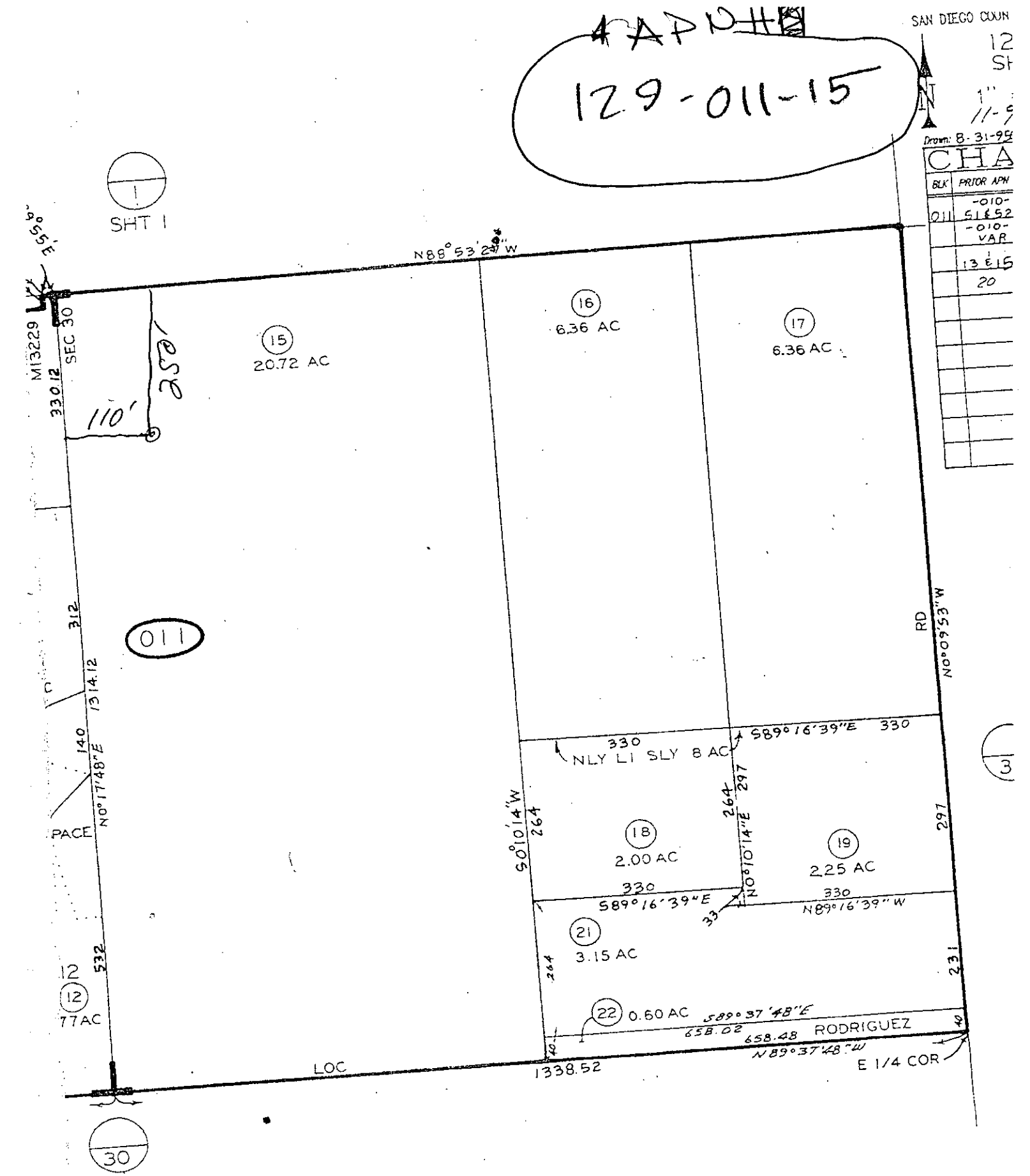
System #2

-2 Bedrm M/H

FEH



36
126
15
130
155



MAP 13229 - CO OF SD TCT NO 5021
SEC 30 - T10S - R2W - NE 1/4 - POR
ROS 6998, 7844, 9512

OFFICE USE ONLY
Request # 3-42

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 1-800-253-9933 FAX (619) 338-2377
http://www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND THE HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Brian R. Brennan **E-Mail:** bbrennan@eeitiger.com

Phone: (760) 473-5695 **FAX:** (760) 431-3748

Company Name: Eei

Mailing Address: 2195 Faraday Avenue, Suite K, Carlsbad, CA 92008
(You may attach a business card/overprint with business card if preferred)

Additional information on public records may be accessed from the DEH website, www.sdcdeh.org. Fax your completed form to the Public Records Program at (619) 338-2377 or attach completed form and e-mail to deh.publicrecords@sdcounty.ca.gov. The following information is required so that our files may be accurately searched. Separate forms are needed for each address or parcel number.

31130 Rodriguez Road, Escondido, CA 92026 **or** 129-300-10
Exact Address (Street, City and Zip Code) Assessor's Parcel Number

Optional information (establishment permit number, business name, etc.):

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

☒ Contaminated Property Investigation(s) (SAM Cases)
☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
☒ SAM Closure Letter/Report
☐ Other:____ (specify)

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. Some files are on line as indicated below. Photocopies of file items may be requested. **A fee of $.20 per page is charged to cover cost of copies.**

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) below are available. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review SAM records in the DEH main office.
_____ # _____ # _____ # _____ # _____

☐ HMD/UST files for the permit number(s) below are available for review at: http://sdcounty.ca.gov/deh/doing_business/hmd_search.html
_____ # _____ # _____ # _____ # _____

☐ 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.

_____ 3/10/11
Signature - DEH Representative Date

OFFICE USE ONLY
Request # 3-43

County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 1-800-253-9933 FAX (619) 338-2377
http://www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

REQUEST TO REVIEW PUBLIC RECORDS FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND THE HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Brian R. Brennan **E-Mail:** bbrennan@eeitiger.com

Phone: (760) 473-5695 **FAX:** (760) 431-3748

Company Name: Eei

Mailing Address: 2195 Faraday Avenue, Suite K, Carlsbad, CA 92008
(You may attach a business card/overprint with business card if preferred)

Additional information on public records may be accessed from the DEH website, www.sdcdeh.org. Fax your completed form to the Public Records Program at (619) 338-2377 or attach completed form and e-mail to deh.publicrecords@sdcounty.ca.gov. The following information is required so that our files may be accurately searched. Separate forms are needed for each address or parcel number.

_____ Exact Address (Street, City and Zip Code) **or** 129-300-09 Assessor's Parcel Number

Optional information (establishment permit number, business name, etc.):

If you indicate the purpose of your search, it will help us identify all the public records you may wish to review. If you know the program file you want to review, please check below:

☒ Contaminated Property Investigation(s) (SAM Cases)
☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)
☒ SAM Closure Letter/Report
☐ Other:____ (specify)

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Every properly completed request will be processed in the order it is received. Some files are on line as indicated below. Photocopies of file items may be requested. **A fee of $.20 per page is charged to cover cost of copies.**

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) below are available. After the files you have requested are retrieved from storage, an appointment will be scheduled so that you may review SAM records in the DEH main office.

_____ # _____ # _____ # _____ # _____

☐ HMD/UST files for the permit number(s) below are available for review at: http://sdcounty.ca.gov/deh/doing_business/hmd_search.html

_____ # _____ # _____ # _____ # _____

☐ 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

3/10/11 Date

COUNTY OF SAN DIEGO
[redacted]TMENT OF AGRICULTURE/WEIGHTS AND MEAS[redacted]
5555 [redacted]ERLAND AVE., BLDG. 3, SAN DIEGO, CA 9[redacted]1292
PHONE: (619) 694-2739

5

--FOR OFFICE USE ONLY--

ESTAB NUMBER	CENSUS TR/INC CODE	BUS CODE	UNITS	ANNUAL FEE	EXPIR DATE(M-DAY)
H99266		K58		000000	0930
2	21	28	31	35	41

SIC-1	SIC-2	FIRE	WATER	SEWER	ZONING	MAP ON FILE	STATUS	ASSESSOR'S PARCEL NO.
45	49	53	55	57	59	61	62	64

--PLEASE COMPLETE THE FOLLOWING SECTION--

ESTABLISHMENT OWNER NAME: Joe Rodriguez (74)
(AREA) OWNER PHONE: 619-7490439 (104)

ESTABLISHMENT ADDRESS:
STREET NUMBER: 31030 (114) DIRECTION: (125) STREET NAME: Rodriguez Rd (127) BLDG/SUITE: (147)
CITY: Escondido (151) STATE: CA (166) ZIP CODE: (168) (AREA) BUSINESS PHONE: 619-7490439 (177)

SECOND NAME OR NAME OF MANAGEMENT COMPANY: (187)

MAILING ADDRESS (IF DIFFERENT FROM ESTABLISHMENT ADDRESS):
STREET NUMBER: (217) DIRECTION: (228) STREET NAME: (230) BLDG/SUITE: (250)
CITY: (254) STATE: (269) ZIP CODE: (271)

ESTABLISHMENT NAME: Rodriguez Farm (284)
GAS STATION: YES = 1, OTHER = 2: 2 (314)

REASON FOR APPLICATION: 1 (315) 1 - NEW 2 - RE-OPEN 3 - OWNER CHANGE
NUMBER OF EMPLOYEES: 10
IF OTHER, LIST TYPE OF BUSINESS: Farm

NAME OF PREVIOUS OWNER: (316)
DATE BUS ASSUMED: (346)

CONTACT PERSON: Joe Rodriguez (352)

***** ALL APPLICANTS PLEASE COMPLETE APPROPRIATE SUPPLEMENTARY FORMS *****

I DECLARE UNDER PENALTY OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE STATEMENTS MADE HEREIN ARE CORRECT AND TRUE. I HEREBY CONSENT TO ALL NECESSARY INSPECTIONS MADE PURSUANT TO LAW AND INCIDENTAL TO THE ISSUANCE OF THIS PERMIT AND THE OPERATION OF THIS BUSINESS.

SIGNATURE X [signature] DATE X July 22 1988

AWM 224D

SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH - CUPA
HAZARDOUS MATERIALS DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # 3 7 0 0 0 1 9 9 2 6 6

EPA ID # (Hazardous Waste Only) 2

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) 3

FILE

Rodriquez Ranch

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page (OES Form 2730).

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs) ▪ Own or operate underground storage tanks?	☐ YES ☒ NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
▪ Intend to upgrade existing or install new USTs?	☐ YES ☒ NO 6	UST FACILITY UST TANK (one per tank) UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C)
▪ Need to report closing a UST?	☐ YES ☒ NO 7	UST TANK (closure portion –one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: —any tank capacity is greater than 660 gallons, or —the total capacity for the facility is greater than 1,320 gallons?	☐ YES ☒ NO 8	NO FORM REQUIRED TO CUPAs
D. HAZARDOUS WASTE ▪ Generate hazardous waste?	☐ YES ☒ NO 9	EPA ID NUMBER – provide at the top of this page
▪ Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	☐ YES ☒ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
▪ Treat hazardous waste on site?	☐ YES ☒ NO 11	ONSITE HAZARDOUS WASTE TREATMENT – FACILITY (Formerly DTSC Forms 1772) ONSITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) (Formerly DTSC Forms 1772 A, B, C, D and L)
▪ Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
▪ Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
▪ Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	☐ YES ☒ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS 15

▪ MEDICAL WASTE

Generate <200 lbs/month of Medical/Biohazardous Waste?	☐ YES ☒ NO
Generate ≥200 lbs/month of Medical/Biohazardous Waste?	☐ YES ☒ NO
Generate ≥200 lbs/month of Medical/Biohazardous Waste and treat any amount of medical waste	☐ YES ☒ NO
▪ Handle Toxic gases with threshold limit concentration (TLV) # 10 ppm in any quantity?	☐ YES ☒ NO

5959→CR HT 99266 ✓

SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
5555 OVERLAND AVENUE SUITE 3101, SAN DIEGO, CA 92123
(858) 694-3122 FAX ((858) 495-5012

PERMIT #: 199266
REVIEWED BY: E. SLATER
Specialist's Name
DATE: 8/14/07

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION STATEMENT

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides after submission of a complete Hazardous Materials Business Plan (HMBP). a business handling hazardous materials must annually submit 1. hazardous materials inventory, 2. list of emergency contacts, and 3. site plan,.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the Hazardous Materials Division and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must certify the HMBP is current and maintained on site. See back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID# 37 000 199266

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
RODRIGUEZ RANCH

BUSINESS SITE ADDRESS 103
31030 RODRIGUEZ RD

CITY 104 **ESCONDIDO** | CA | ZIP CODE 105 **92026-5313**

II. CERTIFICATION STATEMENT

Check only one of the following boxes:

☐ **INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.**

☒ **ANNUAL CERTIFICATION: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.**

☐ **CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.**

AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER THE PENALTY OF LAW, THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
JRCL	5-8-07
NAME OF SIGNER (print)	TITLE OF SIGNER
IRMA R CLARK	OFFICE

OFFICE USE

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE

HMBP ACCEPTED : 8/14/2007 BY: E. Slater

☐ Letter A -HMBP accepted as submitted
☐ Letter B -HMBP accepted with revisions
☐ Emergency Response Plan ☐ Site Map
☐ Employee Training

HIRT SITE ☐
FIRE DIST.____

REMARKS:

SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH-CUPA
HAZARDOUS MATERIALS DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
1-800-253-9933 (619) 338-2222 FAX (619) 338-2377

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides for the following:
The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, **in lieu of a complete Hazardous Materials Business Plan (HMBP),** only after the initial submittal of a complete HMBP. The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the HMD and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must also annually certify that the HMBP is current and maintained on site. See Back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID# 3 7 0 0 0 1 9 9 2 6 6

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Rodriguez Ranch

BUSINESS SITE ADDRESS 103
31030 Rodriguez Rd

CITY 104
Escondido

CA

ZIP CODE 105
92006

II. CERTIFICATION STATEMENT

☐ **CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES: This is an annual renewal to certify that the list of carcinogens and/or reproductive toxins last provided is a current list as specified in the San Diego County Code of Regulatory Ordinances Section 68.1113.**

Check only one of the following boxes:

☐ **INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.**

☑ **ANNUAL CERTIFICATION WITHOUT CHANGES: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored.**

☐ **CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification. This submittal satisfies annual certification requirements specified in H&SC Section 25505(d)&(e)(2).**

As an Authorized Representative, I certify under the penalty of law, that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete. By checking any of the boxes above I also certify that : a)The information contained in the hazardous materials inventory most recently submitted to the CUPA or Administrative Agency is complete, accurate, and up to date; b) There has been no change in the quantity of hazardous materials reported in the most recently submitted inventory; and c) All hazardous materials subject to inventory requirements are listed on the most recently submitted inventory.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
Joe Rodriguez	10-29-06
NAME OF SIGNER (print)	TITLE OF SIGNER
Joe Rodriguez	Partner

OFFICE USE

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE

☐ **Site Map** ____/____/____
☐ ***Emergency Contacts** ____/____/____
☐ ***Chemical Inventory** ____/____/____

***Note:** Indicate the date that the inventory and/or ER contact information in the KIVA database was reviewed and changes were submitted for processing. If the inventory and ER contact information are exactly the same as it is recorded in KIVA, no changes need to be submitted.

Hazardous Materials Business Plan acceptance date will be changed to the acceptance date on new site map.
A letter will be mailed to business after processing of site map updates.

HIRT SITE ☐**

FIRE DIST.____

Specialist's Signature: (only required for new plans or for changes to site maps, chemical inventory and/or emergency contacts)

REMARKS:____

** If HIRT box is checked, follow HIRT policy to indicate on the inventory forms which hazardous materials make this a HIRT site.

ATTENTION: HAZARDOUS MATERIALS HANDLER

Chapter 6.95 of the California Health & Safety Code (H&SC) establishes minimum standards for Hazardous Materials Business Plans (HMBP). Each business shall prepare a HMBP if that business uses, handles, or stores a hazardous material/waste in quantities greater than or equal to the following:

- 55 gallons of a liquid.
- 500 pounds of a solid substance.
- 200 cubic feet of compressed gas.
- A toxic compressed gas (TLV $\leq$ 10 ppm) in any amount.
- Extremely hazardous substances in quantities equal to or greater than the Threshold Planning Quantities.

A complete HMBP consists of the following elements as established in H&SC Section 25504:

- Hazardous Materials Inventory
- Site Plan
- List of Emergency Contacts
- Emergency Response Plan
- Employee Training Plan

The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency and with the concurrence of all the local fire jurisdictions, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, <u>in lieu of a complete HMBP</u>, only after the initial submittal of a complete HMBP.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored and must also annually certify that the HMBP is current and maintained on site.

Substantial changes as listed below must be submitted to the HMD within 30 days of the change along with a certification that the HMBP is current and maintained on site:

- **A 100% or greater increase or decrease in the quantity of any hazardous material on the inventory**
- **Addition or deletion of a hazardous material to the inventory**
- **Changes in the storage, location, or use of hazardous materials**
- **Any change in business name, ownership, or address**
- **Any change in Emergency Coordinator/Contact information**

Instructions for Completing the Hazardous Materials Business Plan Certification

Note: The numbering of the instructions follows the data element numbers that are on statewide reporting forms. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C.

1. FACILITY ID NUMBER - Enter the 6 character Permit Number from your Permit. If you do not have a Permit, leave this blank.

3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "DBA" – Doing Business As.

103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed.

104. CITY - Enter the city or unincorporated area in which business site is located.

105. ZIP CODE - Enter the zip code of business site. The extra 4-digit zip may also be added.

CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES - Any business which is required to submit a HMBP and handles a material which is a carcinogen or reproductive toxin, is required to submit a list of each such material handled during the previous year to the Director of the Department of Environmental Health. The list must include all carcinogens and reproductive toxins handled in quantities less than 55 gallons or 500 pounds. The list of such materials handled shall be renewed each year. Check this box to certify that the information previously submitted is still correct and no changes, additions or deletions are necessary. See http://www.sdcounty.ca.gov/deh/hmd/forms_hmd.html and review HM-9243 (Disclosure of Hazardous Materials Information Bulletin) to find out if you are required to submit this list.

INITIAL CERTIFICATION: Check this box if you are submitting a new HMBP.

ANNUAL CERTIFICATION WITHOUT CHANGES: Check this box if you are submitting an annual certification on an existing plan.

CERTIFICATION OF CHANGES/REVISIONS: Check this box if you are submitting changes to the hazardous materials inventory, list of emergency contacts, or the site plan. All pages should include the new submittal date. For multi-page site maps, include all pages with new submittal date.

SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
5555 OVERLAND AVENUE, SUITE 3101, SAN DIEGO, CA 92123-1256
(858) 694-8980 FAX (858) 694-3845

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides for the following:
The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, **in lieu of a complete Hazardous Materials Business Plan (HMBP),** only after the initial submittal of a complete HMBP. The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the HMD and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must also annually certify that the HMBP is current and maintained on site. See Back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID# 3 7 0 0 0 1 9 9 2 6 6

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Rodriguez Ranch

BUSINESS SITE ADDRESS 103
31030 Rodriguez Rd

CITY 104
Escondido

CA

ZIP CODE 105
92026

II. CERTIFICATION STATEMENT

☐ **CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES: This is an annual renewal to certify that the list of carcinogens and/or reproductive toxins last provided is a current list as specified in the San Diego County Code of Regulatory Ordinances Section 68.1113.**

Check only one of the following boxes:

☐ **INITIAL CERTIFICATION: This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.**

☒ **ANNUAL CERTIFICATION WITHOUT CHANGES: This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored.**

☐ **CERTIFICATION OF CHANGES/REVISIONS: This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification. This submittal satisfies annual certification requirements specified in H&SC Section 25505(d)&(e)(2).**

As an Authorized Representative, I certify under the penalty of law, that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete. By checking any of the boxes above I also certify that : a)The information contained in the hazardous materials inventory most recently submitted to the CUPA or Administrative Agency is complete, accurate, and up to date; b) There has been no change in the quantity of hazardous materials reported in the most recently submitted inventory; and c) All hazardous materials subject to inventory requirements are listed on the most recently submitted inventory.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
Joe Rodriguez	12-20-05
NAME OF SIGNER (print) Joe Rodriguez Jr	TITLE OF SIGNER Partner

OFFICE USE ONLY

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE

- ☐ Site Map ____/____/____
- ☐ *Emergency Contacts ____/____/____
- ☐ *Chemical Inventory ____/____/____

*Note: Indicate the date that the inventory and/or ER contact information in the KIVA database was reviewed and changes were submitted for processing. If the inventory and ER contact information are exactly the same as it is recorded in KIVA, no changes need to be submitted.

Hazardous Materials Business Plan acceptance date will be changed to the acceptance date on new site map. A letter will be mailed to business after processing of site map updates.

HIRT SITE ☐**

FIRE DIST.____

Specialist's Signature: (only required for new plans or for changes to site maps, chemical inventory and/or emergency contacts)

REMARKS:

** If HIRT box is checked, follow HIRT policy to indicate on the inventory forms which hazardous materials make this a HIRT site.

DEH:HM-953 (05/06) NCR Distribution: White – HMD; Yellow - Business Retains

ATTENTION: HAZARDOUS MATERIALS HANDLER

Chapter 6.95 of the California Health & Safety Code (H&SC) establishes minimum standards for Hazardous Materials Business Plans (HMBP). Each business shall prepare a HMBP if that business uses, handles, or stores a hazardous material/waste in quantities greater than or equal to the following:

- 55 gallons of a liquid.
- 500 pounds of a solid substance.
- 200 cubic feet of compressed gas.
- A toxic compressed gas (TLV $\leq$ 10 ppm) in any amount.
- Extremely hazardous substances in quantities equal to or greater than the Threshold Planning Quantities.

A complete HMBP consists of the following elements as established in H&SC Section 25504:

- Hazardous Materials Inventory
- Site Plan
- List of Emergency Contacts
- Emergency Response Plan
- Employee Training Plan

The San Diego County, Department of Environmental Health, Hazardous Materials Division (HMD), as the administering agency and with the concurrence of all the local fire jurisdictions, requires a business that handles hazardous materials to submit the hazardous materials inventory, a list of emergency contacts, and a site plan, in lieu of a complete HMBP, only after the initial submittal of a complete HMBP.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored and must also annually certify that the HMBP is current and maintained on site.

Substantial changes as listed below must be submitted to the HMD within 30 days of the change along with a certification that the HMBP is current and maintained on site:

- **A 100% or greater increase or decrease in the quantity of any hazardous material on the inventory**
- **Addition or deletion of a hazardous material to the inventory**
- **Changes in the storage, location, or use of hazardous materials**
- **Any change in business name, ownership, or address**
- **Any change in Emergency Coordinator/Contact information**

Instructions for Completing the Hazardous Materials Business Plan Certification

Note: The numbering of the instructions follows the data element numbers that are on statewide reporting forms. These data element numbers are used for electronic submission and are the same as the numbering used in 27 CCR, Appendix C.

1. FACILITY ID NUMBER - Enter the 6 character Permit Number from your Permit. If you do not have a Permit, leave this blank.

3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "DBA" – Doing Business As.

103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed.

104. CITY - Enter the city or unincorporated area in which business site is located.

105. ZIP CODE - Enter the zip code of business site. The extra 4-digit zip may also be added.

CARCINOGEN/REPRODUCTIVE TOXIN ANNUAL RENEWAL WITHOUT CHANGES - Any business which is required to submit a HMBP and handles a material which is a carcinogen or reproductive toxin, is required to submit a list of each such material handled during the previous year to the Director of the Department of Environmental Health. The list must include all carcinogens and reproductive toxins handled in quantities less than 55 gallons or 500 pounds. The list of such materials handled shall be renewed each year. Check this box to certify that the information previously submitted is still correct and no changes, additions or deletions are necessary. See http://www.sdcounty.ca.gov/deh/hmd/forms_hmd.html and review HM-9243 (Disclosure of Hazardous Materials Information Bulletin) to find out if you are required to submit this list.

INITIAL CERTIFICATION: Check this box if you are submitting a new HMBP.

ANNUAL CERTIFICATION WITHOUT CHANGES: Check this box if you are submitting an annual certification on an existing plan.

CERTIFICATION OF CHANGES/REVISIONS: Check this box if you are submitting changes to the hazardous materials inventory, list of emergency contacts, or the site plan. All pages should include the new submittal date. For multi-page site maps, include all pages with new submittal date.

Establishment Information

New Search

199266 **RODRIGUEZ RANCH**

Establishment Information:	31030 RODRIGUEZ RD ESCONDIDO 92026 - Phone: 760-749-0439 Census Tract: 191.0	Inspection Information:	8/9/2005 by LLEONDIS Reinspection: Contact: JOE RODRIGUEZ, JR. Notice Issued: EPA ID#: HIRT Site: BP Acceptance Date:
Owner Information:	JOE RODRIGUEZ		

Waste Info Inventory Info Environmental Assessment Info Tank Info

table {FONT: 8pt Verdana, sans-serif;}

Inventory Detail Information

New Search

199266	**RODRIGUEZ RANCH**		
I62	CAS#: 68334-30-5		MSDS:
Chemical:	DIESEL		Storage:
One Time Amount:		Yearly Amount:	
Haz Categories:	FIRE		CHRONIC

Waste Info | Inventory Info | Environmental Assessment Info | Tank Info

5959→HM 99266 ✓

SAN DIEGO COUNTY
DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
HAZARDOUS MATERIALS PROGRAM
5555 OVERLAND AVENUE SUITE 3101, SAN DIEGO, CA 92123
(858) 694-3122 FAX ((858) 495-5012

HAZARDOUS MATERIALS BUSINESS PLAN CERTIFICATION STATEMENT

PERMIT #: 199266
REVIEWED BY: E. SLATER
Specialist's Name
DATE: 8/14/07

The California Health & Safety Code (H&SC), Division 20, Chapter 6.95, Section 25505 provides after submission of a complete Hazardous Materials Business Plan (HMBP), a business handling hazardous materials must annually submit 1. hazardous materials inventory, 2. list of emergency contacts, and 3. site plan,.

The business must certify that a complete HMBP has been prepared and is maintained at the site where the hazardous materials are stored. A complete HMBP includes the items to be submitted to the Hazardous Materials Division and an Emergency Response Plan and Employee Training Plan, as established in H&SC Section 25504. The business must certify the HMBP is current and maintained on site. See back for instructions and further clarification.

I. IDENTIFICATION

FACILITY ID#	37 000 199266
BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3	RODRIGUEZ RANCH
BUSINESS SITE ADDRESS 103	31030 RODRIGUEZ RD
CITY 104	ESCONDIDO
CA	
ZIP CODE 105	92026-5313

II. CERTIFICATION STATEMENT

Check only one of the following boxes:

☐ **INITIAL CERTIFICATION:** This is to certify (H&SC Section 25505(e)(1)) that a complete HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, has been prepared and is maintained at the site where the hazardous materials are stored.

☒ **ANNUAL CERTIFICATION:** This is an annual certification (H&SC Section 25505(d)&(e)(2)) that the HMBP, which includes the hazardous materials inventory, a list of emergency contacts, a site plan, emergency response plan, and employee training plan, is current and includes all the information required in H&SC Section 25504, and 25509, and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.

☐ **CERTIFICATION OF CHANGES/REVISIONS:** This is to certify that the HMBP has been reviewed (H&SC Section 25505(c) & 25510) and all necessary changes/revisions have been made. The HMBP is current and is maintained at the site where the hazardous materials are stored. Attached are changes to the hazardous materials inventory and/or list of emergency contacts. For site map revisions, submit only the pages that have a change or revision and attach to this certification.

AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER THE PENALTY OF LAW, THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE
JRC	5-8-07
NAME OF SIGNER (print)	TITLE OF SIGNER
JAMES R CLARK	OFFICE

OFFICE USE

INSTRUCTIONS TO CLERICAL STAFF FOR HMBP ACCEPTANCE

HMBP ACCEPTED: 8/14/2007 BY: E. Slater

☐ Letter A -HMBP accepted as submitted
☐ Letter B -HMBP accepted with revisions
☐ Emergency Response Plan ☐ Site Map
☐ Employee Training

HIRT SITE ☐
FIRE DIST.____

REMARKS:

SAN DIEGO COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH - CUPA
HAZARDOUS MATERIALS DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

BUSINESS ACTIVITIES

Page of

I. FACILITY IDENTIFICATION

FACILITY ID # 3 7 0 0 0 1 9 9 2 6 6 1 — EPA ID # (Hazardous Waste Only) 2

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) 3

Rodriguez Ranch FILE

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page (OES Form 2730).

Does your facility...		If Yes, please complete these pages of the UPCF....
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs) ▪ Own or operate underground storage tanks?	☐ YES ☒ NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
▪ Intend to upgrade existing or install new USTs?	☐ YES ☒ NO 6	UST FACILITY UST TANK (one per tank) UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C)
▪ Need to report closing a UST?	☐ YES ☒ NO 7	UST TANK (closure portion –one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: —any tank capacity is greater than 660 gallons, or —the total capacity for the facility is greater than 1,320 gallons?	☐ YES ☒ NO 8	NO FORM REQUIRED TO CUPAs
D. HAZARDOUS WASTE ▪ Generate hazardous waste?	☐ YES ☒ NO 9	EPA ID NUMBER – provide at the top of this page
▪ Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	☐ YES ☒ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
▪ Treat hazardous waste on site?	☐ YES ☒ NO 11	ONSITE HAZARDOUS WASTE TREATMENT – FACILITY (Formerly DTSC Forms 1772) ONSITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) (Formerly DTSC Forms 1772 A, B, C, D and L)
▪ Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
▪ Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
▪ Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	☐ YES ☒ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS 15

▪ MEDICAL WASTE

Generate <200 lbs/month of Medical/Biohazardous Waste?	☐ YES ☒ NO
Generate ≥200 lbs/month of Medical/Biohazardous Waste?	☐ YES ☒ NO
Generate ≥200 lbs/month of Medical/Biohazardous Waste and treat any amount of medical waste	☐ YES ☒ NO
▪ Handle Toxic gases with threshold limit concentration (TLV) # 10 ppm in any quantity?	☐ YES ☒ NO

APPENDIX D
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY REPORT

Environmental FirstSearch

Historical Aerial Photo

2002

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (NAPP-3C_12474-180)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-90-91_12581)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-80_10235)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1976

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AMI-SD-76_8432)
Target Site: 33.278451, -117.125722

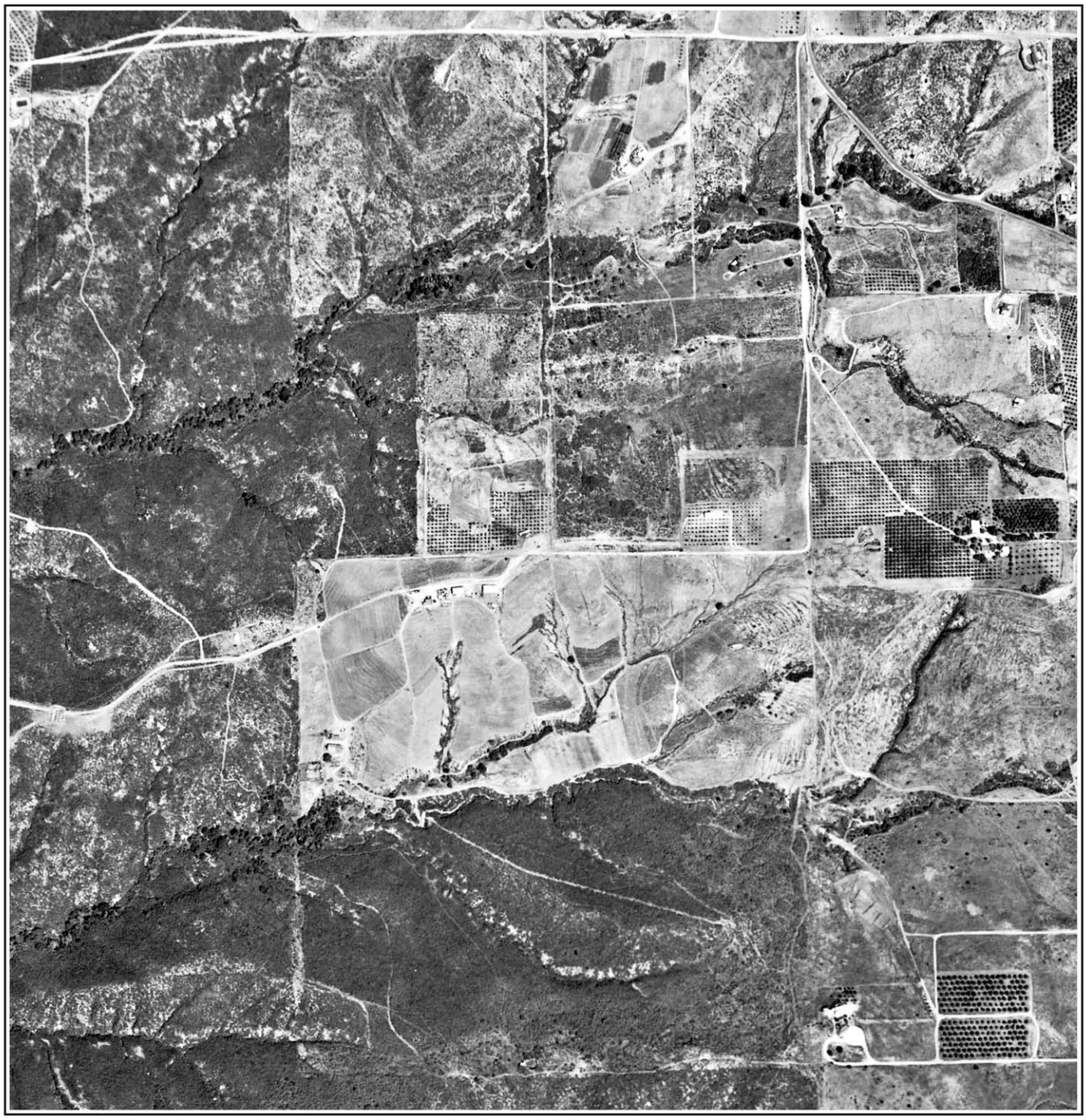
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (CAS-ED_2-155)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (AXN-1953_3m-132)
Target Site: 33.278451, -117.125722

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1947

Rodriguez Road, Escondido, CA 92026



Job Number: ACR-706631 (GS-CP_9-107)
Target Site: 33.278451, -117.125722

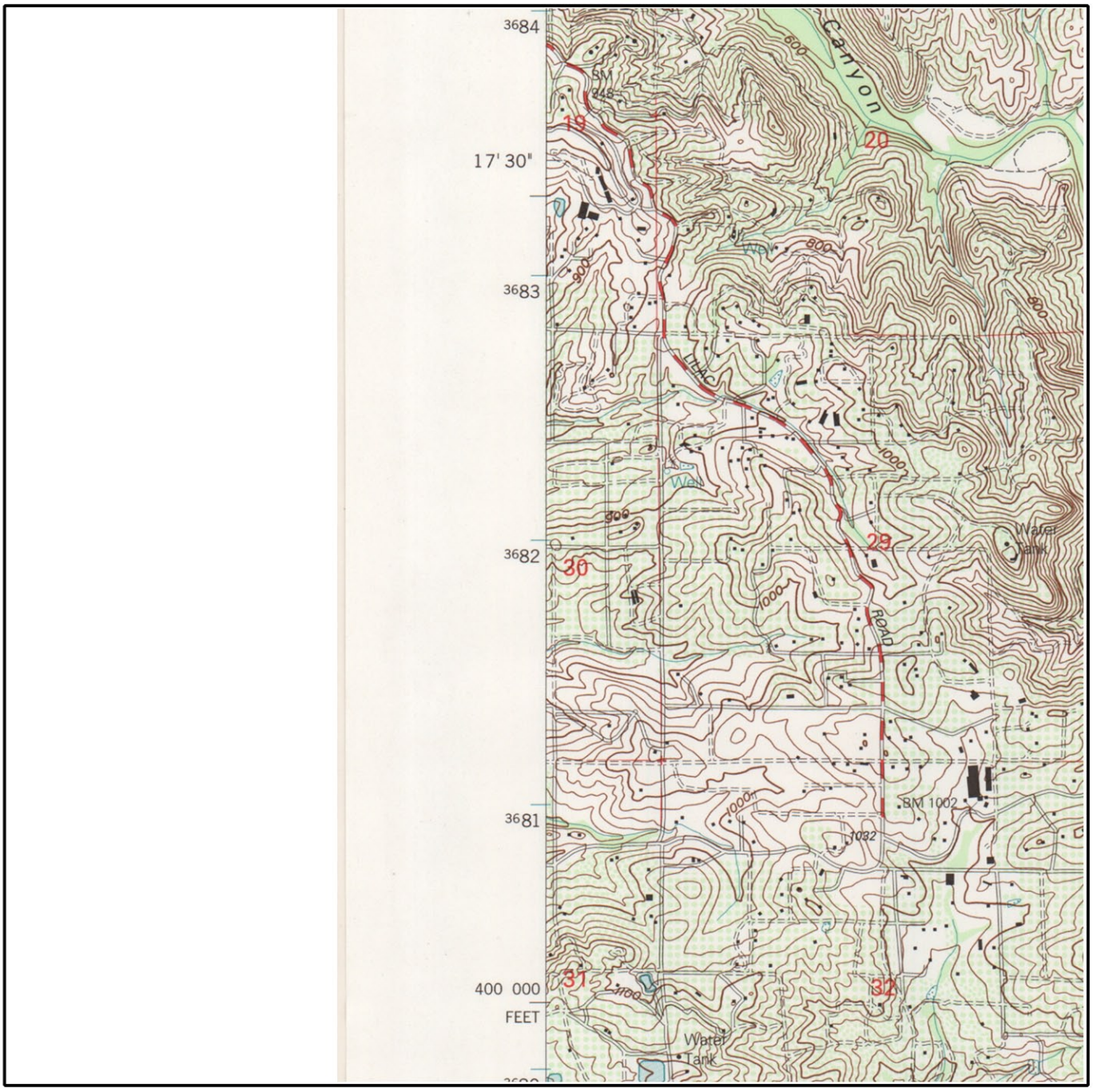
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1997 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

0 miles 0.5 1

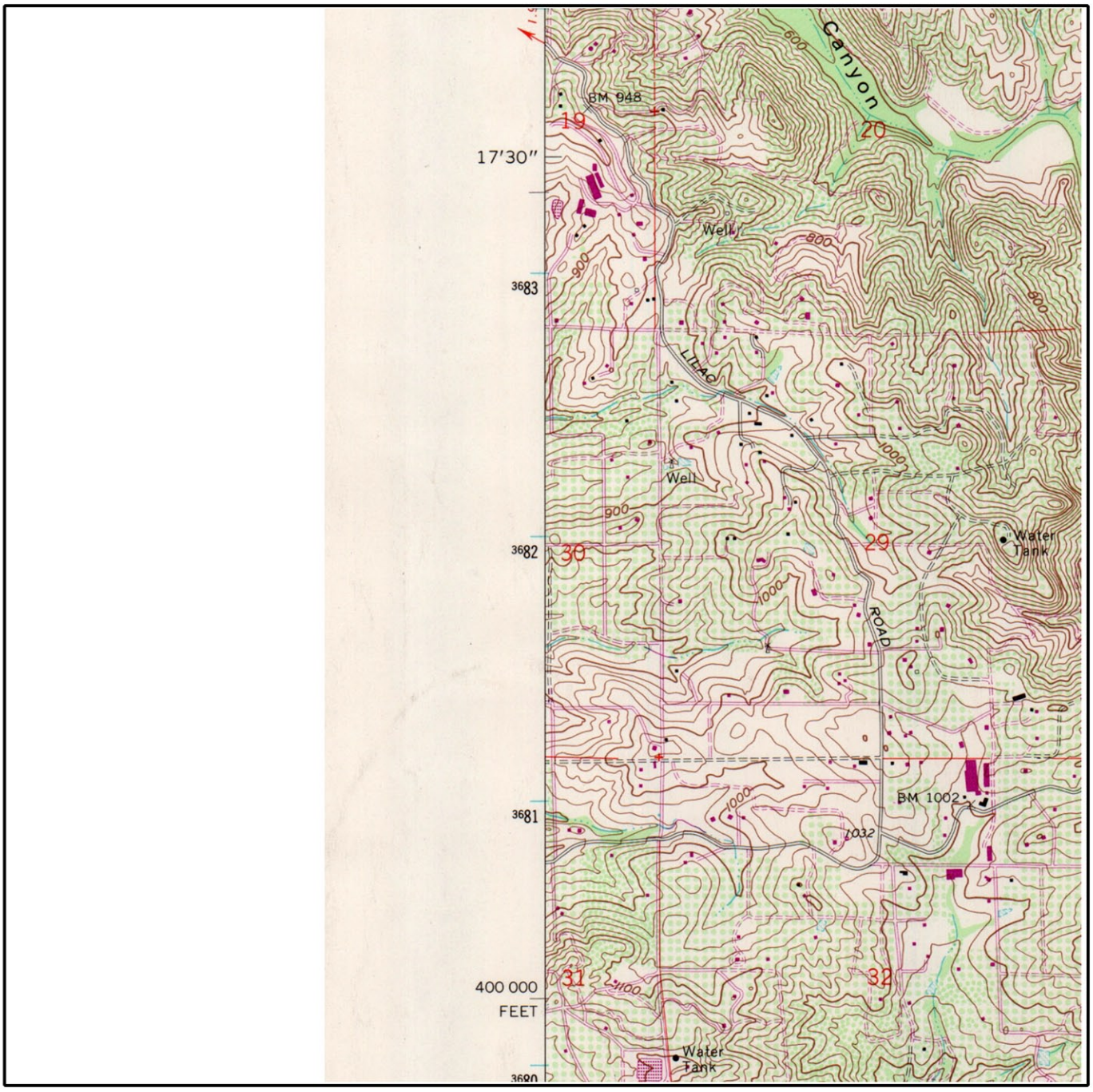
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1988 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

0 miles 0.5 1

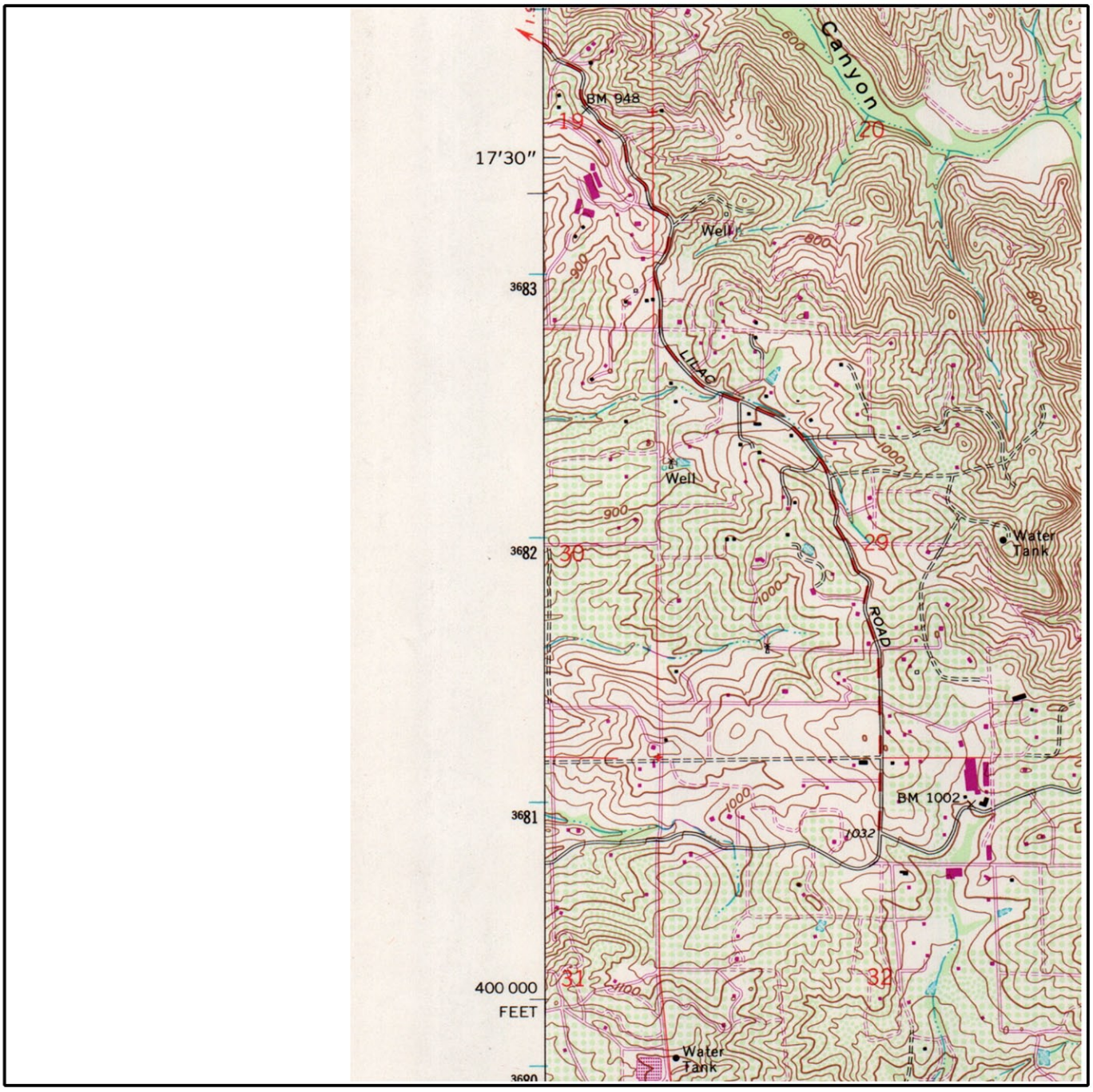
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1982 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



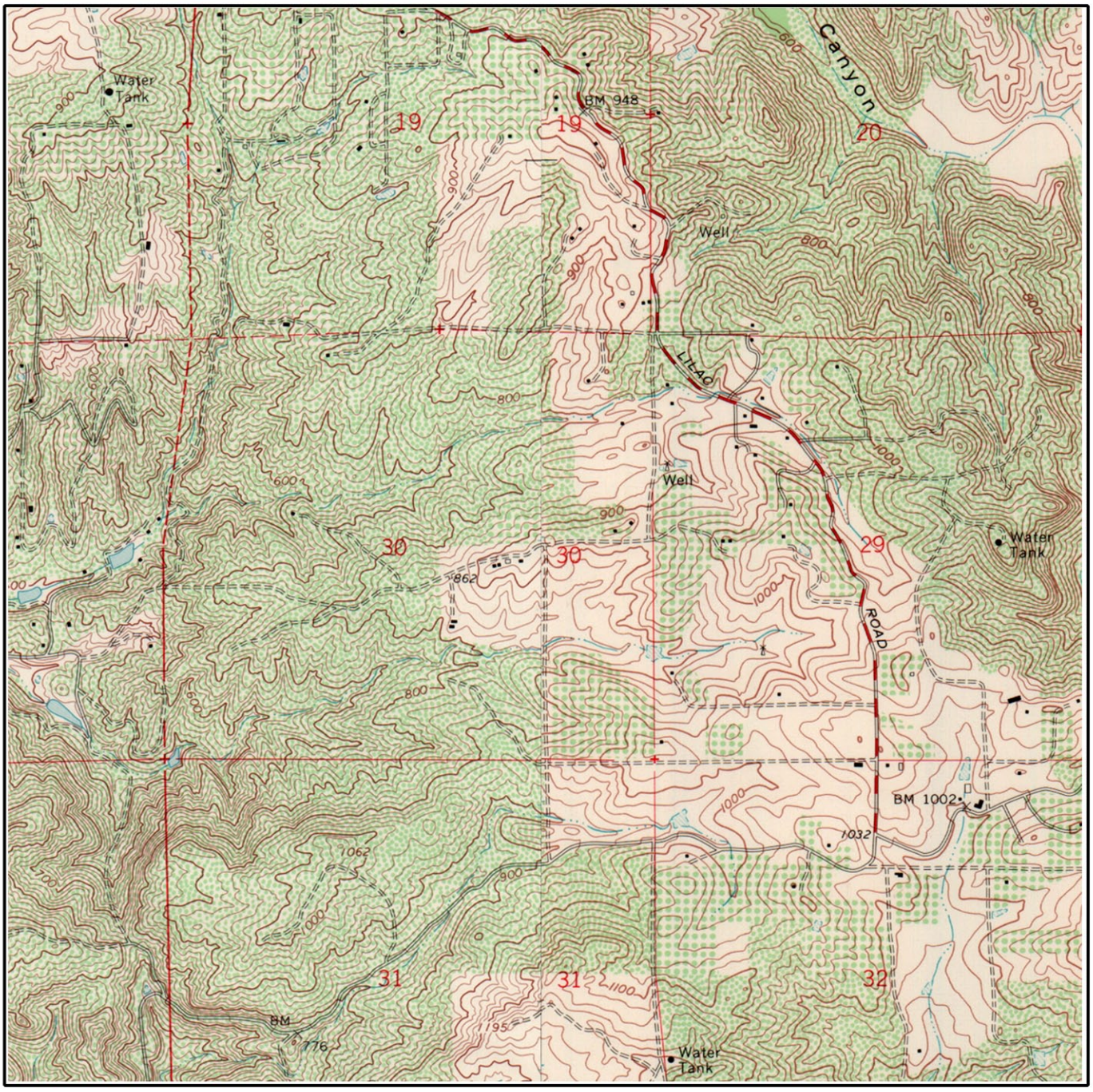
Job Number: ACR-706631
Target Site: 33.278451, -117.125722

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1968

0 miles 0.5 1

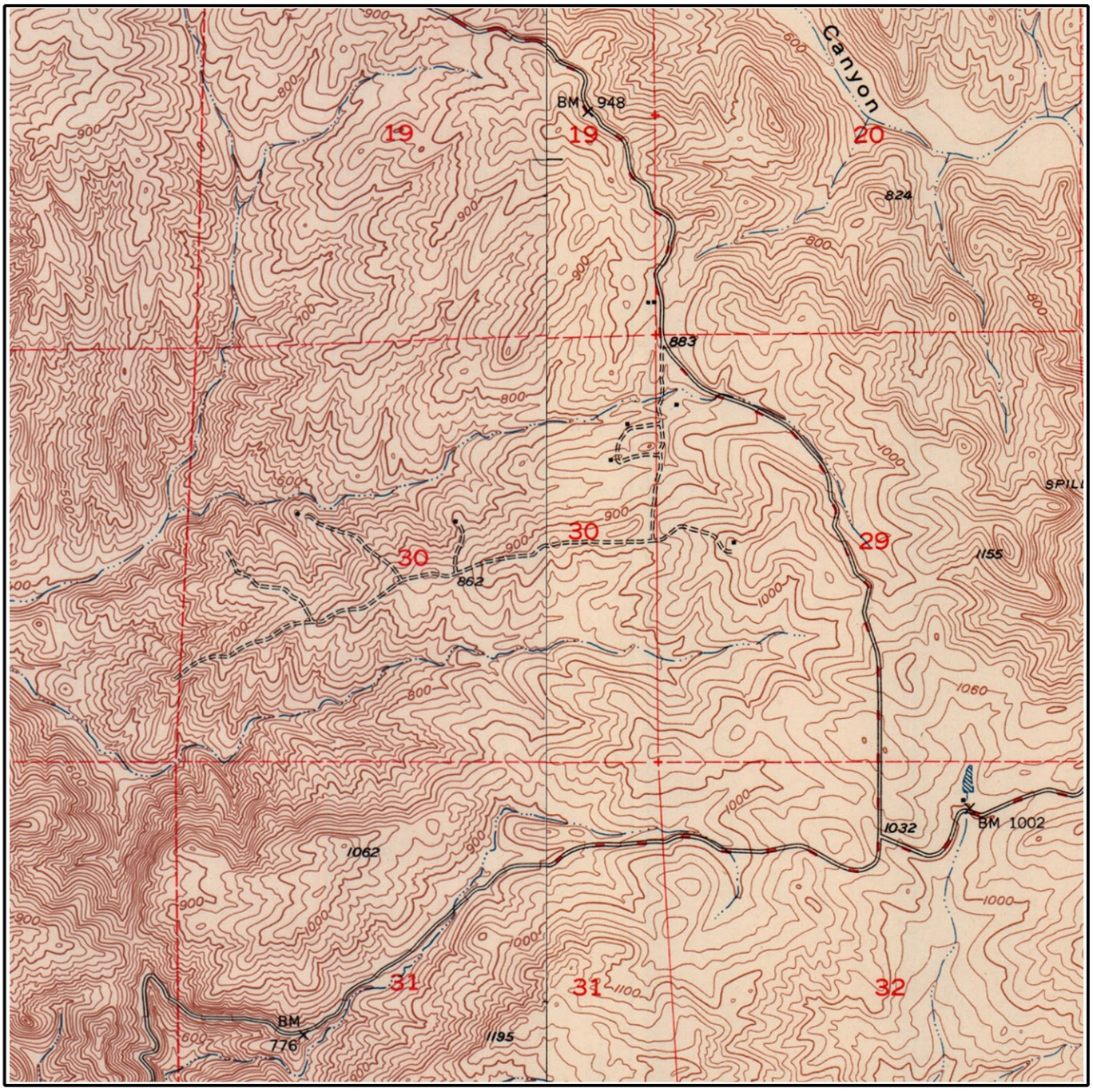
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1950 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1948

0 miles 0.5 1

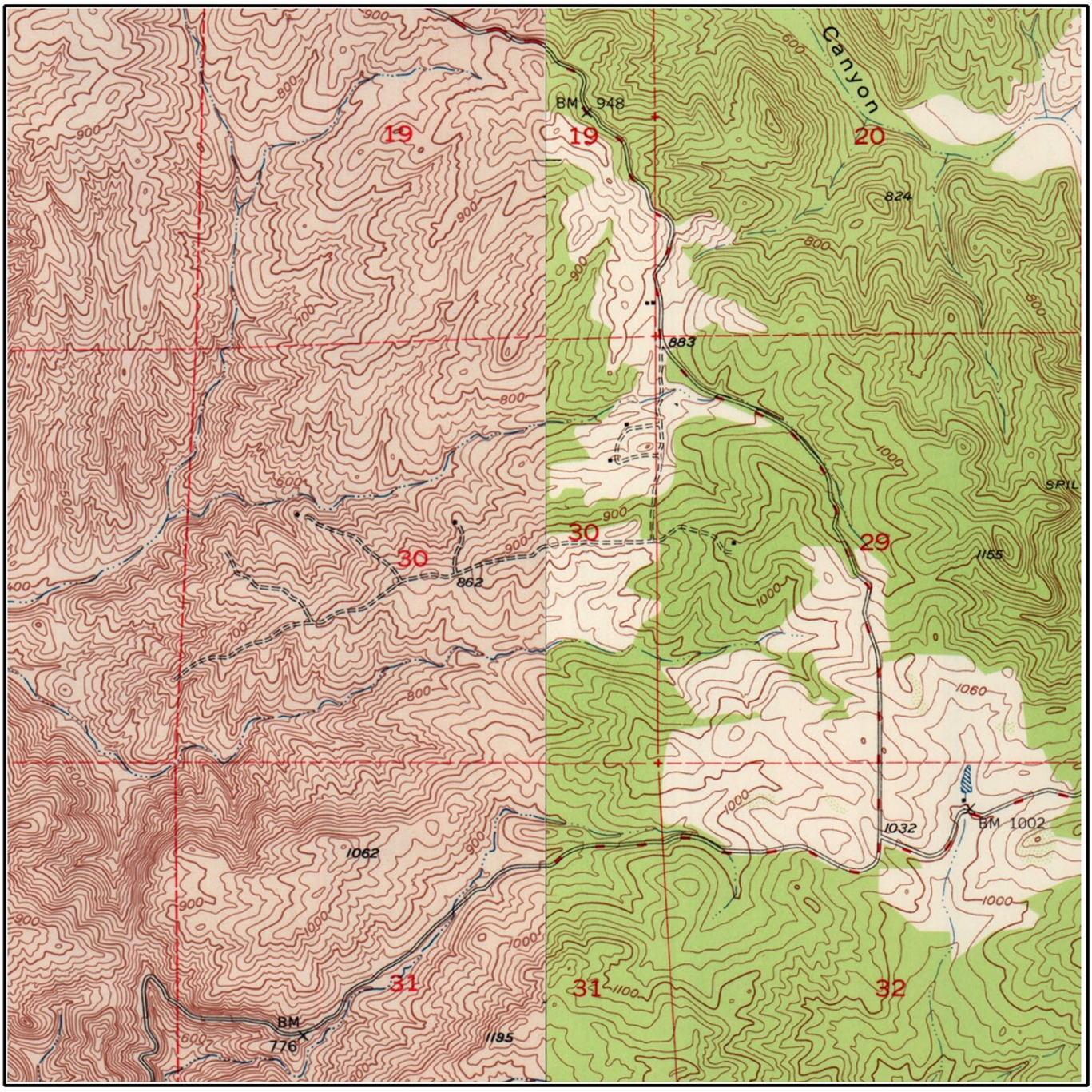
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1948

0 miles 0.5 1

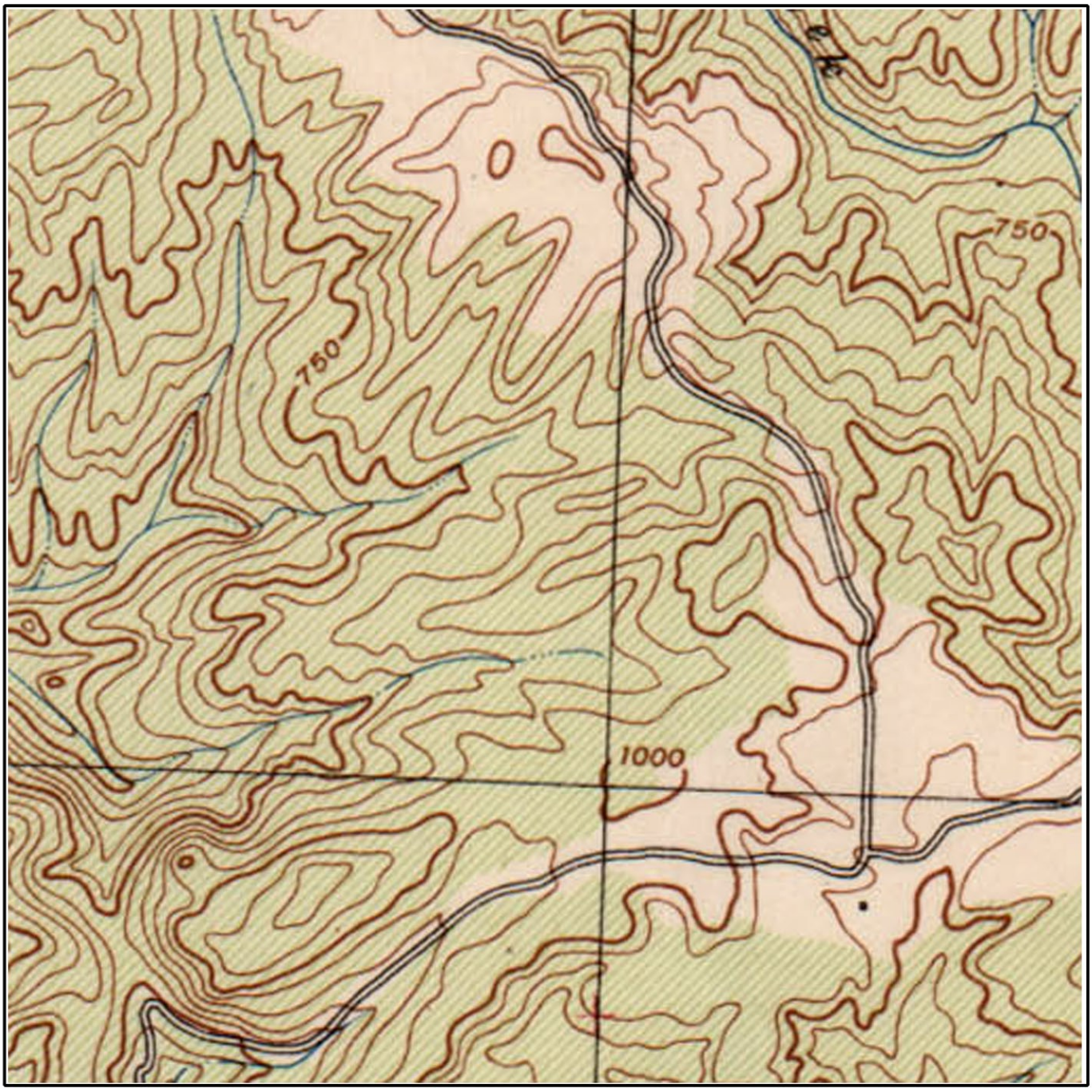
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job Number: ACR-706631
Target Site: 33.278451, -117.125722

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Polly Ivers – EEI

Client Job No/Name: ACR-706631
TIS Log No: 60086

Subject Property:
31030, 31130 Rodriguez Rd
Escondido, CA 92026

March 12, 2011

DISCLAIMER
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Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

2010 Haines: North San Diego p. 663		
30818 Rodriguez Rd Blair Ronald D	**31030 Rodriguez Rd** Rodriguez Joe; Rodriguez William **31130 Rodriguez Rd** Address not listed	31092 Rodriguez Rd Wilson Beverly
2005 Haines: North San Diego p. 699		
30818 Rodriguez Rd Blair Ronald D	**31030 Rodriguez Rd** Rodriguez Joe; Rodriguez William **31130 Rodriguez Rd** Address not listed	31092 Rodriguez Rd No Response
2000 Haines: North San Diego p. 659		
30818 Rodriguez Rd No Response	**31030 Rodriguez Rd** Apartments **31130 Rodriguez Rd** Address not listed	31092 Rodriguez Rd No Response
1995 Haines: North San Diego p. 503		
30818 Rodriguez Rd Phillips Roland E	**31030 Rodriguez Rd** Apartments **31130 Rodriguez Rd** Address not listed	31092 Rodriguez Rd Hailey Penny

Track Info Services City Directory Report

1990 Haines: North San Diego p. 431		
30818 Rodriguez Rd Phillips Roland E	**31030 Rodriguez Rd** Apartments **31130 Rodriguez Rd** Address not listed	Rodriguez Rd Highest listing this street is 31030
1985 Haines: North San Diego p. 345		
Rodriguez Rd Only listing this street is 31030	**31030 Rodriguez Rd** Rodriguez Raymond **31130 Rodriguez Rd** Address not listed	Rodriguez Rd Only listing this street is 31030
End Of Search due to: **A) earlier directory or street listing not found***; B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

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

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

TRACK INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

31030 and 31130 RODRIGUEZ ROAD

ESCONDIDO CA 92026

Job Number: ACR-706631

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

03-08-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

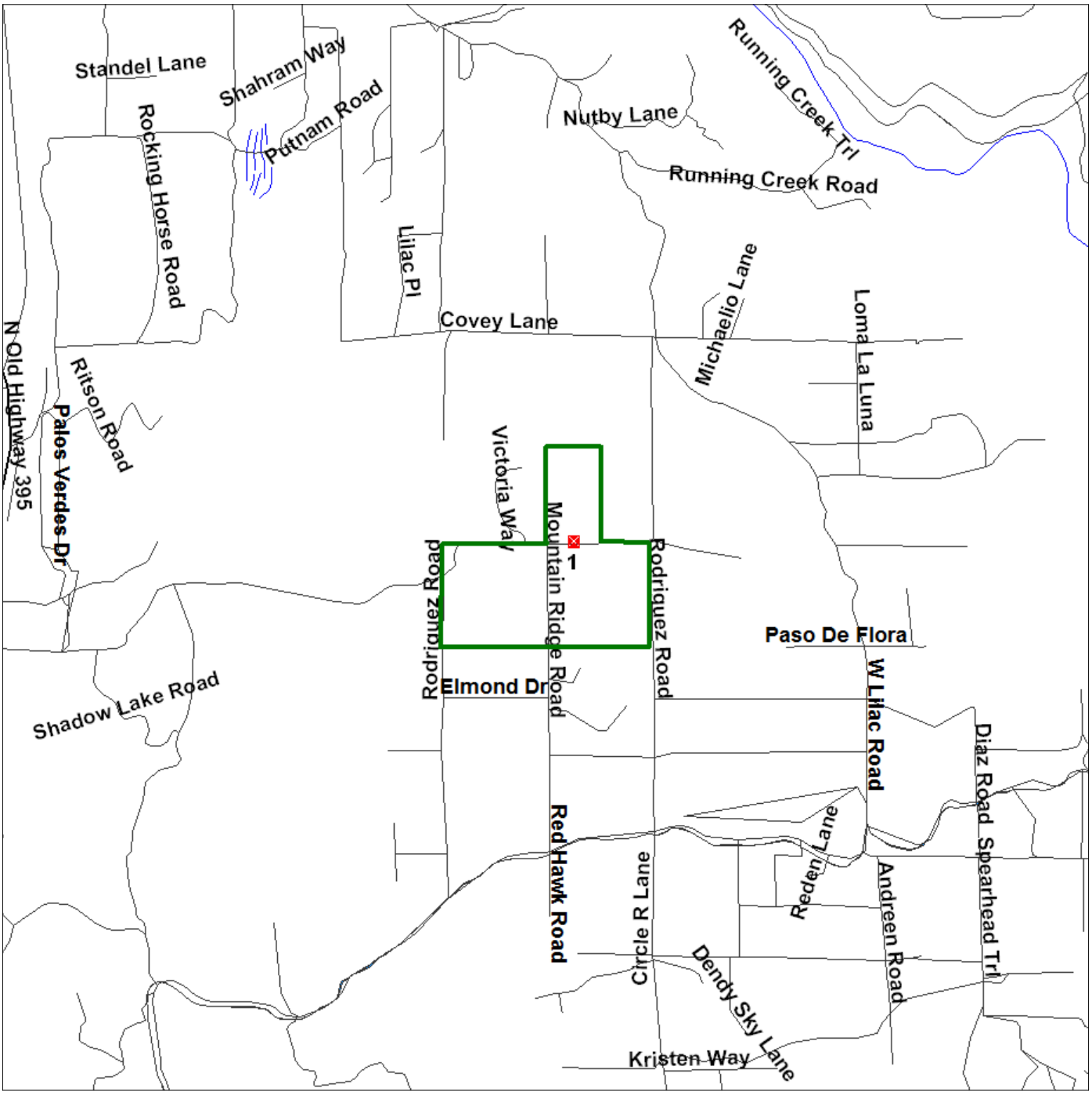
Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

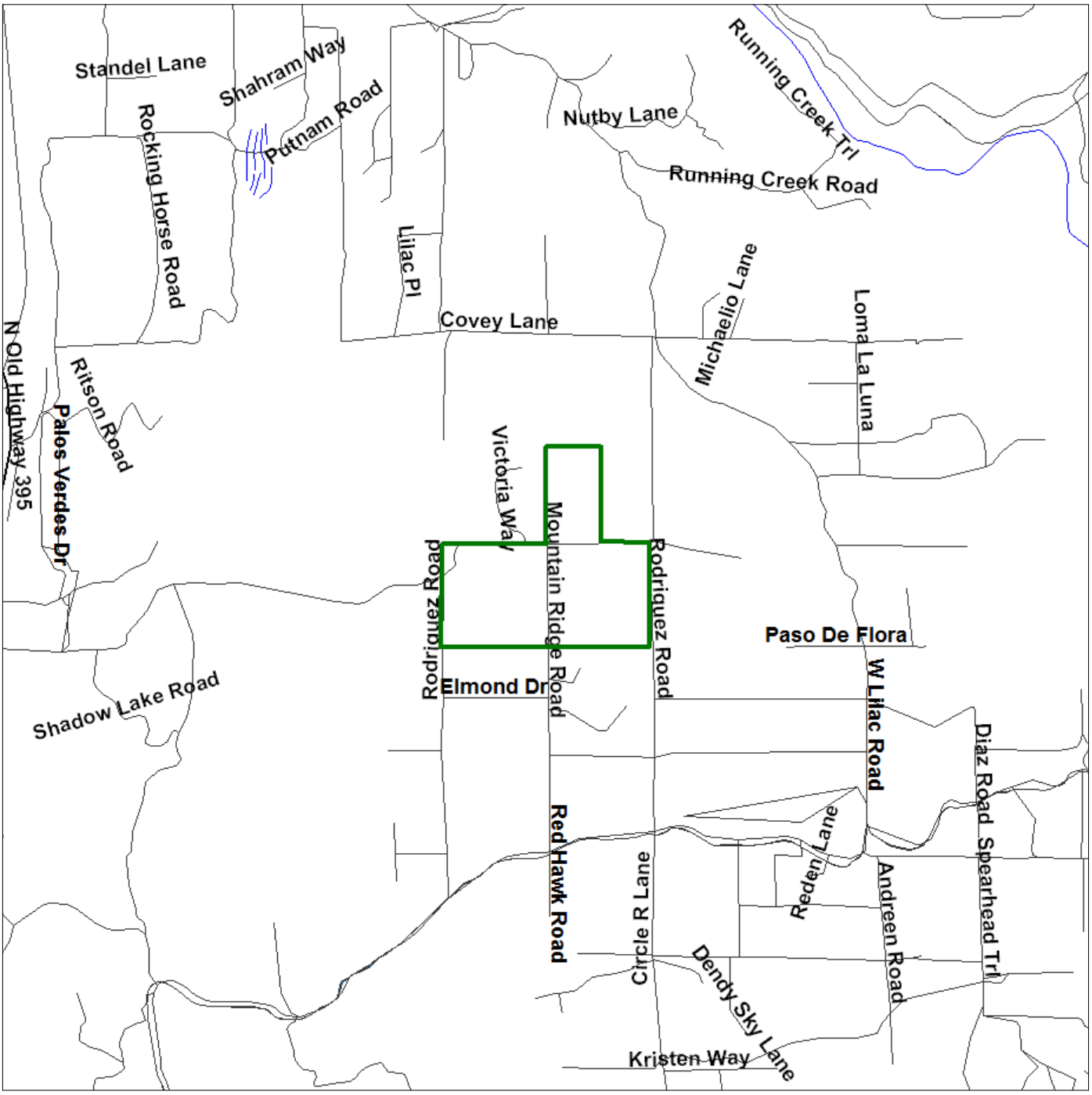
Railroads .....

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

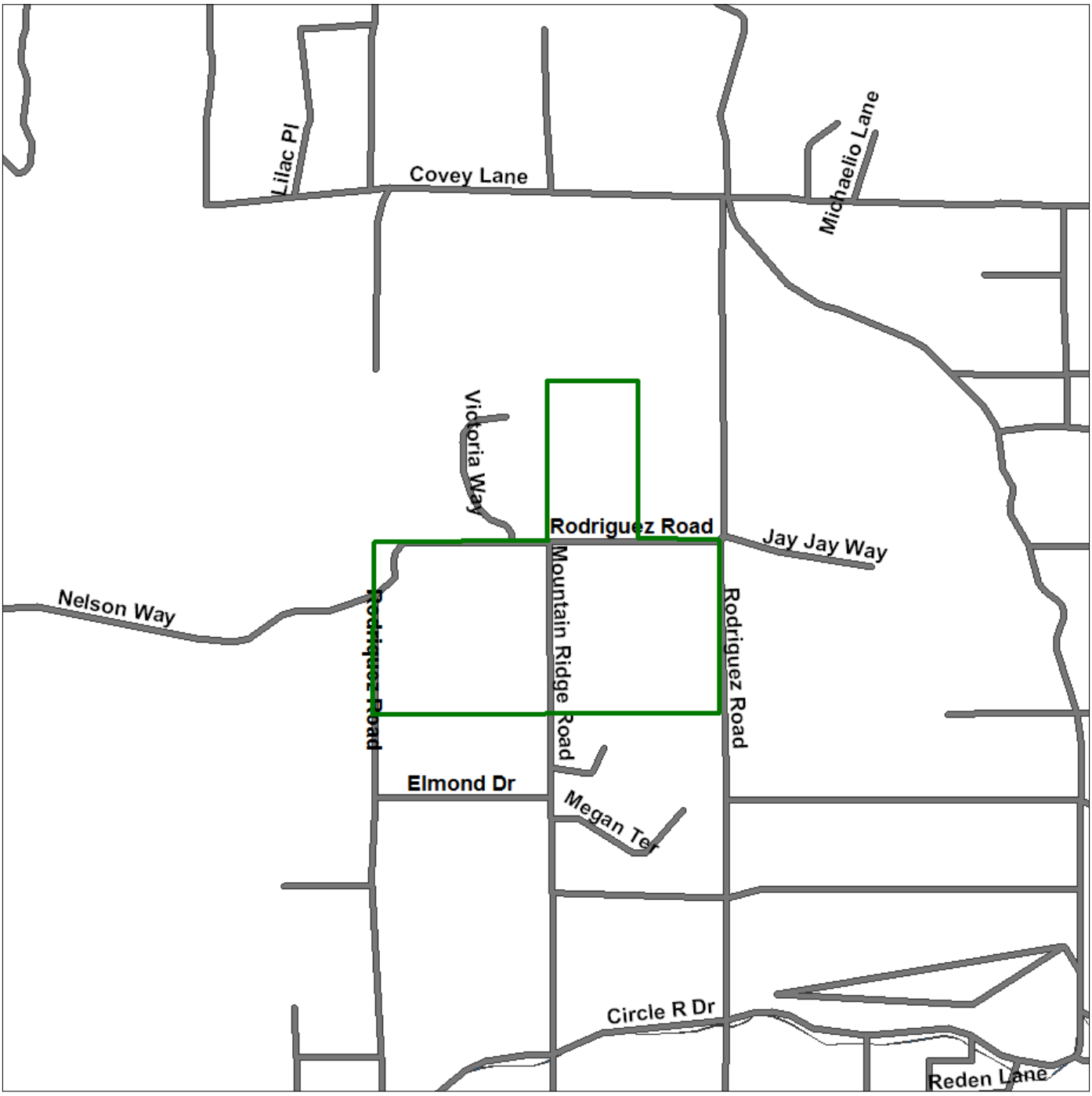
Railroads .....

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: SPILLS90, ERNS, RCRANLR

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

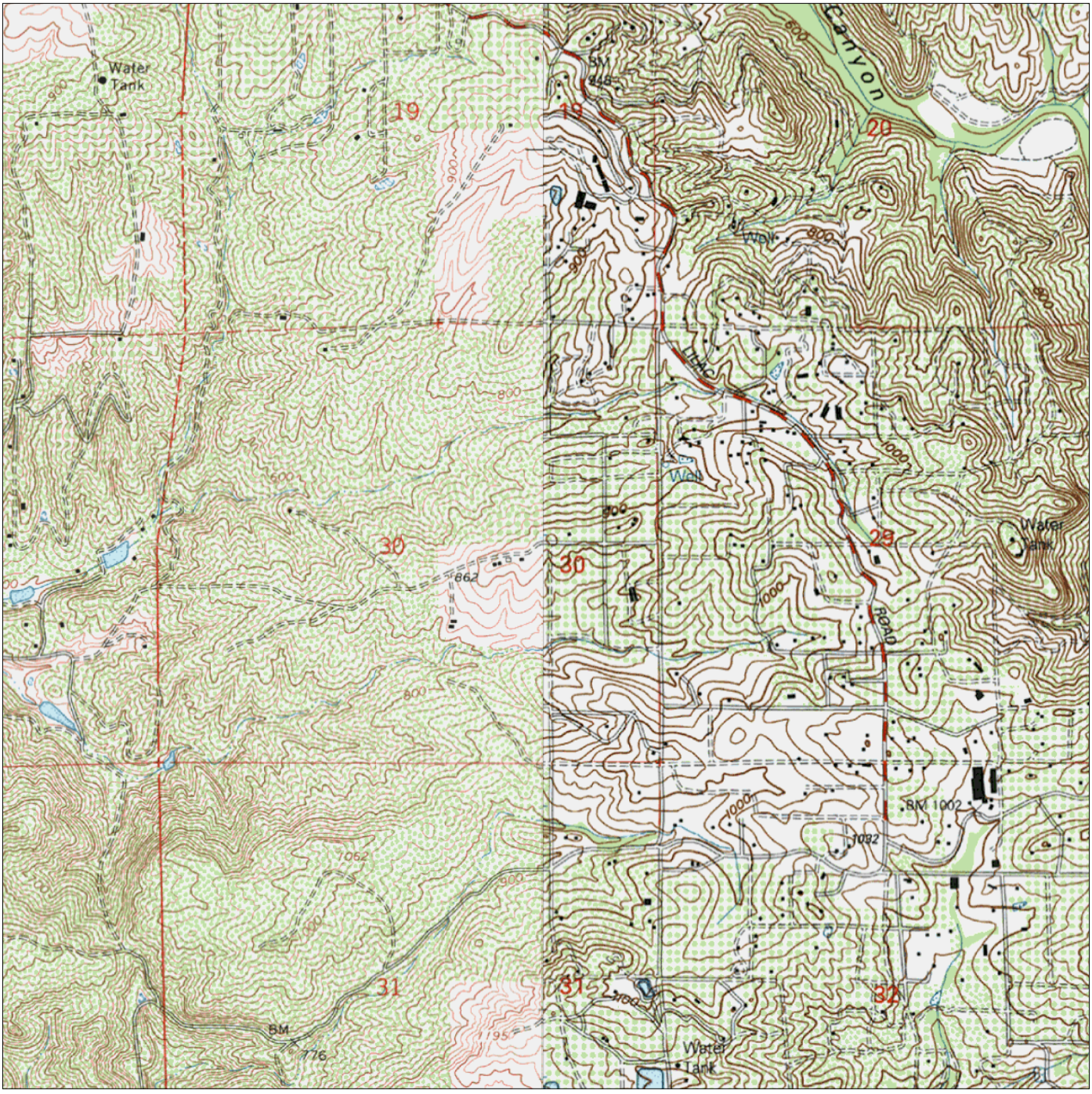
Triballand.....

Railroads .....

Site Location Map

Topo : 1.25 Mile Radius from Area

31030 and 31130 RODRIGUEZ ROAD, ESCONDIDO CA 92026



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

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

0 825 1,650 3,300 4,950 6,600
Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation 03-08-11

JOB NO. ACR-706631

Map Name: PALA
Map Reference Code: 33117-C1-TF-024
Date Created: 1997
Contour Interval: 20 feet
Date Revised: None

FIGURE NO. 1

Environmental FirstSearch
Search Summary Report

Target Site: 31030 and 31130 RODRIGUEZ ROAD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-21-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-21-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	11-30-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	11-30-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-10-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	11-10-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	11-10-10	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	12-10-10	0.25	0	0	0	-	-	0	0
ERNS	Y	01-24-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	12-13-10	1.00	0	0	0	0	0	0	0
State Spills 90	Y	12-06-10	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	12-01-10	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	12-06-10	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	12-02-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	12-13-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	1	0	0	-	-	0	1
State Other	Y	12-13-10	0.25	0	0	0	-	-	0	0
- TOTALS -				1	0	0	0	0	0	1

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date:	03-08-11	**Search Type:**	AREA
Requestor Name:	Polly Ivers		0.16 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR-706631
		Filtered Report	

Target Site: 31030 and 31130 RODRIGUEZ ROAD
ESCONDIDO CA 92026

Demographics

Sites:	1	**Non-Geocoded:**	0	**Population:**	NA
Radon:	0.4 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-117.125722	-117:7:33	**Easting:**	488292.342
Latitude:	33.27845	33:16:42	**Northing:**	3681971.596
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92082	VALLEY CENTER	CA	0.01 NE	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	03-08-11
Historical Topos	Yes	03-08-11
City Directories	Yes	03/09/11
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	03-08-11

Environmental FirstSearch
Sites Summary Report

Target Property: 31030 and 31130 RODRIGUEZ ROAD
ESCONDIDO CA 92026

JOB: ACR-706631

TOTAL: 1 **GEOCODED:** 1 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	PERMITS	RODRIGUEZ RANCH HE17199266/NOT REPORTED	31030 RODRIGUEZ RD ESCONDIDO CA 92026	0.00 --	1

Environmental FirstSearch
Site Detail Report

Target Property: 31030 and 31130 RODRIGUEZ ROAD
ESCONDIDO CA 92026

JOB: ACR-706631

PERMITS

SEARCH ID: 1 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME:	RODRIGUEZ RANCH	**REV:**	03/29/07
ADDRESS:	31030 RODRIGUEZ RD	**ID1:**	HE17199266
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:		**PHONE:**	

DETAILS NOT AVAILABLE

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: ***EPA*** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

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

Updated quarterly

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

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: ***CA SWRCB/COUNTY*** The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department

KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Updated when available

APPENDIX F
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-70663 / Sunflower Farms Investors, LP**

Project Address: **APNs 129-011-15; 129-300-09 and 129-300-10 – Escondido, CA**

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

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

(a.) Do you know the past uses of the *property*? NO

(b.) Do you know of specific chemicals that are present or once were present at the *property*? NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*? NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

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

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

COUNTY DPLU

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

SALE

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

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

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

ACCRETIVE, ALL AFFILIATES & COUNTY of SAN DIEGO.

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

ALREADY PROVIDED

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

NO

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

TITLE REPORT PROVIDED

Preparer:

Name/Company: JON RILLING / ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SUITE 110

Signature:

Date: 3/25/11

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the northern subject property parcel. View is from the southern portion of the parcel looking north.



Photograph 2 – View of the northern subject property parcel. View is from the east-central portion of the parcel looking south.

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Photograph 3 – Storage shed located on the north subject property parcel.



Photograph 4 – Storage shed used for produce/flower staging, which is located on the north subject property parcel.



Photograph 5 – Propane tank located on the southern portion of the north subject property parcel.



Photograph 6 – View of a tractor and waste-oil/transmission fluid containers located along the southeast corner of the north subject property parcel.



Photograph 7 – Plastic storage tank used for fertilizer/pesticide application. located within the fields on the north subject property parcel.



Photograph 8 – Water storage tank located along the northwest portion of the north subject property parcel.



Photograph 9 – Pesticide storage shed located along the north-central portion of the north subject property parcel.



Photograph 10 – Chemicals stored within the pesticide shed located along the north-central portion of the north subject property parcel.



Photograph 11 – View of the water well installation located along the northwest portion of the north subject property parcel.



Photograph 12 – Detailed view of the 8-inch diameter water well located along the northwest portion of the north subject property parcel.



Photograph 13 – View of the south subject property parcels. View is from the east-central parcel boundary looking west.



Photograph 14 – View of the south subject property parcels. View is from the northwest parcel boundary looking southeast.



Photograph 15 – View of a residence located on the south subject property parcels.



Photograph 16 – View of a residence located on the south subject property parcels.



Photograph 17 – View of a mobile home (the "office") located on the south subject property parcels.



Photograph 18 – View of a residence located on the south subject property parcels.



Photograph 19 – View of the maintenance/chemical storage building located on the south subject property parcels.



Photograph 20 – Chemical/waste oil storage observed in front of the south parcels maintenance building. Note the stained soil beneath the 5-gallon buckets.



Photograph 21 – Diesel fuel storage observed in front of the south parcels maintenance building. Note the stained soil beneath the 55-gallon drums.



Photograph 22 – "Pesticide" storage observed within the south parcels maintenance building.



Photograph 23 – Containers of new and used oil, transmission fluid, and unknown liquids observed within the south parcels maintenance building. Note the stained concrete next to the 5-gallon buckets.



Photograph 24 – Miscellaneous items located within the western portion of the south parcels maintenance building.



Photograph 25 – An above ground storage tank, drum, and miscellaneous debris located at the rear (south) of the south parcels maintenance building.



Photograph 26 – Trailer mounted sprayer located south of the south parcels maintenance building.



Photograph 27 – Transport vehicles filled with miscellaneous items. The vehicles are staged immediately north of the south parcels maintenance building.



Photograph 28 – Produce/flower packing and staging building located north of the south parcels maintenance building.

APPENDIX H
LIMITED AGRICULTURAL CHEMICAL SAMPLING LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

22 March 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 03/16/11 11:24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110306-01	Soil	03/15/11 12:13	03/16/11 11:24
ACR-2	T110306-02	Soil	03/15/11 12:16	03/16/11 11:24
ACR-3	T110306-03	Soil	03/15/11 12:17	03/16/11 11:24
ACR-4	T110306-04	Soil	03/15/11 12:20	03/16/11 11:24
ACR-5	T110306-05	Soil	03/15/11 12:23	03/16/11 11:24
ACR-6	T110306-06	Soil	03/15/11 12:25	03/16/11 11:24
ACR-7	T110306-07	Soil	03/15/11 12:29	03/16/11 11:24
ACR-8	T110306-08	Soil	03/15/11 12:30	03/16/11 11:24
ACR-9	T110306-09	Soil	03/15/11 12:32	03/16/11 11:24
ACR-10	T110306-10	Soil	03/15/11 12:35	03/16/11 11:24
ACR-11	T110306-11	Soil	03/15/11 12:38	03/16/11 11:24
ACR-12	T110306-12	Soil	03/15/11 12:41	03/16/11 11:24
ACR-13	T110306-13	Soil	03/15/11 12:45	03/16/11 11:24
ACR-14	T110306-14	Soil	03/15/11 12:47	03/16/11 11:24
ACR-15	T110306-15	Soil	03/15/11 12:50	03/16/11 11:24
ACR-16	T110306-16	Soil	03/15/11 13:05	03/16/11 11:24
ACR-17	T110306-17	Soil	03/15/11 13:07	03/16/11 11:24
ACR-18	T110306-18	Soil	03/15/11 13:10	03/16/11 11:24
ACR-19	T110306-19	Soil	03/15/11 13:13	03/16/11 11:24
ACR-20	T110306-20	Soil	03/15/11 11:20	03/16/11 11:24
ACR-21	T110306-21	Soil	03/15/11 13:17	03/16/11 11:24
ACR-22	T110306-22	Soil	03/15/11 13:26	03/16/11 11:24
ACR-23	T110306-23	Soil	03/15/11 13:30	03/16/11 11:24
ACR-24	T110306-24	Soil	03/15/11 13:32	03/16/11 11:24
ACR-25	T110306-25	Soil	03/15/11 13:23	03/16/11 11:24
ACR-26	T110306-26	Soil	03/15/11 13:30	03/16/11 11:24

SunStar Laboratories, Inc.



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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-27	T110306-27	Soil	03/15/11 12:53	03/16/11 11:24
ACR-28	T110306-28	Soil	03/15/11 11:18	03/16/11 11:24
ACR-29	T110306-29	Soil	03/15/11 11:15	03/16/11 11:24
ACR-30	T110306-30	Soil	03/15/11 11:08	03/16/11 11:24
ACR-31	T110306-31	Soil	03/15/11 13:04	03/16/11 11:24
ACR-32	T110306-32	Soil	03/15/11 13:01	03/16/11 11:24
ACR-33	T110306-33	Soil	03/15/11 12:19	03/16/11 11:24
ACR-34	T110306-34	Soil	03/15/11 12:28	03/16/11 11:24
ACR-35	T110306-35	Soil	03/15/11 12:32	03/16/11 11:24
ACR-36	T110306-36	Soil	03/15/11 12:37	03/16/11 11:24
ACR-37	T110306-37	Soil	03/15/11 12:43	03/16/11 11:24
ACR-38	T110306-38	Soil	03/15/11 12:50	03/16/11 11:24
ACR-39	T110306-39	Soil	03/15/11 12:13	03/16/11 11:24
ACR-40	T110306-40	Soil	03/15/11 13:08	03/16/11 11:24
ACR-41	T110306-41	Soil	03/15/11 13:11	03/16/11 11:24
ACR-42	T110306-42	Soil	03/15/11 11:48	03/16/11 11:24
ACR-43	T110306-43	Soil	03/15/11 11:43	03/16/11 11:24
ACR-44	T110306-44	Soil	03/15/11 11:32	03/16/11 11:24
ACR-45	T110306-45	Soil	03/15/11 11:26	03/16/11 11:24
ACR-46	T110306-46	Soil	03/15/11 10:27	03/16/11 11:24
ACR-47	T110306-47	Soil	03/15/11 10:29	03/16/11 11:24
ACR-48	T110306-48	Soil	03/15/11 11:11	03/16/11 11:24
ACR-49	T110306-49	Soil	03/15/11 11:07	03/16/11 11:24
ACR-50	T110306-50	Soil	03/15/11 11:02	03/16/11 11:24
ACR-51	T110306-51	Soil	03/15/11 10:57	03/16/11 11:24
ACR-52	T110306-52	Soil	03/15/11 10:31	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-53	T110306-53	Soil	03/15/11 10:48	03/16/11 11:24
ACR-54	T110306-54	Soil	03/15/11 10:45	03/16/11 11:24
ACR-55	T110306-55	Soil	03/15/11 10:39	03/16/11 11:24
ACR-56	T110306-56	Soil	03/15/11 10:37	03/16/11 11:24
ACR-57	T110306-57	Soil	03/15/11 10:19	03/16/11 11:24
ACR-58	T110306-58	Soil	03/15/11 10:16	03/16/11 11:24
ACR-59	T110306-59	Soil	03/15/11 10:09	03/16/11 11:24
ACR-60	T110306-60	Soil	03/15/11 10:06	03/16/11 11:24
COMPOSITE #1	T110306-61	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #2	T110306-62	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #3	T110306-63	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #4	T110306-64	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #5	T110306-65	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #6	T110306-66	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #7	T110306-67	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #8	T110306-68	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #9	T110306-69	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #10	T110306-70	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #11	T110306-71	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #12	T110306-72	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #13	T110306-73	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #14	T110306-74	Soil	03/15/11 00:00	03/16/11 11:24
COMPOSITE #15	T110306-75	Soil	03/15/11 00:00	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-1

T110306-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-2

T110306-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-3

T110306-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-4

T110306-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-5

T110306-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-6

T110306-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-7

T110306-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	**380**	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-8

T110306-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-9

T110306-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-10

T110306-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-11

T110306-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-12

T110306-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-13

T110306-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-14

T110306-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-15

T110306-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-16

T110306-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-17

T110306-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-18

T110306-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-19

T110306-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-20

T110306-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031603	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-21

T110306-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-22

T110306-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-23

T110306-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-24

T110306-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-25

T110306-25 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-26

T110306-26 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-27

T110306-27 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-28

T110306-28 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-29

T110306-29 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-30

T110306-30 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-31

T110306-31 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-32

T110306-32 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-33

T110306-33 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-34

T110306-34 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-35

T110306-35 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-36

T110306-36 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-37

T110306-37 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-38

T110306-38 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-39

T110306-39 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-40

T110306-40 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031604	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-41

T110306-41 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-42

T110306-42 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-43

T110306-43 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-44

T110306-44 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-45

T110306-45 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-46

T110306-46 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-47

T110306-47 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-48

T110306-48 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-49

T110306-49 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-50

T110306-50 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-51

T110306-51 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-52

T110306-52 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-53

T110306-53 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-54

T110306-54 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-55

T110306-55 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-56

T110306-56 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-57

T110306-57 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-58

T110306-58 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-59

T110306-59 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

ACR-60

T110306-60 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031605	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #1

T110306-61 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**97**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**5.7**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**9.5**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*73.6 %*	*35-140*		"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #2

T110306-62 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**100**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**11**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**13**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*112 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

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COMPOSITE #3

T110306-63 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**380**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**18**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**39**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*112 %*	*35-140*		"	"	"	"	

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949.297.5027 Fax

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COMPOSITE #4

T110306-64 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**86**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**5.7**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*126 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

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COMPOSITE #5

T110306-65 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**71**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**5.0**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*94.7 %*	*35-140*		"	"	"	"	

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COMPOSITE #6

T110306-66 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**220**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**8.0**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**15**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*119 %*	*35-140*		"	"	"	"	

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949.297.5027 Fax

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COMPOSITE #7

T110306-67 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**170**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**14**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**9.8**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*124 %*	*35-140*		"	"	"	"	

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949.297.5027 Fax

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COMPOSITE #8

T110306-68 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**16**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*116 %*	*35-140*		"	"	"	"	

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Daniel J Chávez

Daniel Chavez, Project Manager

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COMPOSITE #9

T110306-69 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**43**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*109 %*	*35-140*		"	"	"	"	

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COMPOSITE #10

T110306-70 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**110**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**42**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**130**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	**15**	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*102 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #11

T110306-71 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/17/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**140**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**6.2**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*123 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

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Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #12

T110306-72 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**82**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*111 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #13

T110306-73 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**100**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*88.1 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #14

T110306-74 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**160**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**6.9**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*125 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

COMPOSITE #15

T110306-75 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031613	03/16/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**51**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**8.6**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*117 %*	*35-140*		"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031603 - EPA 3051										
Blank (1031603-BLK1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031603-BS1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	99.4	5.0	mg/kg	100		99.4	75-125			
Lead	108	3.0	"	100		108	75-125			
Matrix Spike (1031603-MS1)		**Source: T110306-01**		Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	87.4	5.0	mg/kg	100	ND	87.4	75-125			
Lead	97.1	3.0	"	100	2.28	94.8	75-125			
Matrix Spike Dup (1031603-MSD1)		**Source: T110306-01**		Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	93.6	5.0	mg/kg	100	ND	93.6	75-125	6.83	20	
Lead	101	3.0	"	100	2.28	98.3	75-125	3.56	20	
Batch 1031604 - EPA 3051										
Blank (1031604-BLK1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031604-BS1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	106	5.0	mg/kg	100		106	75-125			
Lead	119	3.0	"	100		119	75-125			
Matrix Spike (1031604-MS1)		**Source: T110306-21**		Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	95.5	5.0	mg/kg	100	ND	95.5	75-125			
Lead	113	3.0	"	100	ND	113	75-125			

SunStar Laboratories, Inc.

Daniel J Chavez

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031604 - EPA 3051										
Matrix Spike Dup (1031604-MSD1)	**Source: T110306-21**			Prepared: 03/16/11	Analyzed: 03/18/11					
Arsenic	93.5	5.0	mg/kg	100	ND	93.5	75-125	2.08	20	
Lead	110	3.0	"	100	ND	110	75-125	2.40	20	
Batch 1031605 - EPA 3051										
Blank (1031605-BLK1)				Prepared: 03/16/11	Analyzed: 03/18/11					
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031605-BS1)				Prepared: 03/16/11	Analyzed: 03/18/11					
Arsenic	98.4	5.0	mg/kg	100		98.4	75-125			
Lead	110	3.0	"	100		110	75-125			
Matrix Spike (1031605-MS1)	**Source: T110306-41**			Prepared: 03/16/11	Analyzed: 03/18/11					
Arsenic	84.4	5.0	mg/kg	100	ND	84.4	75-125			
Lead	105	3.0	"	100	ND	105	75-125			
Matrix Spike Dup (1031605-MSD1)	**Source: T110306-41**			Prepared: 03/16/11	Analyzed: 03/18/11					
Arsenic	86.9	5.0	mg/kg	100	ND	86.9	75-125	2.90	20	
Lead	103	3.0	"	100	ND	103	75-125	1.55	20	

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031613 - EPA 3550 ECD/GCMS										
Blank (1031613-BLK1)				Prepared: 03/16/11 Analyzed: 03/17/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*97.8*		*"*	*100*		*97.8*	*35-140*			
LCS (1031613-BS1)				Prepared: 03/16/11 Analyzed: 03/21/11						
gamma-BHC (Lindane)	219	5.0	ug/kg	200		109	40-120			
Heptachlor	207	5.0	"	200		104	40-120			
Aldrin	207	5.0	"	200		104	40-120			
Dieldrin	194	5.0	"	200		96.9	40-120			
Endrin	142	5.0	"	200		71.1	40-120			
4,4´-DDT	178	5.0	"	200		88.8	33-147			
Surrogate: Tetrachloro-meta-xylene	*124*		*"*	*100*		*124*	*35-140*			

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031613 - EPA 3550 ECD/GCMS										
Matrix Spike (1031613-MS1)	**Source: T110306-61**			Prepared: 03/16/11	Analyzed: 03/18/11					
gamma-BHC (Lindane)	181	5.0	ug/kg	200	ND	90.6	30-120			
Heptachlor	166	5.0	"	200	ND	82.8	30-120			
Aldrin	194	5.0	"	200	ND	97.0	30-120			
Dieldrin	180	5.0	"	200	ND	89.8	30-120			
Endrin	156	5.0	"	200	ND	78.2	30-120			
4,4´-DDT	71.2	5.0	"	200	9.46	30.9	30-120			
Surrogate: Tetrachloro-meta-xylene	*106*		"	*100*		*106*	*35-140*			
Matrix Spike Dup (1031613-MSD1)	**Source: T110306-61**			Prepared: 03/16/11	Analyzed: 03/18/11					
gamma-BHC (Lindane)	144	5.0	ug/kg	200	ND	72.2	30-120	22.5	30	
Heptachlor	129	5.0	"	200	ND	64.6	30-120	24.7	30	
Aldrin	152	5.0	"	200	ND	75.9	30-120	24.5	30	
Dieldrin	141	5.0	"	200	ND	70.3	30-120	24.3	30	
Endrin	123	5.0	"	200	ND	61.4	30-120	24.0	30	
4,4´-DDT	72.1	5.0	"	200	9.46	31.3	30-120	1.51	30	
Surrogate: Tetrachloro-meta-xylene	*92.8*		"	*100*		*92.8*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:39

Notes and Definitions

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

CHAIN OF CUSTODY

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

DATE: 3-15-11

PROJECT NAME:	Sun Flower Fields Investors, LP	LABORATORY:	SunStar Laboratories, Inc.
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	EEI PROJECT NUMBER:	ACR-70633
EEI PROJECT MANAGER:	Brian R. Brennan	COLLECTOR:	BRB and BD
Electronic Data Format (EDF): Yes____ No____		TURN AROUND TIME:	Normal

Global ID: 16.2

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-1	3-15-11	12:13	Soil	Glass Jar								X	X						1
02	ACR-2		12:16	Soil	Glass Jar								X	X						1
03	ACR-3		12:17	Soil	Glass Jar								X	X						1
04	ACR-4		12:20	Soil	Glass Jar								X	X						1
05	ACR-5		12:23	Soil	Glass Jar								X	X						1
06	ACR-6		12:25	Soil	Glass Jar								X	X						1
07	ACR-7		12:29	Soil	Glass Jar								X	X						1
08	ACR-8		12:30	Soil	Glass Jar								X	X						1
09	ACR-9		12:32	Soil	Glass Jar								X	X						1
10	ACR-10		12:35	Soil	Glass Jar								X	X						1
11	ACR-11		12:38	Soil	Glass Jar								X	X						1
12	ACR-12		12:41	Soil	Glass Jar								X	X						1
13	ACR-13		12:45	Soil	Glass Jar								X	X						1
14	ACR-14		12:47	Soil	Glass Jar								X	X						1
15	ACR-15		12:50	Soil	Glass Jar								X	X						1
16	ACR-16		13:05	Soil	Glass Jar								X	X						1
17	ACR-17		13:07	Soil	Glass Jar								X	X						1
18	ACR-18		13:10	Soil	Glass Jar								X	X						1
19	ACR-19		13:13	Soil	Glass Jar								X	X						1
20	ACR-20		11:20	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Dunkee Date/Time: 3-16-11

Received By (signature): Date/Time: 3/16/11 1124

Relinquished By (signature): Date/Time:

Received By (signature): Date/Time:

CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 2 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
21	ACR-21	3-15-11	13:17	Soil	Glass Jar								X	X						1
22	ACR-22		13:26	Soil	Glass Jar								X	X						1
23	ACR-23		13:30	Soil	Glass Jar								X	X						1
24	ACR-24		13:32	Soil	Glass Jar								X	X						1
25	ACR-25		13:23	Soil	Glass Jar								X	X						1
26	ACR-26		13:30	Soil	Glass Jar								X	X						1
27	ACR-27		12:53	Soil	Glass Jar								X	X						1
28	ACR-28		11:18	Soil	Glass Jar								X	X						1
29	ACR-29		11:15	Soil	Glass Jar								X	X						1
30	ACR-30		11:08	Soil	Glass Jar								X	X						1
31	ACR-31		13:04	Soil	Glass Jar								X	X						1
32	ACR-32		13:01	Soil	Glass Jar								X	X						1
33	ACR-33		12:19	Soil	Glass Jar								X	X						1
34	ACR-34		12:28	Soil	Glass Jar								X	X						1
35	ACR-35		12:32	Soil	Glass Jar								X	X						1
36	ACR-36		12:37	Soil	Glass Jar								X	X						1
37	ACR-37		12:43	Soil	Glass Jar								X	X						1
38	ACR-38		12:50	Soil	Glass Jar								X	X						1
39	ACR-39		12:13	Soil	Glass Jar								X	X						1
40	ACR-40		13:08	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Durkee	Date/Time: 3-16-11	Received By (signature):	Date/Time:
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124

CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 3 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
41	ACR-41	3-15-11	13:11	Soil	Glass Jar								X	X						1
42	ACR-42		11:40	Soil	Glass Jar								X	X						1
43	ACR-43		11:43	Soil	Glass Jar								X	X						1
44	ACR-44		11:32	Soil	Glass Jar								X	X						1
45	ACR-45		11:26	Soil	Glass Jar								X	X						1
46	ACR-46		10:27	Soil	Glass Jar								X	X						1
47	ACR-47		10:29	Soil	Glass Jar								X	X						1
48	ACR-48		11:11	Soil	Glass Jar								X	X						1
49	ACR-49		11:07	Soil	Glass Jar								X	X						1
50	ACR-50		11:02	Soil	Glass Jar								X	X						1
51	ACR-51		10:57	Soil	Glass Jar								X	X						1
52	ACR-52		10:31	Soil	Glass Jar								X	X						1
53	ACR-53		10:40	Soil	Glass Jar								X	X						1
54	ACR-54		10:45	Soil	Glass Jar								X	X						1
55	ACR-55		10:39	Soil	Glass Jar								X	X						1
56	ACR-56		10:37	Soil	Glass Jar								X	X						1
57	ACR-57		10:19	Soil	Glass Jar								X	X						1
58	ACR-58		10:16	Soil	Glass Jar								X	X						1
59	ACR-59		10:09	Soil	Glass Jar								X	X						1
60	ACR-60		10:06	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Brennan	Date/Time: 3-16-11	Received By (signature):	Date/Time:
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc. PAGE: 6 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
	ACR-101	3-16-11	7:49	Soil	Glass Jar								X	X						1
	ACR-102	↓	7:50	Soil	Glass Jar								X	X						1
	ACR-103	↓	7:55	Soil	Glass Jar								X	X						1
61	Composite #1			Soil	Glass Jar										X					
62	Composite #2			Soil	Glass Jar										X					
63	Composite #3			Soil	Glass Jar										X					
64	Composite #4			Soil	Glass Jar										X					
65	Composite #5			Soil	Glass Jar										X					
66	Composite #6			Soil	Glass Jar										X					
67	Composite #7			Soil	Glass Jar										X					
68	Composite #8			Soil	Glass Jar										X					
69	Composite #9			Soil	Glass Jar										X					
70	Composite #10			Soil	Glass Jar										X					
71	Composite #11			Soil	Glass Jar										X					
72	Composite #12			Soil	Glass Jar										X					
73	Composite #13			Soil	Glass Jar										X					
74	Composite #14			Soil	Glass Jar										X					
75	Composite #15			Soil	Glass Jar										X					
	Composite #16			Soil	Glass Jar										X					
	Composite #17			Soil	Glass Jar										X					

Relinquished By (signature): B. Dunkel	Date/Time: 3-16-11	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T110306

EEI	ACR-70663
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3
ACR-10	
ACR-11	
ACR-12	
ACR-13	Composite #4
ACR-14	
ACR-15	
ACR-16	
ACR-17	Composite #5
ACR-18	
ACR-19	
ACR-20	
ACR-21	Composite #6
ACR-22	
ACR-23	
ACR-24	
ACR-25	Composite #7
ACR-26	
ACR-27	
ACR-28	
ACR-29	Composite #8
ACR-30	
ACR-31	
ACR-32	
ACR-33	Composite #9
ACR-34	
ACR-35	
ACR-36	
ACR-37	Composite #10
ACR-38	
ACR-39	
ACR-40	

ACR-41	Composite #11
ACR-42	
ACR-43	
ACR-44	
ACR-45	Composite #12
ACR-46	
ACR-47	
ACR-48	
ACR-49	Composite #13
ACR-50	
ACR-51	
ACR-52	
ACR-53	Composite #14
ACR-54	
ACR-55	
ACR-56	
ACR-57	Composite #15
ACR-58	
ACR-59	
ACR-60	
ACR-61	Composite #16
ACR-62	
ACR-63	
ACR-64	
ACR-65	Composite #17
ACR-66	
ACR-67	
ACR-68	
ACR-69	Composite #18
ACR-70	
ACR-71	
ACR-72	
ACR-73	Composite #19
ACR-74	
ACR-75	
ACR-76	
ACR-77	Composite #20
ACR-78	
ACR-79	
ACR-80	
ACR-81	Composite #21
ACR-82	
ACR-83	
ACR-84	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110306

Client Name: EEI Project: Sun Flower Fields Investors LP

Received by: DAN Date/Time Received: 3/16/11 1124

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 16.4 °C +/- the CF (- 0.2°C) = 16.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 3/16/11

Comments:

_____

_____

_____

_____

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

22 March 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 03/16/11 11:24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-61	T110307-01	Soil	03/15/11 10:00	03/16/11 11:24
ACR-62	T110307-02	Soil	03/15/11 09:48	03/16/11 11:24
ACR-63	T110307-03	Soil	03/15/11 09:45	03/16/11 11:24
ACR-64	T110307-04	Soil	03/15/11 09:42	03/16/11 11:24
ACR-65	T110307-05	Soil	03/15/11 09:36	03/16/11 11:24
ACR-66	T110307-06	Soil	03/15/11 09:34	03/16/11 11:24
ACR-67	T110307-07	Soil	03/15/11 09:32	03/16/11 11:24
ACR-68	T110307-08	Soil	03/15/11 09:21	03/16/11 11:24
ACR-69	T110307-09	Soil	03/15/11 09:16	03/16/11 11:24
ACR-70	T110307-10	Soil	03/15/11 09:07	03/16/11 11:24
ACR-71	T110307-11	Soil	03/15/11 09:00	03/16/11 11:24
ACR-72	T110307-12	Soil	03/15/11 08:36	03/16/11 11:24
ACR-73	T110307-13	Soil	03/15/11 08:32	03/16/11 11:24
ACR-74	T110307-14	Soil	03/15/11 08:22	03/16/11 11:24
ACR-75	T110307-15	Soil	03/15/11 08:12	03/16/11 11:24
ACR-76	T110307-16	Soil	03/15/11 07:55	03/16/11 11:24
ACR-77	T110307-17	Soil	03/15/11 08:03	03/16/11 11:24
ACR-78	T110307-18	Soil	03/15/11 07:59	03/16/11 11:24
ACR-79	T110307-19	Soil	03/15/11 07:52	03/16/11 11:24
ACR-80	T110307-20	Soil	03/15/11 08:17	03/16/11 11:24
ACR-81	T110307-21	Soil	03/15/11 08:27	03/16/11 11:24
ACR-82	T110307-22	Soil	03/15/11 08:42	03/16/11 11:24
ACR-83	T110307-23	Soil	03/15/11 08:48	03/16/11 11:24
ACR-84	T110307-24	Soil	03/15/11 08:53	03/16/11 11:24
ACR-85	T110307-25	Soil	03/16/11 08:20	03/16/11 11:24
ACR-86	T110307-26	Soil	03/16/11 08:23	03/16/11 11:24

SunStar Laboratories, Inc.



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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-87	T110307-27	Soil	03/16/11 08:27	03/16/11 11:24
ACR-88	T110307-28	Soil	03/16/11 08:29	03/16/11 11:24
ACR-89	T110307-29	Soil	03/16/11 08:33	03/16/11 11:24
ACR-90	T110307-30	Soil	03/16/11 08:40	03/16/11 11:24
ACR-91	T110307-31	Soil	03/16/11 07:59	03/16/11 11:24
ACR-92	T110307-32	Soil	03/16/11 08:01	03/16/11 11:24
ACR-93	T110307-33	Soil	03/16/11 08:03	03/16/11 11:24
ACR-94	T110307-34	Soil	03/16/11 08:05	03/16/11 11:24
ACR-95	T110307-35	Soil	03/16/11 08:07	03/16/11 11:24
ACR-96	T110307-36	Soil	03/16/11 08:10	03/16/11 11:24
ACR-97	T110307-37	Soil	03/16/11 08:13	03/16/11 11:24
ACR-98	T110307-38	Soil	03/16/11 07:40	03/16/11 11:24
ACR-99	T110307-39	Soil	03/16/11 07:44	03/16/11 11:24
ACR-100	T110307-40	Soil	03/16/11 07:47	03/16/11 11:24
ACR-101	T110307-41	Soil	03/16/11 07:49	03/16/11 11:24
ACR-102	T110307-42	Soil	03/16/11 07:50	03/16/11 11:24
ACR-103	T110307-43	Soil	03/16/11 07:55	03/16/11 11:24
COMPOSITE #16	T110307-44	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #17	T110307-45	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #18	T110307-46	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #19	T110307-47	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #20	T110307-48	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #21	T110307-49	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #22	T110307-50	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #23	T110307-51	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #24	T110307-52	Soil	03/16/11 00:00	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
COMPOSITE #25	T110307-53	Soil	03/16/11 00:00	03/16/11 11:24
COMPOSITE #26	T110307-54	Soil	03/16/11 00:00	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-61

T110307-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-62

T110307-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-63

T110307-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-64

T110307-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-65

T110307-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-66

T110307-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-67

T110307-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-68

T110307-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-69

T110307-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
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Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-70

T110307-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-71

T110307-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-72

T110307-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-73

T110307-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-74

T110307-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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ACR-75

T110307-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-76

T110307-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-77

T110307-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
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ACR-78

T110307-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-79

T110307-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-80

T110307-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031606	03/16/11	03/18/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/18/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-81

T110307-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-82

T110307-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-83

T110307-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-84

T110307-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-85

T110307-25 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-86

T110307-26 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-87

T110307-27 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-88

T110307-28 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-89

T110307-29 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-90

T110307-30 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-91

T110307-31 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-92

T110307-32 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

ACR-93

T110307-33 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
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ACR-94

T110307-34 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
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ACR-95

T110307-35 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	**200**	3.0	"	"	"	"	03/21/11	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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ACR-96

T110307-36 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-97

T110307-37 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-98

T110307-38 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-99

T110307-39 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-100

T110307-40 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031607	03/16/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-101

T110307-41 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031703	03/17/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-102

T110307-42 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031703	03/17/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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ACR-103

T110307-43 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1031703	03/17/11	03/21/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	03/21/11	"	

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COMPOSITE #16

T110307-44 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**94**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**8.3**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*113 %*	*35-140*		"	"	"	"	

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COMPOSITE #17

T110307-45 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**11**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*87.2 %*	*35-140*		"	"	"	"	

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COMPOSITE #18

T110307-46 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**48**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*123 %*	*35-140*		"	"	"	"	

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COMPOSITE #19

T110307-47 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**12**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*114 %*	*35-140*		"	"	"	"	

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COMPOSITE #20

T110307-48 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**5.3**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*108 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

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COMPOSITE #21

T110307-49 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**22**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*124 %*	*35-140*		"	"	"	"	

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COMPOSITE #22

T110307-50 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*117 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

COMPOSITE #23

T110307-51 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*116 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

COMPOSITE #24

T110307-52 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*124 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

COMPOSITE #25

T110307-53 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*121 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

COMPOSITE #26

T110307-54 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1031702	03/17/11	03/18/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*129 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031606 - EPA 3051										
Blank (1031606-BLK1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031606-BS1)				Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	102	5.0	mg/kg	100		102	75-125			
Lead	115	3.0	"	100		115	75-125			
Matrix Spike (1031606-MS1)	**Source: T110307-01**			Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	99.9	5.0	mg/kg	100	ND	99.9	75-125			
Lead	126	3.0	"	100	ND	126	75-125			QM-07
Matrix Spike Dup (1031606-MSD1)	**Source: T110307-01**			Prepared: 03/16/11 Analyzed: 03/18/11						
Arsenic	92.3	5.0	mg/kg	100	ND	92.3	75-125	7.93	20	
Lead	113	3.0	"	100	ND	113	75-125	10.4	20	
Batch 1031607 - EPA 3051										
Blank (1031607-BLK1)				Prepared: 03/16/11 Analyzed: 03/21/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031607-BS1)				Prepared: 03/16/11 Analyzed: 03/21/11						
Arsenic	113	5.0	mg/kg	100		113	75-125			
Lead	125	3.0	"	100		125	75-125			
Matrix Spike (1031607-MS1)	**Source: T110307-40**			Prepared: 03/16/11 Analyzed: 03/21/11						
Arsenic	130	5.0	mg/kg	100	ND	130	75-125			QM-07
Lead	146	3.0	"	100	2.69	143	75-125			QM-07

SunStar Laboratories, Inc.

Daniel J Chavez

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031607 - EPA 3051										
Matrix Spike Dup (1031607-MSD1)	**Source: T110307-40**			Prepared: 03/16/11	Analyzed: 03/21/11					
Arsenic	107	5.0	mg/kg	100	ND	107	75-125	19.4	20	
Lead	118	3.0	"	100	2.69	115	75-125	21.4	20	QM-07
Batch 1031703 - EPA 3051										
Blank (1031703-BLK1)				Prepared: 03/17/11	Analyzed: 03/21/11					
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1031703-BS1)				Prepared: 03/17/11	Analyzed: 03/21/11					
Arsenic	114	5.0	mg/kg	100		114	75-125			
Lead	114	3.0	"	100		114	75-125			
LCS Dup (1031703-BSD1)				Prepared: 03/17/11	Analyzed: 03/21/11					
Arsenic	104	5.0	mg/kg	100		104	75-125	9.49	20	
Lead	101	3.0	"	100		101	75-125	12.0	20	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031702 - EPA 3550 ECD/GCMS										
Blank (1031702-BLK1)				Prepared: 03/17/11 Analyzed: 03/18/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*96.9*		*"*	*100*		*96.9*	*35-140*			
LCS (1031702-BS1)				Prepared: 03/17/11 Analyzed: 03/21/11						
gamma-BHC (Lindane)	231	5.0	ug/kg	200		115	40-120			
Heptachlor	213	5.0	"	200		107	40-120			
Aldrin	217	5.0	"	200		108	40-120			
Dieldrin	201	5.0	"	200		100	40-120			
Endrin	143	5.0	"	200		71.3	40-120			
4,4´-DDT	170	5.0	"	200		84.8	33-147			
Surrogate: Tetrachloro-meta-xylene	*119*		*"*	*100*		*119*	*35-140*			

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1031702 - EPA 3550 ECD/GCMS										
Matrix Spike (1031702-MS1)	**Source: T110307-44**			Prepared: 03/17/11	Analyzed: 03/18/11					
gamma-BHC (Lindane)	199	5.0	ug/kg	200	ND	99.5	30-120			
Heptachlor	156	5.0	"	200	ND	78.1	30-120			
Aldrin	207	5.0	"	200	ND	103	30-120			
Dieldrin	192	5.0	"	200	ND	96.2	30-120			
Endrin	171	5.0	"	200	ND	85.6	30-120			
4,4´-DDT	75.8	5.0	"	200	ND	37.9	30-120			
Surrogate: Tetrachloro-meta-xylene	*121*		"	*100*		*121*	*35-140*			
Matrix Spike Dup (1031702-MSD1)	**Source: T110307-44**			Prepared: 03/17/11	Analyzed: 03/18/11					
gamma-BHC (Lindane)	170	5.0	ug/kg	200	ND	85.2	30-120	15.6	30	
Heptachlor	186	5.0	"	200	ND	93.1	30-120	17.5	30	
Aldrin	194	5.0	"	200	ND	96.9	30-120	6.54	30	
Dieldrin	232	5.0	"	200	ND	116	30-120	18.5	30	
Endrin	213	5.0	"	200	ND	106	30-120	21.7	30	
4,4´-DDT	79.2	5.0	"	200	ND	39.6	30-120	4.48	30	
Surrogate: Tetrachloro-meta-xylene	*97.2*		"	*100*		*97.2*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/22/11 16:56

Notes and Definitions

QM-07	The spike recovery and or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 4 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-61	3-15-11	10:00	Soil	Glass Jar								X	X						1
02	ACR-62		9:48	Soil	Glass Jar								X	X						1
03	ACR-63		9:45	Soil	Glass Jar								X	X						1
04	ACR-64		9:42	Soil	Glass Jar								X	X						1
05	ACR-65		9:36	Soil	Glass Jar								X	X						1
06	ACR-66		9:34	Soil	Glass Jar								X	X						1
07	ACR-67		9:32	Soil	Glass Jar								X	X						1
08	ACR-68		9:21	Soil	Glass Jar								X	X						1
09	ACR-69		9:16	Soil	Glass Jar								X	X						1
10	ACR-70		9:07	Soil	Glass Jar								X	X						1
11	ACR-71		9:00	Soil	Glass Jar								X	X						1
12	ACR-72		8:36	Soil	Glass Jar								X	X						1
13	ACR-73		8:32	Soil	Glass Jar								X	X						1
14	ACR-74		8:22	Soil	Glass Jar								X	X						1
15	ACR-75		8:12	Soil	Glass Jar								X	X						1
16	ACR-76		7:55	Soil	Glass Jar								X	X						1
17	ACR-77		8:03	Soil	Glass Jar								X	X						1
18	ACR-78		7:59	Soil	Glass Jar								X	X						1
19	ACR-79		7:52	Soil	Glass Jar								X	X						1
20	ACR-80		8:17	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Dunkel	Date/Time: 3-16-11	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

PAGE: 5 of 7

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
21	ACR-81	3-15-11	8:27	Soil	Glass Jar								X	X						1
22	ACR-82		8:42	Soil	Glass Jar								X	X						1
23	ACR-83		8:48	Soil	Glass Jar								X	X						1
24	ACR-84		8:53	Soil	Glass Jar								X	X						1
25	ACR-85	3-16-11	8:20	Soil	Glass Jar								X	X						1
26	ACR-86		8:23	Soil	Glass Jar								X	X						1
27	ACR-87		8:27	Soil	Glass Jar								X	X						1
28	ACR-88		8:29	Soil	Glass Jar								X	X						1
29	ACR-89		8:33	Soil	Glass Jar								X	X						1
30	ACR-90		8:40	Soil	Glass Jar								X	X						1
31	ACR-91		7:59	Soil	Glass Jar								X	X						1
32	ACR-92		8:01	Soil	Glass Jar								X	X						1
33	ACR-93		8:03	Soil	Glass Jar								X	X						1
34	ACR-94		8:05	Soil	Glass Jar								X	X						1
35	ACR-95		8:07	Soil	Glass Jar								X	X						1
36	ACR-96		8:10	Soil	Glass Jar								X	X						1
37	ACR-97		8:13	Soil	Glass Jar								X	X						1
38	ACR-98		7:40	Soil	Glass Jar								X	X						1
39	ACR-99		7:44	Soil	Glass Jar								X	X						1
40	ACR-100		7:47	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Durkee	Date/Time: 3-16-11	Received By (signature): [signature]	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.	PAGE:	6 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633		
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110307 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
41	ACR-101	3-16-11	7:49	Soil	Glass Jar								X	X						1
42	ACR-102	↓	7:50	Soil	Glass Jar								X	X						1
43	ACR-103	↓	7:55	Soil	Glass Jar								X	X						1
	Composite #1			Soil	Glass Jar										X					1
	Composite #2			Soil	Glass Jar										X					1
	Composite #3			Soil	Glass Jar										X					1
	Composite #4			Soil	Glass Jar										X					1
	Composite #5			Soil	Glass Jar										X					1
	Composite #6			Soil	Glass Jar										X					1
	Composite #7			Soil	Glass Jar										X					1
	Composite #8			Soil	Glass Jar										X					1
	Composite #9			Soil	Glass Jar										X					1
	Composite #10			Soil	Glass Jar										X					1
	Composite #11			Soil	Glass Jar										X					1
	Composite #12			Soil	Glass Jar										X					1
	Composite #13			Soil	Glass Jar										X					1
	Composite #14			Soil	Glass Jar										X					1
	Composite #15			Soil	Glass Jar										X					1
44	Composite #16			Soil	Glass Jar										X					1
45	Composite #17			Soil	Glass Jar										X					1

Relinquished By (signature): B. Dunlap Date/Time: 3-16-11

Received By (signature): Date/Time: 3/16/11 1124

Relinquished By (signature): Date/Time:

Received By (signature): Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.	PAGE:	7 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633		
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
46	Composite #18			Soil	Glass Jar										X					
47	Composite #19			Soil	Glass Jar										X					
48	Composite #20			Soil	Glass Jar										X					
49	Composite #21			Soil	Glass Jar										X					
50	Composite #22			Soil	Glass Jar										X					
51	Composite #23			Soil	Glass Jar										X					
52	Composite #24			Soil	Glass Jar										X					
53	Composite #25			Soil	Glass Jar										X					
54	Composite #26			Soil	Glass Jar										X					

Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

ACR-41	Composite #11
ACR-42	
ACR-43	
ACR-44	
ACR-45	Composite #12
ACR-46	
ACR-47	
ACR-48	
ACR-49	Composite #13
ACR-50	
ACR-51	
ACR-52	
ACR-53	Composite #14
ACR-54	
ACR-55	
ACR-56	
ACR-57	Composite #15
ACR-58	
ACR-59	
ACR-60	
ACR-61	Composite #16
ACR-62	
ACR-63	
ACR-64	
ACR-65	Composite #17
ACR-66	
ACR-67	
ACR-68	
ACR-69	Composite #18
ACR-70	
ACR-71	
ACR-72	
ACR-73	Composite #19
ACR-74	
ACR-75	
ACR-76	
ACR-77	Composite #20
ACR-78	
ACR-79	
ACR-80	
ACR-81	Composite #21
ACR-82	
ACR-83	
ACR-84	

T110307

ACR-85	Composite #22
ACR-86	
ACR-87	
ACR-88	
ACR-89	Composite #23
ACR-90	
ACR-91	
ACR-92	
ACR-93	Composite #24
ACR-94	
ACR-95	
ACR-96	
ACR-97	Composite #25
ACR-98	
ACR-99	
ACR-100	
ACR-101	Composite #26
ACR-102	
ACR-103	

T110307

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110307

Client Name: EEI Project: SUNFLOWER FIELDS INVESTOR LP

Received by: DAN Date/Time Received: 3/16/11 11:24

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 16.4 °C +/- the CF (- 0.2°C) = 16.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 3/16/11

Comments:

_____

_____

_____

_____

EEI
Geotechnical & Environmental Solutions

June 2, 2011
(March 26, 2012 revisions)

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

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

Subject: Limited Phase II Environmental Site Assessment
102.76-Acre Agricultural Property – "Sun Flower"
Southwest of Rodriguez Road and Jay Jay Way
APNs: 129-011-15, 129-300-09, 129-300-010
Escondido, California
EEI Project Number ACR-70663.2

Dear Mr. Rilling:

The following letter report documents the *Limited Phase II Environmental Site Assessment (ESA)* conducted at the above-referenced subject property (**Figure 1**). The report provides background information, and discusses field activities, laboratory analytical data, discussion of findings, and conclusions and recommendations.

BACKGROUND INFORMATION

The irregularly shaped subject property encompasses a total of 102.76-acres on three parcels identified as Assessor's Parcel Numbers (APNs) is 129-011-15 (20.72-acres), 129-300-09 (62.04-acres), and 129-300-10 (20-acres). Addresses associated with the subject property include 31030 Rodriguez Road (APN 129-011-15), and 31130 Rodriguez Road (APN 129-300-10). There is no address associated with APN 129-300-09. Access to the subject property is from Rodriguez Road (currently unimproved), which divides the northern parcel (129-011-15) and southern parcels (129-300-09 and 129-300-10).

Overall the subject property is utilized for agricultural purposes. The majority of the site is comprised of flower, fruit, and vegetable growing fields. Residential structures, maintenance buildings, and agricultural-related structures are located in the central portion of the site immediately north and south of Rodriguez Road. An unnamed creek is situated along the southern portion of the site.

EEI conducted a Phase I ESA and Limited Agricultural Chemical Survey for the subject property in March 2011 (currently in draft form). The report revealed no evidence of *recognized environmental conditions* (REC's*)* in connection with the property, **except the following**:

- Concentrations of lead reported in two (2) soil samples (ACR-7 and ACR-95) collected from the subject property were reported above California Human Health Screening Levels (CHHSLs) residential land use values. Based on the proposed future residential development of the site, EEI recommended additional investigation at these two (2) locations to further evaluate the extent of the lead contamination.

- Initial agricultural chemical soil sampling performed at the subject property was limited to the growing fields of the site, and did not include pesticide storage and/or usage areas. Therefore, EEI recommended evaluating soils beneath pesticide use/storage areas for the presence of agricultural chemicals, prior to any future proposed site improvement.

- Petroleum hydrocarbon storage and stained soils/surfaces were observed at various locations throughout the subject property, which included: beneath the containers located adjacent to the tractor staged north of Rodriguez Road; stained surfaces located within and along the exterior of the maintenance building located south of Rodriguez Road; and beneath discarded containers adjacent to the two (2) tractor trailers located along south-central portion of the site. EEI recommended additional investigation efforts be performed in these areas, prior to any future proposed site improvements.

- Numerous drums/containers of new and used motor oil; transmission/hydraulic fluid; diesel fuel; and pesticides were observed throughout the subject property. EEI recommended the contents of the drums/containers be properly characterized and disposed of prior to any future site improvements.

Based on the findings of our Phase I ESA and Limited Agricultural Chemical Survey, EEI recommended that additional investigation activities be conducted to further evaluate site soils. This report documents the additional investigation performed at the site.

RESULTS OF SOLUBLE LEAD ANALYSIS

Soil samples ACR-7 and ACR-95 were initially collected at the site on March 15 and 16, 2011, respectfully. The samples at these two (2) locations were collected at six (6) inches below ground surface (bgs). Lead was detected at 380 milligrams per kilogram (mg/kg) in sample ACR-7 and 200 mg/kg in sample ACR-95, which exceeds the CHHSL residential land use scenario value of 150 mg/kg.

Based on the initial laboratory results, samples ACR-7 and ACR-95 were further analyzed for soluble lead by the Waste Extraction Test (WET) by EPA Series 6000/7000 to determine the Soluble Threshold Limit Concentration (STLC). The WET analysis was performed to determine if the reported lead concentrations have a STLC value that would characterize it as a hazardous waste under California law, which would require special handling and disposal. It should be noted that California Hazardous Waste laws for land disposal of contaminated soil utilize the Total Threshold Limit Concentration (TTLC) and STLC values to determine if impacted soil is characteristic of a hazardous waste. For lead, concentrations greater than the TTLC value of 1,000 mg/kg are considered a hazardous waste. No samples analyzed during our investigation efforts reported lead above the TTLC value. The maximum lead level detected was 380 mg/kg. Furthermore, concentrations of soluble lead greater than the STLC value of 5 milligrams per liter (mg/l) are characterized as a hazardous waste. The STLC is based on a chemicals ability to leach into the environment.

The following bulleted items summarize the WET analysis performed on sample ACR-7 and ACR-95. **Table 1** summarizes the results. Complete laboratory analytical reports and Chain-of-Custody (COC) documentation are provided in **Appendix A.**

- Soluble lead in sample ACR-7 was reported at 0.24 milligrams per liter (mg/l), which is less than the STLC value of 5 mg/l.
- No soluble lead was reported above the laboratory reporting limit of 0.1 mg/l in sample ACR-95.
- No other samples were analyzed by WET for lead STLC values.

FIELD ACTIVITIES

Prior to mobilization, EEI coordinated site access with a representative of Accretive Investments, Inc. (Client) and the site tenant, Mr. Joe Rodriguez. Sample locations were pre-determined based on the location of the two (2) previous lead hot spots (initial sample locations ACR-7 and ACR-95) and the pesticide storage/use areas and petroleum hydrocarbon storage/stained areas observed during our Phase I ESA.

Field activities were conducted on May 5, 2011. Soil sampling was performed by EEI field staff using a shovel and/or hand auger sampling equipment. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper COC documentation. **Figure 2** through **4** illustrate the soil sample locations.

Lead Delineation Sampling

Based on the lead concentrations reported at six (6) inches bgs in initial samples ACR-7 (380 mg/kg) and ACR-95 (200 mg/kg) additional delineation sampling was conducted to further evaluate the two "hot spots". At each initial location, a boring was advanced to approximately 18 inches bgs and a sample was collected (ACR-7-18" and ACR-95-18"). An additional four (4) delineation samples, (approximately 5 feet from the center of initial samples ACR-7 and ACR-95) were collected to the north, south, east, and west, and at a depth of six (6) inches bgs. The delineation samples are identified as ACR-7-N5, ACR-7-S5, ACR-7-E5, ACR-7-W5, ACR-95-N5, ACR-95-S5, ACR-95-E5, and ACR-95-W5. **Figure 2** illustrates the location of initial sample ACR-7 and ACR-95, while **Figure 3** is a sample detail map that illustrates the additional lead delineation sample configuration.

Pesticide Storage/Use Areas Sampling

During our Phase I ESA subject property site walk, EEI observed three (3) locations where pesticides were either stored and/or used. The following paragraphs discuss the sampling conducted at these locations.

The first location is a wooden shed located along the northern portion of the subject property (assessors parcel number, APN 129-011-15). The floor of the shed was constructed of dirt and contained various sized containers of pesticides and fertilizers. No obvious signs of staining or spilling were observed. A single boring (identified as B-P-1) was advanced along the entrance of the storage shed. Soil samples were collected at 6 inches and 18 inches bgs. **Figure 2** illustrates the location of the shed and the boring.

A second wooden pesticide storage shed was observed along the southern portion of the subject property and adjacent to the greenhouses (APN 129-300-09). The floor of the shed was constructed of concrete and contained various sized containers of pesticides and fertilizers. Minor staining and odors were noted within the shed. A single boring was advanced along the entrance of the storage shed. Soil samples were collected at 6 inches and 18 inches bgs. **Figure 2** illustrates the location of the shed and the boring.

A third pesticide storage area was observed within the maintenance building located along the central portion of the site. The storage area is located on the north side of the maintenance building and within a small room adjacent to one of the buildings service doors. The floor of the shed was constructed of concrete and contained various sized containers of pesticides and fertilizers, which were stored on wooden palettes and shelves. No obvious signs of staining or spilling were observed. The exterior of the storage area was situated on a concrete floor; therefore, EEI was unable to obtain soil samples from this location.

Petroleum Hydrocarbon Storage/Stained Areas Sampling

During our Phase I ESA subject property site walk, EEI observed three (3) locations where diesel fuel, used motor oil, and/or transmission/hydraulic fluids were stored and/or petroleum hydrocarbon staining was noted. The following paragraphs discuss the sampling conducted at these locations.

The first location consisted of petroleum hydrocarbon stained soil in the area of a 10-gallon diesel container and 5-gallon transmission/hydraulic fluid container. The stained soil was located along the southeast portion of APN 290-011-15, and in the vicinity of a tractor storage area. The stained soil area measured approximately 3 feet by 3 feet and appeared to be surficial only. A single boring, identified as B-PH-1 was advanced in the area of the stained soil and samples were collected at 6 inches and 24 inches bgs. **Figure 2** illustrates the location of the stained soil and boring location.

A second area, located along the northwest portion of APN 129-300-10 and south of Rodriguez Road contained approximately five (5) 5-gallon buckets of transmission/hydraulic fluid. Stained soil was visible beneath the buckets, along with a petroleum odor. The stained soil area measured approximately 5 feet by 5 feet and appeared to be surficial only. A single boring, identified as B-PH-2 was advanced in the area of the stained soil and samples were collected at 6 inches and 24 inches bgs. **Figure 2** illustrates the location of the stained soil and boring location.

A third area, comprised of a maintenance building, located along the north-central portion of APN 129-300-09 and south of Rodriguez Road contained numerous containers of waste oil, transmission/hydraulic fluid, and two (2) 55-gallon drums that contained diesel fuel. Stained soil was visible along the northeast portion (exterior) of the maintenance building, along with a petroleum odor. The stained soil area measured approximately 5 feet by 42 feet, and appeared to extend approximately six (6) inches bgs. Located within the northeast portion of the maintenance building were numerous containers (approximately 5-gallon in capacity) that contained used motor oil and transmission/hydraulic fluid. The concrete surface in the area of the containers was heavily stained. In addition, used vehicles, batteries, tools, farming equipment, and miscellaneous household items were observed within the maintenance building. As noted in the **Pesticide Storage/Use Areas Sampling** section, a pesticide storage area was also observed within the maintenance building.

Two borings, identified as B-PH-3 and B-PH-4 were advanced in the area of the stained soil along the northeast portion of the maintenance building. Soil samples were collected at each location at a depth of 6 inches and 24 inches bgs. **Figure 4** is a sample detail map that illustrates the maintenance building layout and boring locations.

EEI was unable to collect soil samples from beneath the two (2) 55-gallon diesel fuel drums, due to the presence of concrete. It should be noted that the two (2) drums were not situated within or on top of secondary spill containment. The dirt, which overlay the concrete flooring, was stained and a strong petroleum odor was noted.

In addition to the three (3) areas identified above, EEI observed nine (9) 5-gallon buckets of soil that appeared to be impacted with used motor oil and/or transmission/hydraulic fluid. The buckets are located south of the main residence located on APN 129-300-10 and along a dirt access road used to store old farming equipment. The soil beneath the buckets did not appear to be stained.

LABORATORY ANALYTICAL PROGRAM

The following section summarizes the laboratory analytical program for the samples collected and analyzed during this phase of investigation.

Soluble Lead

Soil samples ACR-7-6" and ACR-95-6" were further analyzed for soluble lead by WET test EPA Test Method 6000/7000 series. Complete laboratory analytical reports with COC documentation are included in **Appendix A**.

Lead Delineation

Soil samples ACR-7-18", ACR-7-N5, ACR-7-S5, ACR-7-E5, ACR-7-W5, ACR-95-18", ACR-95-N5, ACR-95-S5, ACR-95-E5, and ACR-95-W5 were analyzed for Lead only by EPA Test Method 6010B. Complete laboratory analytical reports with COC documentation are included in **Appendix A**.

Pesticide Storage/Use Areas

Soil samples B-P-1-6", B-P-1-18", B-P-2-6", and B-P-2-18" were analyzed for Arsenic and Lead by EPA Test Method 6010B, and Organochlorine Pesticides by EPA Test Method 8081A. Complete laboratory analytical reports with COC documentation are included in **Appendix A**.

Petroleum Hydrocarbon Storage/Stained Areas

Soil samples B-PH-1-6", B-PH-1-24", B-PH-2-6", B-PH-2-24", B-PH-3-6", B-PH-3-24", B-PH-4-6", and B-PH-4-24" were analyzed for Total Petroleum Hydrocarbons Carbon Chain Identification (TPH-CCID) by EPA Test Method 8015M; heavy metals by EPA Test Method 6010B/7470/7471; and Volatile Organic Compounds (VOCs) by EPA Test Method 8260B. Complete laboratory analytical reports with COC documentation are included in **Appendix A**.

LABORATORY ANALYTICAL RESULTS

The following section discusses laboratory analytical results for soil samples collected during this assessment. The attached **Table 2** through **4** summarizes the sample results, while complete laboratory analytical results and COC documentation are included as **Appendix A.**

Lead Delineation Results (Table 2)

The following bulleted items summarize the results for lead delineation samples ACR-7-18", ACR-7-N5, ACR-7-S5, ACR-7-E5, ACR-7-W5, ACR-95-18", ACR-95-N5, ACR-95-S5, ACR-95-E5, and ACR-95-W5.

- Lead was detected in samples ACR-7-18", ACR-7-S5, and ACR-7-E5 at concentrations ranging from 8 mg/kg (ACR-7-S5) to 18 mg/kg (ACR-7-18"). No other samples analyzed detected lead above the laboratory reporting limit.

Pesticide Storage/Use Areas Results (Table 3)

The following bulleted items summarize the results for pesticide storage/use areas samples B-P-1-6", B-P-1-18", B-P-2-6", and B-P-2-18".

- No concentrations of arsenic or lead, or dieldrin (an organochlorine pesticide) were detected above the laboratory limit in any of the samples analyzed.

- DDE was detected in sample B-P-2-6" at 71 micrograms per kilogram (µg/kg) and B-P-2-18" at 380 µg/kg. No other samples detected DDE above the laboratory reporting limit.

- DDD was detected in sample B-P-1-6" at 6.9 µg/kg. No other samples detected DDD above the laboratory reporting limit.

- DDT was detected in sample B-P-2-6" at 11 µg/kg and B-P-2-18" at 88 µg/kg. No other samples detected DDT above the laboratory reporting limit.

- Endosulfan was detected in sample B-P-2-18" at 36 µg/kg. No other samples detected endosulfan above the laboratory reporting limit.

Petroleum Hydrocarbon Storage/Stained Areas Results (Table 4)

The following bulleted items summarize the results for petroleum hydrocarbon storage/stained areas samples B-PH-1-6", B-PH-1-24", B-PH-2-6", B-PH-2-24", B-PH-3-6", B-PH-3-24", B-PH-4-6", and B-PH-4-18".

- No concentrations of VOCs were detected above the laboratory reporting limit in any of the samples analyzed.

- No concentrations of TPH-CCID Gasoline Range Organics (GRO) (C6-C12) were detected above the laboratory reporting in any of the samples analyzed.

- TPH-CCID Diesel Range Organics (DRO) (C13-C28) were detected in sample B-PH-4-6" at 59 mg/kg. No other samples detected DRO above the laboratory reporting limit.

- TPH-CCID Motor Oil Range Organics (MORO) (C29-C40) were detected in sample B-PH-2-6" at 23 mg/kg, B-PH-2-24" at 22 mg/kg, and B-PH-4-6" at 270 mg/kg. No other samples detected MORO above the laboratory reporting limit.

- The following metals were detected in all the samples analyzed: Antimony, Barium, Chromium, Cobalt, Copper, Nickel, Vanadium, and Zinc. Antimony was reported at 3 mg/kg (B-PH-1-24"); barium ranged from 78 mg/kg (B-PH-2-24") to 150 mg/kg (B-PH-3-6" and B-PH-3-24"); chromium ranged from 8 mg/kg (B-PH-3-24") to 23 mg/kg (B-PH-2-6"); cobalt ranged from 7.1 mg/kg (B-PH-2-24") to 17 mg/kg (B-PH-3-24"); copper ranged from 13 mg/kg (B-PH-2-24" and B-PH-3-6") to 22 mg/kg (B-PH-2-6"); nickel ranged from 3.3 mg/kg (B-PH-3-24") to 8.8 mg/kg (B-PH-3-6"); vanadium ranged from 30 mg/kg (B-PH-2-24") to 86 mg/kg (B-PH-3-6"); and zinc ranged from 37 mg/kg (B-PH-4-6") to 110 mg/kg (B-PH-2-6").

DISCUSSION OF FINDINGS

Sampling conducted during this Limited Phase II ESA included an evaluation of soluble lead in initial samples ACR-7 and ACR-95; delineation (vertical and lateral) sampling at locations ACR-7 and ACR-95; pesticide storage/use areas sampling; and petroleum hydrocarbon storage/stained areas sampling. A total of 24 samples were analyzed for various chemical suites, which included WET or soluble lead, TPH-CCID, Metals, Organochlorine Pesticides, and VOCs.

Soil sample results were compared to California Human Health Screening Levels (CHHSLs) for Soils and Comparison to Other Potential Environmental Concerns, Table 1 – Residential Land Use Only values (Cal-EPA, 2005). The CHHSLs are concentrations of 18 hazardous chemicals that are used to estimate and compare reported concentrations in soil to risk to human health. Where CHHSL values were not available, California Regional Water Quality Control Board (CRWQCB) – San Francisco Bay Region, Environmental Screening Levels (ESLs) for Shallow Soil Screening Levels, Table 1-A – Residential Land Use values were used (CRWQCB, 2008). The ESLs are concentrations of chemicals of concern commonly found during soil and groundwater investigations, which can be used to estimate and compare reported concentrations to risk to human health and the environment.

Soluble Lead and Lead Delineation Sampling

Initial samples ACR-7 and ACR-95 were further analyzed for soluble lead by WET. Soluble lead was detected at 0.24 mg/l in sample ACR-7. No soluble lead was reported in sample ACR-95. Based on the WET results, the lead impacted soil located beneath ACR-7 and ACR-95 does not appear to be characteristic of a California Regulated Hazardous Waste (i.e., less than the TTLC value of 1,000 mg/kg and STLC value of 5 mg/l). It should be noted that if this material is to be removed from the subject property prior to future proposed development, additional characterization may be required for acceptance into a land disposal facility.

Lead delineation soil sampling conducted at ACR-7 and ACR-95 indicates that the lead-impacted soil detected above the residential CHHSLs (380 mg/kg, ACR-7 and 200 mg/kg, ACR-200) appears to be confined to the upper 18 inches and laterally 5 feet to the north, south, east, and west.

Pesticide Storage/Use Areas Sampling

Two (2) pesticide storage/use areas were sampled during this investigation. The results of the sampling indicated that low levels of DDE, DDD, and DDT are present is shallow soils. The maximum concentration of DDE detected was 380 µg/kg (B-P-2-18"); 6.9 µg/kg (B-P-1-6") for DDD; and 88 µg/kg (B-P-2-18") for DDT. The concentrations of DDE, DDD, and DDT were less than the CHHSL residential land use values of 1,600 µg/kg, 2,300 µg/kg, and 1,600 µg/kg.

Endosulfan, an organochlorine pesticide was detected in sample B-P-2-18" at 36 µg/kg, which exceeds the residential ESL value of 4.6 µg/kg. No other samples detected endosulfan or any other organochlorine pesticides above the laboratory reporting limit.

Petroleum Hydrocarbon Storage/Stained Areas Sampling

Low levels of DRO and MORO were reported in samples B-PH-4-6", B-PH-2-6", and B-PH-2-24". The maximum concentrations reported were 59 mg/kg DRO (B-PH-4-6") and 270 mg/kg MORO (B-PH-4-6"). None of the detected concentrations exceeded the residential ESL values for DRO (83 mg/kg) or MORO (370 mg/kg).

CONCLUSIONS AND RECOMMENDATIONS

Based on the information in this report, EEI provides the following conclusions and recommendations:

- Lead-impacted soil above CHHSL residential screening levels is present at two locations on the subject property: ACR-7 (located along the southwest portion of the site) and ACR-95 (located along the northern portion of the site). Based on the results of WET analysis, soluble lead does not appear to exist at concentrations above the STLC for classification as a California Hazardous Waste. EEI recommends the soil beneath ACR-7 and ACR-95 be excavated and disposed of at an offsite waste recycling facility prior to future planned site development.

- Soils beneath two (2) out of the three (3) areas that contained pesticide storage/use on the subject property were further investigated during this assessment. Soil samples collected from the two (2) locations detected low levels of organochlorine pesticides; however, the concentrations are less than the residential CHHSLs. At sample location B-P-2 (wooden storage shed located along the southern portion of the project site), endosulfan was detected above the ESL residential screening level. EEI recommends that the soil beneath B-P-2 be excavated and disposed of at an offsite waste recycling facility, and confirmation samples be collected prior to future planned site development. Additionally, the contents of all three (3) storage shed should be disposed of in accordance with local and state regulations prior to future planned site development.

- Soils beneath three (3) areas that contained petroleum hydrocarbon storage/stained areas on the subject property were further investigated during this assessment. Low levels of DRO and MORO were detected in shallow soils; however, the concentrations were less than ESL residential screening levels. At this time additional investigation and mitigation at these locations does not appear to be warranted. Additionally, EEI observed nine (9) 5-gallon buckets filled with used motor oil or transmission/hydraulic fluid-impacted soil. The buckets are located immediately south of the main residence located on the central portion of the site. EEI recommends the buckets be disposed of in accordance with local and state regulations prior to future planned site development.

- Numerous five (5) gallon buckets of new and used motor oil and transmission/hydraulic fluid were observed within the maintenance building located along the central portion of the site. EEI recommends the contents of the buckets be characterized and disposed of in accordance with local and state regulations prior to future planned site development.

- Numerous vehicles, farming equipment, and farming-related trash/debris were observed throughout the subject property. These items should be removed from the site and properly disposed of per local and state regulations. Although not a typical environmental concern, evidence of buried septic systems associated with the onsite structures were observed. EEI recommends these systems be properly abandoned following local health department protocol.

- Owing to the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural-by products, trash/debris, stained soils, piping, and/or additional environmental conditions not previously identified both below and above ground may have existed or exists on the subject property. EEI recommends that a soils management plan (SMP) be prepared that will provide direction for addressing such items if encountered during future planned grading activities. Furthermore, EEI recommends that a properly trained environmental technician be onsite during future proposed grading activities to observe and document site soils for potential environmental concerns.

LIMITATIONS

Findings provided herein have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time. This report has been prepared for the sole use of Accretive Investments, Inc. (Client), dated May 25, 2011, within a reasonable time from its authorization. Site conditions, land use (both onsite and offsite), or other factors may change as a result of manmade influences, and additional work may be required with the passage of time.

This evaluation should not be relied upon by other parties without the express written consent of EEI or the Client; therefore, any use or reliance upon this environmental evaluation by a party other than the Client, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statue, or otherwise. The Client has the responsibility to see that all parties to the project, including the designer, contractor, subcontractor, and building official, etc. are aware of this report in its complete form. This report contains information which may be used in the preparation of contract specifications; however, the report is not designed as a specification document, and may not contain sufficient information for use without additional assessment. EEI assumes no responsibility or liability for work or testing performed by others. In addition, this report may be subject to review by the controlling authorities.

EEI appreciates the opportunity to provide services associated with this project site. If you have any questions or comments, please contact the undersigned at (760) 431-3747.

Sincerely,

EEI

Prepared and Edited by:



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

Reviewed by:



Bernard A. Sentianin, RG 5530
Principal Geologist

Attachments:

Figure 1 – Site Location Map
Figure 2 – Boring Location Map
Figure 3 – Sample Detail Map
Figure 4 – Sample Detail Map
Table 1 – Results of Lead WET Analysis
Table 2 – Results of Lead Delineation Sampling
Table 3 – Results of Pesticide Storage Sampling
Table 4 – Results of Petroleum Hydrocarbon Sampling
Appendix A –Laboratory Analytical Results and Chain-of-Custody (COC) Documentation

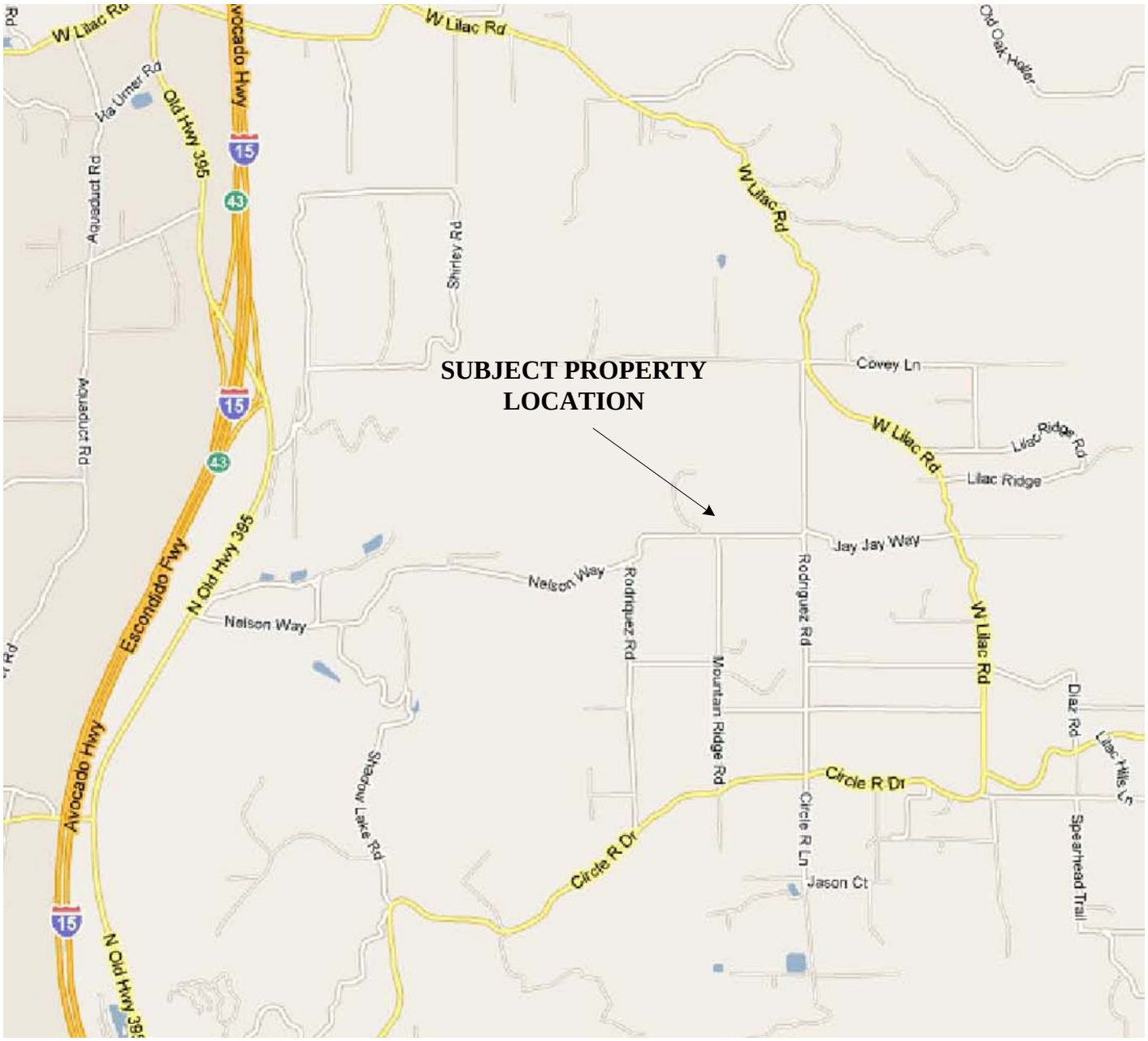
Distribution:
(2) Addressee

REFERENCES

California Environmental Protection Agency (Cal-EPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties. Table 2 California Human Health Screening Levels for Indoor Air and Soil Gas." Dated January.

California Regional Water Quality Control Board (CRWQCB), San Francisco Bay Region, "Screening For Environmental Concerns at Sites with Contaminated Soil and Groundwater," Interim Final – November 2007 (Revised May 2008).

FIGURES



Map Source: Google Maps®, Accessed, March 2011

N

Scale: 1" = 2,500'

0 1,470 FT 2,500 FT 5,000 FT

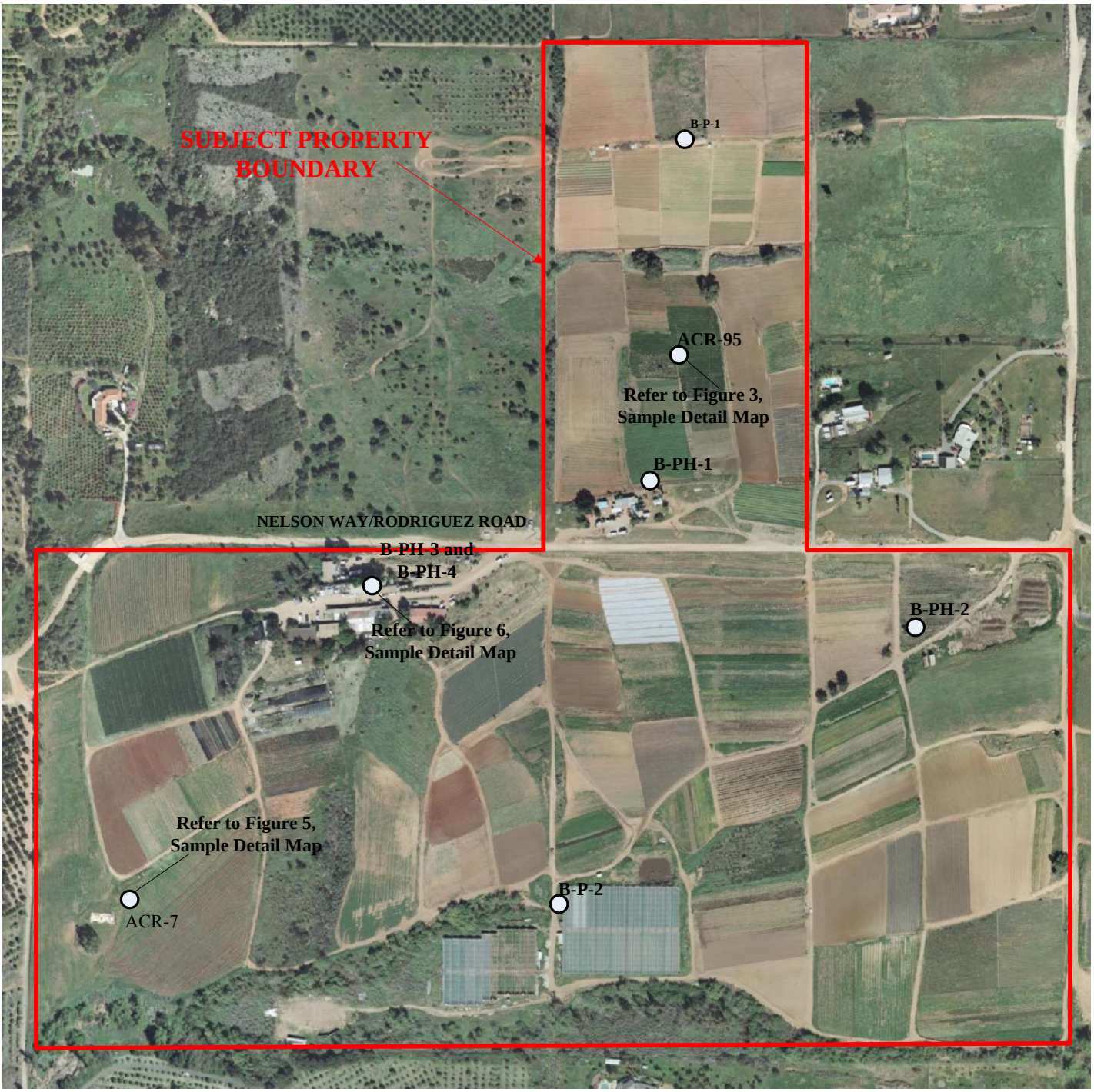
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Created March 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

LEGEND

Soil Boring Location

N

Scale: 1" = 400'

0 240 FT 400 FT 800 FT

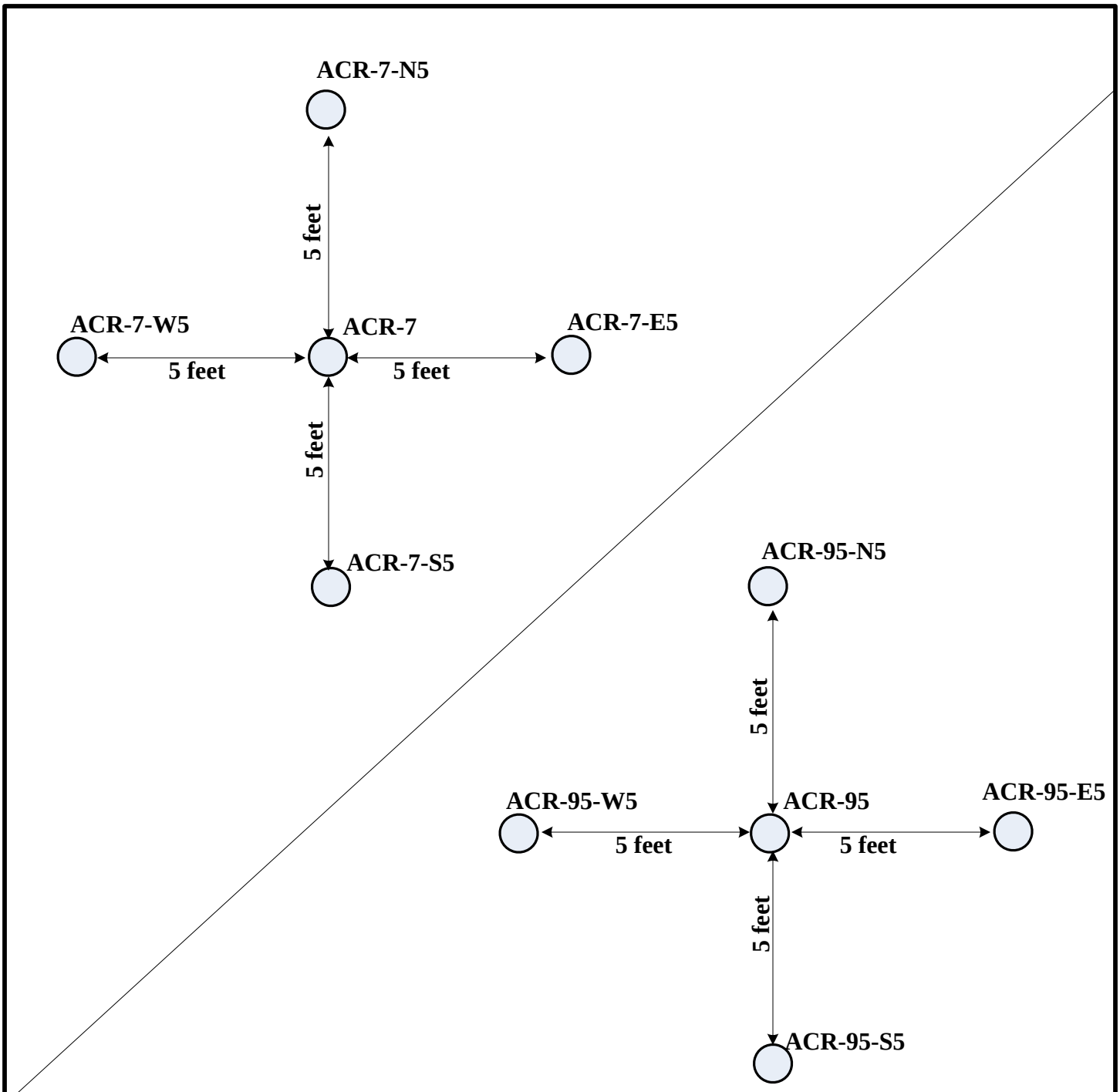
Note All Locations Are Approximate

BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



LEGEND

Soil Boring

N

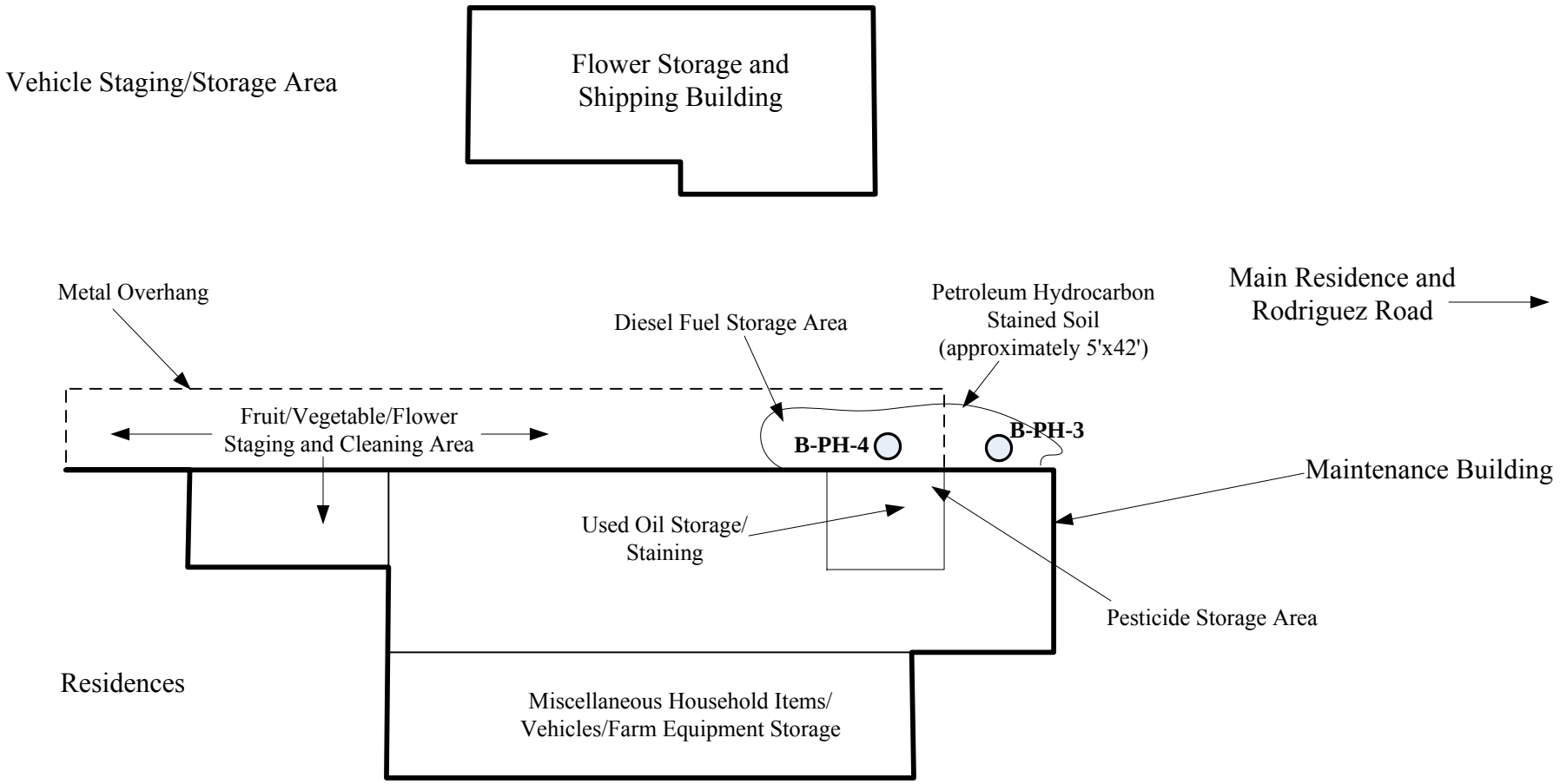
DIAGRAM NOT TO SCALE

SAMPLE DETAIL MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Updated May 2011

EEI Geotechnical & Environmental Solutions

FIGURE 3



LEGEND

○ Soil Boring Location

N

Scale: 1" = 25'

0 15 FT 25 FT 50 FT

Note All Locations Are Approximate

SAMPLE DETAIL MAP

ACCRETIVE INVESTMENTS, INC.
"Sun Flower Farms Investors" Property (102.76-Acres)
APNs: 129-011-15; 129-300-09; And 129-300-10
Escondido, California 92026
EEI Project No. ACR-70663
Updated May 2011

EEI Geotechnical & Environmental Solutions

FIGURE 4

TABLES

TABLE 1 **Results of Lead WET Analysis**			
Sample ID	Depth (inches bgs)	Date Sampled	STLC Metals by EPA 6000/7000
			Lead
			mg/l
ACR-7	6	3/15/2011	**0.24**
ACR-95	6	3/16/2011	<0.1
Laboratory Reporting Limit			0.1
***Soluble Threshold Limit Concentration/California Regulated Hazardous Waste Level**			**5**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; mg/l = milligrams per liter; WET = Waste Extraction Test. * = Soluble Threshold Limit Concentration (STLC)/California Code of Regulations, Title 22, Chapter 11, Article 3.

TABLE 2
Results of Lead Delineation Sampling

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B
			Lead
			mg/kg
ACR-7	18	5/12/2011	**18**
ACR-7-N5	6	5/12/2011	<3
ACR-7-S5	6	5/12/2011	**8**
ACR-7-E5	6	5/12/2011	**12**
ACR-7-W5	6	5/12/2011	<3
ACR-95	18	5/12/2011	<3
ACR-95-N5	6	5/12/2011	<3
ACR-95-S5	6	5/12/2011	<3
ACR-95-E5	6	5/12/2011	<5
ACR-95-W5	6	5/12/2011	<3
Laboratory Reporting Limit			3
Residential CHHSL			**150**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram.

TABLE 3
Results of Pesticide Storage Sampling

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
B-P-1	6	5/12/2011	<5	<3	<5	<5	**6.9**	<5	<5-200
	18		<5	<3	<5	<5	<5	<5	<5-200
B-P-2	6	5/12/2011	<5	<3	<5	**71**	<5	**11**	<5-200
	18		<5	<3	<5	**380**	<5	**88**	**Endosulfan - 36; all other constituents <5-200**
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSL/ESL			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	***Endosulfan - 4.6**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram. * = Environmental Screening Level (ESL), San Francisco Bay Regional Water Quality Control Board.

TABLE 4
Results of Petroleum Hydrocarbon Sampling

Sample ID	Depth (inches bgs)	Date Sampled	EPA 8015M			EPA 6010B/7470/7471	EPA 8260
			GRO (C6-C12)	DRO (C13-C28)	MORO (C29-C40)	Metals	VOCs
			mg/kg				µg/kg
B-PH-1	6	5/12/2011	<10	<10	<10	Barium - 120; Chromium - 18; Cobalt - 14; Copper - 15; Nickel - 6.1; Vanadium - 67; Zinc - 47; all other metals <0.1-5	All VOCs reported as <5
	24		<10	<10	<10	Antimony - 3; Barium - 100; Chromium - 17; Cobalt - 13; Copper - 38; Nickel - 5.3; Vanadium - 60; Zinc - 41; all other metals <0.1-5	All VOCs reported as <5
B-PH-2	6	5/12/2011	<10	<10	**23**	Barium - 80; Chromium - 23; Cobalt - 10; Copper - 22; Lead - 8.2; Nickel - 8.8; Vanadium - 49; Zinc - 110; all other metals <0.1-5	All VOCs reported as <5
	24		<10	<10	**22**	Barium - 78; Chromium - 12; Cobalt - 7.1; Copper - 13; Nickel - 5.4; Vanadium - 30; Zinc - 42; all other metals <0.1-5	All VOCs reported as <5
B-PH-3	6	5/12/2011	<10	<10	<10	Barium - 150; Chromium - 14; Cobalt - 16; Copper - 13; Nickel - 4.9; Vanadium - 86; Zinc - 39; all other metals <0.1-5	All VOCs reported as <5
	24		<10	<10	<10	Barium - 150; Chromium - 8; Cobalt - 17; Copper - 17; Nickel - 3.3; Vanadium - 76; Zinc - 41; all other metals <0.1-5	All VOCs reported as <5
B-PH-4	6	5/12/2011	<10	**59**	**270**	Barium - 95; Chromium - 14; Cobalt - 13; Copper - 17; Lead - 4.3; Nickel - 5.1; Vanadium - 79; Zinc - 37; all other metals <0.1-5	All VOCs reported as <5
	24		<10	<10	<10	Barium - 88; Chromium - 12; Cobalt - 13; Copper - 18; Nickel - 4.2; Vanadium - 69; Zinc - 30; all other metals <0.1-5	All VOCs reported as <5
Laboratory Reporting Limit			10	10	10	0.1-5	5
Residential CHHSL/ESL			***83**	***83**	***370**	**Antimony - 30; Barium - 5,200; Chormium - 100,000; Cobalt - 660; Copper - 3,000; Lead - 150; Nickel - 1,600; Vanadium - 530; Zinc - 23,000**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; GRO = Gasoline Range Organics; DRO = Diesel Range Organics; MORO = Motor Oil Range Organics; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; µg/kg = micrograms per kilogram; VOCs = Volatile Organic Compounds. * = Environmental Screening Level (ESL), San Francisco Bay Regional Water Quality Control Board.

APPENDIX A
LABORATORY ANALYTICAL RESULTS
AND
CHAIN-OF-CUSTODY (COC) DOCUMENTATION

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

11 May 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 03/16/11 11:24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:05

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-7	T110306-07	Soil	03/15/11 12:29	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:05

ACR-7

T110306-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
STLC Metals by 6000/7000 Series Methods									
Lead	**0.24**	0.10	mg/l	1	1050910	05/09/11	05/11/11	STLC EPA 6010	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:05

STLC Metals by 6000/7000 Series Methods - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1050910 - STLC Leachate										
Blank (1050910-BLK1)				Prepared: 05/09/11		Analyzed: 05/11/11				
Lead	ND	0.10	mg/l							
LCS (1050910-BS1)				Prepared: 05/09/11		Analyzed: 05/11/11				
Lead	0.966	0.10	mg/l	1.00		96.6	75-125			
Matrix Spike (1050910-MS1)	**Source: T110306-07**			Prepared: 05/09/11		Analyzed: 05/11/11				
Lead	1.22	0.10	mg/l	1.00	0.238	98.2	75-125			
Matrix Spike Dup (1050910-MSD1)	**Source: T110306-07**			Prepared: 05/09/11		Analyzed: 05/11/11				
Lead	1.19	0.10	mg/l	1.00	0.238	95.2	75-125	2.43	30	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:05

Notes and Definitions

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

SunStar Laboratories, Inc.



Daniel Chavez, Project Manager

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

CHAIN OF CUSTODY

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

DATE: 3-15-11

PROJECT NAME:	Sun Flower Fields Investors, LP	LABORATORY:	SunStar Laboratories, Inc.
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	EEI PROJECT NUMBER:	ACR-70633
EEI PROJECT MANAGER:	Brian R. Brennan	COLLECTOR:	BRB and BD
Electronic Data Format (EDF): Yes____ No____		TURN AROUND TIME:	Normal

Global ID: 16.2

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-1	3-15-11	12:13	Soil	Glass Jar								X	X						1
02	ACR-2		12:16	Soil	Glass Jar								X	X						1
03	ACR-3		12:17	Soil	Glass Jar								X	X						1
04	ACR-4		12:20	Soil	Glass Jar								X	X						1
05	ACR-5		12:23	Soil	Glass Jar								X	X						1
06	ACR-6		12:25	Soil	Glass Jar								X	X						1
07	ACR-7		12:29	Soil	Glass Jar								X	X						1
08	ACR-8		12:30	Soil	Glass Jar								X	X						1
09	ACR-9		12:32	Soil	Glass Jar								X	X						1
10	ACR-10		12:35	Soil	Glass Jar								X	X						1
11	ACR-11		12:38	Soil	Glass Jar								X	X						1
12	ACR-12		12:41	Soil	Glass Jar								X	X						1
13	ACR-13		12:45	Soil	Glass Jar								X	X						1
14	ACR-14		12:47	Soil	Glass Jar								X	X						1
15	ACR-15		12:50	Soil	Glass Jar								X	X						1
16	ACR-16		13:05	Soil	Glass Jar								X	X						1
17	ACR-17		13:07	Soil	Glass Jar								X	X						1
18	ACR-18		13:10	Soil	Glass Jar								X	X						1
19	ACR-19		13:13	Soil	Glass Jar								X	X						1
20	ACR-20		11:20	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Dunkee Date/Time: 3-16-11

Received By (signature): Date/Time: 3/16/11 1124

Relinquished By (signature): Date/Time:

Received By (signature): Date/Time:

CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 2 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
21	ACR-21	3-15-11	13:17	Soil	Glass Jar								X	X						1
22	ACR-22		13:26	Soil	Glass Jar								X	X						1
23	ACR-23		13:30	Soil	Glass Jar								X	X						1
24	ACR-24		13:32	Soil	Glass Jar								X	X						1
25	ACR-25		13:23	Soil	Glass Jar								X	X						1
26	ACR-26		13:30	Soil	Glass Jar								X	X						1
27	ACR-27		12:53	Soil	Glass Jar								X	X						1
28	ACR-28		11:18	Soil	Glass Jar								X	X						1
29	ACR-29		11:15	Soil	Glass Jar								X	X						1
30	ACR-30		11:08	Soil	Glass Jar								X	X						1
31	ACR-31		13:04	Soil	Glass Jar								X	X						1
32	ACR-32		13:01	Soil	Glass Jar								X	X						1
33	ACR-33		12:19	Soil	Glass Jar								X	X						1
34	ACR-34		12:28	Soil	Glass Jar								X	X						1
35	ACR-35		12:32	Soil	Glass Jar								X	X						1
36	ACR-36		12:37	Soil	Glass Jar								X	X						1
37	ACR-37		12:43	Soil	Glass Jar								X	X						1
38	ACR-38		12:50	Soil	Glass Jar								X	X						1
39	ACR-39		12:13	Soil	Glass Jar								X	X						1
40	ACR-40		13:08	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Durkee	Date/Time: 3-16-11	Received By (signature):	Date/Time:
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124

CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 3 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110306 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
41	ACR-41	3-15-11	13:11	Soil	Glass Jar								X	X						1
42	ACR-42		11:40	Soil	Glass Jar								X	X						1
43	ACR-43		11:43	Soil	Glass Jar								X	X						1
44	ACR-44		11:32	Soil	Glass Jar								X	X						1
45	ACR-45		11:26	Soil	Glass Jar								X	X						1
46	ACR-46		10:27	Soil	Glass Jar								X	X						1
47	ACR-47		10:29	Soil	Glass Jar								X	X						1
48	ACR-48		11:11	Soil	Glass Jar								X	X						1
49	ACR-49		11:07	Soil	Glass Jar								X	X						1
50	ACR-50		11:02	Soil	Glass Jar								X	X						1
51	ACR-51		10:57	Soil	Glass Jar								X	X						1
52	ACR-52		10:31	Soil	Glass Jar								X	X						1
53	ACR-53		10:40	Soil	Glass Jar								X	X						1
54	ACR-54		10:45	Soil	Glass Jar								X	X						1
55	ACR-55		10:39	Soil	Glass Jar								X	X						1
56	ACR-56		10:37	Soil	Glass Jar								X	X						1
57	ACR-57		10:19	Soil	Glass Jar								X	X						1
58	ACR-58		10:16	Soil	Glass Jar								X	X						1
59	ACR-59		10:09	Soil	Glass Jar								X	X						1
60	ACR-60		10:06	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Brennan	Date/Time: 3-16-11	Received By (signature):	Date/Time:
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc. PAGE: 6 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
	ACR-101	3-16-11	7:49	Soil	Glass Jar								X	X						1
	ACR-102	↓	7:50	Soil	Glass Jar								X	X						1
	ACR-103	↓	7:55	Soil	Glass Jar								X	X						1
61	Composite #1			Soil	Glass Jar										X					
62	Composite #2			Soil	Glass Jar										X					
63	Composite #3			Soil	Glass Jar										X					
64	Composite #4			Soil	Glass Jar										X					
65	Composite #5			Soil	Glass Jar										X					
66	Composite #6			Soil	Glass Jar										X					
67	Composite #7			Soil	Glass Jar										X					
68	Composite #8			Soil	Glass Jar										X					
69	Composite #9			Soil	Glass Jar										X					
70	Composite #10			Soil	Glass Jar										X					
71	Composite #11			Soil	Glass Jar										X					
72	Composite #12			Soil	Glass Jar										X					
73	Composite #13			Soil	Glass Jar										X					
74	Composite #14			Soil	Glass Jar										X					
75	Composite #15			Soil	Glass Jar										X					
	Composite #16			Soil	Glass Jar										X					
	Composite #17			Soil	Glass Jar										X					

Relinquished By (signature): B. Dunkel	Date/Time: 3-16-11	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T110306

EEI	ACR-70663
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3
ACR-10	
ACR-11	
ACR-12	
ACR-13	Composite #4
ACR-14	
ACR-15	
ACR-16	
ACR-17	Composite #5
ACR-18	
ACR-19	
ACR-20	
ACR-21	Composite #6
ACR-22	
ACR-23	
ACR-24	
ACR-25	Composite #7
ACR-26	
ACR-27	
ACR-28	
ACR-29	Composite #8
ACR-30	
ACR-31	
ACR-32	
ACR-33	Composite #9
ACR-34	
ACR-35	
ACR-36	
ACR-37	Composite #10
ACR-38	
ACR-39	
ACR-40	

ACR-41	Composite #11
ACR-42	
ACR-43	
ACR-44	
ACR-45	Composite #12
ACR-46	
ACR-47	
ACR-48	
ACR-49	Composite #13
ACR-50	
ACR-51	
ACR-52	
ACR-53	Composite #14
ACR-54	
ACR-55	
ACR-56	
ACR-57	Composite #15
ACR-58	
ACR-59	
ACR-60	
ACR-61	Composite #16
ACR-62	
ACR-63	
ACR-64	
ACR-65	Composite #17
ACR-66	
ACR-67	
ACR-68	
ACR-69	Composite #18
ACR-70	
ACR-71	
ACR-72	
ACR-73	Composite #19
ACR-74	
ACR-75	
ACR-76	
ACR-77	Composite #20
ACR-78	
ACR-79	
ACR-80	
ACR-81	Composite #21
ACR-82	
ACR-83	
ACR-84	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110306

Client Name: EEI Project: Sun Flower Fields Investors LP

Received by: DAN Date/Time Received: 3/16/11 1124

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 16.4 °C +/- the CF (- 0.2°C) = 16.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 3/16/11

Comments:

_____

_____

_____

_____

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

11 May 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 03/16/11 11:24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:09

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-95	T110307-35	Soil	03/16/11 08:07	03/16/11 11:24

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:09

ACR-95

T110307-35 (Soil)

SunStar Laboratories, Inc.

STLC Metals by 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	0.10	mg/l	1	1050910	05/09/11	05/11/11	STLC EPA 6010	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:09

STLC Metals by 6000/7000 Series Methods - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1050910 - STLC Leachate										
Blank (1050910-BLK1)				Prepared: 05/09/11 Analyzed: 05/11/11						
Lead	ND	0.10	mg/l							
LCS (1050910-BS1)				Prepared: 05/09/11 Analyzed: 05/11/11						
Lead	0.966	0.10	mg/l	1.00		96.6	75-125			
Matrix Spike (1050910-MS1)	**Source: T110306-07**			Prepared: 05/09/11 Analyzed: 05/11/11						
Lead	1.22	0.10	mg/l	1.00	0.238	98.2	75-125			
Matrix Spike Dup (1050910-MSD1)	**Source: T110306-07**			Prepared: 05/09/11 Analyzed: 05/11/11						
Lead	1.19	0.10	mg/l	1.00	0.238	95.2	75-125	2.43	30	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/11/11 16:09

Notes and Definitions

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

SunStar Laboratories, Inc.



Daniel Chavez, Project Manager

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

CHAIN OF CUSTODY

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

DATE: 3-15-11		LABORATORY:	SunStar Laboratories, Inc. PAGE: 4 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-61	3-15-11	10:00	Soil	Glass Jar								X	X						1
02	ACR-62		9:48	Soil	Glass Jar								X	X						1
03	ACR-63		9:45	Soil	Glass Jar								X	X						1
04	ACR-64		9:42	Soil	Glass Jar								X	X						1
05	ACR-65		9:36	Soil	Glass Jar								X	X						1
06	ACR-66		9:34	Soil	Glass Jar								X	X						1
07	ACR-67		9:32	Soil	Glass Jar								X	X						1
08	ACR-68		9:21	Soil	Glass Jar								X	X						1
09	ACR-69		9:16	Soil	Glass Jar								X	X						1
10	ACR-70		9:07	Soil	Glass Jar								X	X						1
11	ACR-71		9:00	Soil	Glass Jar								X	X						1
12	ACR-72		8:36	Soil	Glass Jar								X	X						1
13	ACR-73		8:32	Soil	Glass Jar								X	X						1
14	ACR-74		8:22	Soil	Glass Jar								X	X						1
15	ACR-75		8:12	Soil	Glass Jar								X	X						1
16	ACR-76		7:55	Soil	Glass Jar								X	X						1
17	ACR-77		8:03	Soil	Glass Jar								X	X						1
18	ACR-78		7:59	Soil	Glass Jar								X	X						1
19	ACR-79		7:52	Soil	Glass Jar								X	X						1
20	ACR-80		8:17	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Dunkel	Date/Time: 3-16-11	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

PAGE: 5 of 7

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
21	ACR-81	3-15-11	8:27	Soil	Glass Jar								X	X						1
22	ACR-82		8:42	Soil	Glass Jar								X	X						1
23	ACR-83		8:48	Soil	Glass Jar								X	X						1
24	ACR-84		8:53	Soil	Glass Jar								X	X						1
25	ACR-85	3-16-11	8:20	Soil	Glass Jar								X	X						1
26	ACR-86		8:23	Soil	Glass Jar								X	X						1
27	ACR-87		8:27	Soil	Glass Jar								X	X						1
28	ACR-88		8:29	Soil	Glass Jar								X	X						1
29	ACR-89		8:33	Soil	Glass Jar								X	X						1
30	ACR-90		8:40	Soil	Glass Jar								X	X						1
31	ACR-91		7:59	Soil	Glass Jar								X	X						1
32	ACR-92		8:01	Soil	Glass Jar								X	X						1
33	ACR-93		8:03	Soil	Glass Jar								X	X						1
34	ACR-94		8:05	Soil	Glass Jar								X	X						1
35	ACR-95		8:07	Soil	Glass Jar								X	X						1
36	ACR-96		8:10	Soil	Glass Jar								X	X						1
37	ACR-97		8:13	Soil	Glass Jar								X	X						1
38	ACR-98		7:40	Soil	Glass Jar								X	X						1
39	ACR-99		7:44	Soil	Glass Jar								X	X						1
40	ACR-100		7:47	Soil	Glass Jar								X	X						1

Relinquished By (signature): B. Durkee	Date/Time: 3-16-11	Received By (signature): [signature]	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.	PAGE:	6 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633		
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

T110307 16.2

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
41	ACR-101	3-16-11	7:49	Soil	Glass Jar								X	X						1
42	ACR-102	↓	7:50	Soil	Glass Jar								X	X						1
43	ACR-103	↓	7:55	Soil	Glass Jar								X	X						1
	Composite #1			Soil	Glass Jar										X					1
	Composite #2			Soil	Glass Jar										X					1
	Composite #3			Soil	Glass Jar										X					1
	Composite #4			Soil	Glass Jar										X					1
	Composite #5			Soil	Glass Jar										X					1
	Composite #6			Soil	Glass Jar										X					1
	Composite #7			Soil	Glass Jar										X					1
	Composite #8			Soil	Glass Jar										X					1
	Composite #9			Soil	Glass Jar										X					1
	Composite #10			Soil	Glass Jar										X					1
	Composite #11			Soil	Glass Jar										X					1
	Composite #12			Soil	Glass Jar										X					1
	Composite #13			Soil	Glass Jar										X					1
	Composite #14			Soil	Glass Jar										X					1
	Composite #15			Soil	Glass Jar										X					1
44	Composite #16			Soil	Glass Jar										X					1
45	Composite #17			Soil	Glass Jar										X					1

Relinquished By (signature): B. Dunlap Date/Time: 3-16-11

Received By (signature): Date/Time: 3/16/11 1124

Relinquished By (signature): Date/Time:

Received By (signature): Date/Time:

CHAIN OF CUSTODY

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

DATE:		LABORATORY:	SunStar Laboratories, Inc.	PAGE:	7 of 7
PROJECT NAME:	Sun Flower Fields Investors, LP	EEI PROJECT NUMBER:	ACR-70633		
PROJECT LOCATION:	Rodriguez Road, Escondido, CA	COLLECTOR:	BRB and BD		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #26) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

16.2 T110307

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
46	Composite #18			Soil	Glass Jar										X					
47	Composite #19			Soil	Glass Jar										X					
48	Composite #20			Soil	Glass Jar										X					
49	Composite #21			Soil	Glass Jar										X					
50	Composite #22			Soil	Glass Jar										X					
51	Composite #23			Soil	Glass Jar										X					
52	Composite #24			Soil	Glass Jar										X					
53	Composite #25			Soil	Glass Jar										X					
54	Composite #26			Soil	Glass Jar										X					

Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time: 3/16/11 1124
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

ACR-41	Composite #11
ACR-42	
ACR-43	
ACR-44	
ACR-45	Composite #12
ACR-46	
ACR-47	
ACR-48	
ACR-49	Composite #13
ACR-50	
ACR-51	
ACR-52	
ACR-53	Composite #14
ACR-54	
ACR-55	
ACR-56	
ACR-57	Composite #15
ACR-58	
ACR-59	
ACR-60	
ACR-61	Composite #16
ACR-62	
ACR-63	
ACR-64	
ACR-65	Composite #17
ACR-66	
ACR-67	
ACR-68	
ACR-69	Composite #18
ACR-70	
ACR-71	
ACR-72	
ACR-73	Composite #19
ACR-74	
ACR-75	
ACR-76	
ACR-77	Composite #20
ACR-78	
ACR-79	
ACR-80	
ACR-81	Composite #21
ACR-82	
ACR-83	
ACR-84	

T110307

ACR-85	Composite #22
ACR-86	
ACR-87	
ACR-88	
ACR-89	Composite #23
ACR-90	
ACR-91	
ACR-92	
ACR-93	Composite #24
ACR-94	
ACR-95	
ACR-96	
ACR-97	Composite #25
ACR-98	
ACR-99	
ACR-100	
ACR-101	Composite #26
ACR-102	
ACR-103	

T110307

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110307

Client Name: EEI Project: SUNFLOWER FIELDS INVESTOR LP

Received by: DAN Date/Time Received: 3/16/11 11:24

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 16.4 °C +/- the CF (- 0.2°C) = 16.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 3/16/11

Comments:

_____

_____

_____

_____

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

18 May 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 05/13/11 11:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-7-18"	T110621-01	Soil	05/12/11 09:38	05/13/11 11:32
ACR-7-N5-6"	T110621-02	Soil	05/12/11 09:57	05/13/11 11:32
ACR-7-S5-6"	T110621-04	Soil	05/12/11 09:54	05/13/11 11:32
ACR-7-E5-6"	T110621-06	Soil	05/12/11 10:00	05/13/11 11:32
ACR-7-W5-6"	T110621-08	Soil	05/12/11 10:03	05/13/11 11:32
ACR-95-18"	T110621-10	Soil	05/12/11 08:58	05/13/11 11:32
ACR-95-N5-6"	T110621-11	Soil	05/12/11 09:43	05/13/11 11:32
ACR-95-S5-6"	T110621-13	Soil	05/12/11 10:04	05/13/11 11:32
ACR-95-E5-6"	T110621-15	Soil	05/12/11 09:03	05/13/11 11:32
ACR-95-W5-6"	T110621-17	Soil	05/12/11 09:19	05/13/11 11:32

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-7-18''

T110621-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**18**	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-7-N5-6''

T110621-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-7-S5-6''

T110621-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**8.0**	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-7-E5-6''

T110621-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	**12**	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-7-W5-6''

T110621-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-95-18''

T110621-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-95-N5-6''

T110621-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-95-S5-6''

T110621-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-95-E5-6''

T110621-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

ACR-95-W5-6''

T110621-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Lead	ND	3.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051312 - EPA 3051										
Blank (1051312-BLK1)				Prepared: 05/13/11		Analyzed: 05/16/11				
Lead	ND	3.0	mg/kg							
LCS (1051312-BS1)				Prepared: 05/13/11		Analyzed: 05/16/11				
Lead	86.2	3.0	mg/kg	100		86.2	75-125			
Matrix Spike (1051312-MS1)	**Source: T110621-01**			Prepared: 05/13/11		Analyzed: 05/16/11				
Lead	112	3.0	mg/kg	100	18.3	93.2	75-125			
Matrix Spike Dup (1051312-MSD1)	**Source: T110621-01**			Prepared: 05/13/11		Analyzed: 05/16/11				
Lead	117	3.0	mg/kg	100	18.3	99.0	75-125	5.07	20	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:15

Notes and Definitions

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

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

DATE:	5-13-11	LABORATORY:	Sun Star	PAGE: 1-1
PROJECT NAME:	Sun Flower	EEI PROJECT NUMBER:	ACR-70663.2	
PROJECT LOCATION:	Valley Center, CA	COLLECTOR:	Brian R. Brennan	
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal	

Electronic Data Format (EDF): Yes____ No X

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

3.2 T110621

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g	Hold		NUMBER OF CONTAINERS
01	ACR-7-18"	5-12-11	938	Soil	Brass Jar									X					01	1
02	ACR-7-N5-6"		957											X					02	1
03	ACR-7-N5-18"		953															X	03	1
04	ACR-7-S5-6"		954											X					04	1
05	ACR-7-S5-18"		956															X	05	1
06	ACR-7-E5-6"		1000											X					06	1
07	ACR-7-E5-18"		1001															X	07	1
08	ACR-7-W5-6"		1003											X					08	1
09	ACR-7-W5-18"		1005															X	09	1
10	ACR-95-18"		858											X					10	1
11	ACR-95-N5-6"		943											X					11	1
12	ACR-95-N5-18"		948															X	12	1
13	ACR-95-S5-6"		1004											X					13	1
14	ACR-95-S5-18"		1011															X	14	1
15	ACR-95-E5-6"		903											X					15	1
16	ACR-95-E5-18"		906															X	16	1
17	ACR-95-W5-6"		919											X					17	1
18	ACR-95-W5-18"		922															X	18	1

Relinquished By (signature): Brian R. Brennan	Date/Time: 5-13-11	Received By (signature):	Date/Time: 5/13/11 1132
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110621

Client Name: EEI - CARLSBAD Project: SUN FLOWER

Received by: DAN Date/Time Received: _____

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 3.4 °C +/- the CF (- 0.2°C) = 3.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 5/13/11

Comments:

_____

_____

_____

_____

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

20 May 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 05/13/11 11:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-P-1-6"	T110623-01	Soil	05/12/11 08:39	05/13/11 11:32
B-P-1-18"	T110623-02	Soil	05/12/11 08:41	05/13/11 11:32
B-P-2-6"	T110623-03	Soil	05/12/11 10:24	05/13/11 11:32
B-P-2-18"	T110623-04	Soil	05/12/11 10:26	05/13/11 11:32

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

B-P-1-6''
T110623-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	05/16/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1051311	05/13/11	05/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**6.9**	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*59.4 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

B-P-1-18''

T110623-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	05/16/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1051311	05/13/11	05/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*97.0 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

B-P-2-6''

T110623-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	05/16/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1051311	05/13/11	05/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**71**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**11**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*71.1 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

B-P-2-18''

T110623-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1051312	05/13/11	05/16/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	05/16/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1051311	05/13/11	05/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**380**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	**36**	5.0	"	"	"	"	"	"	
4,4´-DDT	**88**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*98.4 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051312 - EPA 3051										
Blank (1051312-BLK1)				Prepared: 05/13/11 Analyzed: 05/16/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1051312-BS1)				Prepared: 05/13/11 Analyzed: 05/16/11						
Arsenic	86.7	5.0	mg/kg	100		86.7	75-125			
Lead	86.2	3.0	"	100		86.2	75-125			
Matrix Spike (1051312-MS1)	**Source: T110621-01**			Prepared: 05/13/11 Analyzed: 05/16/11						
Arsenic	87.5	5.0	mg/kg	100	ND	87.5	75-125			
Lead	112	3.0	"	100	18.3	93.2	75-125			
Matrix Spike Dup (1051312-MSD1)	**Source: T110621-01**			Prepared: 05/13/11 Analyzed: 05/16/11						
Arsenic	91.1	5.0	mg/kg	100	ND	91.1	75-125	4.03	20	
Lead	117	3.0	"	100	18.3	99.0	75-125	5.07	20	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051311 - EPA 3550 ECD/GCMS										
Blank (1051311-BLK1)				Prepared: 05/13/11 Analyzed: 05/16/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*89.6*		*"*	*100*		*89.6*	*35-140*			
LCS (1051311-BS1)				Prepared: 05/13/11 Analyzed: 05/16/11						
gamma-BHC (Lindane)	204	5.0	ug/kg	200		102	40-120			
Heptachlor	224	5.0	"	200		112	40-120			
Aldrin	215	5.0	"	200		108	40-120			
Dieldrin	206	5.0	"	200		103	40-120			
Endrin	206	5.0	"	200		103	40-120			
4,4´-DDT	157	5.0	"	200		78.6	33-147			
Surrogate: Tetrachloro-meta-xylene	*115*		*"*	*100*		*115*	*35-140*			

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051311 - EPA 3550 ECD/GCMS										
LCS Dup (1051311-BSD1)				Prepared: 05/13/11 Analyzed: 05/16/11						
gamma-BHC (Lindane)	162	5.0	ug/kg	200		80.9	40-120	22.9	30	
Heptachlor	183	5.0	"	200		91.4	40-120	20.2	30	
Aldrin	168	5.0	"	200		84.1	40-120	24.6	30	
Dieldrin	165	5.0	"	200		82.7	40-120	22.0	30	
Endrin	172	5.0	"	200		86.0	40-120	18.2	30	
4,4´-DDT	141	5.0	"	200		70.3	33-147	11.2	30	
Surrogate: Tetrachloro-meta-xylene	*88.1*		*"*	*100*		*88.1*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70633.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/20/11 14:57

Notes and Definitions

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

CHAIN OF CUSTODY

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

DATE:	5-13-11	LABORATORY:	Sun Star
PROJECT NAME:	Sun Flower	EEI PROJECT NUMBER:	ACR - 70663.2
PROJECT LOCATION:	Valley Center, CA	COLLECTOR:	Brian R. Brennan
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

PAGE: 1-1

Electronic Data Format (EDF): Yes____ No X

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

3.2

T110623

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	B-P-1-6"	5-12-11	839	Soil	Glass Jar								X	X	X					1
02	B-P-1-18"	↓	841	↓	↓								↓	↓	↓					1
03	B-P-2-6"		1024																	1
04	B-P-2-18"		1026																	1

Relinquished By (signature): Brian R. Brennan Date/Time: 5-13-11	Received By (signature): Date/Time: 5/13/11 1132
Relinquished By (signature): Date/Time:	Received By (signature): Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110623

Client Name: EEI - CARLSBAD Project: SUN FLOWER

Received by: DAN Date/Time Received: 5/13/11 1132

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other

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

Temperature: cooler #1 3.4 °C +/- the CF (- 0.2°C) = 3.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 5/13/11

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

18 May 2011

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

RE: Sun Flower Fields Investors,LP

Enclosed are the results of analyses for samples received by the laboratory on 05/13/11 11:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-PH-1-6"	T110622-01	Soil	05/12/11 10:27	05/13/11 11:32
B-PH-1-24"	T110622-02	Soil	05/12/11 10:39	05/13/11 11:32
B-PH-2-6"	T110622-03	Soil	05/12/11 09:16	05/13/11 11:32
B-PH-2-24"	T110622-04	Soil	05/12/11 09:20	05/13/11 11:32
B-PH-3-6"	T110622-05	Soil	05/12/11 10:56	05/13/11 11:32
B-PH-3-24"	T110622-06	Soil	05/12/11 11:00	05/13/11 11:32
B-PH-4-6"	T110622-07	Soil	05/12/11 11:14	05/13/11 11:32
B-PH-4-24"	T110622-08	Soil	05/12/11 11:17	05/13/11 11:32

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Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-1-6''
T110622-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*93.9 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**120**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**18**	2.0	"	"	"	"	"	"	
Cobalt	**14**	2.0	"	"	"	"	"	"	
Copper	**15**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**6.1**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**67**	5.0	"	"	"	"	"	"	
Zinc	**47**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-1-6''

T110622-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-1-6''

T110622-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*116 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*97.0 %*	*85-115*		"	"	"	"	

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Daniel J Chavez

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-1-24''

T110622-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*77.3 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	**3.0**	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**100**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**17**	2.0	"	"	"	"	"	"	
Cobalt	**13**	2.0	"	"	"	"	"	"	
Copper	**38**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**5.3**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**60**	5.0	"	"	"	"	"	"	
Zinc	**41**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-1-24''

T110622-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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B-PH-1-24''

T110622-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*105 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*117 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*99.8 %*	*85-115*		"	"	"	"	

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Daniel Chavez, Project Manager

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-6''

T110622-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	**23**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*74.4 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**80**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	05/17/11	"	
Cadmium	ND	2.0	"	"	"	"	05/17/11	"	
Chromium	**23**	2.0	"	"	"	"	"	"	
Cobalt	**10**	2.0	"	"	"	"	"	"	
Copper	**22**	1.0	"	"	"	"	"	"	
Lead	**8.2**	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**8.8**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**49**	5.0	"	"	"	"	"	"	
Zinc	**110**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-6''

T110622-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-6''

T110622-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*109 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*116 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*85-115*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-24''

T110622-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	**22**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*75.5 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**78**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	05/17/11	"	
Cadmium	ND	2.0	"	"	"	"	05/17/11	"	
Chromium	**12**	2.0	"	"	"	"	"	"	
Cobalt	**7.1**	2.0	"	"	"	"	"	"	
Copper	**13**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**5.4**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**30**	5.0	"	"	"	"	"	"	
Zinc	**42**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-24''

T110622-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-2-24''

T110622-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*109 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*116 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*98.2 %*	*85-115*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-6''

T110622-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*74.9 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**150**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	05/17/11	"	
Cadmium	ND	2.0	"	"	"	"	05/17/11	"	
Chromium	**14**	2.0	"	"	"	"	"	"	
Cobalt	**16**	2.0	"	"	"	"	"	"	
Copper	**13**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**4.9**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**86**	5.0	"	"	"	"	"	"	
Zinc	**39**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-6''

T110622-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-6''

T110622-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*121 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*85-115*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-24''

T110622-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*75.8 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	05/17/11	"	
Arsenic	ND	5.0	"	"	"	"	05/17/11	"	
Barium	**150**	1.0	"	"	"	"	05/17/11	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	05/17/11	"	
Chromium	**8.0**	2.0	"	"	"	"	"	"	
Cobalt	**17**	2.0	"	"	"	"	"	"	
Copper	**17**	1.0	"	"	"	"	05/17/11	"	
Lead	ND	3.0	"	"	"	"	05/17/11	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**3.3**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**76**	5.0	"	"	"	"	05/17/11	"	
Zinc	**41**	1.0	"	"	"	"	05/17/11	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

SunStar Laboratories, Inc.

Daniel J Chavez

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-24''

T110622-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-3-24''

T110622-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*111 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*114 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*99.2 %*	*85-115*		"	"	"	"	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-4-6''

T110622-07 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	**59**	10	"	"	"	"	"	"	
C29-C40 (MORO)	**270**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*74.9 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**95**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**14**	2.0	"	"	"	"	"	"	
Cobalt	**13**	2.0	"	"	"	"	"	"	
Copper	**17**	1.0	"	"	"	"	"	"	
Lead	**4.3**	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**5.1**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**79**	5.0	"	"	"	"	"	"	
Zinc	**37**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-4-6''

T110622-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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B-PH-4-6''

T110622-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*111 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*112 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*98.8 %*	*85-115*		"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-4-24''

T110622-08 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	1051604	05/16/11	05/17/11	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*77.0 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	1051314	05/13/11	05/17/11	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**88**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**12**	2.0	"	"	"	"	"	"	
Cobalt	**13**	2.0	"	"	"	"	"	"	
Copper	**18**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**4.2**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**69**	5.0	"	"	"	"	"	"	
Zinc	**30**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	1051313	05/13/11	05/16/11	EPA 7471A Soil	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-4-24''

T110622-08 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

B-PH-4-24''

T110622-08 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	1051315	05/13/11	05/16/11	EPA 8260B	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*75.1-121*		"	"	"	"	
Surrogate: Dibromofluoromethane		*120 %*	*90-135*		"	"	"	"	
Surrogate: Toluene-d8		*100 %*	*85-115*		"	"	"	"	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Extractable Petroleum Hydrocarbons by 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051604 - EPA 3550B GC										
Blank (1051604-BLK1)				Prepared: 05/16/11 Analyzed: 05/17/11						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*78.4*		*"*	*100*		*78.4*	*65-135*			
LCS (1051604-BS1)				Prepared: 05/16/11 Analyzed: 05/17/11						
C13-C28 (DRO)	380	10	mg/kg	500		75.7	75-125			
Surrogate: p-Terphenyl	*73.7*		*"*	*100*		*73.7*	*65-135*			
LCS Dup (1051604-BSD1)				Prepared: 05/16/11 Analyzed: 05/17/11						
C13-C28 (DRO)	390	10	mg/kg	500		77.3	75-125	2.06	20	
Surrogate: p-Terphenyl	*73.0*		*"*	*100*		*73.0*	*65-135*			

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949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051314 - EPA 3051										
Blank (1051314-BLK1)				Prepared: 05/13/11 Analyzed: 05/17/11						
Antimony	ND	3.0	mg/kg							
Silver	ND	2.0	"							
Arsenic	ND	5.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	1.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Thallium	ND	2.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
LCS (1051314-BS1)				Prepared: 05/13/11 Analyzed: 05/17/11						
Arsenic	92.8	5.0	mg/kg	100		92.8	75-125			
Barium	91.8	1.0	"	100		91.8	75-125			
Cadmium	96.2	2.0	"	100		96.2	75-125			
Chromium	91.7	2.0	"	100		91.7	75-125			
Lead	96.7	3.0	"	100		96.7	75-125			
Matrix Spike (1051314-MS1)	**Source: T110622-08**			Prepared: 05/13/11 Analyzed: 05/17/11						
Arsenic	96.3	5.0	mg/kg	100	ND	96.3	75-125			
Barium	192	1.0	"	100	87.9	104	75-125			
Cadmium	102	2.0	"	100	0.688	101	75-125			
Chromium	113	2.0	"	100	11.6	101	75-125			
Lead	99.3	3.0	"	100	ND	99.3	75-125			

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051314 - EPA 3051										
Matrix Spike Dup (1051314-MSD1)	**Source: T110622-08**			Prepared: 05/13/11	Analyzed: 05/17/11					
Arsenic	101	5.0	mg/kg	100	ND	101	75-125	5.03	20	
Barium	202	1.0	"	100	87.9	114	75-125	4.77	20	
Cadmium	108	2.0	"	100	0.688	107	75-125	5.76	20	
Chromium	119	2.0	"	100	11.6	107	75-125	4.89	20	
Lead	105	3.0	"	100	ND	105	75-125	5.64	20	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051313 - EPA 7471A Soil										
Blank (1051313-BLK1)				Prepared: 05/13/11		Analyzed: 05/16/11				
Mercury	ND	0.10	mg/kg							
LCS (1051313-BS1)				Prepared: 05/13/11		Analyzed: 05/16/11				
Mercury	0.383	0.10	mg/kg	0.417		91.9	80-120			
Matrix Spike (1051313-MS1)		**Source: T110622-01**		Prepared: 05/13/11		Analyzed: 05/16/11				
Mercury	0.348	0.10	mg/kg	0.417	ND	83.5	75-125			
Matrix Spike Dup (1051313-MSD1)		**Source: T110622-01**		Prepared: 05/13/11		Analyzed: 05/16/11				
Mercury	0.349	0.10	mg/kg	0.417	ND	83.7	75-125	0.286	20	

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051315 - EPA 5030 GCMS										
Blank (1051315-BLK1)				Prepared: 05/13/11 Analyzed: 05/16/11						
Bromobenzene	ND	5.0	ug/kg							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							
Bromoform	ND	5.0	"							
Bromomethane	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
tert-Butylbenzene	ND	5.0	"							
Carbon tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
2-Chlorotoluene	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane (EDB)	ND	5.0	"							
Dibromomethane	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3-Dichloropropane	ND	5.0	"							
2,2-Dichloropropane	ND	5.0	"							
1,1-Dichloropropene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
Isopropylbenzene	ND	5.0	"							

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051315 - EPA 5030 GCMS										
Blank (1051315-BLK1)				Prepared: 05/13/11 Analyzed: 05/16/11						
p-Isopropyltoluene	ND	5.0	ug/kg							
Methylene chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,1,2-Tetrachloroethane	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
1,2,3-Trichlorobenzene	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
Vinyl chloride	ND	5.0	"							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	5.0	"							
o-Xylene	ND	5.0	"							
Surrogate: 4-Bromofluorobenzene	*45.0*		"	*40.0*		*112*	*75.1-121*			
Surrogate: Dibromofluoromethane	*45.2*		"	*40.0*		*113*	*90-135*			
Surrogate: Toluene-d8	*40.3*		"	*40.0*		*101*	*85-115*			
LCS (1051315-BS1)				Prepared: 05/13/11 Analyzed: 05/16/11						
Chlorobenzene	81.2	5.0	ug/kg	100		81.2	75-125			
1,1-Dichloroethene	97.5	5.0	"	100		97.5	75-125			
Trichloroethene	88.3	5.0	"	100		88.3	75-125			
Benzene	91.4	5.0	"	100		91.4	75-125			
Toluene	81.2	5.0	"	100		81.2	75-125			
Surrogate: 4-Bromofluorobenzene	*41.5*		"	*40.0*		*104*	*75.1-121*			
Surrogate: Dibromofluoromethane	*44.3*		"	*40.0*		*111*	*90-135*			
Surrogate: Toluene-d8	*39.5*		"	*40.0*		*98.8*	*85-115*			

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Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1051315 - EPA 5030 GCMS										
LCS Dup (1051315-BSD1)				Prepared: 05/13/11 Analyzed: 05/16/11						
Chlorobenzene	92.4	5.0	ug/kg	100		92.4	75-125	13.0	20	
1,1-Dichloroethene	95.2	5.0	"	100		95.2	75-125	2.44	20	
Trichloroethene	98.8	5.0	"	100		98.8	75-125	11.2	20	
Benzene	96.0	5.0	"	100		96.0	75-125	4.91	20	
Toluene	89.4	5.0	"	100		89.4	75-125	9.73	20	
Surrogate: 4-Bromofluorobenzene	*42.7*		"	*40.0*		*107*	*75.1-121*			
Surrogate: Dibromofluoromethane	*42.8*		"	*40.0*		*107*	*90-135*			
Surrogate: Toluene-d8	*40.2*		"	*40.0*		*100*	*85-115*			

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EEI - Carlsbad	Project: Sun Flower Fields Investors,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-70663.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	05/18/11 16:21

Notes and Definitions

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

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

DATE:	5-13-11	LABORATORY:	Sun Star	PAGE:	1-1
PROJECT NAME:	Sun Flower	EEI PROJECT NUMBER:	AGR-70663.2		
PROJECT LOCATION:	Valley Center, CA	COLLECTOR:	Brian R. Brennan		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes____ No X

Global ID:

EMAIL RESULTS TO: bbrennan@ceitiger.com

SPECIAL INSTRUCTIONS/NOTES:

3.2° T110622

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	B-PH-1-6"	5-12-11	1027	Soil	Glass Jar	X					X	X								1
02	B-PH-1-24"		1039																	1
03	B-PH-2-6"		916																	1
04	B-PH-2-24"		920																	1
05	B-PH-3-6"		1056																	1
06	B-PH-3-24"		1100																	1
07	B-PH-4-6"		1114																	1
08	B-PH-4-24"		1117																	1

Relinquished By (signature): Brian R. Brennan	Date/Time: 5-13-11	Received By (signature):	Date/Time: 5/13/11 1132
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110622

Client Name: EEI-Carlsbad Project: Sun Flower

Received by: Dan Date/Time Received: 5/13/11 1132

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other

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

Temperature: cooler #1 3.4 °C +/- the CF (- 0.2°C) = 3.2 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 5/13/11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
"Akita Nursery" (Kawamura) Property
12.22-Acre Agricultural Property
APN 127-072-47 and 128-440-01
32250 Shirey Road
Escondido, California 92026

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

April 14, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71269.1

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Site location:

"Akita Nursery" (Kawamura) Property
12.22-Acre Agricultural Property
APN 127-072-47 and 128-440-01
32250 Shirey Road
Escondido, California 92026

Prepared and Edited by:



Brian R. Brennan, REA-II
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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

EEI Project No. ACR-71269.1

TABLE OF CONTENTS

GENERAL SITE INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
- **1.1** Purpose 1
- **1.2** Scope of Services 1
- **1.3** Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
- **2.1** Site Description 2
- **2.2** Topography 2
- **2.3** Regional and Local Geology 3
- **2.4** Regional and Local Hydrogeology 3
- **2.5** Hydrologic Flood Plain Information 4

3.0 SITE BACKGROUND **4**
- **3.1** Site Ownership 4
- **3.2** Site History 4
  - **3.2.1** Aerial Photograph and Historical Map Review 4
  - TABLE 1 - Summary of Historical Use Review 4
  - **3.2.2** City/County Directories 6
  - TABLE 2 Summary of City Directory Search 6
  - **3.2.3** Sanborn Fire Insurance Maps 6
  - **3.2.4** County of San Diego Land Use Environmental Group 7
- **3.3** Regulatory Database Search 7
  - **3.3.1** Federal Databases 7
  - **3.3.2** State and Regional Sources 8
- **3.4** Regulatory Agency Review 8
  - **3.4.1** Deer Springs Fire Protection District 8
  - **3.4.2** County of San Diego Department of Environmental Health 8
  - **3.4.3** State Water Resources Control Board 9
  - **3.4.4** Department of Toxic Substances Control 9
  - **3.4.5** Review of Division of Oil, Gas, and Geothermal Resources Files 9
- **3.5** Interview with Current Property Owner 9
  - **3.5.1** Past or Present Uses Indicating Environmental Concern 9
  - **3.5.2** Environmental Liens or Governmental Notification 9
  - **3.5.3** Presence of Hazardous Substances or Environmental Violations 9
  - **3.5.4** Previous Assessments 9
  - **3.5.5** Legal Proceedings 10
- **3.6** User Provided Information 10
  - **3.6.1** Environmental Liens or Activity and Use Limitations 10
  - **3.6.2** Specialized Knowledge 10
  - **3.6.3** Valuation Reduction for Environmental Issues 10
  - **3.6.4** Presence or Likely Presence of Contamination 10
  - **3.6.5** Other 10
- **3.7** Previous Assessments 10

TABLE OF CONTENTS (Continued)

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

4.0 SITE RECONNAISSANCE **12**
4.1 Purpose 12
4.2 Subject Site 13
TABLE 3 – Summary of Site Reconnaissance 14
4.3 Adjacent Properties 14

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **15**
5.1 Purpose and Objective 15
5.2 Field Investigation 15
5.3 Laboratory Analytical Program 16
TABLE 4 - Soil Sample Results 16
5.4 Discussion of Testing Results 17

6.0 FINDINGS AND OPINIONS **18**

7.0 DATA GAPS and DEVIATIONS FROM ASTM PRACTICES **18**
7.1 Historical Data Gaps 18
7.2 Regulatory Data Gaps 19
7.3 Onsite Data Gaps 19
7.4 Deviations from ASTM Practices 19

8.0 CONCLUSIONS 19

9.0 REFERENCES **21**

FIGURES:

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

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps
Appendix D – County of San Diego Records Historical
Appendix E – Environmental Records Search
Appendix F – User Provided Information
Appendix G – Photographic Log
Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SITE INFORMATION

Project Information: 12.22-Acre Agricultural Property

EEI Project Number: ACR-71269.1

Site Information:
"Akita Nursery" (Kawamura) Property
12.22-Acre Agricultural Property
APN 127-072-47 and 128-440-01
32250 Shirey Road
Escondido, California 92026

Site Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and
Mr. Jerry Arceo, Property Owner Representative

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

Inspection Date: March 31, 2011 / **Report Date:** April 14, 2011 (March 26, 2012 revisions)

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

Site Assessor:
Brian R. Brennan, REA-II – Senior Project Manager

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



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

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



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

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 32250 Shirey Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The irregular-shaped subject property consists of privately owned land located northwest of the intersection of Shirey Road and Rocking Horse Road, Escondido, California. The subject property encompasses a total of 12.22-acres on two (2) parcels identified as Assessor's Parcel Number (APN) 127-072-47 and 128-440-01.

Access to the subject property is obtained from the southern end of the site, via Shirey Road. The subject property is bound by a single-residential development to the north and agricultural land beyond; Shirey Road to the south and agricultural land beyond; agricultural land to the east; and Shirey Road to the west and agricultural land beyond. The subject property is currently occupied by Akita Bonzai Nursery. A variety of potted plants and greenhouses are located throughout the site. An unnamed creek bisects the eastern and south-central portion of the site, which eventually exits the subject property along the southeast corner. A pond, controlled by a concrete dam is located along the south-central portion of the site. Water from the pond is used for nursery irrigation, which is transferred throughout the site via above and below ground piping, and pumps. A single-family residence, comprised of a mobile home and car port are located on the southeast corner of the site. A maintenance shed, plant staging area, mobile home, and various storage sheds are located along the central and north-central portion of the site.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared to be utilized for agricultural purposes; two (2) structures were noted along the southeast portion of the site. Since 1974 the subject property has continued to be used for agricultural purposes.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), San Diego Regional Water Quality Control Board (SDRWQCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On March 31, 2011, EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Small quantities of hydraulic oil and motor oil (new and used), fuel containers, batteries, and pesticides were observed within the maintenance shed along the central portion of the site. Minor surface/soil staining was observed beneath and in the vicinity of a used-oil container located in the maintenance shed in the central portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate site soils. Sampling activities were conducted on March 31, 2011. A total of 12 discrete soil samples (ACR-1 through ACR-12), collected at 6-inches below ground surface and six (6) composite samples (Composite #1 through Composite #6) (prepared by a California-State certified laboratory) were analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic or organochlorine pesticides, except for chlordane were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected at 8.6 mg/kg in sample ACR-8. No other samples reported lead above the laboratory reporting limit (i.e., "non-detect"). Chlordane was detected at 21.3 µg/kg in sample Composite #5. No other composite samples detected chlordane above the laboratory reporting limit (i.e., "non-detect"). All detectable concentrations of lead and chlordane were less than the CHHSL residential screening level of 150 mg/kg and 430 µg/kg, respectively. Therefore, further investigation does not appear to be warranted at this time.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 32250 Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical survey activities, low levels of lead and chlordane were detected in site soils. All detectable concentrations of lead and chlordane were less than the CHHSL residential screening level of 150 mg/kg and 430 µg/kg, respectively. Therefore, no further investigation appears to be warranted at this time.

- Small quantities of hydraulic oil and motor oil (new and used), fuel containers, batteries, and pesticides were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface/soil staining was observed beneath and in the vicinity of a used-oil container located in the maintenance shed in the central portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

In addition to the above statement, EEI has the following comments:

- According to the United States Fish and Wildlife, National Wetland Inventory website, the fresh water pond located along the southern portion of the subject property is designated as a wetland. Prior to future site improvements, consultation with appropriate County, State, and Federal agencies regarding the use and/or any modification to the pond should be considered.

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

- Non-operational and/or abandoned vehicles and farming equipment were observed on the subject property. The vehicles/equipment should be removed from the subject property prior to any future site improvements.

- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located 32250 Shirey Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic site conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The irregular-shaped subject property consists of privately owned land located northwest of the intersection of Shirey Road and Rocking Horse Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 12.22.6-acres on two (2) parcels identified as Assessor's Parcel Number (APN) 127-072-47 and 128-440-01 (**Appendix B**), and the address of 32250 Shirey Road, Escondido, California.

Access to the subject property is obtained from the southern end of the site, via Shirey Road. The subject property is bound by a single-residential development to the north and agricultural land beyond; Shirey Road to the south and agricultural land beyond; agricultural land to the east; and Shirey Road to the west and agricultural land beyond. The subject property is currently occupied by Akita Bonzai Nursery. A variety of potted plants and greenhouses are located throughout the site. An unnamed creek bisects the eastern and south-central portion of the site, which eventually exits the subject property along the southeast corner. A pond, controlled by a concrete dam is located along the south-central portion of the site. Water from the pond is used for nursery irrigation, which is transferred throughout the site via above and below ground piping, and pumps. A single-family residence, comprised of a mobile home and car port are located on the southeast corner of the site. A maintenance shed, plant staging area, mobile home, and various storage sheds are located along the central and north-central portion of the site.

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

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared to be utilized for agricultural purposes; two (2) structures were noted along the southeast portion of the site. Since 1974 the subject property has continued to be used for agricultural purposes.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 735 feet above mean sea level (amsl) (southwestern portion) to approximately 765 feet amsl (northeast portion).

2.3 Regional and Local Geology

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

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

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

Soils beneath the site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Fallbrook sandy loam series (FaE2), Cieneba coarse sandy loam series (CIG2), and the Steep Gullied Land series (StG) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 65 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information. According to the website, no water wells exist on the subject property. However, there are three (3) water supply wells located within the immediate vicinity of the subject property (Township 10S, Range 2 West, Section 19; and Township 10S, Range 3 West, Section 24). According to the website, the wells were last measured in 1967, and indicated that the depth-to-groundwater in the wells ranged from 3.0 feet to 11 feet below ground surface.

A fresh water pond is located on the southern portion of the subject property. EEI reviewed the United States Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI, 2011) website for information associated with the pond. According to the website, the pond status is identified as "Fresh Water Emergent" and consists of 0.22-acres of wetlands.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of the subject property is identified as Shigemasa Kawamura, 5952 East Appian Way, Long Beach, California 90803.

3.2 Site History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1947, 1948, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990-91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. Based on the data reviewed, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared to be utilized for agricultural purposes; two (2) structures were noted along the southeast portion of the site. Since 1974 the subject property has continued to be used for agricultural purposes.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property appeared to be undeveloped and covered with native vegetation. A drainage bisected the site from the northwest corner to the southeast corner of the property. The surrounding area appeared to be undeveloped and covered with native vegetation.
1942	Topographic Map 1:62,500	Subject property appeared to be undeveloped. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1947	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph.
1948	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1942 topographic map.
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1948 topographic map.
1953	Aerial Photograph 1:750	Subject property appeared to be undeveloped. An unimproved road, presumably Shirey Road, was present along the eastern property boundary. Numerous unimproved roads were visible in the surrounding area.
1963	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1953 aerial photograph, except for increased agricultural development in the surrounding area.
1968	Topographic Map 1: 24,000	No apparent changes were noted to the subject property since the 1950 topographic map, except for the site and surrounding area was shaded green, which signified agricultural-related land use. Additionally, an unimproved road was visible along the eastern property boundary.
1974	Aerial Photograph 1:375	The majority of the subject property appeared to be cleared and utilized for agricultural purposes. Two structures were noted along the southern portion of the site. Unimproved roads bisected the property. Shirey Road was present to the east of the property. Increased agricultural use was observed in the surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph.
1990-1991	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for what appeared to be a pond was visible along the southern portion of the site. Increased agricultural land use was noted in the surrounding area.
2002	Aerial Photograph 1:375	Increased agricultural use was observed on the subject property. What appeared to be greenhouses were noted along the east-central and central portions of the site. Additional structures appeared to be located within the central portion of the site.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of agricultural land use. Six (6) structures were noted along the central and southern portions of the site. Numerous greenhouses were noted throughout the site. A drainage bisected the site from the northwest corner to the southeast corner of the property. Shirey Road was present along the eastern property boundary. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (32250 Shirey Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed in 1990 and 2000. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of County Directory Search
32250 Shirey Road, Escondido, California 92026

North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2010		
32236 Shirey Road Joo Haehong	**32250 Shirey Road** **No Response**	32252 Shirey Road No Response
2005		
32236 Shirey Road Joo Haehong	**32250 Shirey Road** **Address not listed**	32252 Shirey Road Michil Israel
2000		
32236 Shirey Road No Response	**32250 Shirey Road** **Kawamura Shigemasa**	32252 Shirey Road Michel Serafin
1995		
32236 Shirey Road Horstman Jerry; Horstman Sandy	**32250 Shirey Road** **No Response**	32252 Shirey Road Smith Elmer C
1990		
32236 Shirey Road Horstman Jerry; Horstman Sandy	**32250 Shirey Road** **Dawson Kenneth**	32252 Shirey Road Smith Elmer C
End of search due to A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), one record for a permit for "Boundary Adjustment" was on file for the subject property (32250 Shirey Road / APN 127-072-47 and 128-440-01). The permit was issued on October 20, 1998 with a status of "Done". No additional permit information was provided. **Appendix D** contains a copy of the permit.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix E,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: 32250 Shirey Road / APN 127-072-47 and 128-440-01. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within T10S, R2W Section 19).

3.5 Interview with Current Property Owner

EEI interviewed the property owner, Mr. Shigemasa Kawamura and owner representative Mr. Jerry Arceo. Information provided by Mr. Kawamura and Mr. Arceo is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Kawamura and Mr. Arceo stated that the property has been utilized as a nursery.

3.5.2 Environmental Liens or Governmental Notification

Mr. Kawamura and Mr. Arceo were not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Kawamura and Mr. Arceo were not aware of any past or present environmental violations with respect to the property or any facility located on the property. Mr. Kawamura noted that small quantities of fuel and oil are stored onsite for nursery-related equipment.

3.5.4 Previous Assessments

Mr. Kawamura and Mr. Arceo were not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mr. Kawamura and Mr. Arceo were not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner and representative, Mr. Kawamura and Mr. Arceo, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located along the southern portion of the site appeared to have been constructed circa-1975. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age (circa-1975) of the structures located along the southern portion of the site, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent site reconnaissance. If site improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999). Overhead power lines were observed along the southern portion of the site. However, due to dense vegetation surrounding the site, EEI was unable to verify if pole-mounted transformers were present. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Site

On March 31, 2011, EEI personnel mobilized to the subject property and conducted a walking inspection around the perimeter of the subject property, and then traversed the subject property from east to west and north to south. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix G**), and summarized in **Table 3**.

The irregular-shaped subject property consists of privately owned land located northwest of the intersection of Shirey Road and Rocking Horse Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 12.22-acres on two (2) parcels identified as Assessor's Parcel Number (APN) 127-072-47 and 128-440-01. The subject property is identified by the address 32250 Shirey Road.

Access to the subject property is obtained from the southern end of the property, via Shirey Road. The subject property is delineated by a chain-link fence on the north, south and east boundaries and is comprised of dense vegetation and a nursery. The west boundary is delineated by a combination of chain-link and barbed-wire fencing. The subject property is bound by a single residential development to the north and agricultural land beyond; Shirey Road to the south and agricultural land beyond; agricultural land to the east; and Shirey Road and west and agricultural land beyond.

The subject property is currently occupied by Akita Bonzai Nursery, which utilizes the site to grow a variety of potted plants. Five (5) covered greenhouses were observed throughout the site, which are used for nursery operations. An unnamed creek bisects the property from the northwest to the southeast. A pond, controlled by a concrete dam is located along the south-central portion of the site. Irrigation piping, pump equipment, and storage containers (plastic and presumably for irrigation water) were observed on the northeast portion of the pond. Water from the pond appeared to be utilized for nursery irrigation, which is transferred throughout the site via a series of above and below ground piping, and pumps.

A single-family residence, comprised of a mobile home and car port are located on the southeast corner of the site. Various quantities of plastic and metal irrigation piping and fittings; discarded pots (plastic and ceramic); plastic sheeting; rock and gravel; and household items were observed around the mobile home residence and the central portion of the site.

A wood-framed maintenance shed with corrugated metal siding and roofing was observed along the central portion of the site. Small quantities of hydraulic oil and motor oil; batteries; paints; and a 5-gallon container of what appeared to be used motor oil were observed within the maintenance shed along the central portion of the site. Minor staining was observed beneath and in the vicinity of the containers; however, appeared to be *de minimis* in nature. Two (2) abandoned vehicles were located in the area of the maintenance shed. Other smaller storage sheds (comprised of wood and metal construction), plant staging areas, a travel trailer, two (2) tractors; and various nursery equipment were observed along the central and north-central portion of the site. Two (2) 5-gallon and one (1) 2.5-gallon fuel containers were noted in one of the staging areas along the north-central portion of the site. Staining and/or spillage were not observed beneath the containers.

Overhead power lines were observed along the southeast portion of the site, which appeared to service the mobile home located on the property. Due to the vegetation and overgrowth throughout the site, EEI was unable to determine if pole-mounted transformers were present. The power lines did not appear to continue through the property.

EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Fair. Various debris, associated with nursery operations; discarded household items; vehicles; and building materials were observed.
Surface Spills	No	Minor staining was observed in the maintenance shed located along the central portion of the site; however, appeared to represent *de minimis* conditions.
Stained Surfaces	No	Minor staining was observed in the maintenance shed located along the central portion of the site; however, appeared to represent *de minimis* conditions.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	A large pond, used for nursery irrigation, was observed along the southern portion of the site. Standing water was observed on the north end of the greenhouse located on the eastern property boundary.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed. Two (2) approximately 100-gallon propane tanks were observed adjacent to the mobile home located on the southeast portion of the site.
Distressed Vegetation	No	None observed.
Wetlands	No	A creek, with flowing water, was observed along the east and central portions of the site.
Electrical Substations	No	None observed.
Areas of Dumping	No	Various debris, associated with nursery operations; discarded household items; vehicles; and building materials were observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	Various quantities of waste/scrap storage associated with farming activities were observed.
Chemical Use/Storage	No	Small quantities of hydraulic fluid and lubricating oil were observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by vacant/undeveloped land or agricultural properties (orchards or additional fruit and vegetable farms). Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

5.1 Purpose and Objective

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

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties. The DTSC document does not specifically address disturbed (i.e., graded) residential sites. Therefore, EEI has modified the application of the document to the specific site, while maintaining the general conformance with the document's suggested sampling frequencies, methodology, and analytical parameters.

Based on the size of the property, and EEI's experience at similar sites, a total of 12 discrete soil samples, or approximately one per acre, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities. It should be noted that the western one-third of the subject property is comprised of open space and based on historical records (i.e., aerial photographs) was not utilized for agricultural purposes. Therefore, soil samples were not collected from this area of the subject property.

5.2 Field Investigation

On March 31, 2011, EEI personnel mobilized to the project site to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of 12 discrete locations (identified as ACR-1 through ACR-12, **Figure 3**) were chosen to provide representative coverage.

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

5.3 Laboratory Analytical Testing

All 12 discrete soil samples (ACR-1 through ACR-12) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of six (6) composite samples (identified as Composite #1 through Composite #6) from the discrete samples at a ratio of 2:1. All six (6) composite samples (Composite #1 through Composite #6) were analyzed for Organochlorine Pesticides by USEPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect).
- Lead was reported at 8.6 milligrams per kilogram (mg/kg) in sample ACR-8. No other samples detected lead above the laboratory reporting limit (i.e., "non-detect").
- No concentrations of organochlorine pesticides, other than chlordane were detected above the laboratory reporting limit (i.e., non-detect). Chlordane was detected in sample Composite #5 at 21.3 micrograms per kilogram (µg/kg). No other composite samples detected chlordane above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	3/30/2011	<5	**8.6**	NA	NA	NA	NA	NA
ACR-9	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-12	6	3/30/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/30/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #2	6	3/30/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #3	6	3/30/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #4	6	3/30/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #5	6	3/30/2011	NA	NA	<5	<5	<5	<5	**Chlordane - 21.3**; all other constituents <5 - 200
Composite #6	6	3/30/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**Chlordane - 430**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Testing Results

No concentrations of arsenic or organochlorine pesticides, except for chlordane were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected at 8.6 mg/kg in sample ACR-8. No other samples reported lead above the laboratory reporting limit (i.e., "non-detect"). Chlordane was detected at 21.3 µg/kg in sample Composite #5. No other composite samples detected chlordane above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead and chlordane values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. Based on DTSC guidelines (2008), the concentration of chemicals of concern detected in a composite sample can be used directly in the risk assessment without adjusting the toxicity screening numbers, such as the CHHSLs. The following bulleted items summarize the reported values:

- The detected chlordane concentration of 21.3 µg/kg is less than the CHHSL residential screening level of 430 µg/kg, respectively.

- The detected lead concentration of 8.6 mg/kg is less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentration appears to represent background levels inherent to site soils (Kearney Foundation Special Report, 1996).

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 PHASE I FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

  The subject property has been and continues to be utilized for agricultural purposes. It is likely that restricted agricultural chemicals were applied to site soils, which is a potential REC. Based on the future planned site use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate site soils for agricultural chemicals. Note: our sampling was focused on the plant staging areas/cleared areas, where it is assumed that agricultural chemicals were uniformly applied.

  Based on the results of our agricultural chemical survey (see Section 8.0 – Results of Limited Agricultural Survey), no concentrations of arsenic or organochlorine pesticides (except for chlordane) was detected above the laboratory reporting limit (i.e., non-detect). Low levels of lead and chlordane were detected in site soils. The concentrations were less than applicable residential screening levels; therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – The following *de minimis* conditions have been identified during the preparation of this ESA:

  - Small quantities of hydraulic oil and motor oil (new and used), fuel containers, batteries, and pesticides were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface/soil staining was observed beneath and in the vicinity of a used-oil container located in the maintenance shed in the central portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 32250 Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical survey activities, low levels of lead and chlordane were detected in site soils. All detectable concentrations of lead and chlordane were less than the CHHSL residential screening level of 150 mg/kg and 430 µg/kg, respectively. Therefore, no further investigation appears to be warranted at this time.

- Small quantities of hydraulic oil and motor oil (new and used), fuel containers, batteries, and pesticides were observed on the subject property. These materials should be properly disposed of prior to any future site improvements. Minor surface/soil staining was observed beneath and in the vicinity of a used-oil container located in the maintenance shed in the central portion of the site. The staining appeared to be limited to a small area and surficial; therefore, is considered to be *de minimis* in nature and does not require further investigation at this time.

In addition to the above statement, EEI has the following comments:

- According to the United States Fish and Wildlife, National Wetland Inventory website, the fresh water pond located along the southern portion of the subject property is designated as a wetland. Prior to future site improvements, consultation with appropriate County, State, and Federal agencies regarding the use and/or any modification to the pond should be considered.

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

- Non-operational and/or abandoned vehicles and farming equipment were observed on the subject property. The vehicles/equipment should be removed from the subject property prior to any future site improvements.

- Based on the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed March 2011.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (http://maps.conservation.ca.gov/doms/index.html), accessed March 2011.

California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

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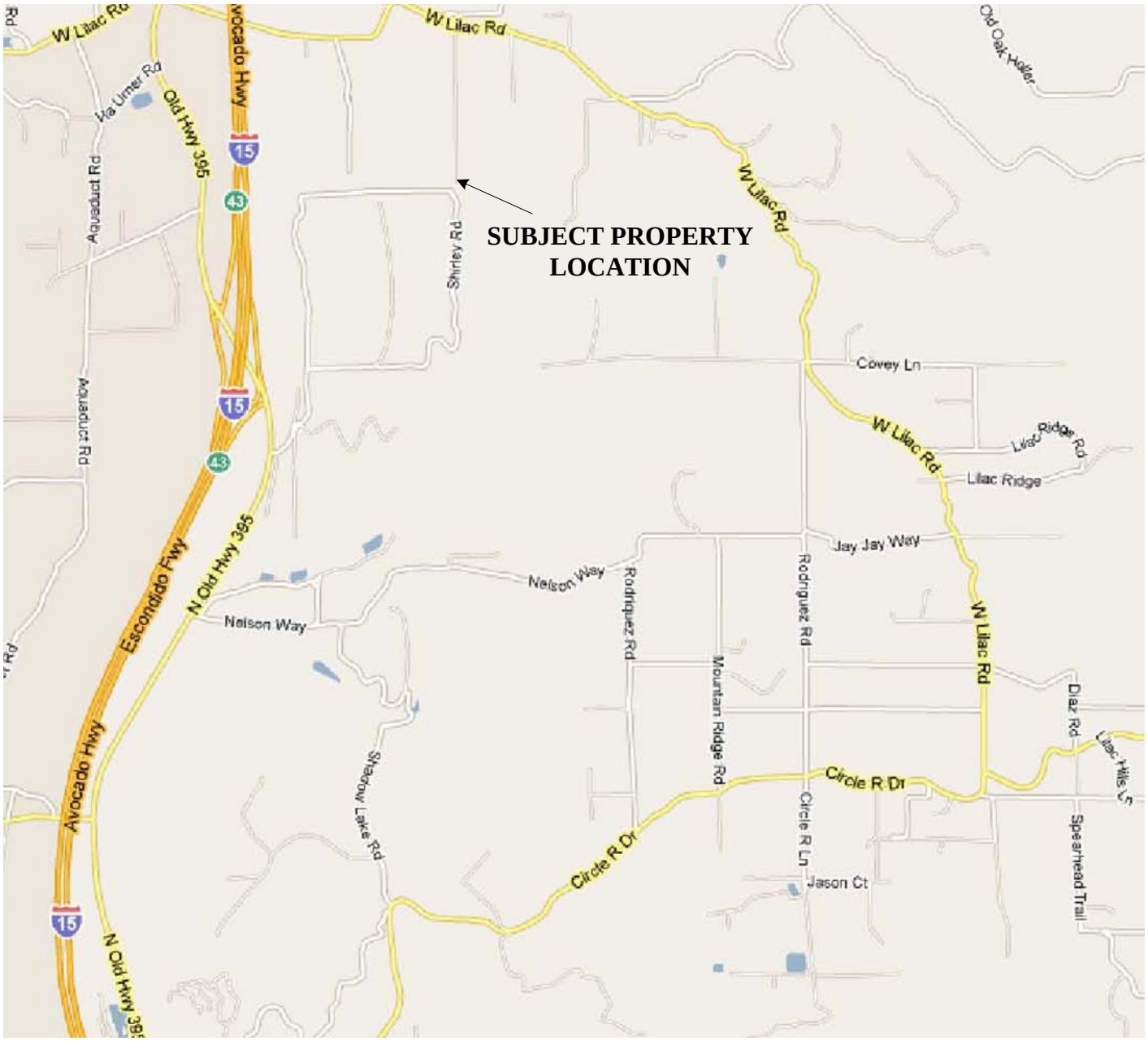
FIGURES



Map Source: Google Maps®, Accessed, March 2011

LEGEND

N

Scale: 1" = 2,500'

0 1,470 FT 2,500 FT 5,000 FT

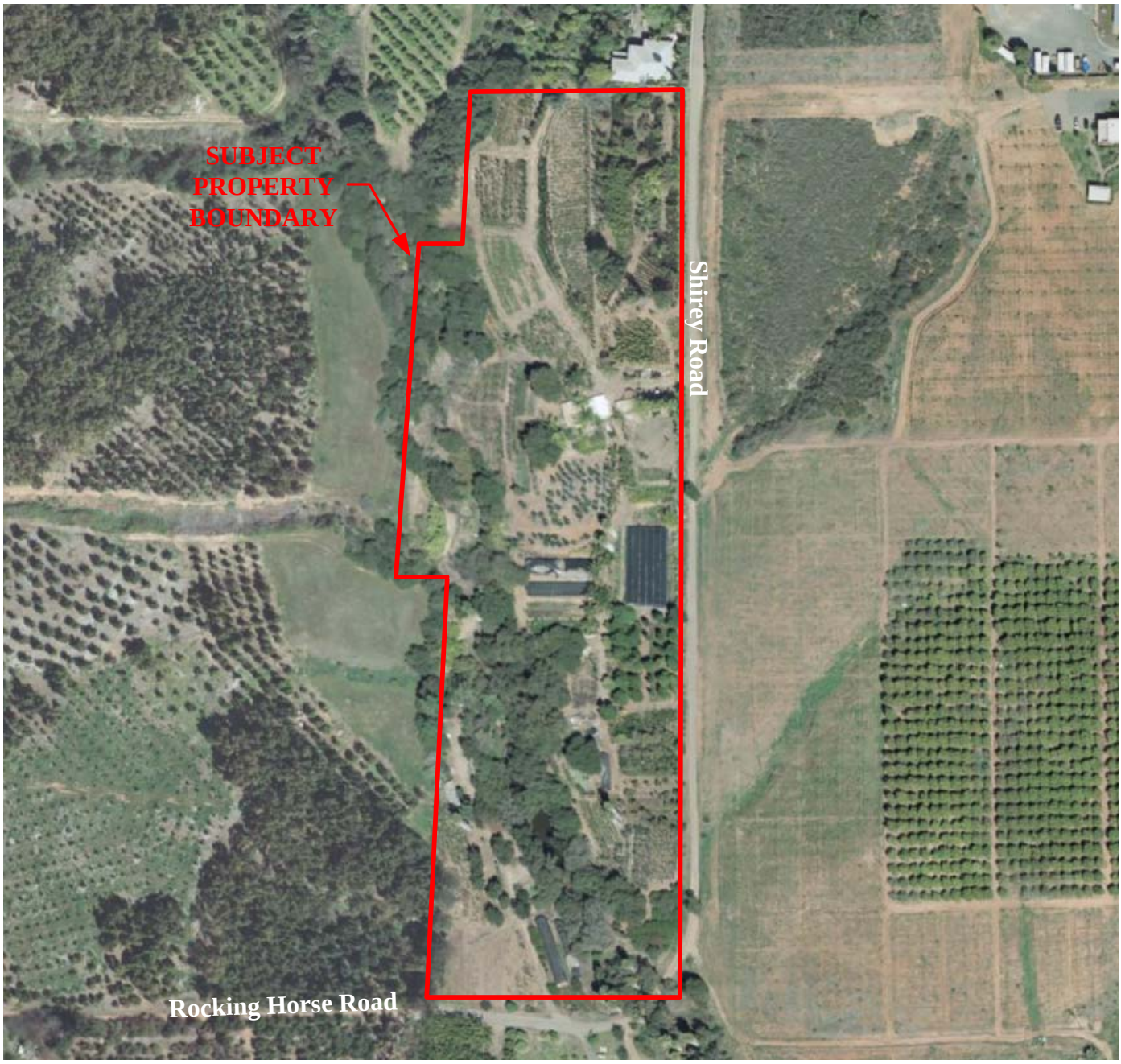
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Akita Nursery" (Kawamura) Property (12.22-acres)
APN 127-072-47 and 128-440-01
32250 Shirey Road, Escondido, California 92026
EEI Project No. ACR-71269
Created March 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 200'

0 120FT 200FT 400FT

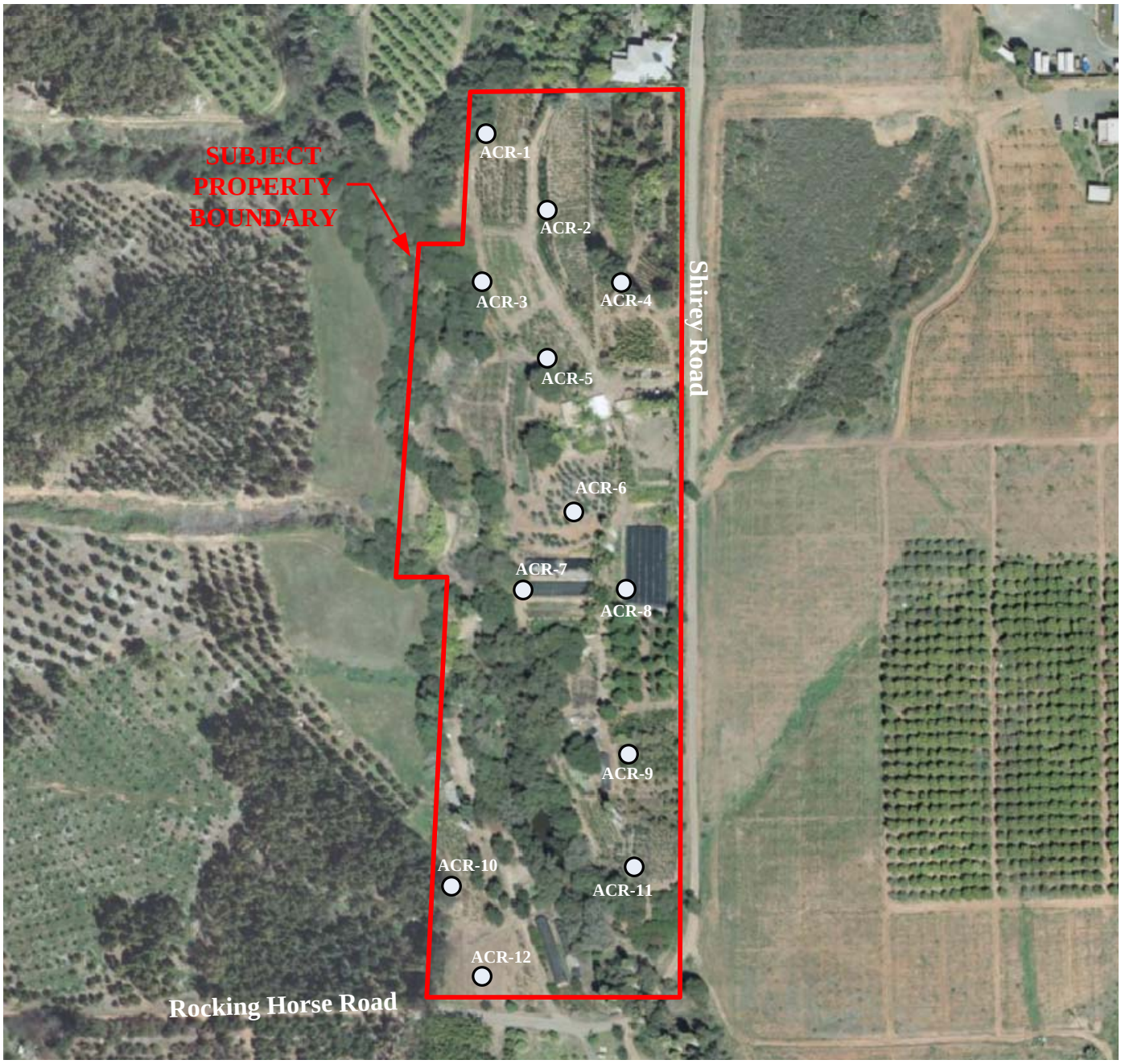
Note: All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
"Akita Nursery" (Kawamura) Property (12.22-acres)
APN 127-072-47 and 128-440-01
32250 Shirey Road, Escondido, California 92026
EEI Project No. ACR-71269
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil Boring Location

N

Scale: 1" = 200'

0 120FT 200FT 400FT

Note: All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
"Akita Nursery" (Kawamura) Property (12.22-acres)
APN 127-072-47 and 128-440-01
32250 Shirey Road, Escondido, California 92026
EEI Project No. ACR-71269
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

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

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

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.

127-07

1"=400'

125/23 SHT. 1

125/23 SHT. 2

1* NO ACCESS

APPROX. LOC. C/L BONSALL-LILAC RD. (DD)

W. LILAC RD.

127-070

APPROX.

PM 14103

HWY 395

FRWY OP INTERSTATE 15 - SD-15

PM 14103

PM 18175

PM 17355

PM 13313

STANDEL

AQUADUCT

R.S. 2552

R.S. 2137

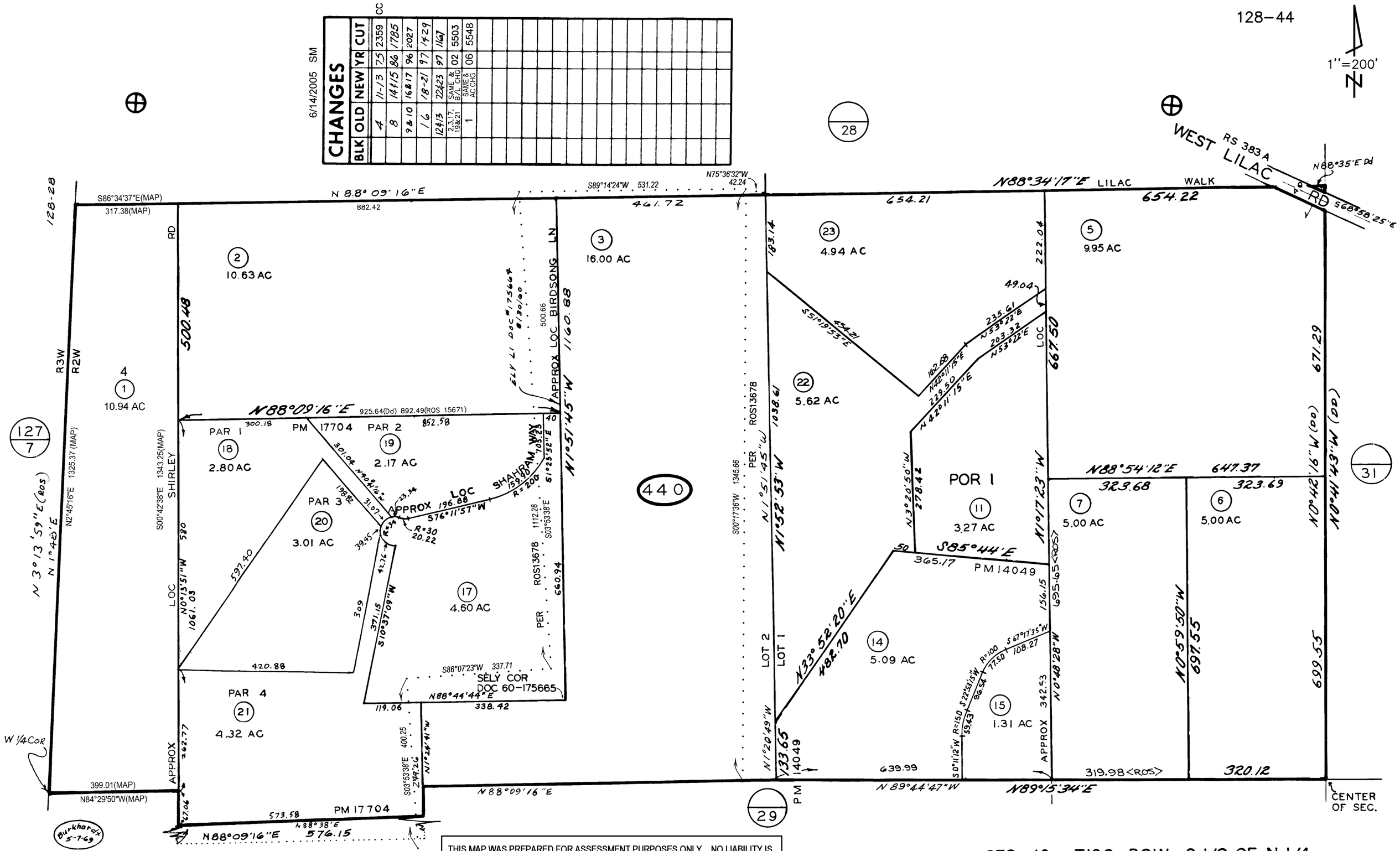
R.S. 958

M.R. 1282

M.R. 1111

M.R. 1111

M.R. 1111



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 44

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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

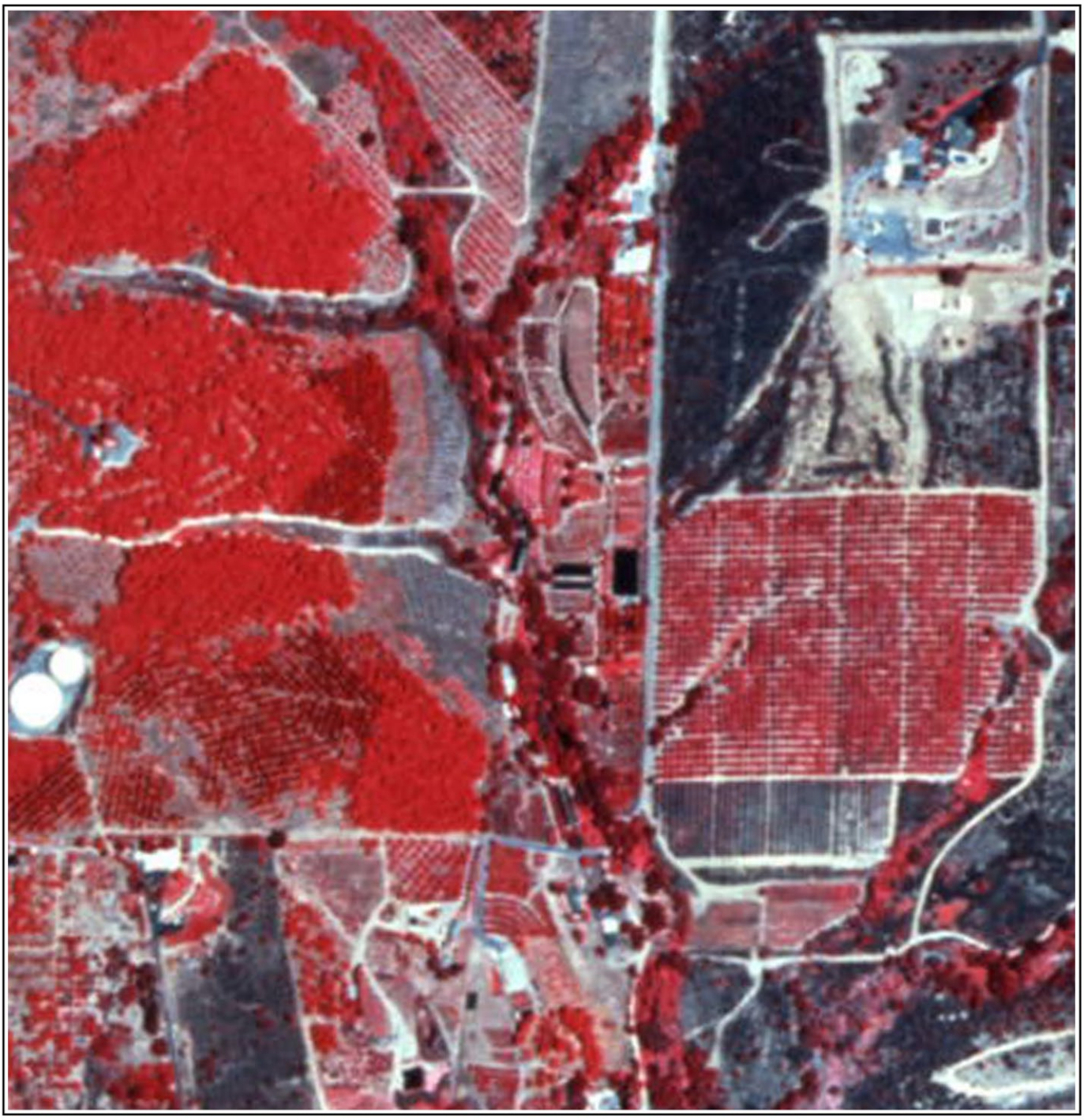
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1974

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

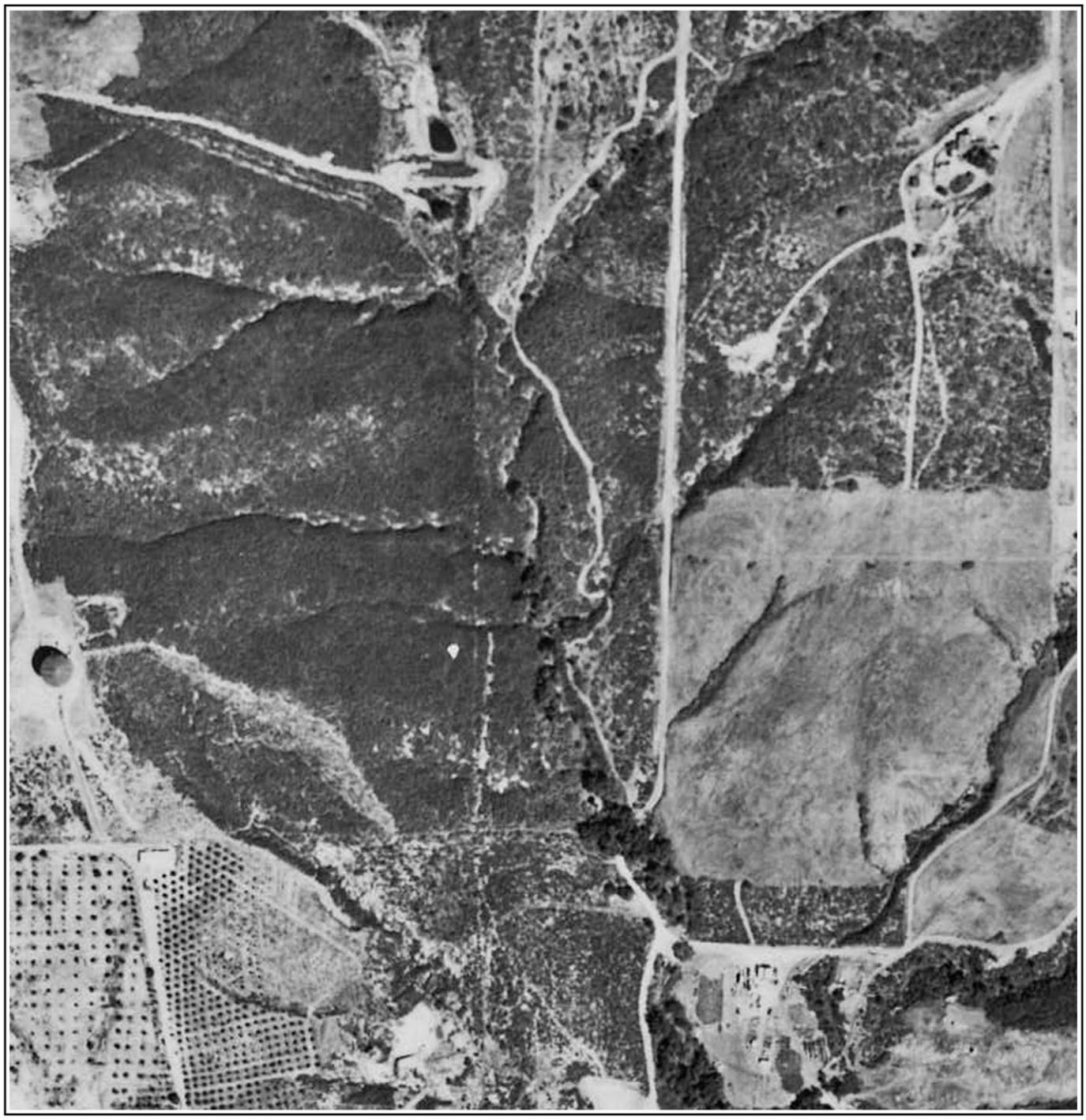
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

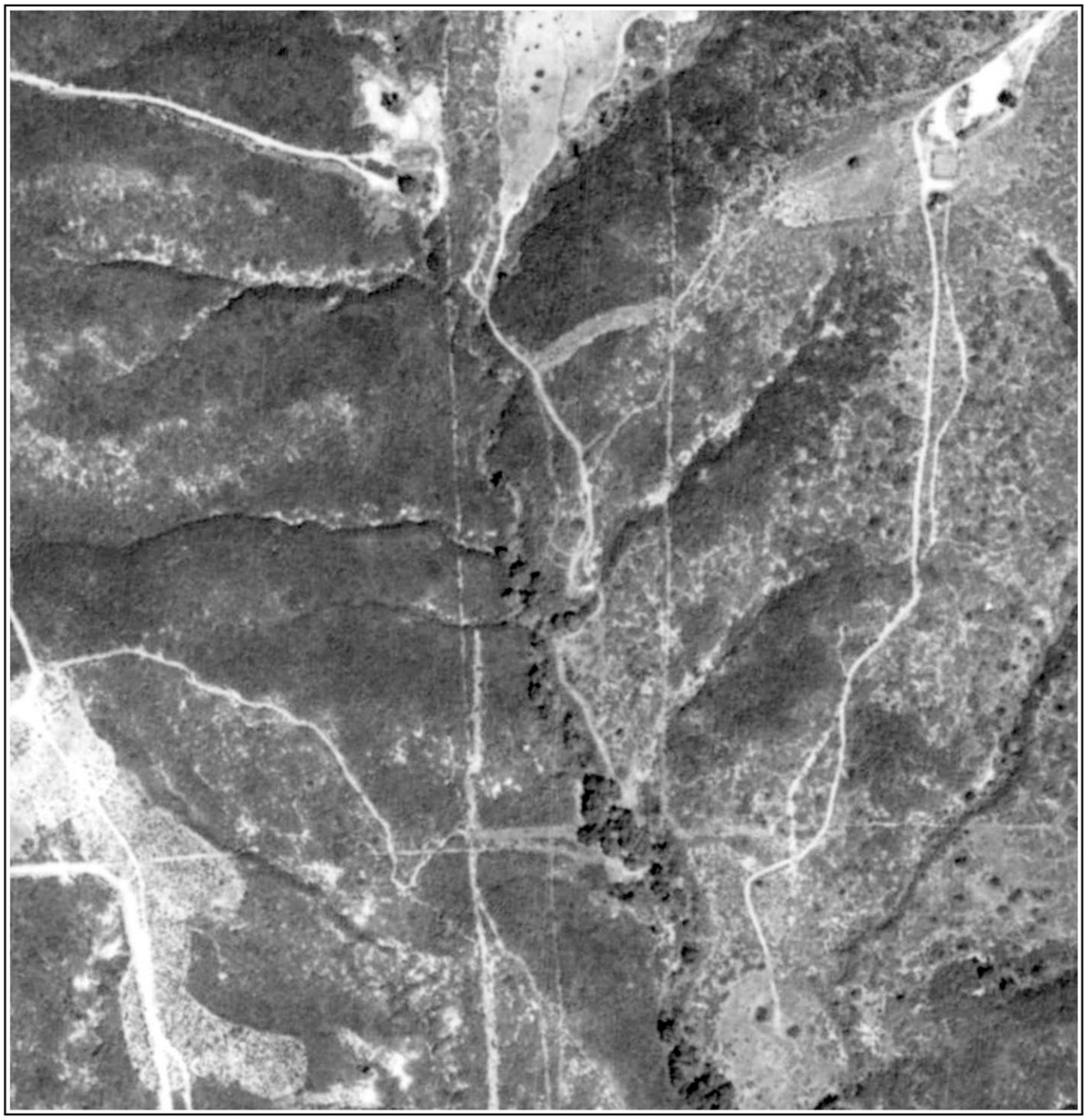
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1947

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1939

Escondido, CA 92026



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

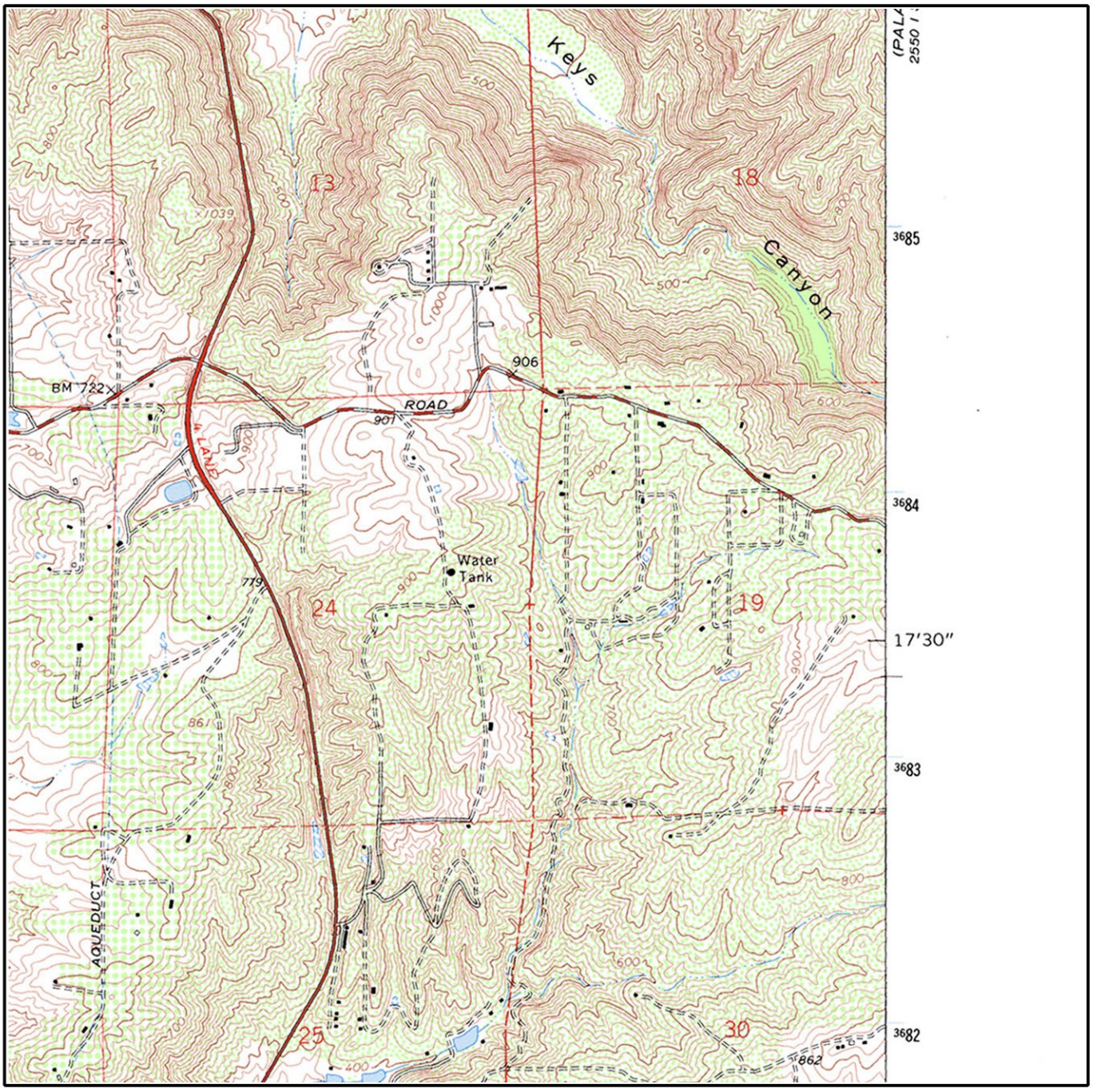
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

0 miles 0.5 1

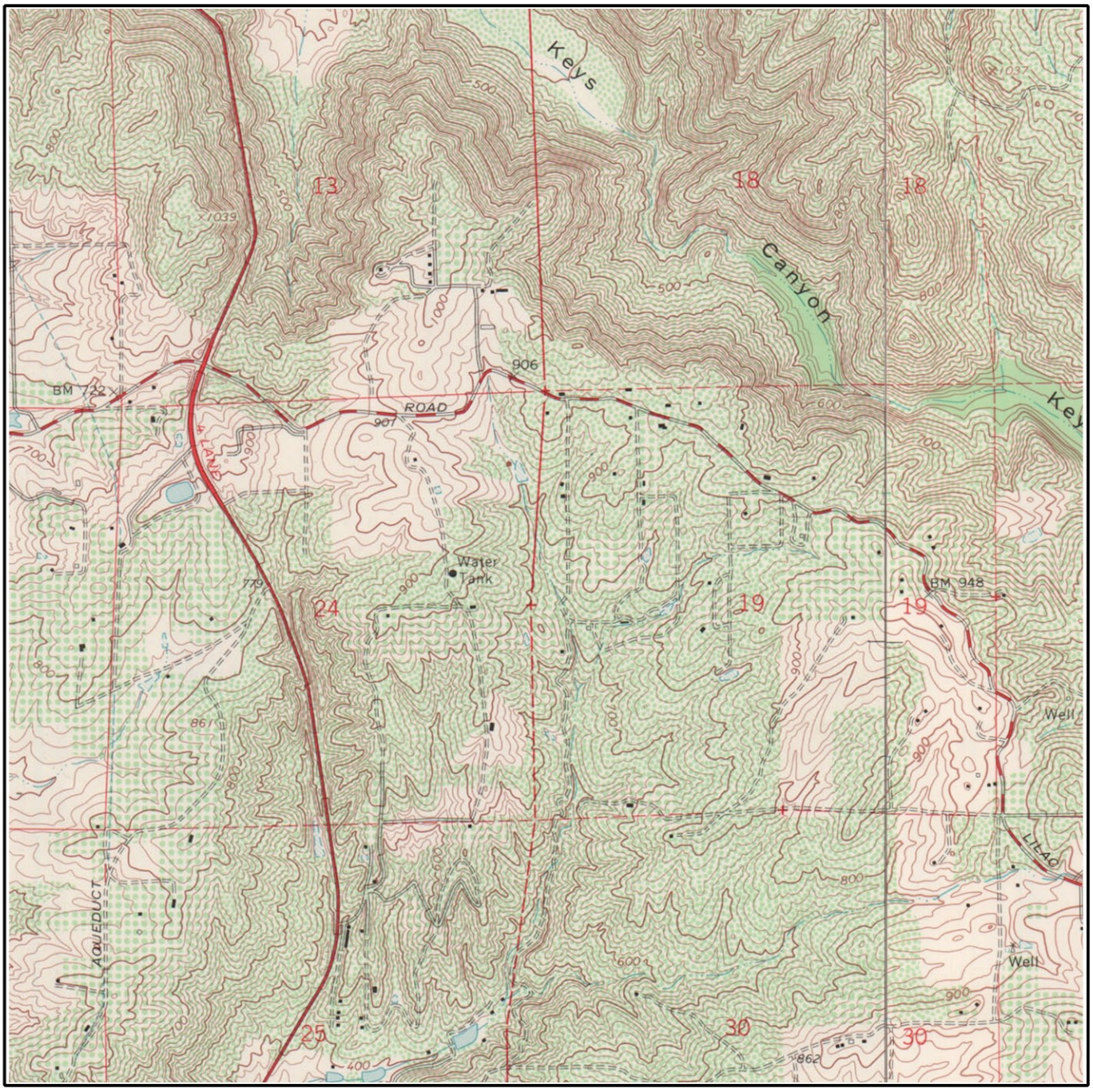
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

0 miles 0.5 1

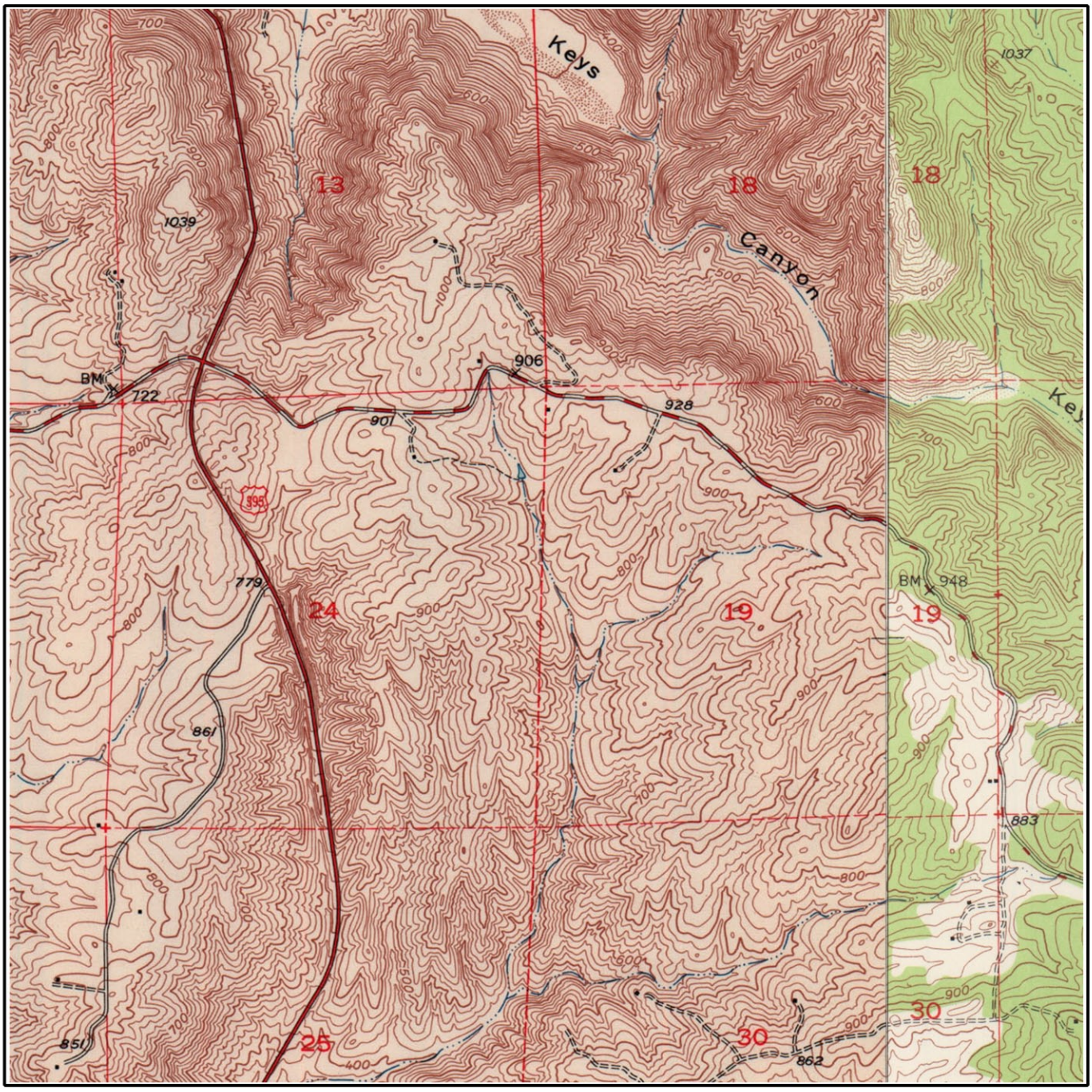
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

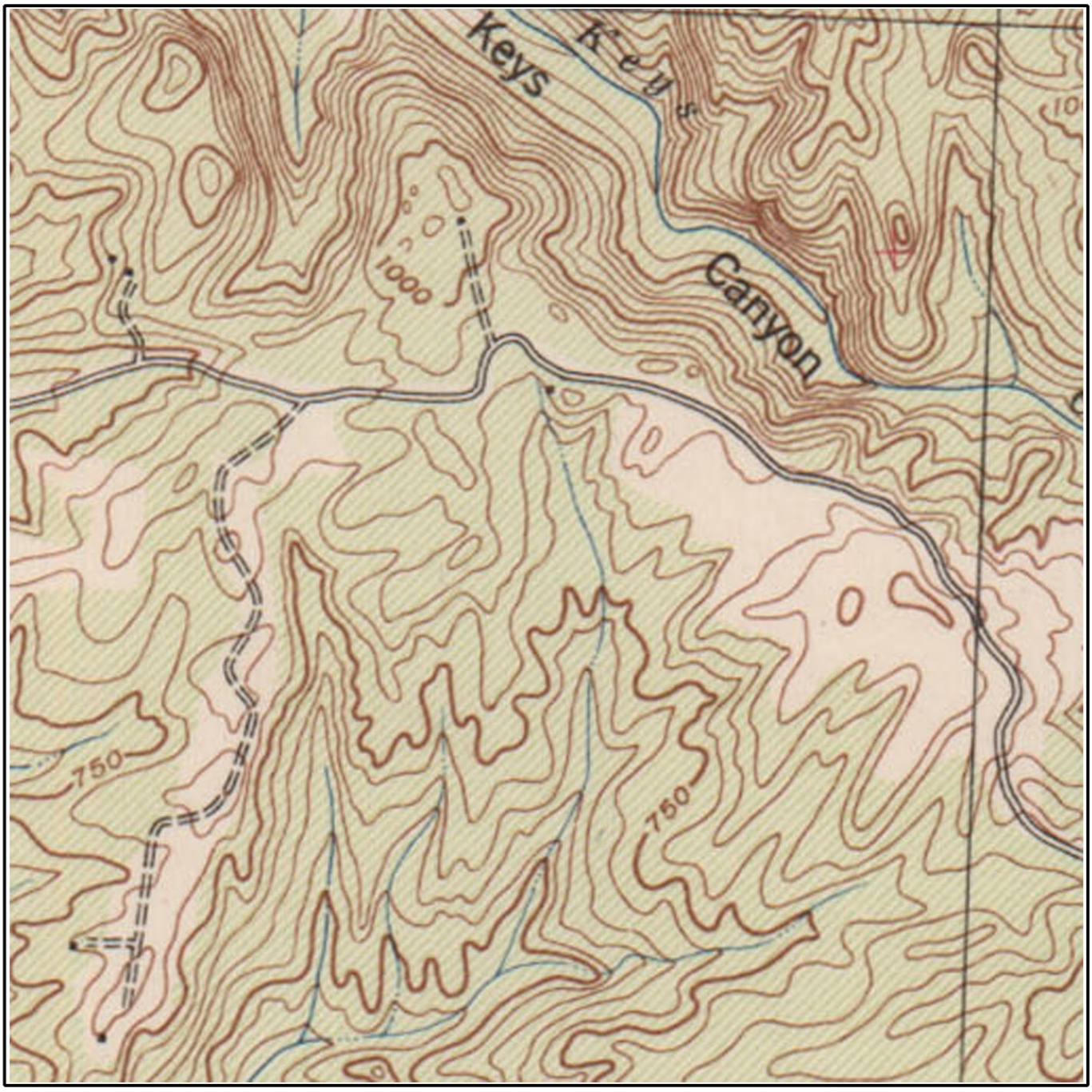
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_712691
Target Site: 33.294918, -117.139467

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR 712691
TIS Log No: 60480

Subject Property:
32250 Shirey Road
Escondido, CA 92026

April 2, 2011

DISCLAIMER
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Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

Track Info Services City Directory Report

2010 Haines: North San Diego County p. 713		
32236 Shirey Road Joo Haehong	**32250 Shirey Road** No Response	32252 Shirey Road No Response
2005 Haines: North San Diego County p. 751		
32236 Shirey Road Joo Haehong	**32250 Shirey Road** Address not listed	32252 Shirey Road Michil Israel
2000 Haines: North San Diego County p. 708		
32236 Shirey Road No Response	**32250 Shirey Road** Kawamura Shigemasa	32252 Shirey Road Michel Serafin
1995 Haines: North San Diego County p. 541		
32236 Shirey Road Horstman Jerry; Horstman Sandy	**32250 Shirey Road** No Response	32252 Shirey Road Smith Elmer C
1990 Haines: North San Diego County p. 461		
32236 Shirey Road Horstman Jerry; Horstman Sandy	**32250 Shirey Road** Dawson Kenneth	32252 Shirey Road Smith Elmer C
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

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

APPENDIX D
COUNTY OF SAN DIEGO FILES



Help Home Look Up Permits Geo Areas Summary

Permits on Selected Parcel

APN:	128-440-01-00	Alt. APN:	-1049-A7
Address:	32250 SHIREY RD	Type:	

Permit	Description	Address	Issued	Status
3700 98-0206	BOUNDARY ADJUSTMENT	32250 SHIREY RD	20-Oct-1998	DONE

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

KAWAMURA PROPERTY /32250 SHIREY ROAD

ESCONDIDO CA 92026

Job Number: ACR_712691

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

03-26-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

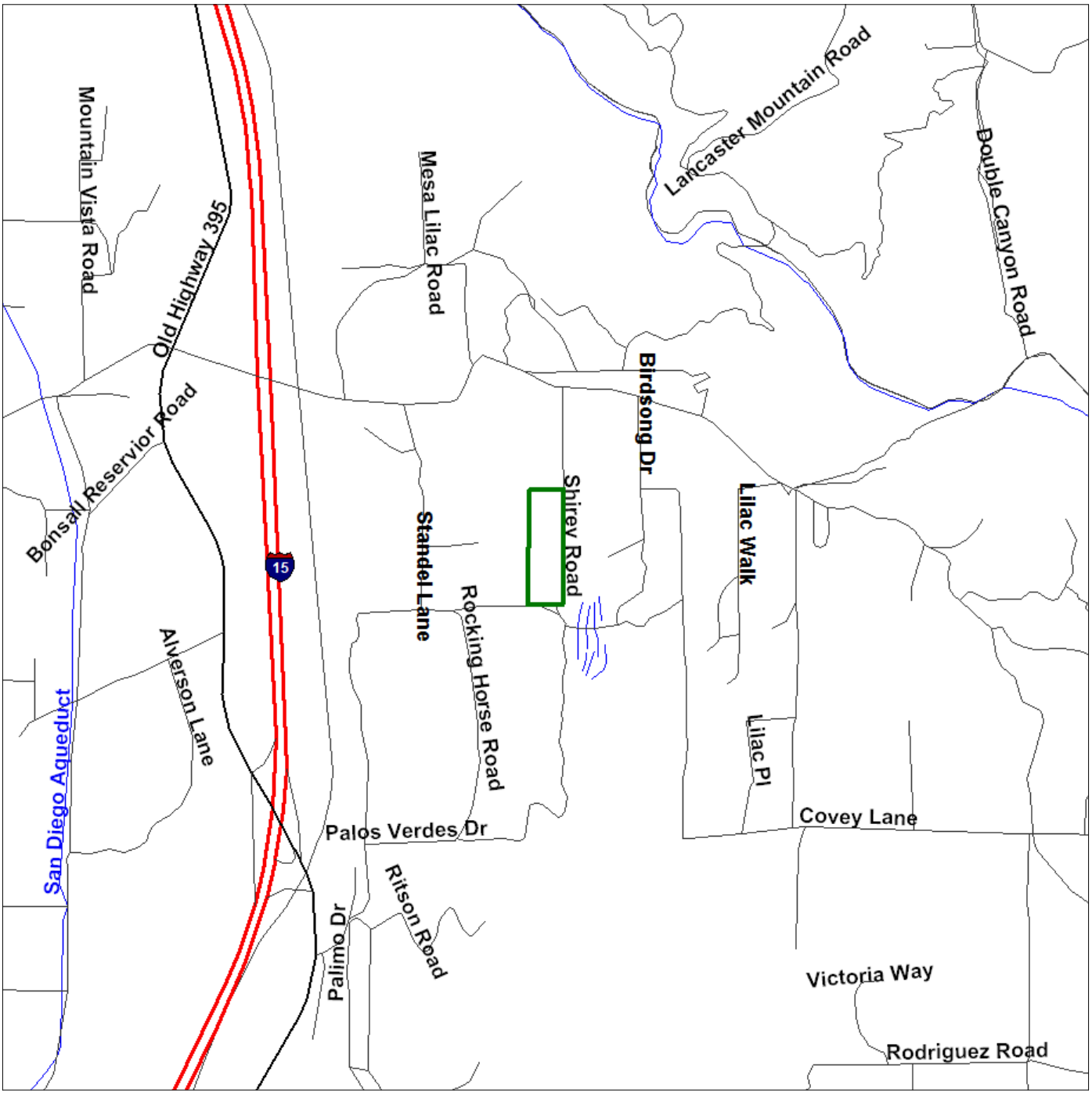
Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

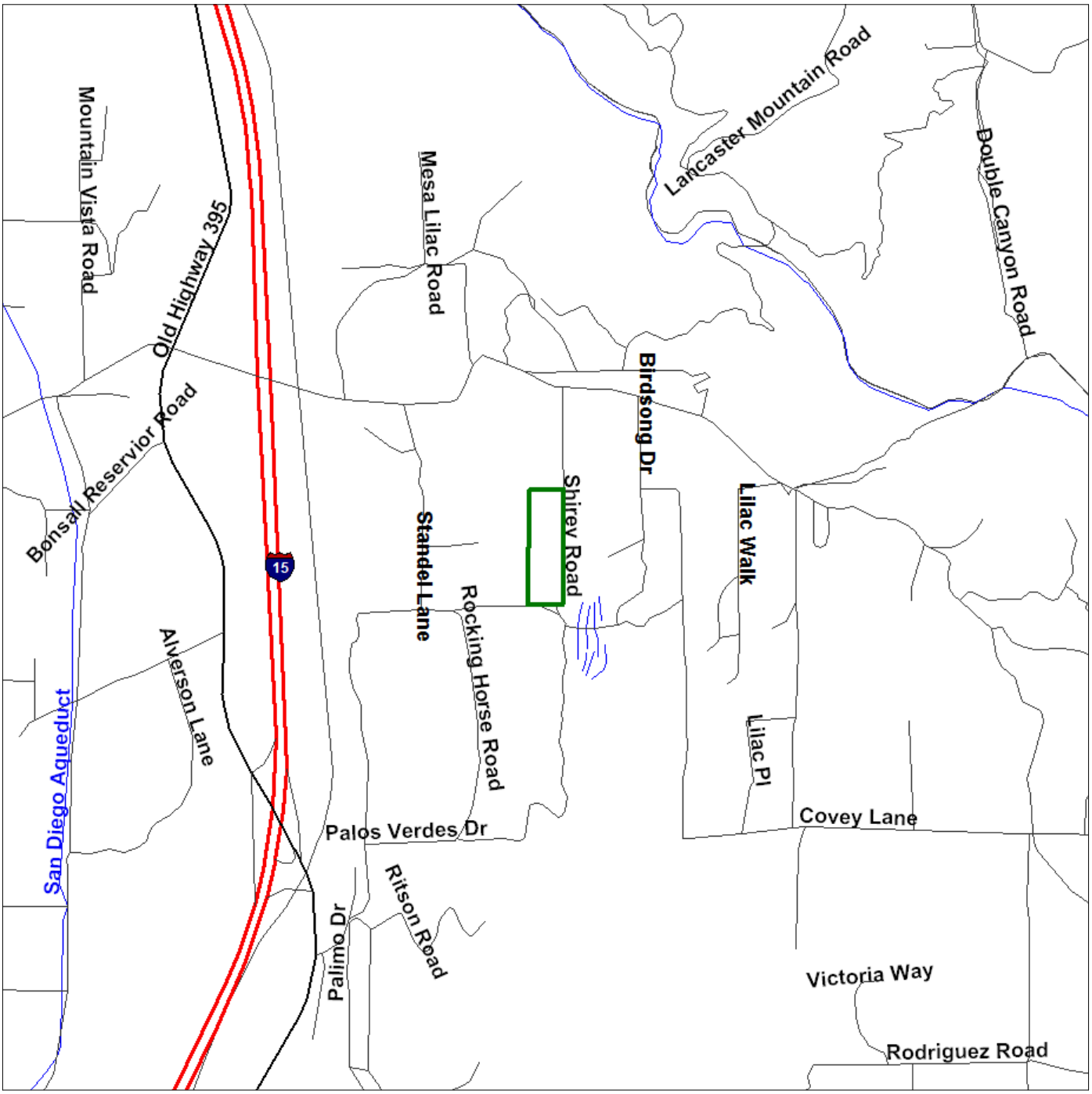
Railroads .....

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

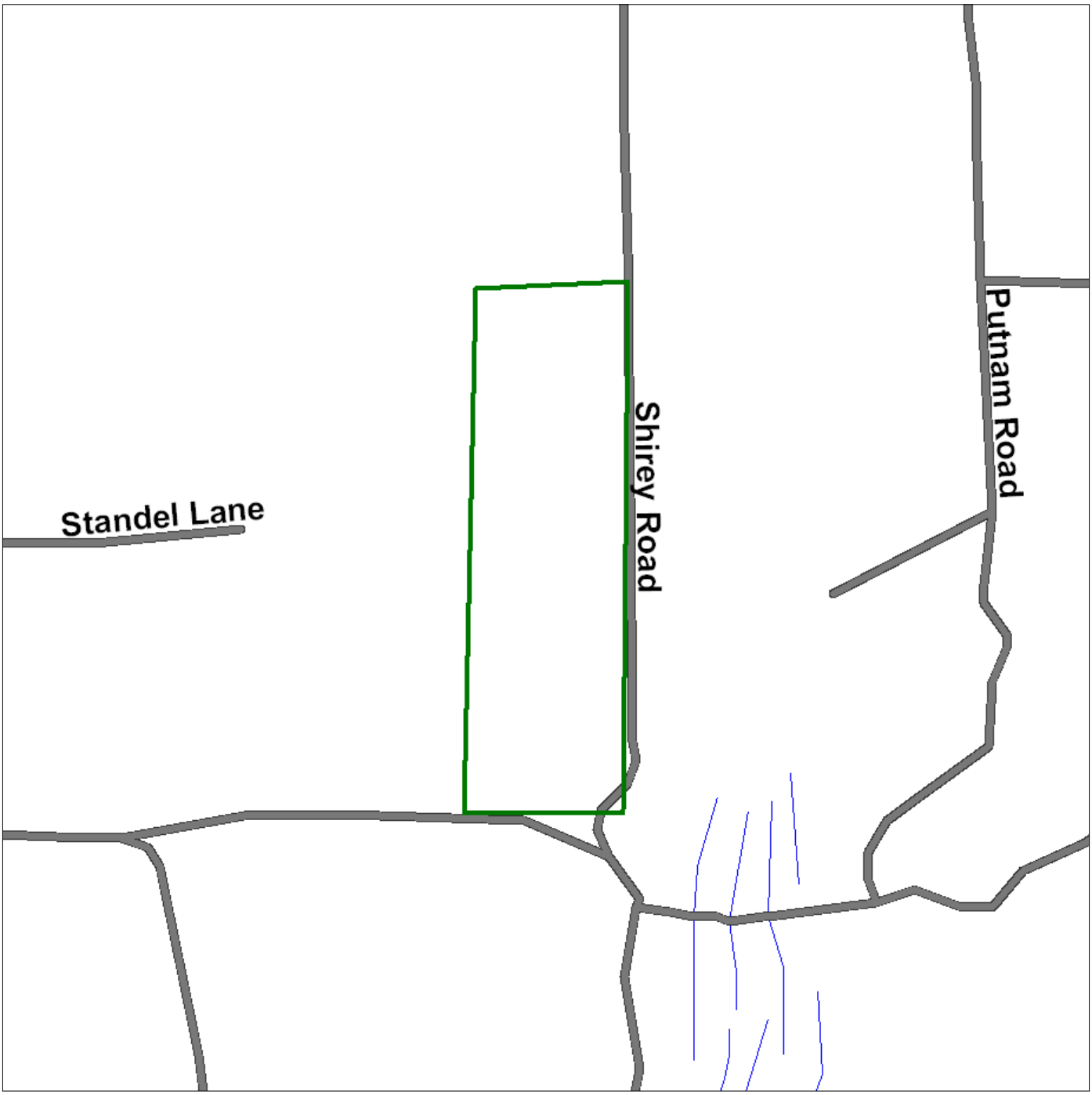
Railroads .....

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: SPILLS90, ERNS, RCRANLR

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

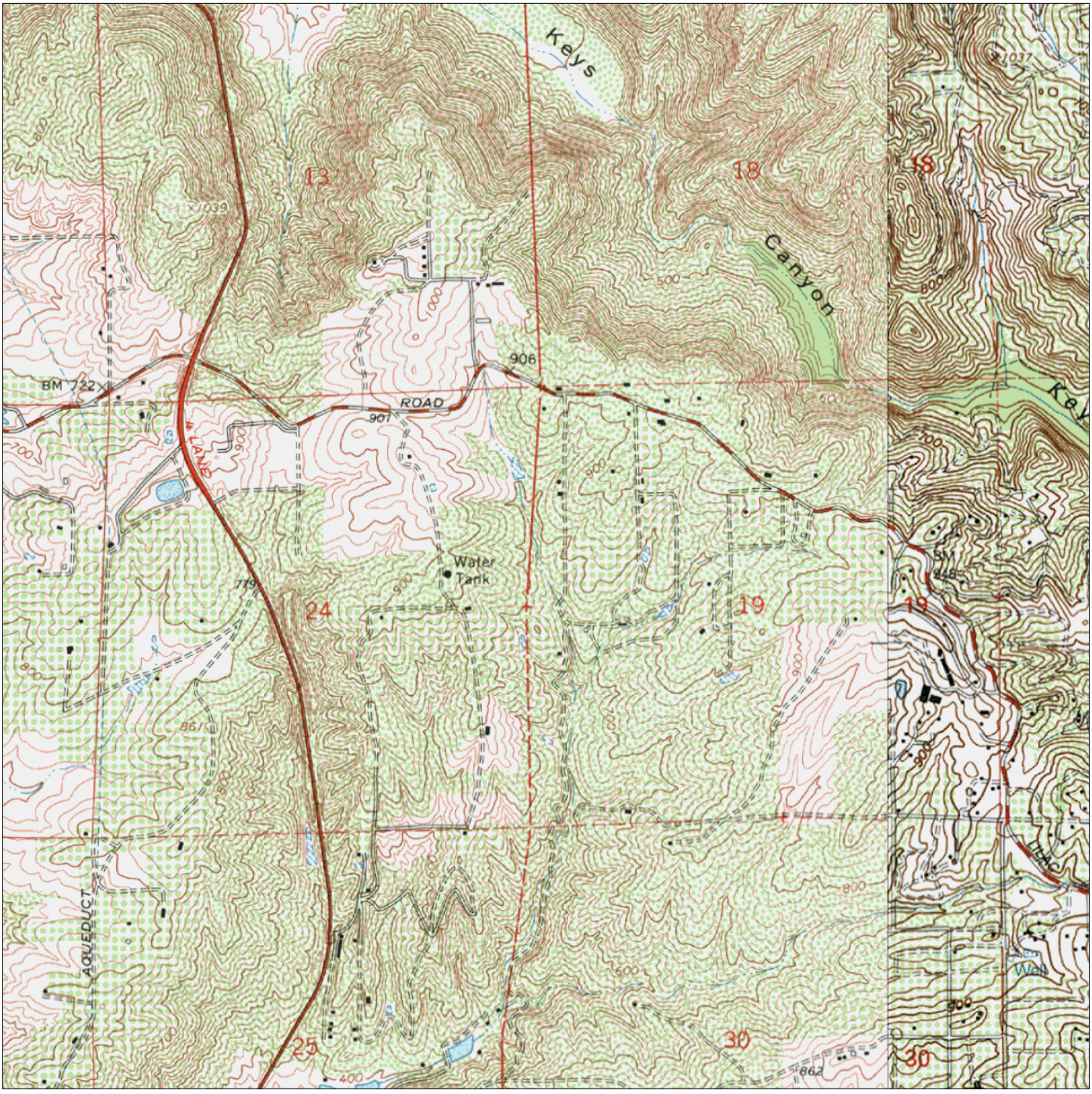
Triballand.....

Railroads .....

Site Location Map

Topo : 1.25 Mile Radius from Area

KAWAMURA PROPERTY /32250 SHIREY ROAD, ESCONDIDO CA 92026



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

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

0 825 1,650 3,300 4,950 6,600 Feet

Data Supplied by: MAPTECH

Prepared by FirstSearch Technology Corporation 03-26-11

JOB NO. ACR_712691

Map Name: BONSALL | Date Created: 1968 | Date Revised: 1975

Map Reference Code: 33117-C2-TF-024 | Contour Interval: 20 feet

FIGURE NO. 1

Environmental FirstSearch
Search Summary Report

Target Site: KAWAMURA PROPERTY /32250 SHIREY ROAD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-14-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-14-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-11-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-11-11	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	03-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	01-24-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	03-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	03-09-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	03-07-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	03-07-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	03-09-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	0	0	0	-	-	0	0
State Other	Y	03-14-11	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	0	0	0

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date:	03-26-11	**Search Type:**	AREA
Requestor Name:	Brian Brennan		0.02 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR_712691
		Filtered Report	

Target Site: KAWAMURA PROPERTY /32250 SHIREY ROAD
ESCONDIDO CA 92026

Demographics

Sites:	0	**Non-Geocoded:**	0	**Population:**	NA
Radon:	0.4 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-117.139467	-117:8:22	**Easting:**	487014.799
Latitude:	33.294918	33:17:42	**Northing:**	3683798.897
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92003	BONSALL	CA	0.62 NW	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	03-26-11
Historical Topos	Yes	03-26-11
City Directories	Yes	03-26-11
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	03-26-11

Environmental FirstSearch
Sites Summary Report

Target Property: KAWAMURA PROPERTY /32250 SHIREY ROAD ESCONDIDO CA 92026 **JOB:** ACR_712691

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

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID

Environmental FirstSearch
Site Detail Report

Target Property: KAWAMURA PROPERTY /32250 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712691

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: KAWAMURA PROPERTY /32250 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712691

No sites were found!

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: ***EPA*** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

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

Updated quarterly

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

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: ***CA SWRCB/COUNTY*** The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department

KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Updated when available

APPENDIX F
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-71269 / Akita Nursery (Kawamura)**

Project Address: **32250 Shirley Road, Valley Center, CA / APN 128-440-01**

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

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

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

No

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

No

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

No

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

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

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

COUNTY OF SANDIEGO REQUIREMENTS

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

PURCHASE

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

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

PHI + SOILS TESTING

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

BUYER & AFFILIATES & COUNTY of SD DPW

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

PROVIDED

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

NO

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

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL

Signature:

Date: 3/29/11

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking southeast. View is from the southwest corner of the site.



Photograph 2 – View of the subject property looking south. View is from the northern property boundary.

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Photograph 3 – View of a greenhouse located on the east-central portion of the site.



Photograph 4 – View of additional greenhouses located on the east-central portion of the site.



Photograph 5 – View of the pond located on the southern portion of the site.



Photograph 6 – View of the dam located on the southern end of the pond.



Photograph 7 – View of the maintenance shed located within the central portion of the site.



Photograph 8 – View of the used motor oil container and batteries located within the maintenance shed.



Photograph 9 – View of the debris, irrigation fittings, and pots located along the central portion of the site.



Photograph 10 – Interior contents of the shed located along the northeast portion of the subject property.

APPENDIX H
LIMITED AGRICULTURAL CHEMICAL SAMPLING LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

08 April 2011

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

RE: Akita Nursery (Kawamura)

Enclosed are the results of analyses for samples received by the laboratory on 04/01/11 10:55. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel J Chavez

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110373-01	Soil	03/31/11 10:53	04/01/11 10:55
ACR-2	T110373-02	Soil	03/31/11 10:51	04/01/11 10:55
ACR-3	T110373-03	Soil	03/31/11 10:56	04/01/11 10:55
ACR-4	T110373-04	Soil	03/31/11 10:48	04/01/11 10:55
ACR-5	T110373-05	Soil	03/31/11 10:46	04/01/11 10:55
ACR-6	T110373-06	Soil	03/31/11 10:40	04/01/11 10:55
ACR-7	T110373-07	Soil	03/31/11 10:34	04/01/11 10:55
ACR-8	T110373-08	Soil	03/31/11 10:33	04/01/11 10:55
ACR-9	T110373-09	Soil	03/31/11 10:22	04/01/11 10:55
ACR-10	T110373-10	Soil	03/31/11 10:08	04/01/11 10:55
ACR-11	T110373-11	Soil	03/31/11 10:19	04/01/11 10:55
ACR-12	T110373-12	Soil	03/31/11 10:06	04/01/11 10:55
Composite #1	T110373-13	Soil	03/31/11 00:00	04/01/11 10:55
Composite #2	T110373-14	Soil	03/31/11 00:00	04/01/11 10:55
Composite #3	T110373-15	Soil	03/31/11 00:00	04/01/11 10:55
Composite #4	T110373-16	Soil	03/31/11 00:00	04/01/11 10:55
Composite #5	T110373-17	Soil	03/31/11 00:00	04/01/11 10:55
Composite #6	T110373-18	Soil	03/31/11 00:00	04/01/11 10:55

SunStar Laboratories, Inc.



Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-1

T110373-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-2

T110373-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-3

T110373-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-4

T110373-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-5

T110373-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-6

T110373-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-7

T110373-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-8

T110373-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	**8.6**	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-9

T110373-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-10

T110373-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-11

T110373-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

ACR-12

T110373-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1040405	04/04/11	04/05/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/05/11	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #1

T110373-13 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/05/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*81.1 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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949.297.5020 Phone
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EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #2

T110373-14 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*81.8 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #3

T110373-15 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*73.3 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #4

T110373-16 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*75.8 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #5

T110373-17 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	**5.3**	5.0	"	"	"	"	"	"	
alpha-Chlordane	**16**	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*76.7 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Composite #6

T110373-18 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1040410	04/04/11	04/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*81.3 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1040405 - EPA 3051										
Blank (1040405-BLK1)				Prepared: 04/04/11 Analyzed: 04/05/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1040405-BS1)				Prepared: 04/04/11 Analyzed: 04/05/11						
Arsenic	107	5.0	mg/kg	100		107	75-125			
Lead	106	3.0	"	100		106	75-125			
Matrix Spike (1040405-MS1)	**Source: T110373-01**			Prepared: 04/04/11 Analyzed: 04/05/11						
Arsenic	101	5.0	mg/kg	100	ND	101	75-125			
Lead	105	3.0	"	100	ND	105	75-125			
Matrix Spike Dup (1040405-MSD1)	**Source: T110373-01**			Prepared: 04/04/11 Analyzed: 04/05/11						
Arsenic	103	5.0	mg/kg	100	ND	103	75-125	1.86	20	
Lead	106	3.0	"	100	ND	106	75-125	0.691	20	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1040410 - EPA 3550 ECD/GCMS										
Blank (1040410-BLK1)				Prepared: 04/04/11 Analyzed: 04/05/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*55.1*		*"*	*100*		*55.1*	*35-140*			
LCS (1040410-BS1)				Prepared: 04/04/11 Analyzed: 04/05/11						
gamma-BHC (Lindane)	150	5.0	ug/kg	200		75.0	40-120			
Heptachlor	154	5.0	"	200		76.8	40-120			
Aldrin	153	5.0	"	200		76.3	40-120			
Dieldrin	156	5.0	"	200		77.9	40-120			
Endrin	153	5.0	"	200		76.4	40-120			
4,4´-DDT	148	5.0	"	200		73.8	33-147			
Surrogate: Tetrachloro-meta-xylene	*80.6*		*"*	*100*		*80.6*	*35-140*			

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

EEI - Carlsbad	Project: Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number: ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/08/11 11:30

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1040410 - EPA 3550 ECD/GCMS										
LCS Dup (1040410-BSD1)				Prepared: 04/04/11 Analyzed: 04/05/11						
gamma-BHC (Lindane)	154	5.0	ug/kg	200		76.8	40-120	2.37	30	
Heptachlor	157	5.0	"	200		78.3	40-120	1.97	30	
Aldrin	157	5.0	"	200		78.3	40-120	2.59	30	
Dieldrin	158	5.0	"	200		79.1	40-120	1.52	30	
Endrin	150	5.0	"	200		74.8	40-120	2.01	30	
4,4´-DDT	153	5.0	"	200		76.6	33-147	3.70	30	
Surrogate: Tetrachloro-meta-xylene	*92.4*		*"*	*100*		*92.4*	*35-140*			

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

EEI - Carlsbad	Project:	Akita Nursery (Kawamura)	
2195 Faraday Ave., Ste K	Project Number:	ACR-71269	**Reported:**
Carlsbad CA, 92008	Project Manager:	Brian Brennan	04/08/11 11:30

Notes and Definitions

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

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

DATE:	3-31-11	LABORATORY:	SunStar Laboratories, Inc.	PAGE:	1 of 1
PROJECT NAME:	Akita Nursery (Kawamura)	EEI PROJECT NUMBER:	ACR-71269		
PROJECT LOCATION:	32250 Shirey Road, Valley Center, CA	COLLECTOR:	BRB		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes____ No K

Global ID: T110373

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #6) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

6-3

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-1	3-31-11	1053	Soil	Glass Jar								X	X						1
02	ACR-2		1051	Soil	Glass Jar								X	X						1
03	ACR-3		1056	Soil	Glass Jar								X	X						1
04	ACR-4		1048	Soil	Glass Jar								X	X						1
05	ACR-5		1046	Soil	Glass Jar								X	X						1
06	ACR-6		1040	Soil	Glass Jar								X	X						1
07	ACR-7		1034	Soil	Glass Jar								X	X						1
08	ACR-8		1033	Soil	Glass Jar								X	X						1
09	ACR-9		1022	Soil	Glass Jar								X	X						1
10	ACR-10		1008	Soil	Glass Jar								X	X						1
11	ACR-11		1019	Soil	Glass Jar								X	X						1
12	ACR-12		1006	Soil	Glass Jar								X	X						1
13	Composite #1			Soil	Glass Jar								X	X						1
14	Composite #2			Soil	Glass Jar										X					1
15	Composite #3			Soil	Glass Jar										X					1
16	Composite #4			Soil	Glass Jar										X					1
17	Composite #5			Soil	Glass Jar										X					1
18	Composite #6			Soil	Glass Jar										X					1
															X					1

Relinquished By (signature):	Date/Time: 3-31-11	Received By (signature):	Date/Time: 4/1/11 10:55
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

EEI	ACR-71269
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	Composite #2
ACR-4	
ACR-5	Composite #3
ACR-6	
ACR-7	Composite #4
ACR-8	
ACR-9	Composite #5
ACR-10	
ACR-11	Composite #6
ACR-12	

T 110373

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110373

Client Name: EEL - CARLSBAD

Project: 32250 SHIRLEY ROAD, VALLEY CENTER CA

Received by: DAN

Date/Time Received: 4/1/11 10:55

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0

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

Temperature: cooler #1 6.5 °C +/- the CF (- 0.2°C) = 6.3 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date BC 4/1/11

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
"Denova" Property
16.71-Acre Property
APN 128-280-46
SEC of Shirey Road and West Lilac Road
Escondido, California 92026

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

May 3, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71271.1

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Site location:

"Denova" Property
16.71-Acre Property
APN 128-280-46
SEC of Shirey Road and West Lilac Road
Escondido, California 92026

Prepared and Edited by:



Brian R. Brennan, REA-II
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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

EEI Project No. ACR-71271

TABLE OF CONTENTS

GENERAL SITE INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
- **1.1** Purpose 1
- **1.2** Scope of Services 1
- **1.3** Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
- **2.1** Site Description 2
- **2.2** Topography 2
- **2.3** Regional and Local Geology 3
- **2.4** Regional and Local Hydrogeology 3
- **2.5** Hydrologic Flood Plain Information 4

3.0 SITE BACKGROUND **4**
- **3.1** Site Ownership 4
- **3.2** Site History 4
  - **3.2.1** Aerial Photograph and Historical Map Review 4
  - TABLE 1 - Summary of Historical Use Review 5
  - **3.2.2** City/County Directories 6
  - **3.2.3** Sanborn Fire Insurance Maps 6
  - **3.2.4** County of San Diego Land Use Environmental Group 6
- **3.3** Regulatory Database Search 6
  - **3.3.1** Federal Databases 7
  - **3.3.2** State and Regional Sources 7
- **3.4** Regulatory Agency Review 8
  - **3.4.1** Deer Springs Fire Protection District 8
  - **3.4.2** County of San Diego Department of Environmental Health 8
  - **3.4.3** State Water Resources Control Board 8
  - **3.4.4** Department of Toxic Substances Control 8
  - **3.4.5** Review of Division of Oil, Gas, and Geothermal Resources Files 9
- **3.5** Interview with Current Property Owner 9
  - **3.5.1** Past or Present Uses Indicating Environmental Concern 9
  - **3.5.2** Environmental Liens or Governmental Notification 9
  - **3.5.3** Presence of Hazardous Substances or Environmental Violations 9
  - **3.5.4** Previous Assessments 9
  - **3.5.5** Legal Proceedings 9
- **3.6** User Provided Information 9
  - **3.6.1** Environmental Liens or Activity and Use Limitations 10
  - **3.6.2** Specialized Knowledge 10
  - **3.6.3** Valuation Reduction for Environmental Issues 10
  - **3.6.4** Presence or Likely Presence of Contamination 10
  - **3.6.5** Other 10
- **3.7** Previous Assessments 10

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 10
3.8.1 Asbestos-Containing Materials 10
3.8.2 Lead-Based Paint 11
3.8.3 Radon 12
3.8.4 Polychlorinated Biphenyls 12

4.0 SITE RECONNAISSANCE **12**
4.1 Purpose 12
4.2 Subject Site 12
TABLE 2 – Summary of Site Reconnaissance 13
4.3 Adjacent Properties 13

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **14**
5.1 Purpose and Objective 14
5.2 Field Investigation 14
5.3 Laboratory Analytical Program 14
TABLE 3 - Soil Sample Results 15
5.4 Discussion of Testing Results 15

6.0 FINDINGS AND OPINIONS **16**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **16**
7.1 Historical Data Gaps 17
7.2 Regulatory Data Gaps 17
7.3 Onsite Data Gaps 17
7.4 Deviations from ASTM Practices 17

8.0 CONCLUSIONS **17**

9.0 REFERENCES **18**

FIGURES:

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

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SITE INFORMATION

Project Information: 16.71-Acre Property

EEI Project Number: ACR-71271

Site Information:
"Denova" Property
16.71-Acre Property
APN 128-280-46
SEC of Shirey Road and West Lilac Road
Escondido, County of San Diego, California 92026

Site Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644)
and Mrs. Flora Denova, Property Owner

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

Inspection Date: April 7, 2011 / **Report Date:** May 3, 2011 (March 26, 2012 revisions)

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

Site Assessor:
Brian R. Brennan, REA-II – Senior Project Manager

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



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

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



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

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at the southeast corner of Shirey Road and West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The irregular-shaped subject property consists of privately owned land located southeast of the intersection of Shirey Road and West Lilac Road, Escondido, Unincorporated Community of San Diego County, California. The subject property encompasses a total of 16.71-acres on one parcel identified as Assessor's Parcel Number (APN) 128-280-46. There is no physical address associated with the subject property.

Access to the subject property can be obtained from immediately south of West Lilac Road, east of Shirey Road, and along a segment of Putnam Road located on the eastern property boundary. The subject property is currently undeveloped and comprised of gently sloping terrain, and native vegetation. The subject property is bound by West Lilac Road to the north and a rural residence beyond; agricultural land to the south; a fire station and rural residence to the east; and Shirey Road to the west and agricultural land beyond. A drainage was observed on the subject property, which bisected the site from the north-central to the southwest. Standing water was observed along the southwest portion of the drainage and along Shirey Road.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has remained undeveloped since 1939.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On April 7, 2011, EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Due to the dense vegetation covering the subject property, vantage points were utilized to evaluate the physical condition of the subject property. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

Based on the proposed future planned residential site use, the County of San Diego required the user of this Phase I ESA (i.e., Accretive Investments, Inc.) to conduct an evaluation of site soils for the presence of restricted agricultural chemicals, prior to redevelopment. Therefore, EEI performed a limited agricultural chemical survey at the subject property. Sampling activities were conducted on April 12, 2011. A total of six (6) discrete soil samples (ACR-1 through ACR-6), collected at 6-inches below ground surface were analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected in three samples and ranged from 3.9 mg/kg (ACR-1) to 8.2 mg/kg (ACR-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect"). DDE and DDT (organochlorine pesticides) were detected in sample ACR-4 at 9.4 micrograms per kilogram (µg/kg) and 6.5 µg/kg, respectively. No other samples analyzed detected DDE, DDT, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

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

- Based on laboratory analytical results from agricultural chemical survey activities, low levels of lead and DDE and DDT (organochlorine pesticides) were detected in site soils. All detectable concentrations of lead, DDE, and DDT were less than the CHHSL residential screening level of 150 mg/kg (lead) and 1,600 µg/kg (DDE and DDT). Therefore, no further investigation appears to be warranted at this time.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located southeast of the intersection of West Lilac Road and Shirey Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject site usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic site conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The irregular-shaped subject property consists of privately owned land located southeast of the intersection of Shirey Road and West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 16.71-acres on one parcel identified as Assessor's Parcel Number (APN) 128-280-46 (**Appendix B**). There is no physical address associated with the subject property.

Access to the subject property can be obtained from immediately south of West Lilac Road, east of Shirey Road, and along a segment of Putnam Road located on the eastern property boundary. The subject property is currently undeveloped and comprised of gently sloping terrain, and native vegetation. The subject property is bound by West Lilac Road to the north and a rural residence beyond; agricultural land to the south; a fire station and rural residence to the east; and Shirey Road to the west and agricultural land beyond. A drainage was observed on the subject property, which bisected the site from the north-central to the southwest. Standing water was observed along the southwest portion of the drainage and along Shirey Road. Due to the dense vegetation covering the subject property, vantage points were utilized to evaluate the physical condition of the subject property.

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

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has remained undeveloped since 1939.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief. The approximate site elevation ranges from approximately 800 feet above mean sea level (amsl) (southwestern portion) to approximately 900 feet amsl (northeast portion).

2.3 Regional and Local Geology

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

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

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

Soils beneath the site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Fallbrook sandy loam series (FaE2), Greenfield sandy loam series (CIG2), and the Steep Gullied Land series (StG) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for more information. According to the website, a water well exists along the eastern-central portion of the site. Well "10S02W19D001S" was reportedly last measured in 1967 with a depth of groundwater approximately 108 feet below grade. It should be noted that the well was not observed during our site reconnaissance; therefore, may be associated with the fire station located immediately north of the plotted well location, or the rural residence located immediately south of the plotted well location. Furthermore, the County of San Diego Land and Water Quality Division have no records of a well being located on the subject property.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SITE BACKGROUND

3.1 Site Ownership

According to the County of San Diego Assessor the current owner of the subject parcel is identified as Laura Denova Trust with a mailing address of 5650 Genoa Drive, San Diego, California 92120.

3.2 Site History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1946, 1948, 1949, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990-91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. Based on the data reviewed, the subject property has remained undeveloped since 1939.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property appeared to be undeveloped and covered with native vegetation. A small portion of the northwest corner of the site appeared to be cleared as part of a rural residence. A drainage bisected the site from the north-central portion of the site to the southwest corner of the property. An unimproved road was visible immediately north of the subject property. The surrounding area appeared to be undeveloped and covered with native vegetation.
1942	Topographic Map 1:62,500	Subject property appeared to be undeveloped. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph, except for an unimproved dirt road bisected the north-central portion of the site.
1948	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1942 topographic map.
1949	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1948 topographic map.
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1949 topographic map, except for the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1953	Aerial Photograph 1:375	Subject property appeared to be undeveloped. An unimproved road, presumably Shirey Road, was present along the western property boundary. Additional unimproved dirt roads were visible along the northwest corner of the site.
1963	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1953 aerial photograph. A clearing was noted offsite and east of the northeast corner of the site. Rural residences and agricultural-related land use were visible in the surrounding area. Shirey Road was visible along the western property boundary, while West Lilac Road, located north of the site appeared to be improved.
1968	Topographic Map 1: 24,000	No apparent changes were noted to the subject property since the 1951 topographic map.
1974	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1963 aerial photograph. Increased agricultural-related land use and rural residences were noted in the surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph.
1990-1991	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph. Increased agricultural-related land use was noted in the surrounding area.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1990/1991 aerial photograph. Increased agricultural-related land use was noted in the surrounding area.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of undeveloped land covered with native vegetation. A drainage bisected the site from the north-central portion of the site to the southwest corner of the property. West Lilac Road was present along the north property boundary and Shirey Road was present along the western property boundary. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

The subject property does not have a physical address; therefore, a city/county directory search was not performed as part of this investigation.

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), no records were on file for the subject property (APN 128-280-46).

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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

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

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

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One listing was reported within one-quarter mile of the subject property: **Miller Fire Station, CDF** (9127 West Lilac Road; 0.16 miles northeast). Operating permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

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

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

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

State Permits – One listing was reported within one-quarter mile of the subject property: **Miller Fire Station, CDF** (9127 West Lilac Road; 0.16 miles northeast). State permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APN 128-280-46. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within T10, R03WS, Section 19).

3.5 Interview with Current Property Owner

EEI contacted the owner; Mrs. Flora Denova regarding the past and present use of the subject property. Mrs. Denova indicated that she had owned the property for approximately 25-30 years and to her knowledge it has never been cultivated or developed. Mrs. Denova referred EEI to her real estate broker, Mr. Randy Engel for additional information regarding the subject property. Information provided by Mr. Engel is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

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

3.5.2 Environmental Liens or Governmental Notification

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

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

Mr. Engel was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner and representative, Mrs. Denova and Mr. Engel, respectively, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

No structures were observed on the subject property during our site reconnaissance. Therefore, the presence of ACM is unlikely.

3.8.2 Lead-Based Paint

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

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

No structures were observed on the subject property during our site reconnaissance. Therefore, the presence of LBP is unlikely.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).
No structures, pole-mounted transformers, or pad-mounted transformers were observed on the subject property during our site reconnaissance. Therefore, the presence of PCB-containing equipment is unlikely.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Site

On April 7, 2011, EEI personnel mobilized to the subject property and conducted a site reconnaissance of the subject property. Due to the dense vegetation on the subject property, our reconnaissance was limited to vantage point views of the site. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 2**.

The irregular-shaped subject property consists of privately owned land located southeast of the intersection of Shirey Road and West Lilac Road, Escondido, Unincorporated Community of San Diego County, California (**Figure 2**). The subject property encompasses a total of 16.71-acres on one parcel identified as Assessor's Parcel Number (APN) 128-280-46. There is no physical address associated with the subject property.

Access to the subject property was obtained from immediately south of West Lilac Road, east of Shirey Road, and along a segment of Putnam Road located on the eastern property boundary. The subject property is currently undeveloped and comprised of gently sloping terrain, and native vegetation. The subject property is bound by West Lilac Road to the north and a rural residence beyond; agricultural land to the south; a fire station and rural residence to the east; and Shirey Road to the west and agricultural land beyond. A drainage was observed on the subject property, which bisected the site from the north-central to the southwest. Standing water was observed along the southwest portion of the drainage and along Shirey Road.

EEI personnel conducted a reconnaissance of the property to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance efforts.

TABLE 2
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Good. No concerns observed.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	A drainage was observed on the subject property, which bisected the site from the north-central to the southwest. Standing water was observed along the southwest portion of the drainage and along Shirey Road.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by vacant/undeveloped land or agricultural properties. Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

5.1 Purpose and Objective

Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property, and EEI's experience at similar sites, a total of 6 discrete soil samples, or approximately one per acre, were collected at near-surface (6-inches below grade) locations on the subject property. Note: due to the dense vegetation covering the subject property, our sampling was limited to reasonably accessible areas. The following sections discuss our investigation activities.

5.2 Field Investigation

On April 12, 2011, EEI personnel mobilized to the project site to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of six (6) discrete locations (identified as ACR-1 through ACR-6, **Figure 3**) were chosen to provide representative coverage.

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

5.3 Laboratory Analytical Testing

All six (6) discrete soil samples (ACR-1 through ACR-6) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (USEPA) Test Method 6010B, and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect).
- Lead was detected above the laboratory detection limit in samples ACR-1, ACR-4, and ACR-5. Concentrations of lead ranged from 3.9 milligrams per kilogram (mg/kg) (ACR-1) to 8.2 mg/kg (ACR-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

- DDE and DDT (organochlorine pesticides) were detected in sample ACR-4 at 9.4 micrograms per kilogram (µg/kg) and 6.5 µg/kg, respectively. No other samples analyzed detected DDE, DDT, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

The attached **Table 3** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix G.**

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B		EPA 8081A				
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	4/12/2011	<5	**3.9**	<5	<5	<5	<5	<5-200
ACR-2	6	4/12/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	4/12/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-4	6	4/12/2011	<5	**5.7**	<5	**9.4**	<5	**6.5**	<5-200
ACR-5	6	4/12/2011	<5	**8.2**	<5	<5	<5	<5	<5-200
ACR-6	6	4/12/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	5-200

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Testing Results

No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect") in the samples analyzed during this investigation. Lead was detected above the laboratory detection limit in samples ACR-1, ACR-4, and ACR-5. Concentrations of lead ranged from 3.9 mg/kg (ACR-1) to 8.2 mg/kg (ACR-5). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

DDE and DDT (organochlorine pesticides) were detected in sample ACR-4 at 9.4 µg/kg and 6.5 µg/kg, respectively. DDE and DDT (organochlorine pesticides) were detected in sample ACR-4 at 9.4 micrograms per kilogram (µg/kg) and 6.5 µg/kg, respectively. No other samples analyzed detected DDE, DDT, or any other organochlorine pesticide included in EPA Test Method 8081A above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead and DDE and DDT values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations ranging from 3.9 mg/kg to 8.2 mg/kg is less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentration appears to represent background levels inherent to site soils (Kearney Foundation Special Report, 1996).

- The detected DDE and DDT concentrations of 9.4 µg/kg and 6.5 µg/kg, respectively is less than the CHHSL residential screening level of 1,600 µg/kg for both compounds.

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 PHASE I FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – No known or suspected RECs have been revealed during the preparation of this ESA. However, based on the proposed future planned residential site use, the County of San Diego required the user of this Phase I ESA (i.e., Accretive Investments, Inc.) to conduct an evaluation of site soils for the presence of restricted agricultural chemicals. Therefore, EEI performed a limited agricultural chemical survey at the subject property. Note: due to the dense vegetation covering the subject property, our sampling was limited to reasonably accessible areas.

  Based on the results of our agricultural chemical survey (see Section 8.0 – Results of Limited Agricultural Survey), no concentrations of arsenic were detected above the laboratory reporting limit (i.e., non-detect). Low levels of lead, and organochlorine pesticides DDE and DDT were detected in site soils. The concentrations were less than applicable residential screening levels; therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

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

- Based on laboratory analytical results from agricultural chemical survey activities, low levels of lead and DDE and DDT (organochlorine pesticides) were detected in site soils. All detectable concentrations of lead, DDE, and DDT were less than the CHHSL residential screening level of 150 mg/kg (lead) and 1,600 µg/kg (DDE and DDT). Therefore, no further investigation appears to be warranted at this time.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed March 2011.

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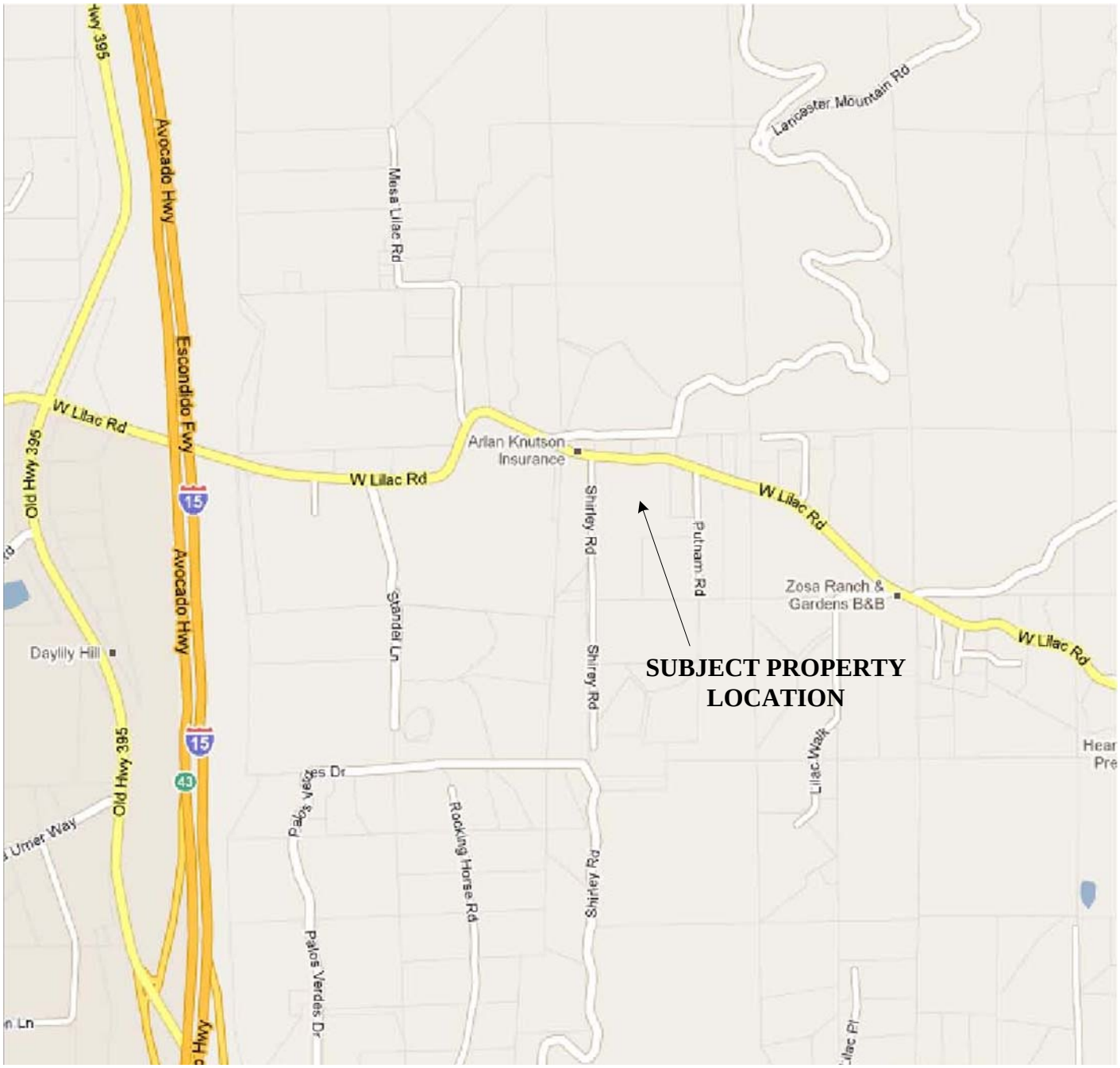
FIGURES



Map Source: Google Maps®, Accessed, March 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Denova" Property (16.71-acres)
APN 128-4280-46
SEC of Shirey Road and West Lilac Road,
Escondido, California 92026
EEI Project No. ACR-71271
Created April 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 200'

0 120 FT 200 FT 400 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
"Denova Property" (16.71-Acres)
APN: 128-280-46
Escondido, California 92026
EEI Project No. ACR-71271
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

Soil Boring Location

N

Scale: 1" = 200'

0 120 FT 200 FT 400 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
"Denova Property" (16.71-Acres)
APN: 128-280-46
Escondido, California 92026
EEI Project No. ACR-71271
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

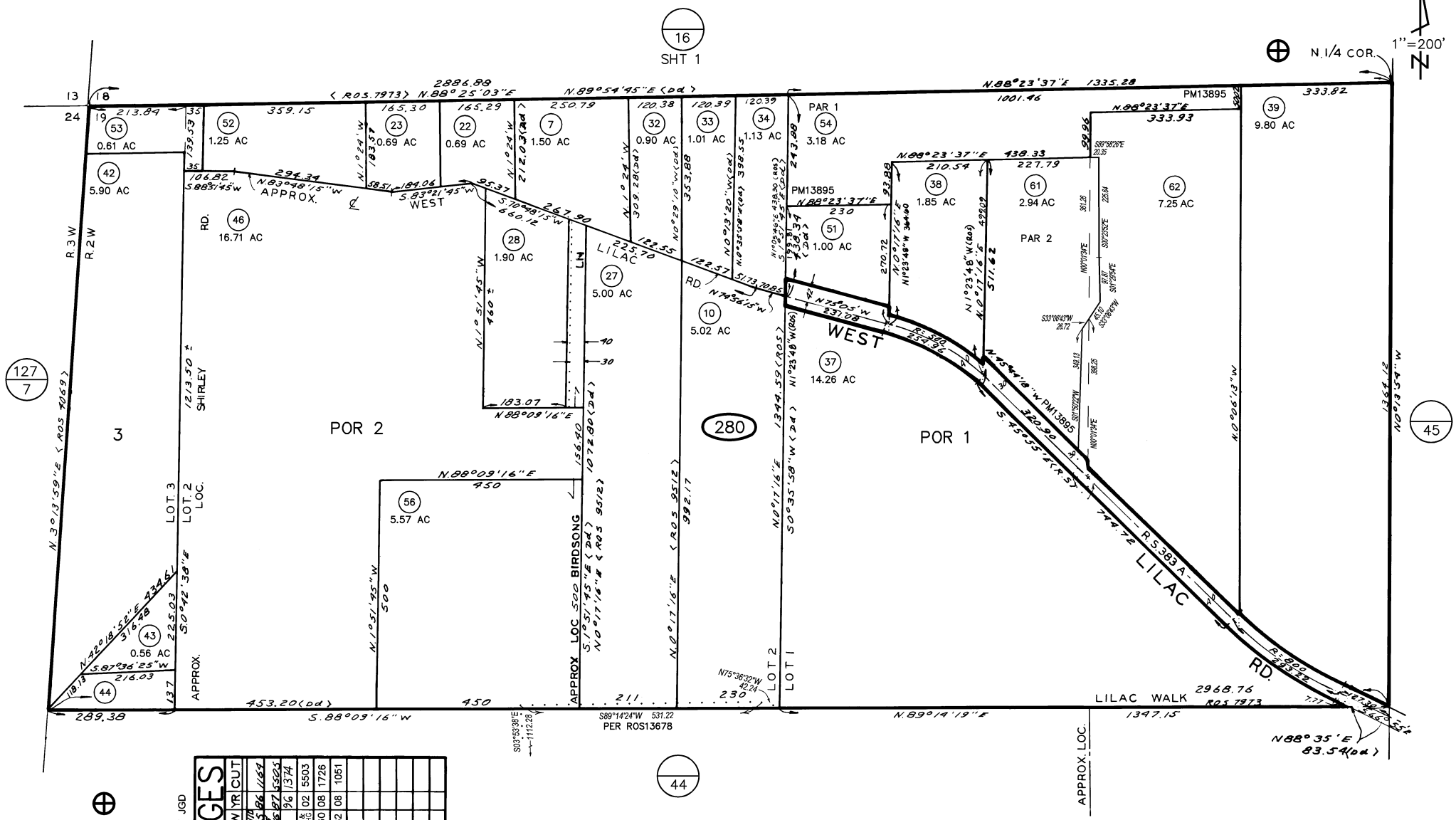
Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

128-28



CHANGES				
BLK	OLD	NEW	YR	CUT
280	48	RD WID 54.55	86	1164
	VARIOUS	B/L & AC CHG	87	5505
	35&36	56	96	1374
	10,27&56	SAME & B/L CHG	02	5503
	50&55	57-60	08	1726
	57-60	61&62	08	1051

12/15/2007 JGD

VAN BEEK 6-16-86

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 28

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 19-T10S-R2W-N 1/2 OF NW 1/4
ROS 4069, 7973, 9512, 10932

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2002

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1974

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1939

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

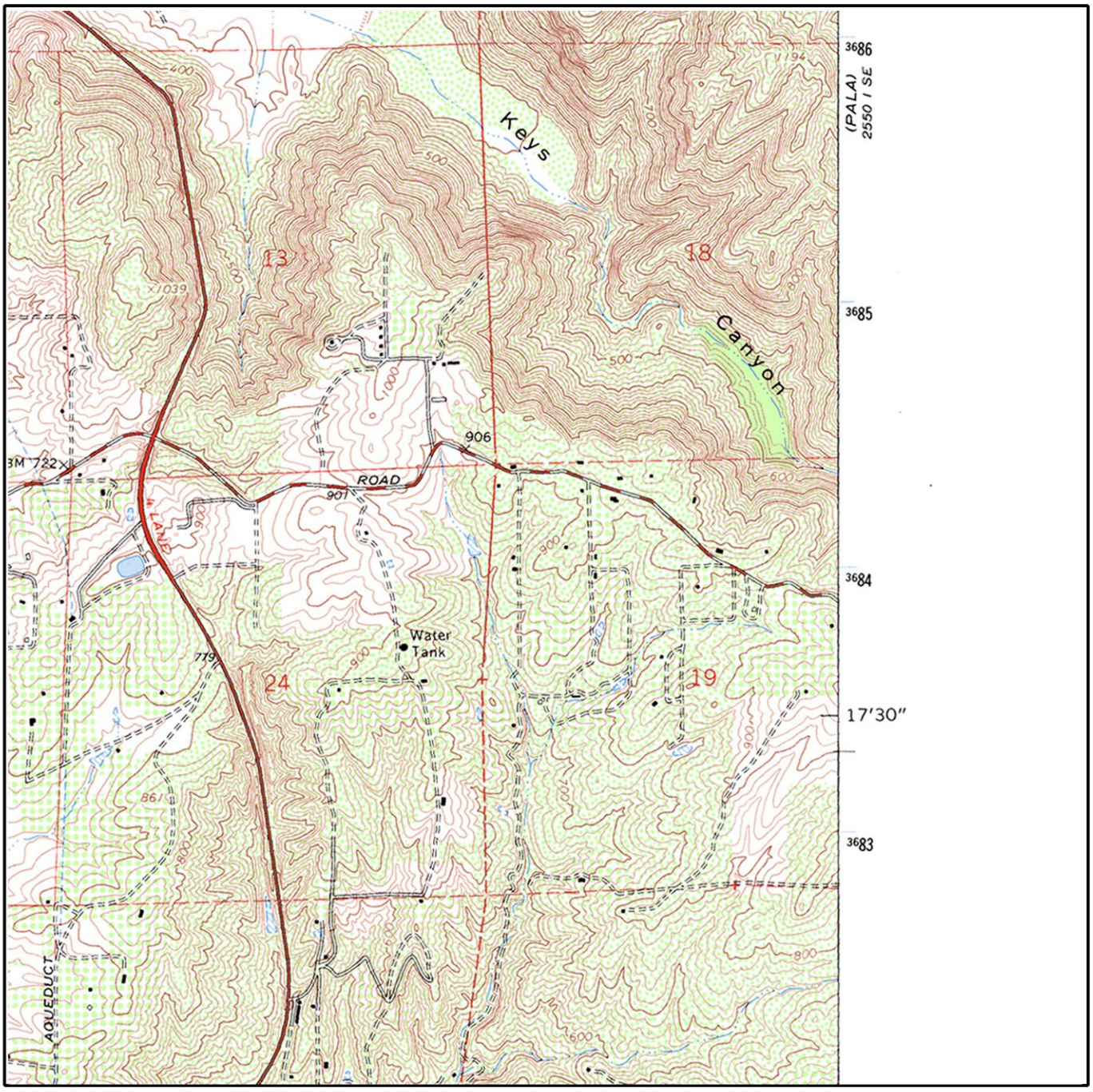
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

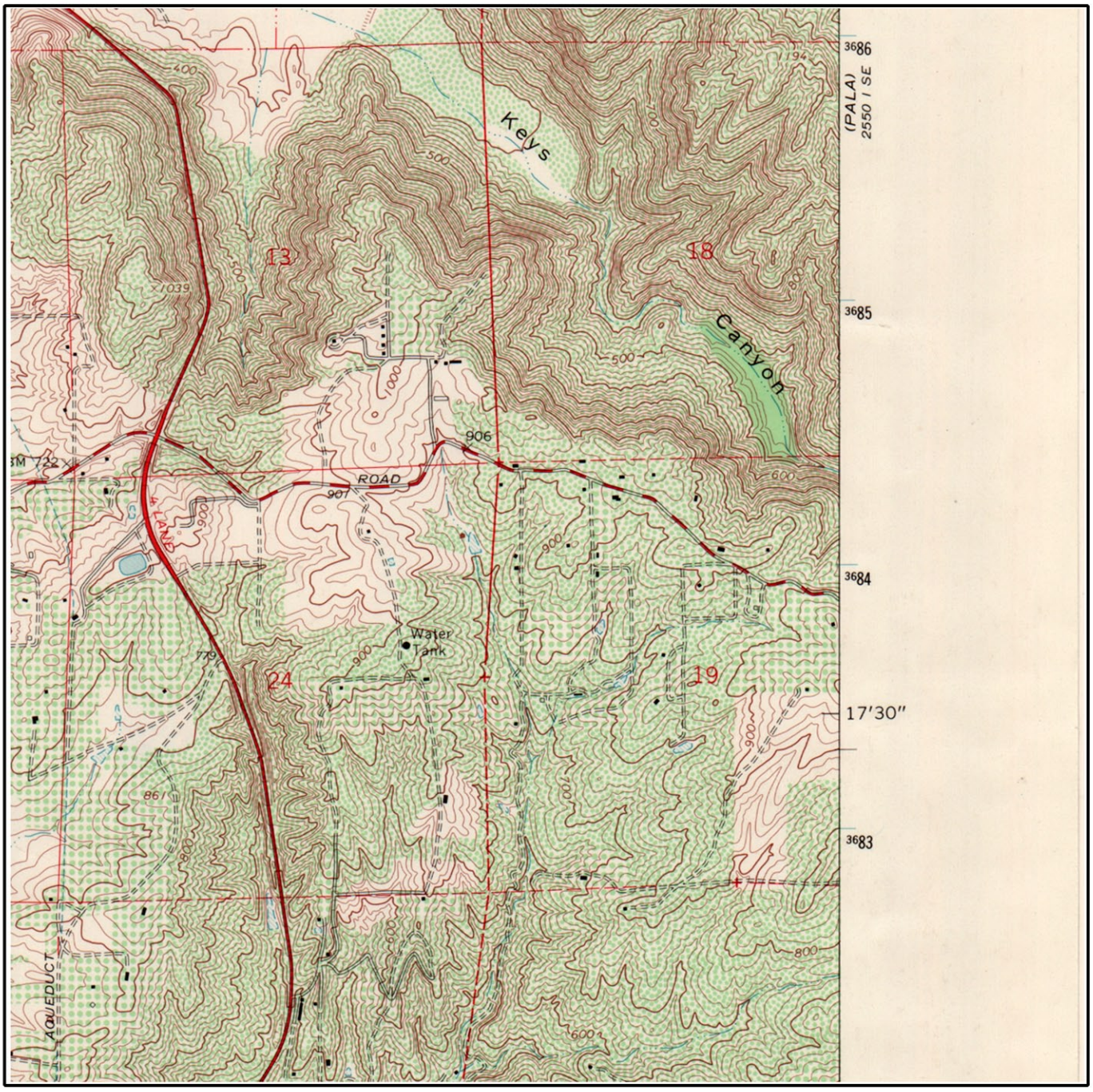
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

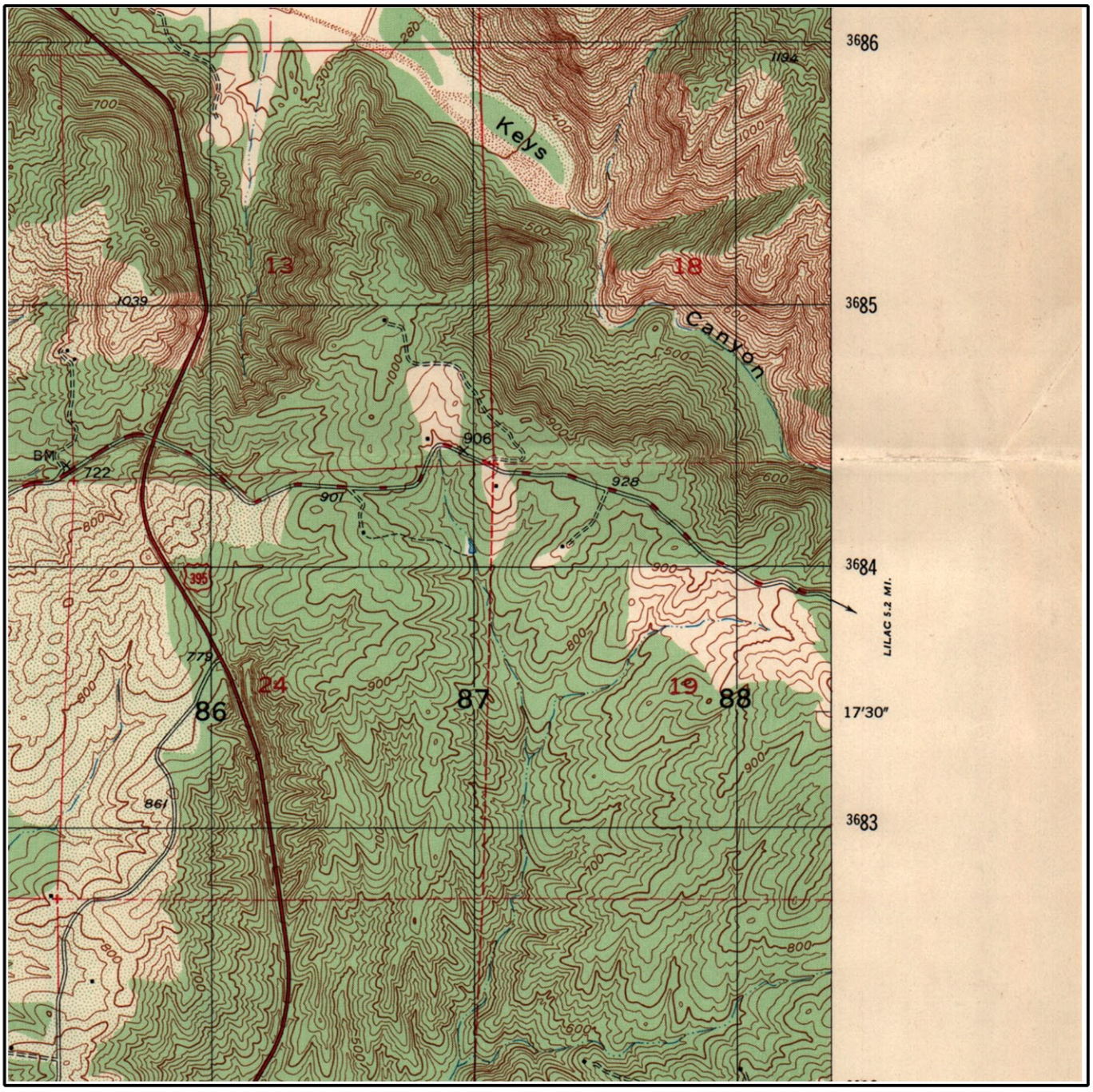
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

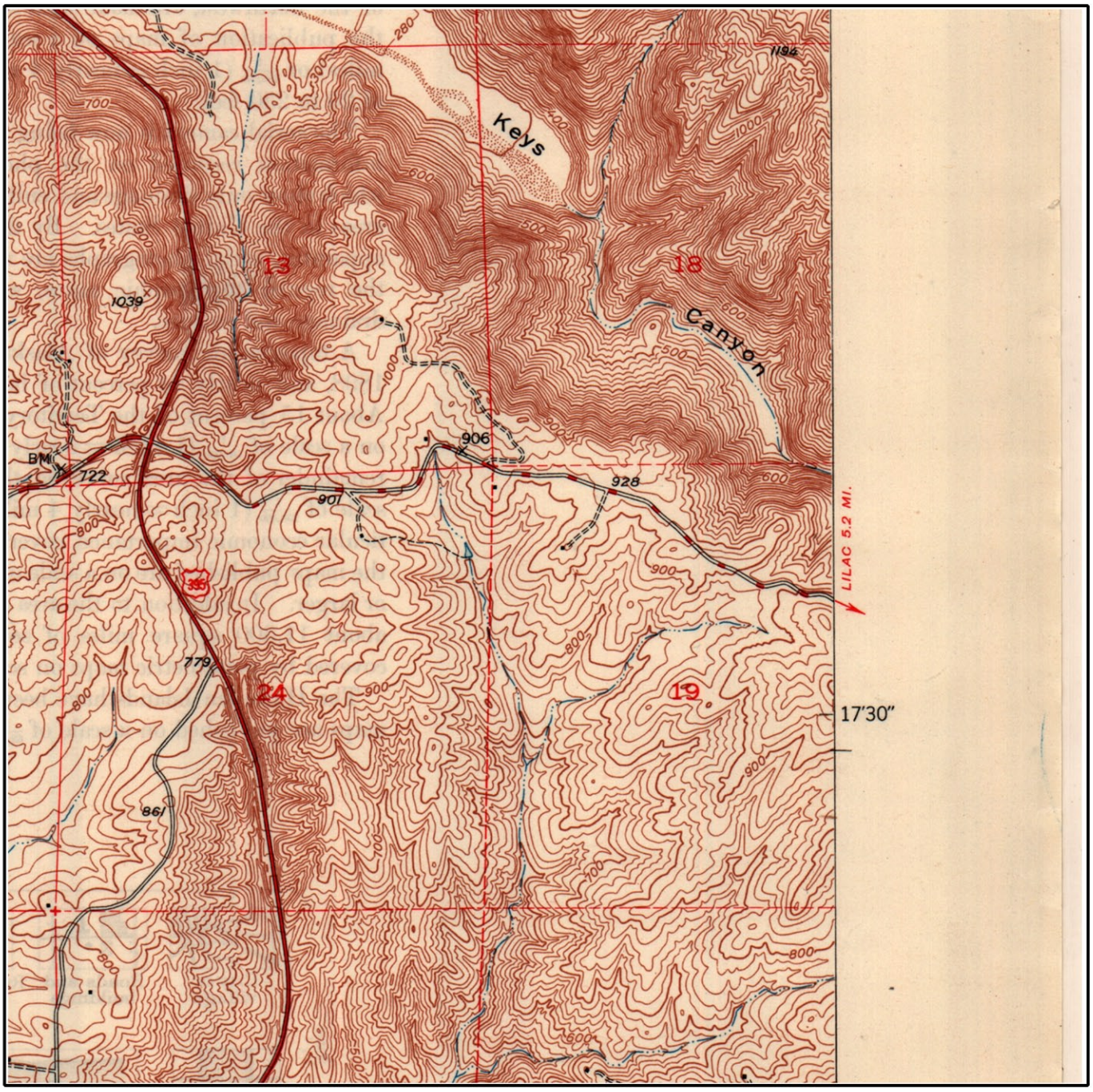
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

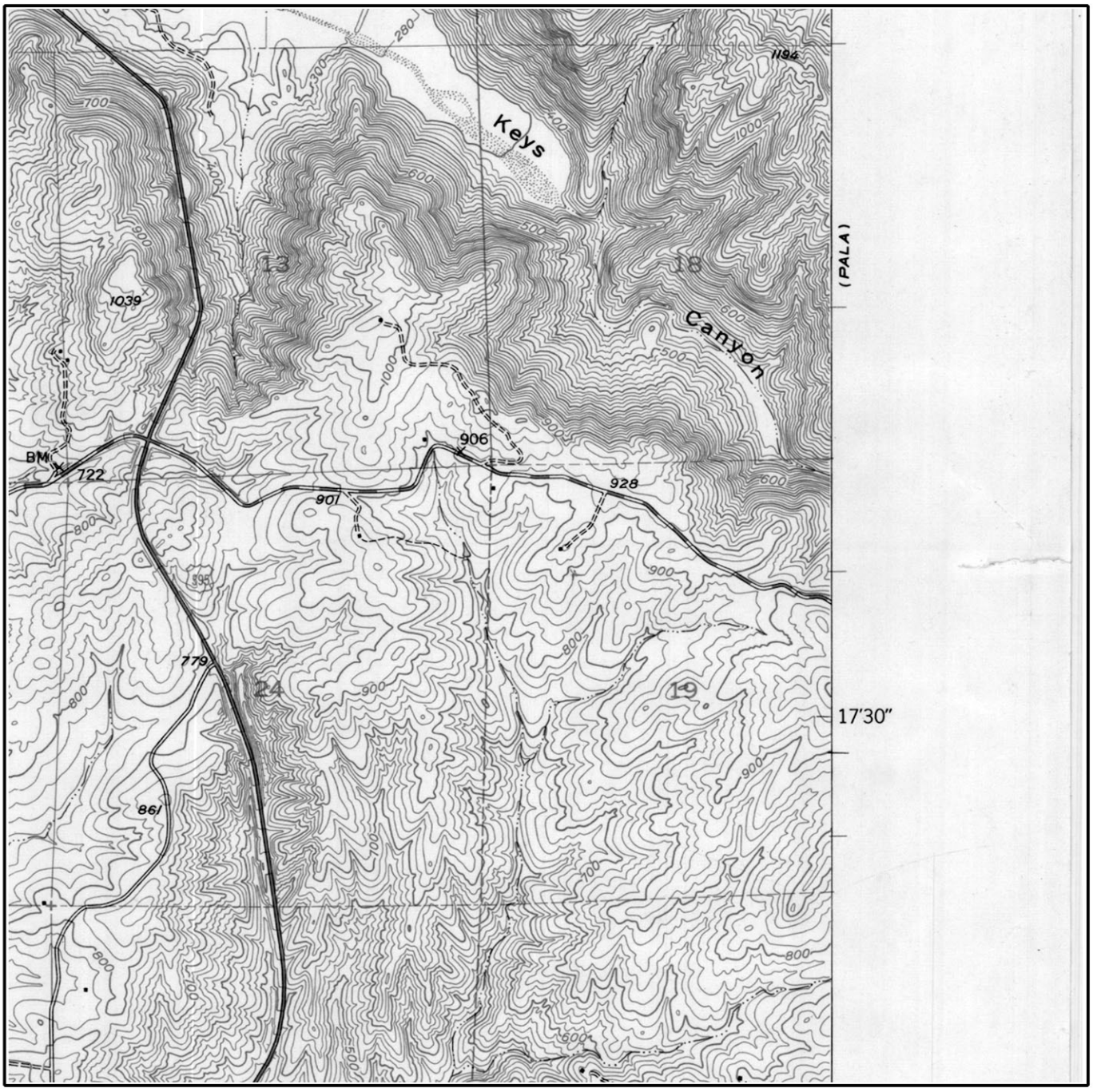
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

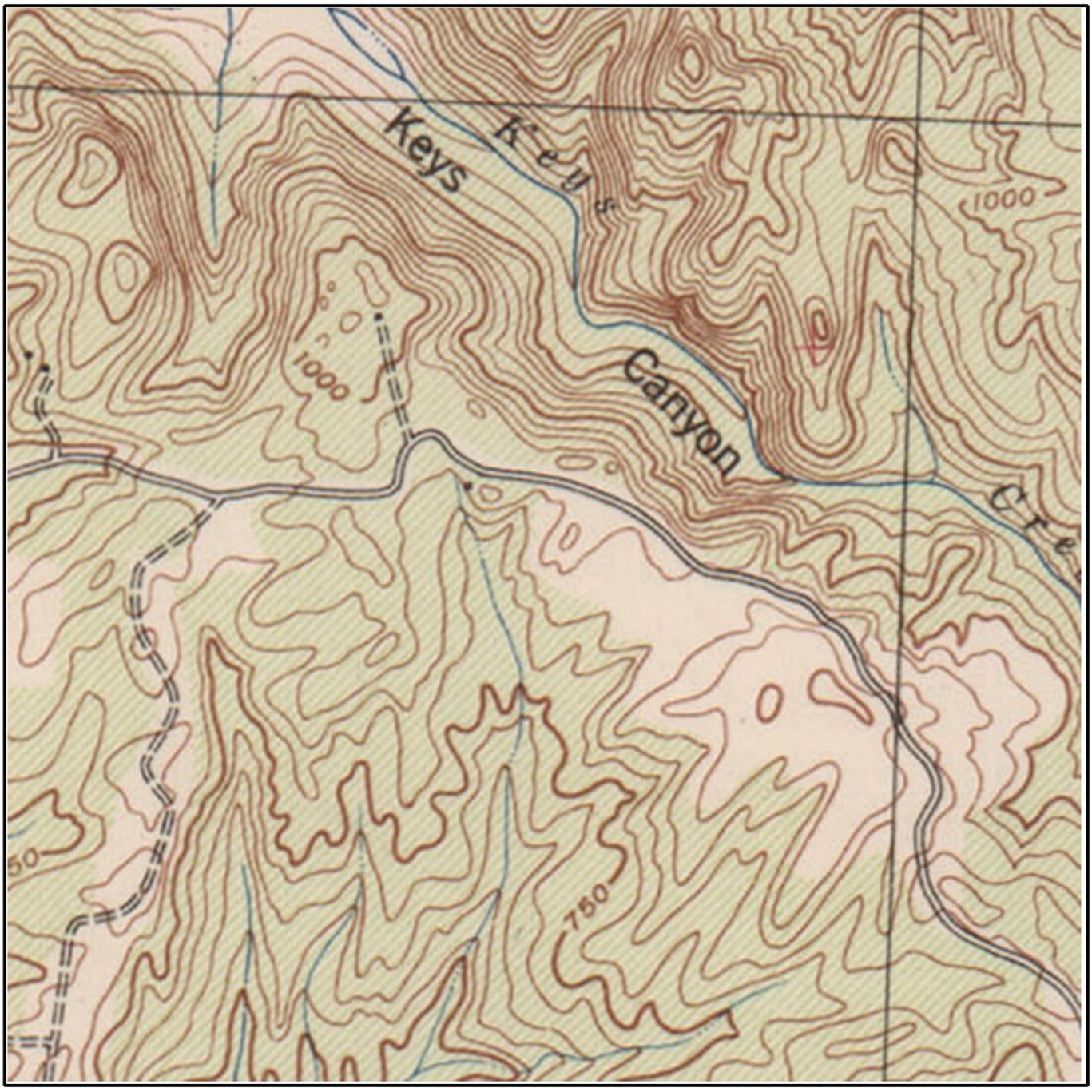
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

DENOVA PROPERTY

ESCONDIDO CA 92026

Job Number: ACR_712711

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

04-06-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

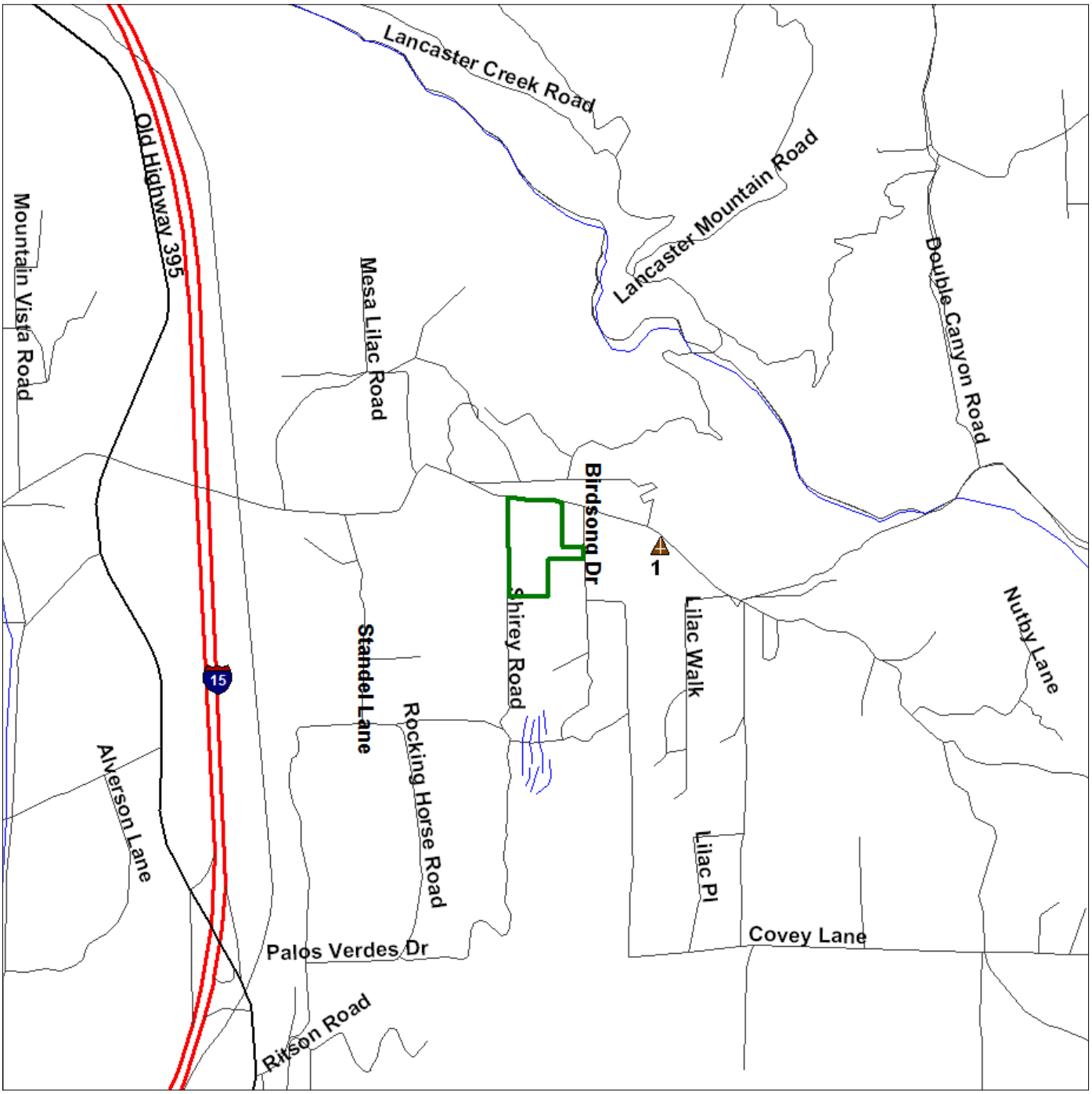
Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

DENOVA PROPERTY , ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

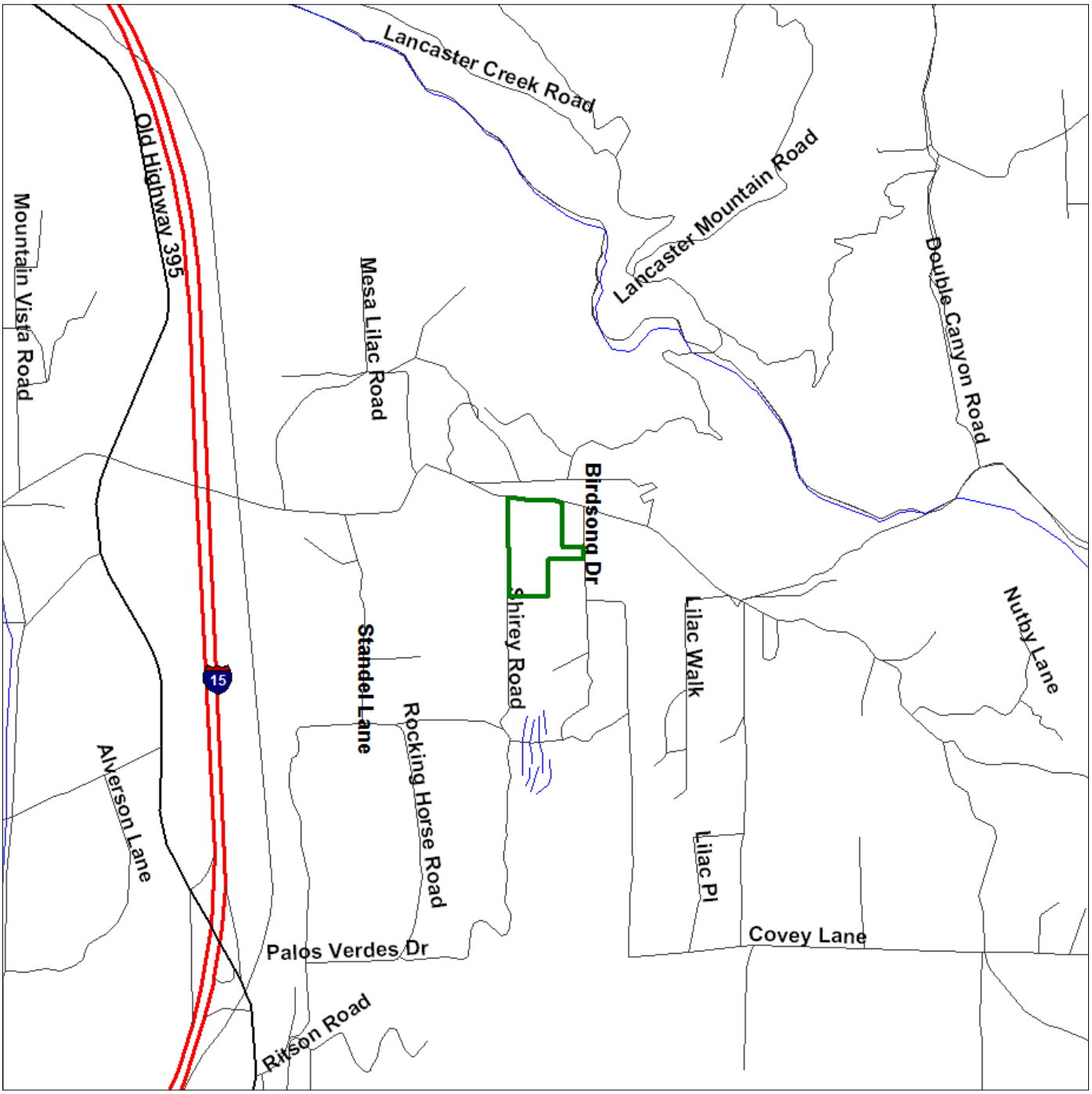
Railroads .....

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

DENOVA PROPERTY , ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

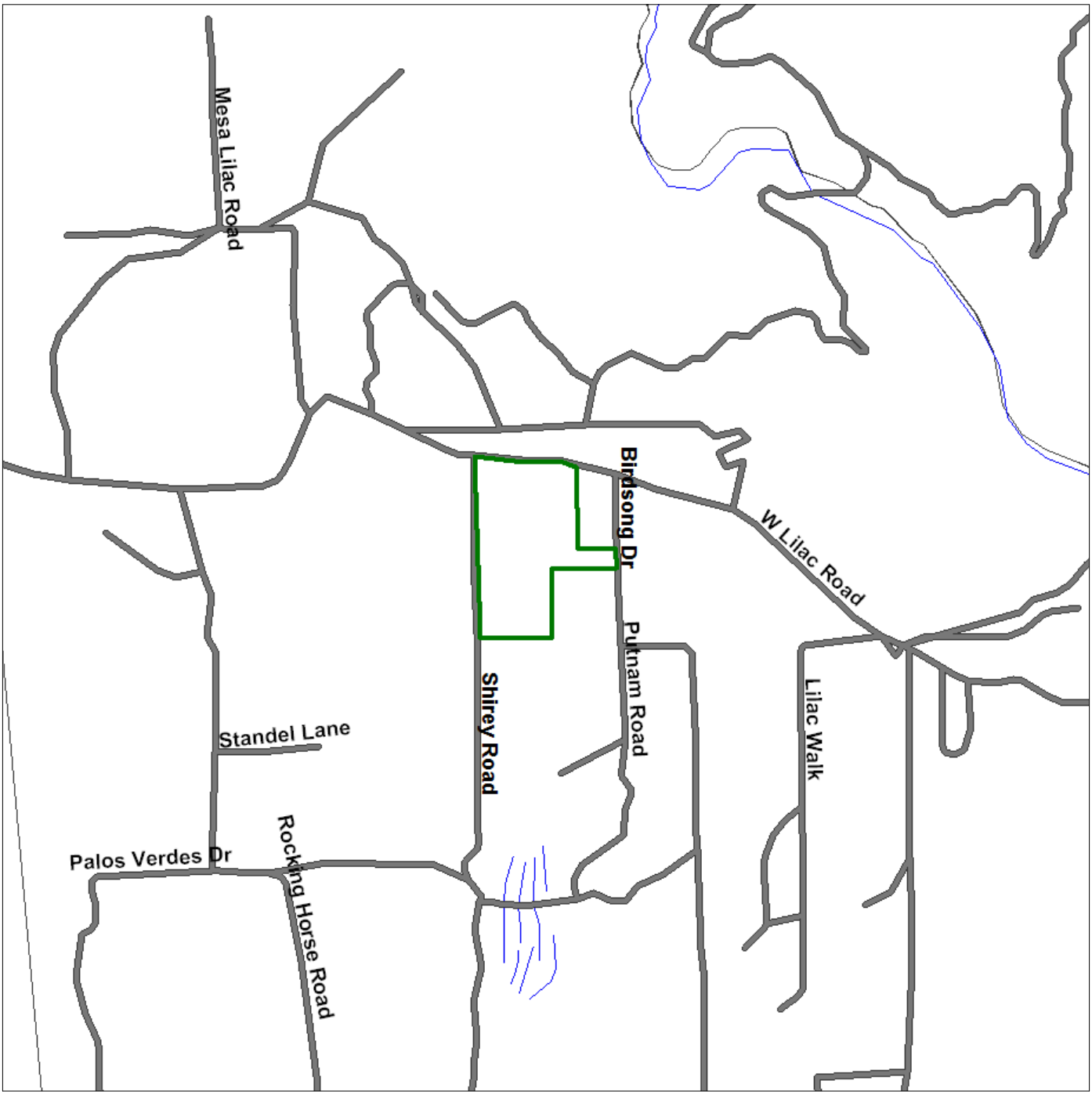
Railroads .....

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

DENOVA PROPERTY , ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

DENOVA PROPERTY , ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

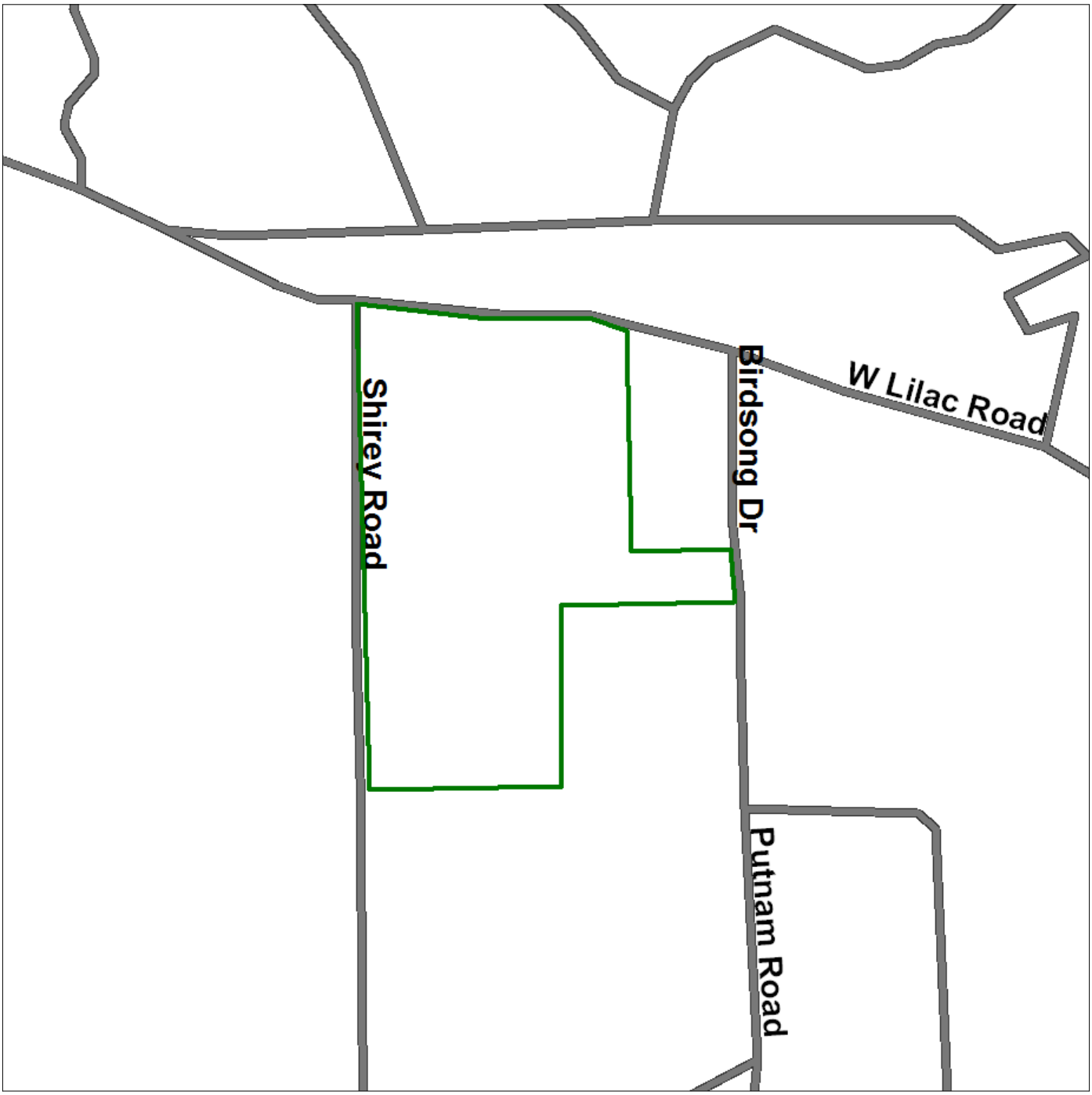
Railroads .....

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: SPILLS90, ERNS, RCRANLR

DENOVA PROPERTY , ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

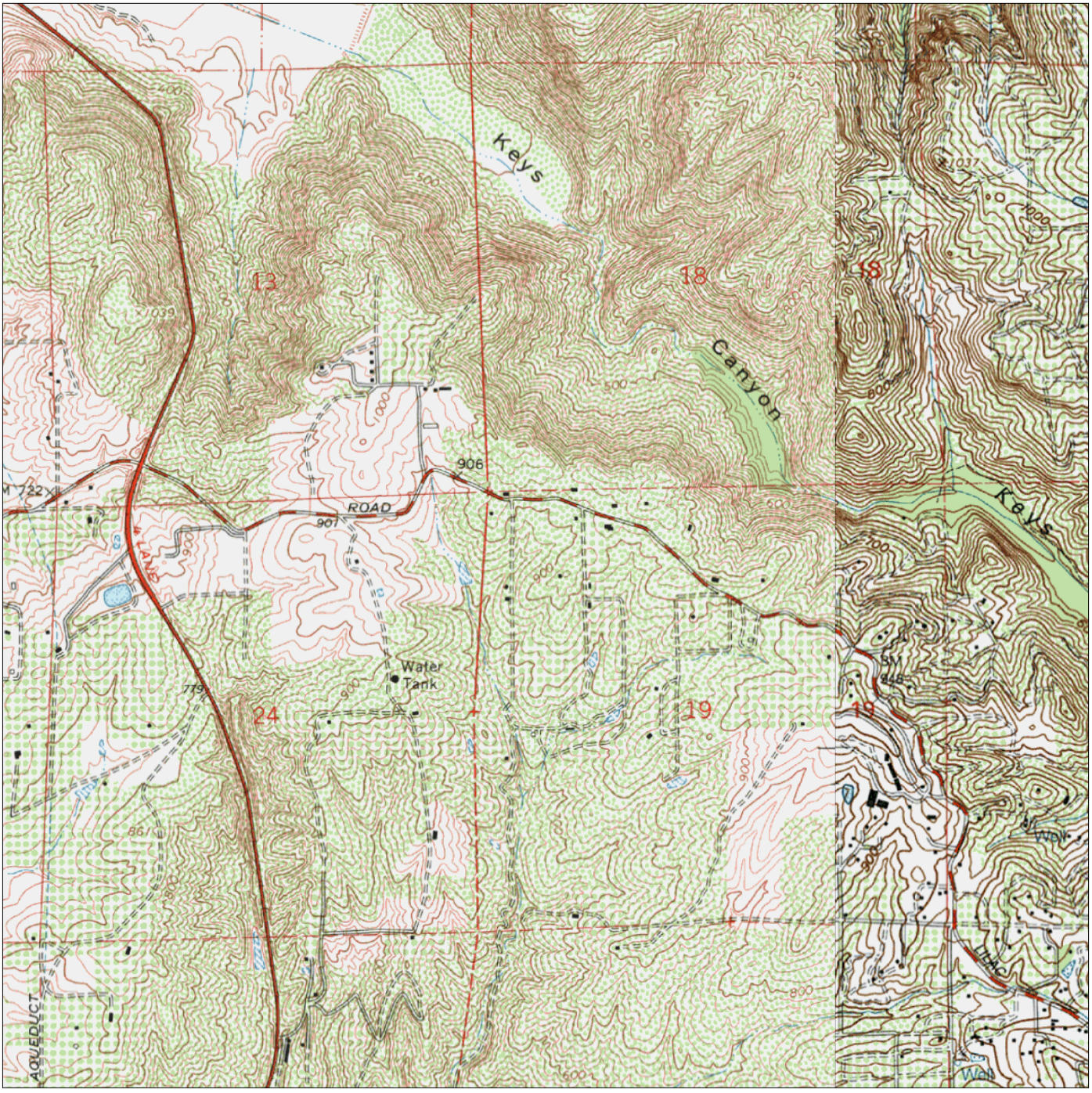
Triballand.....

Railroads .....

Site Location Map

Topo : 1.25 Mile Radius from Area

DENOVA PROPERTY , ESCONDIDO CA 92026



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

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

0 825 1,650 3,300 4,950 6,600
Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation 04-06-11

JOB NO. ACR_712711

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

Date Created: 1968
Contour Interval: 20 feet

Date Revised: 1975

FIGURE NO. 1

Environmental FirstSearch
Search Summary Report

Target Site: DENOVA PROPERTY
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-14-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-14-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-11-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-11-11	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	03-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	01-24-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	03-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	03-30-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	03-07-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	03-30-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	03-09-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	0	0	1	-	-	0	1
State Other	Y	03-14-11	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	2	0	0	0	2

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date: 04-06-11
Requestor Name: Brian Brennan
Standard: ASTM-05

Search Type: AREA
0.02 sq mile(s)
Job Number: ACR_712711
Filtered Report

Target Site: DENOVA PROPERTY
ESCONDIDO CA 92026

Demographics

Sites: 2 **Non-Geocoded:** 0 **Population:** NA

Radon: 0.4 PCI/L

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.137382	-117:8:15	**Easting:**	487209.438
Latitude:	33.298433	33:17:54	**Northing:**	3684188.32
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92003	BONSALL	CA	0.70 SW	Y
92082	VALLEY CENTER	CA	0.83 NE	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	04-06-11
Historical Topos	Yes	04-06-11
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	04-06-11

Environmental FirstSearch
Sites Summary Report

Target Property: DENOVA PROPERTY
ESCONDIDO CA 92026

JOB: ACR_712711

TOTAL: 2 **GEOCODED:** 2 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	PERMITS	MILLER FIRE STATION, CDF HE17120344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.16 NE	1
2	UST	MILLER FIRE STATION, CDF HE17H20344	9127 W LILAC RD ESCONDIDO CA 92026	0.16 NE	1

Environmental FirstSearch
Site Detail Report

Target Property: DENOVA PROPERTY
ESCONDIDO CA 92026

JOB: ACR_712711

PERMITS

SEARCH ID: 1 **DIST/DIR:** 0.16 NE **MAP ID:** 1

NAME: MILLER FIRE STATION, CDF
ADDRESS: 9127 W LILAC RD
ESCONDIDO CA 92026
SAN DIEGO
CONTACT:

REV: 03/29/07
ID1: HE17120344
ID2:
STATUS: NOT REPORTED
PHONE:

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

Target Property: DENOVA PROPERTY
ESCONDIDO CA 92026

JOB: ACR_712711

UST

SEARCH ID: 2 **DIST/DIR:** 0.16 NE **MAP ID:** 1

NAME:	MILLER FIRE STATION, CDF	**REV:**	05/16/05
ADDRESS:	9127 W LILAC RD	**ID1:**	HE17H20344
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:	CALIFORNIA DEPT OF FORESTRY	**PHONE:**	760-728-8532

TANK ID s

Permit Number: *H20344*
Tank Number: *T001*
Tank ID Number: *1 DIESEL*

TANK CHARACTERISTICS INFORMATION

Capacity: *550.00*
Manufacturer Code:
Year Installed:
Contents: *DIESEL*
Tank Content Chemical Name:
Tank Content CAS Number:

Tank System Type: *SINGLE WALL*
Primary Tank Material: *BARE STEEL*
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: *OVRFILL UNKNOWN*
Spill Buckets:
Is Groundwater Greater Than 20 Feet (Y/N):

TANK TESTING and MONITORING INFORMATION

Below Grade Equipment:
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: *NO TANK MONIT DEV INFO*
Automatic Tank Gauges:
Tank Test Status:
Tank Test Date:

PIPING INFORMATION

Piping Corrosion Protection:
Pressure Pipe Loss Leak Detector Type:
Pipe System Type:
Pipe Construction: *SINGLE WALL*
Pipe Primary Material: *UNKNOWN*
Pipe Monitor Device: *NO PIPE MONIT DEV INFO*

PIPING INFORMATION

Pipe Test Date:

REGULATORY INFORMATION

Tank Exempt Indicator:
Hazard Category 1:
Regulatory Status Code Description: *REMOVED*

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: ***EPA*** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
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3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

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

Updated quarterly

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

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: ***CA SWRCB/COUNTY*** The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department

KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Updated when available

APPENDIX E
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-71271 / Denova Property**

Project Address: **APN 128-280-46 (16.71-acres)**

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

YES

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

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

NO

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

NO

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

NO

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

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

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

COUNTY OF SAN DIEGO DPLU

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

SALE

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

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

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

BUYER & COUNTY DPLU

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

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

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

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL

Signature:

Date: 4/6/11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking south. View is from the northwest corner of the site.



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

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Photograph 3 – View of the subject property looking west. View is from the eastern property boundary.



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

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

19 April 2011

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

RE: Denova Property

Enclosed are the results of analyses for samples received by the laboratory on 04/13/11 13:59. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T110443-01	Soil	04/12/11 12:05	04/13/11 13:59
ACR-2	T110443-02	Soil	04/12/11 12:35	04/13/11 13:59
ACR-3	T110443-03	Soil	04/12/11 12:08	04/13/11 13:59
ACR-4	T110443-04	Soil	04/12/11 12:16	04/13/11 13:59
ACR-5	T110443-05	Soil	04/12/11 12:42	04/13/11 13:59
ACR-6	T110443-06	Soil	04/12/11 12:25	04/13/11 13:59

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-1

T110443-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	**3.9**	3.0	"	"	"	"	04/19/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*82.5 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-2

T110443-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/19/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*93.1 %*		*35-140*	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-3

T110443-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/19/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*92.3 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-4

T110443-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	**5.7**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**9.4**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**6.5**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*106 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-5

T110443-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	**8.2**	3.0	"	"	"	"	04/19/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*94.4 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

ACR-6

T110443-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1041415	04/14/11	04/19/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	04/19/11	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1041406	04/14/11	04/16/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*87.2 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1041415 - EPA 3051										
Blank (1041415-BLK1)				Prepared: 04/14/11 Analyzed: 04/19/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1041415-BS1)				Prepared: 04/14/11 Analyzed: 04/19/11						
Arsenic	93.3	5.0	mg/kg	100		93.3	75-125			
Lead	98.2	3.0	"	100		98.2	75-125			
Matrix Spike (1041415-MS1)	**Source: T110443-06**			Prepared: 04/14/11 Analyzed: 04/19/11						
Arsenic	83.8	5.0	mg/kg	100	ND	83.8	75-125			
Lead	96.9	3.0	"	100	ND	96.9	75-125			
Matrix Spike Dup (1041415-MSD1)	**Source: T110443-06**			Prepared: 04/14/11 Analyzed: 04/19/11						
Arsenic	88.2	5.0	mg/kg	100	ND	88.2	75-125	5.12	20	
Lead	95.0	3.0	"	100	ND	95.0	75-125	1.97	20	

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1041406 - EPA 3550 ECD/GCMS										
Blank (1041406-BLK1)				Prepared: 04/14/11 Analyzed: 04/16/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*74.6*		*"*	*100*		*74.6*	*35-140*			
LCS (1041406-BS1)				Prepared: 04/14/11 Analyzed: 04/16/11						
gamma-BHC (Lindane)	200	5.0	ug/kg	200		99.8	40-120			
Heptachlor	212	5.0	"	200		106	40-120			
Aldrin	205	5.0	"	200		102	40-120			
Dieldrin	204	5.0	"	200		102	40-120			
Endrin	208	5.0	"	200		104	40-120			
4,4´-DDT	151	5.0	"	200		75.7	33-147			
Surrogate: Tetrachloro-meta-xylene	*77.9*		*"*	*100*		*77.9*	*35-140*			

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1041406 - EPA 3550 ECD/GCMS										
Matrix Spike (1041406-MS1)	**Source: T110441-21**			Prepared: 04/14/11	Analyzed: 04/16/11					
gamma-BHC (Lindane)	214	5.0	ug/kg	200	ND	107	30-120			
Heptachlor	208	5.0	"	200	ND	104	30-120			
Aldrin	219	5.0	"	200	ND	109	30-120			
Dieldrin	214	5.0	"	200	ND	107	30-120			
Endrin	217	5.0	"	200	ND	108	30-120			
4,4´-DDT	86.5	5.0	"	200	74.2	6.15	30-120			QM-07
Surrogate: Tetrachloro-meta-xylene	*91.9*		*"*	*100*		*91.9*	*35-140*			
Matrix Spike Dup (1041406-MSD1)	**Source: T110441-21**			Prepared: 04/14/11	Analyzed: 04/16/11					
gamma-BHC (Lindane)	261	5.0	ug/kg	200	ND	131	30-120	19.8	30	QM-07
Heptachlor	257	5.0	"	200	ND	128	30-120	20.8	30	QM-07
Aldrin	270	5.0	"	200	ND	135	30-120	20.7	30	QM-07
Dieldrin	270	5.0	"	200	ND	135	30-120	23.2	30	QM-07
Endrin	279	5.0	"	200	ND	140	30-120	25.3	30	QM-07
4,4´-DDT	166	5.0	"	200	74.2	45.7	30-120	153	30	QM-07
Surrogate: Tetrachloro-meta-xylene	*88.4*		*"*	*100*		*88.4*	*35-140*			

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

EEI - Carlsbad	Project: Denova Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71271	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	04/19/11 17:03

Notes and Definitions

QM-07	The spike recovery and or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

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

DATE:	4/13/2011	LABORATORY:	SunStar Laboratories, Inc.	PAGE:	1 of 1
PROJECT NAME:	Denova Property	EEI PROJECT NUMBER:	ACR-71271		
PROJECT LOCATION:	SEC of Lilac Road and Shirey Road, Valley Center, CA	COLLECTOR:	BD		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes_____ No__X____

Global ID: 1.0

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: T110443

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
ACR-1	4.12.11	12:05	Soil	Glass Jar								X	X	X					1
ACR-2	4.12.11	12:35	Soil	Glass Jar								X	X	X					1
ACR-3	4.12.11	12:09	Soil	Glass Jar								X	X	X					1
ACR-4	4.12.11	12:16	Soil	Glass Jar								X	X	X					1
ACR-5	4.12.11	12:42	Soil	Glass Jar								X	X	X					1
ACR-6	4.12.11	12:25	Soil	Glass Jar								X	X	X					1

Relinquished By (signature): Brian Dunkel	Date/Time: 12-13-11	Received By (signature):	Date/Time: 4/13/11 1359
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110443

Client Name: EEI - CARLSBAD Project: DENOVA PROPERTY

Received by: DAN Date/Time Received: 4/13/11 1359

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

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

Temperature: cooler #1 1.2 °C +/- the CF (- 0.2°C) = 1.0 °C corrected temperature

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 4/13/11

Comments:

_____

_____

_____

_____

EEI
Geotechnical & Environmental Solutions

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
6.9-Acre "Tomasic" Property
APNs 127-072-14 and 128-280-42
9007 West Lilac Road
Escondido, California 92026

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

July 8, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71295.1

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Subject property location:

6.9-Acre "Tomasic" Property
APNs 127-072-14 and 128-280-42
9007 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71295.1

Prepared and Edited by:



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

Reviewed by:

Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist



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

EEI Project No. ACR-71295.1

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
1.1 Purpose 1
1.2 Scope of Services 1
1.3 Reliance 2

2.0 PHYSIOGRAPHIC SETTING **2**
2.1 Subject Property Description 2
2.2 Topography 2
2.3 Regional and Local Geology 3
2.4 Regional and Local Hydrogeology 3
2.5 Hydrologic Flood Plain Information 3

3.0 SUBJECT PROPERTY BACKGROUND **4**
3.1 Subject Property Ownership 4
3.2 Subject Property History 4
3.2.1 Aerial Photograph and Historical Map Review 4
TABLE 1 - Summary of Historical Use Review 4
3.2.2 City/County Directories 6
TABLE 2 – Summary of City/County Directory Search 6
3.2.3 Sanborn Fire Insurance Maps 7
3.2.4 County of San Diego Land Use and Environmental Group 7
3.3 Regulatory Database Search 7
3.3.1 Federal Databases 7
3.3.2 State and Regional Sources 8
3.4 Regulatory Agency Review 8
3.4.1 Deer Springs Fire Protection District 8
3.4.2 County of San Diego Department of Environmental Health 8
3.4.3 State Water Resources Control Board 9
3.4.4 Department of Toxic Substances Control 9
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files 9
3.5 Interview with Current Property Owner 9
3.5.1 Past or Present Uses Indicating Environmental Concern 9
3.5.2 Environmental Liens or Governmental Notification 9
3.5.3 Presence of Hazardous Substances or Environmental Violations 9
3.5.4 Previous Assessments 10
3.5.5 Legal Proceedings 10
3.6 User Provided Information 10
3.6.1 Environmental Liens or Activity and Use Limitations 10
3.6.2 Specialized Knowledge 10
3.6.3 Valuation Reduction for Environmental Issues 10
3.6.4 Presence or Likely Presence of Contamination 10
3.6.5 Other 10
3.7 Previous Assessments 10

TABLE OF CONTENTS (Continued)

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

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

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **14**
5.1 Purpose and Objective 14
5.2 Field Investigation 15
5.3 Laboratory Analytical Program 15
TABLE 4 - Soil Sample Results 16
5.4 Discussion of Testing Results 16

6.0 FINDINGS AND OPINIONS **17**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **17**
7.1 Historical Data Gaps 17
7.2 Regulatory Data Gaps 18
7.3 Onsite Data Gaps 18
7.4 Deviations from ASTM Practices 18

8.0 CONCLUSIONS 18

9.0 REFERENCES **19**

FIGURES:

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

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps/City Directory
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 6.9-Acre "Tomasic" Property

EEI Project Number: ACR-71295.1

Subject Property Information:
6.9-Acre "Tomasic" Property
APNs 128-072-14 and 128-280-42
9007 West Lilac Road
Escondido, California 92026

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

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

Inspection Date: June 28, 2011 / **Report Date:** July 8, 2011 (March 26, 2012 revisions)

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

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

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



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

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



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

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9007 West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The irregular-shaped subject property consists of privately owned land located southwest of the intersection of Shirey Road and West Lilac Road, Escondido, California. The subject property encompasses a total of 6.9-acres on two contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-14 and 128-280-42. The subject property is identified by the address: 9007 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north; an unnamed drainage and undeveloped land to the south; Shirey Road to the east; and an avocado orchard to the west. The northwest portion of the subject property is currently developed with three (3) structures that consist of a single-story residence, detached garage, and a fiberglass storage unit. The west central portion of the subject property is developed with avocado trees. The balance of the subject property is undeveloped and comprised of gently sloping terrain, and native vegetation. An unnamed drainage, with standing water, is located along the southern property boundary.

According to historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a single and/or multiple structures and utilized for agricultural-related land use since 1939.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On June 28, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on June 28, 2011. A total of eight (8) discrete soil samples (ACR-1 through ACR-8), collected at 6-inches below ground surface, and four (4) composite samples (Composite #1 through Composite #4) (prepared by a California-State certified laboratory) were analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected in discrete samples ACR-1, ACR-2, ACR-5, and ACR-6 at concentrations ranging from 3.5 mg/kg (ACR-5) to 8 mg/kg (ACR-2). No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9007 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical testing, low levels of lead were detected in the soil beneath the subject property. All detectable concentrations of lead were less than the CHHSL residential land use screening value of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

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

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

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9007 West Lilac Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The irregular-shaped subject property consists of privately owned land located southwest of the intersection of Shirey Road and West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 6.9-acres on two contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-14 and 128-280-42 (**Appendix B**). The subject property is identified by the address: 9007 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north; an unnamed drainage and undeveloped land to the south; Shirey Road to the east; and an avocado orchard to the west. The northwest portion of the subject property is currently developed with three (3) structures that consist of a single-story residence, detached garage, and a fiberglass storage unit. The west central portion of the subject property is developed with avocado trees. The balance of the subject property is undeveloped and comprised of gently sloping terrain, and native vegetation. An unnamed drainage, with standing water, is located along the southern property boundary.

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

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a single and/or multiple structures and utilized for agricultural-related land use since 1939.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 850 feet above mean sea level (amsl) (southern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately north to south.

2.3 Regional and Local Geology

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

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

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

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Fallbrook sandy loam series (FaC2 and FaE2) and the Steep Gullied Land series (StG) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 5 to 30 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for additional information pertaining to groundwater and water supply wells. According to the website, no water supply wells are located on the subject property. One well "10S02W19D003S", located off-site and southwest of the subject property, was reportedly last measured in 1967 with a depth to groundwater of approximately 3 feet below grade.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property parcels (APNs: 127-072-14 and 128-280-42) is identified as Albert and Doris Tomasic with the following mailing addresses: 9007 West Lilac Road, Escondido, California and P.O. Box 360, Bonsall, California.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1946, 1948, 1949, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990-91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property has been developed with a single and/or multiple structures and utilized for agricultural-related land use since 1939.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property appeared to be developed with two structures along the northwest quadrant. Additionally, a small orchard (possibly citrus or avocado) was visible immediately east and south of the structures. The balance of the property appeared to be cleared of vegetation, except for the southwest corner, which appeared to be covered with native vegetation. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1942	Topographic Map 1:62,500	Subject property appeared to be developed with a single structure, located along the northern property boundary. An unnamed drainage was present along the western property boundary.
1946	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph, except for the entire property appeared to be cleared of vegetation and the orchard noted in the 1939 photograph.
1948	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1942 topographic map, except for the drainage located along the western property boundary appeared to have been shifted to the west and off-site.
1949	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1948 topographic map.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1949 topographic map.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1946 photograph.
1963	Aerial Photograph 1:375	Subject property remained developed with two structures, located along the northern property boundary. A small orchard was visible to the east of the structures. An additional orchard was visible along the southern half of the property. An unimproved dirt road bisected the southern portion of the subject property. West Lilac Road was visible to the north and Shirey Road was visible to the east. Additional development and agricultural-related land use was visible in the surrounding area.
1968	Topographic Map 1: 24,000	No apparent changes were noted to the subject property since the 1951 topographic map, except for an unimproved dirt road was visible along the eastern property boundary.
1974	Aerial Photograph 1:375	Photograph quality was poor. The northern portion of the subject property remained developed with two structures and cleared of vegetation. The southern portion of the subject property appeared to be covered with native vegetation. Immediately west of the subject property was a large orchard. Increased agricultural-related land use was visible in the surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph, except the subject property appeared to be cleared of all vegetation.
1990-1991	Aerial Photograph 1:375	Subject property remained developed with two structures located along the northern property boundary. The northern one-third of the subject property appeared to be covered with sparse vegetation. The central portion of the subject property appeared to be utilized as an orchard. The southern portion of the subject property appeared to be cleared of vegetation.
2002	Aerial Photograph 1:375	Photograph quality was poor. Subject property appeared to be developed with three structures located along the northern quadrant. The southern half of the subject property appeared to be utilized as an orchard. Increased agricultural and residential development was visible in the surrounding area.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of a single family residence, detached garage, and detached storage shed located along the northern portion of the property. A small orchard was visible to the south of the residence. The balance of the subject property appeared to be cleared of vegetation. The unnamed drainage was visible along the southern property boundary. West Lilac Road was visible to the north and Shirey Road was visible to the east. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9007 West Lilac Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed from 1974 to 2011. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of City/County Directory Search
9007 West Lilac Walk, Escondido, California 92026

North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2011		
8981 W. Lilac Road No Response	**9007 W. Lilac Road** **No Response**	9127 W. Lilac Road California Miller Fire Station
2007		
8981 W. Lilac Road Cardoso S	**9007 W. Lilac Road** **No Response**	9137 W. Lilac Road Salm Mike
2002		
8993 W. Lilac Road No Response	**9007 W. Lilac Road** **Tomasic Albert**	9137 W. Lilac Road Salm Mike; Salm Donna
1997		
8993 W. Lilac Road No Response	**9007 W. Lilac Road** **No Response**	9137 W. Lilac Road Salm Mike; Salm Donna
1992		
8993 W. Lilac Road No Response	**9007 W. Lilac Road** **Tomasic Albert**	9009 W. Lilac Road No Response
1986		
8993 W. Lilac Road Smith Elmer C	**9007 W. Lilac Road** **Jones G W Jr**	9009 W. Lilac Road Haworth Norman A
1981		
8993 W. Lilac Road Smith Elmer C	**9007 W. Lilac Road** **Jones GW Jr**	9127 W. Lilac Road Ca St Frst Firs Stn
1974		
W. Lilac Road First Listing this street 9867	**9007 W. Lilac Road** **Address Not Listed**	9867 W. Lilac Road Walker Noel
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), no records were on file for the subject property APNs: 127-072-14 and 128-280-42.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APNs 127-072-14 and 128-280-42. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10, Range 02W, Section 19 and Township 10, Range 03W, Section 19).

In addition, EEI reviewed the National Pipeline Mapping System (NPMS, 2011) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or in close proximity to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

EEI contacted the property owner, Mr. Albert Tomasic regarding the past and present use of the subject property. Mr. Tomasic indicated that he and his wife had owned the property for approximately 20 years. Mr. Tomasic noted that the subject property has been utilized as an avocado orchard. Information provided by Mr. Tomasic is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

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

3.5.2 Environmental Liens or Governmental Notification

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

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

Mr. Tomasic was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mr. Albert Tomasic, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located along the northern portion of the subject property appeared to have been constructed circa-1975. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age (circa-1975) of the structures located along the northern portion of the subject property, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent subject property reconnaissance. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

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

No pole-mounted transformers or pad-mounted transformers were observed on the subject property during our subject property reconnaissance. Therefore, the presence of PCB-containing equipment is unlikely.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On June 28, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Mr. Albert Tomasic, the property owner, provided access to the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The irregular-shaped subject property consists of privately owned land located southwest of the intersection of Shirey Road and West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 6.9-acres on two contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-14 and 128-280-42. The subject property is identified by the address: 9007 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north; an unnamed drainage and undeveloped land to the south; Shirey Road to the east; and an avocado orchard to the west. Standing water was observed in the drainage located along the southern property boundary.

The northwest portion of the subject property is currently developed with three (3) structures that consist of a single-story residence (stucco and wood-framed), a detached garage (stucco and wood-framed), and a fiberglass storage unit. Overhead power lines were observed along the north-central portion of the subject property, which provides power to the main residence. Pole/pad-mounted transformers were not observed.

An approximately 200-gallon plastic, aboveground container was observed along the northern property boundary. According to the property owner, Mr. Albert Tomasic, the container is filled with a mixture of water and fertilizer, which is pumped through a series of below ground pipes that service the existing and historical avocado trees on the property. Additionally, EEI observed a 250-gallon aboveground propane tank, located along the northern portion of the main residence. Immediately south of the residence is a detached garage that contained miscellaneous household items, shop tools, and a vehicle. Located south of the garage is the wood and fiberglass framed storage shed. The shed contained various construction materials, irrigation piping and fittings, and wood and debris. A small bone-yard, consisting of old farming machinery was located immediately south of the storage shed.

The west central portion of the subject property contains sparse avocado trees. The balance of the subject property is undeveloped and comprised of gently sloping terrain, and native vegetation.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Good. No concerns observed.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	A drainage with standing water was observed along the southern property boundary.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

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

In general, the subject property is surrounded by vacant/undeveloped land or agricultural properties. Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

5.1 Purpose and Objective

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

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades.

The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (6.9-acres), and EEI's experience at similar sites, a total of eight (8) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.2 Field Investigation

On June 28, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of eight (8) discrete locations (identified as ACR-1 through ACR-8, **Figure 3**) were chosen to provide representative coverage.

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

5.3 Laboratory Analytical Testing

All eight (8) discrete soil samples (ACR-1 through ACR-8) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (USEPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per the DTSC guidance referenced in Section 7.1 above, to create four (4) composite samples from the eight (8) discrete samples. The composite samples were prepared as follows: Composite #1 – ACR-1 and ACR-2; Composite #2 – ACR-3 and ACR-4; Composite #3 – ACR-5 and ACR-6; Composite #4 – ACR-7 and ACR-8. All four (4) composite samples (Composite #1 through Composite #4) were analyzed for Organochlorine Pesticides by USEPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

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

- Lead was detected above the laboratory detection limit in samples ACR-1, ACR-2, ACR-5, and ACR-6. Concentrations of lead ranged from 3.5 milligrams per kilogram (mg/kg) (ACR-5) to 8.0 mg/kg (ACR-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	6/28/2011	<5	**5.4**	NA	NA	NA	NA	NA
ACR-2	6	6/28/2011	<5	**8**	NA	NA	NA	NA	NA
ACR-3	6	6/28/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	6/28/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	6/28/2011	<5	**3.5**	NA	NA	NA	NA	NA
ACR-6	6	6/28/2011	<5	**3.6**	NA	NA	NA	NA	NA
ACR-7	6	6/28/2011	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	6/28/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	6/28/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #2	6	6/28/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #3	6	6/28/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Composite #4	6	6/28/2011	NA	NA	<5	<5	<5	<5	<5 - 200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**Chlordane - 430**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.4 Discussion of Testing Results

The results of our agricultural chemical testing revealed no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-1, ACR-2, ACR-5, and ACR-6. Concentrations of lead ranged from 3.5 mg/kg (ACR-5) to 8.0 mg/kg (ACR-2). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead concentrations to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations ranging from 3.5 mg/kg to 8.0 mg/kg in soil samples collected during this investigation is less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentration appears to represent background levels inherent to subject property soils. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

Although arsenic was not detected above the laboratory reporting limit of 5 milligrams per kilogram (mg/kg) in any of the samples analyzed during this investigation, it should be noted that the residential CHHSL value for arsenic is 0.07 mg/kg, which is less than the laboratory reporting limit. Arsenic is a natural occurring element that is present in soil. Acceptable background levels for naturally occurring arsenic vary. The DTSC evaluated arsenic soil concentration data collected from various school sites and determined that 12 mg/kg is an acceptable background screening level (DTSC, 2008). If concentrations of arsenic are detected above 12 mg/kg, the DTSC suggests further evaluation.

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

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

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

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9007 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical testing, low levels of lead were detected in the soil beneath the subject property. All detectable concentrations of lead were less than the CHHSL residential land use screening value of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

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

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

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

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State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed July 2011.

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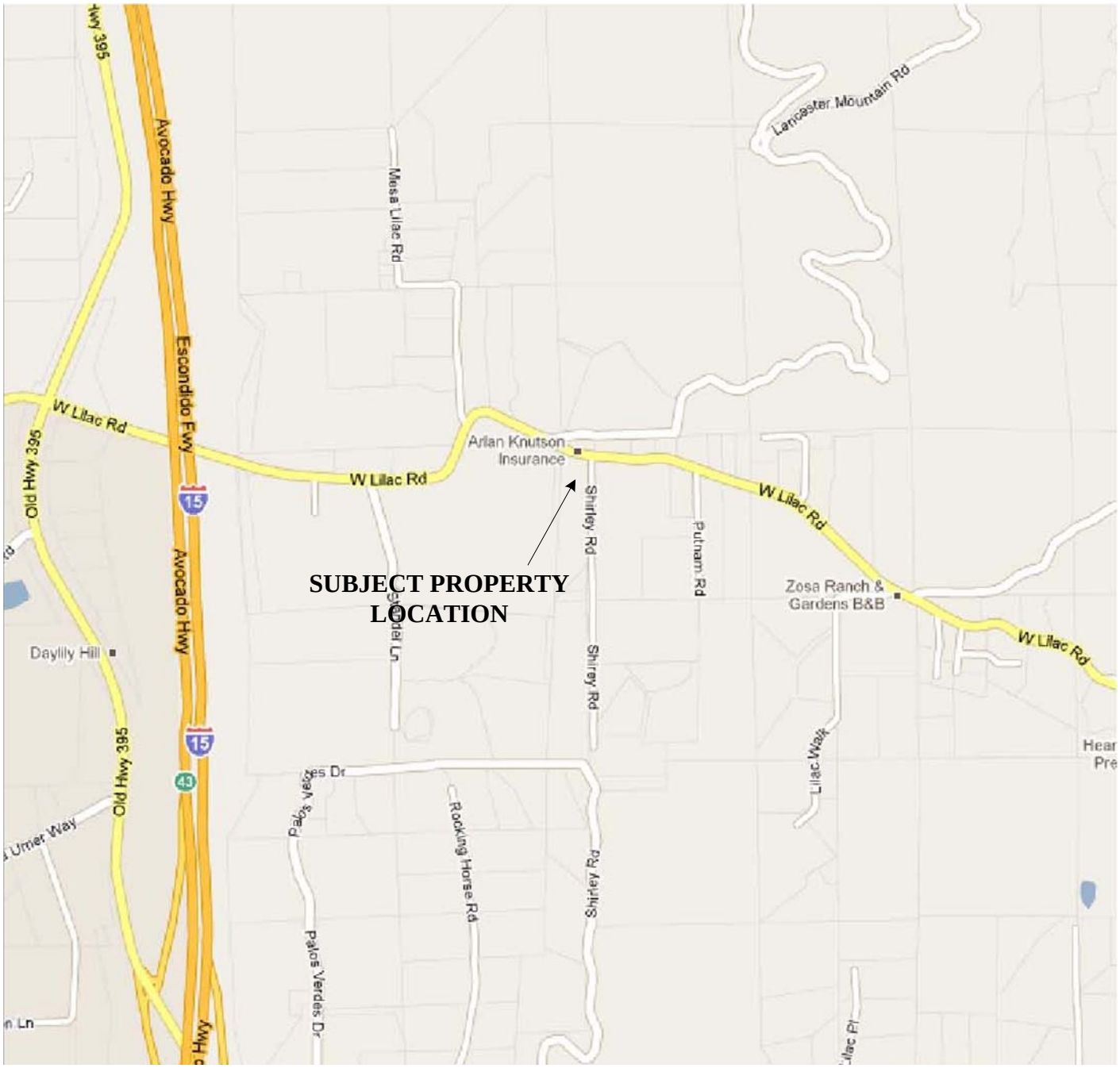
FIGURES



Map Source: Google Maps®, Accessed, July 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

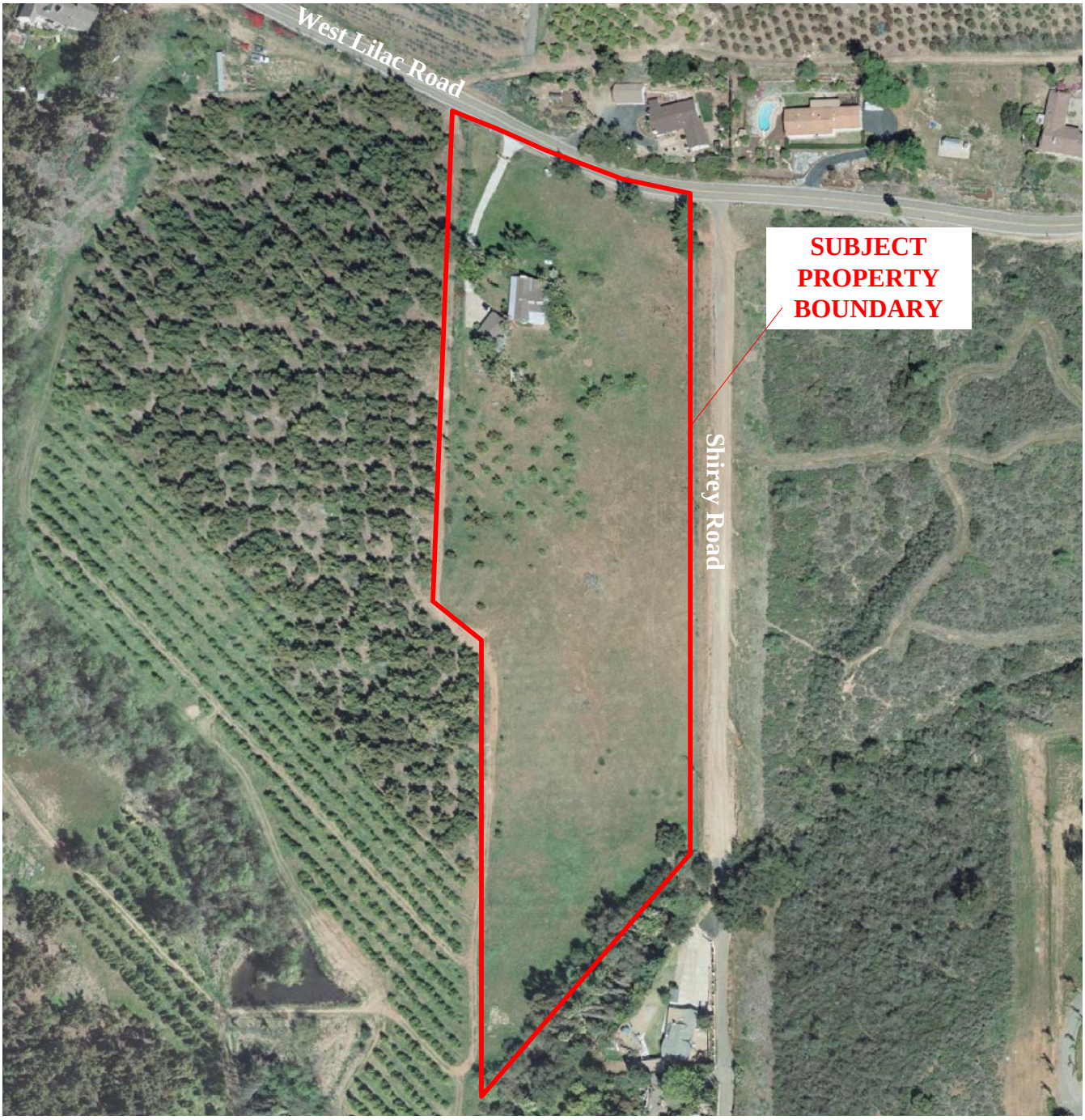
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
6.9-Acre "Tomasic" Property
APNs 127-072-14 and 128-280-42
9007 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71295
Created July 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 200'

0 120 FT 200 FT 400 FT

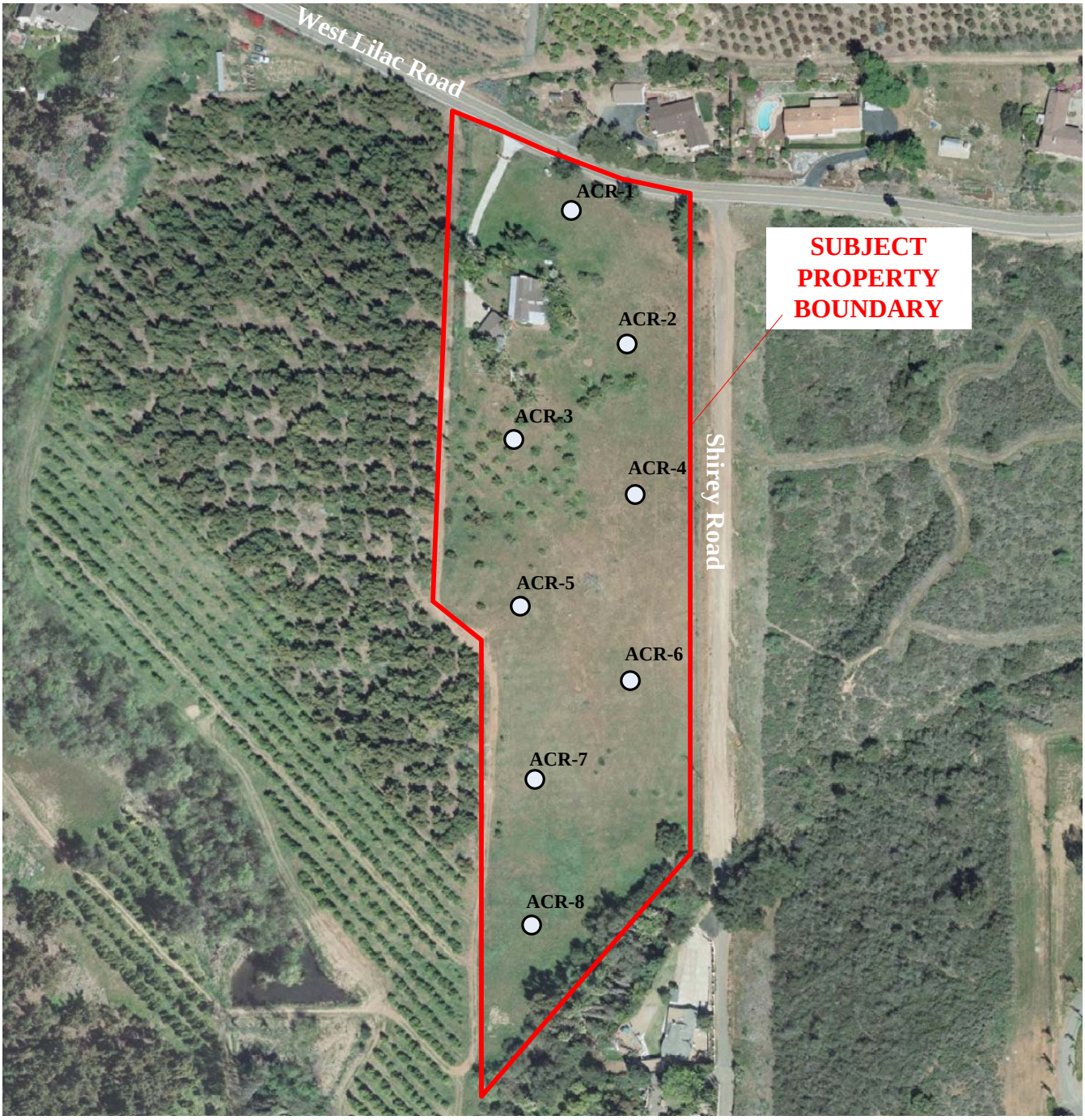
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
6.9-Acre "Tomasic" Property
APNs 127-072-14 and 128-280-42
9007 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71295
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-7 Soil Boring Location

N

Scale: 1" = 200'

0 120 FT 200 FT 400 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
6.9-Acre "Tomasic" Property
APNs 127-072-14 and 128-280-42
9007 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71295
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

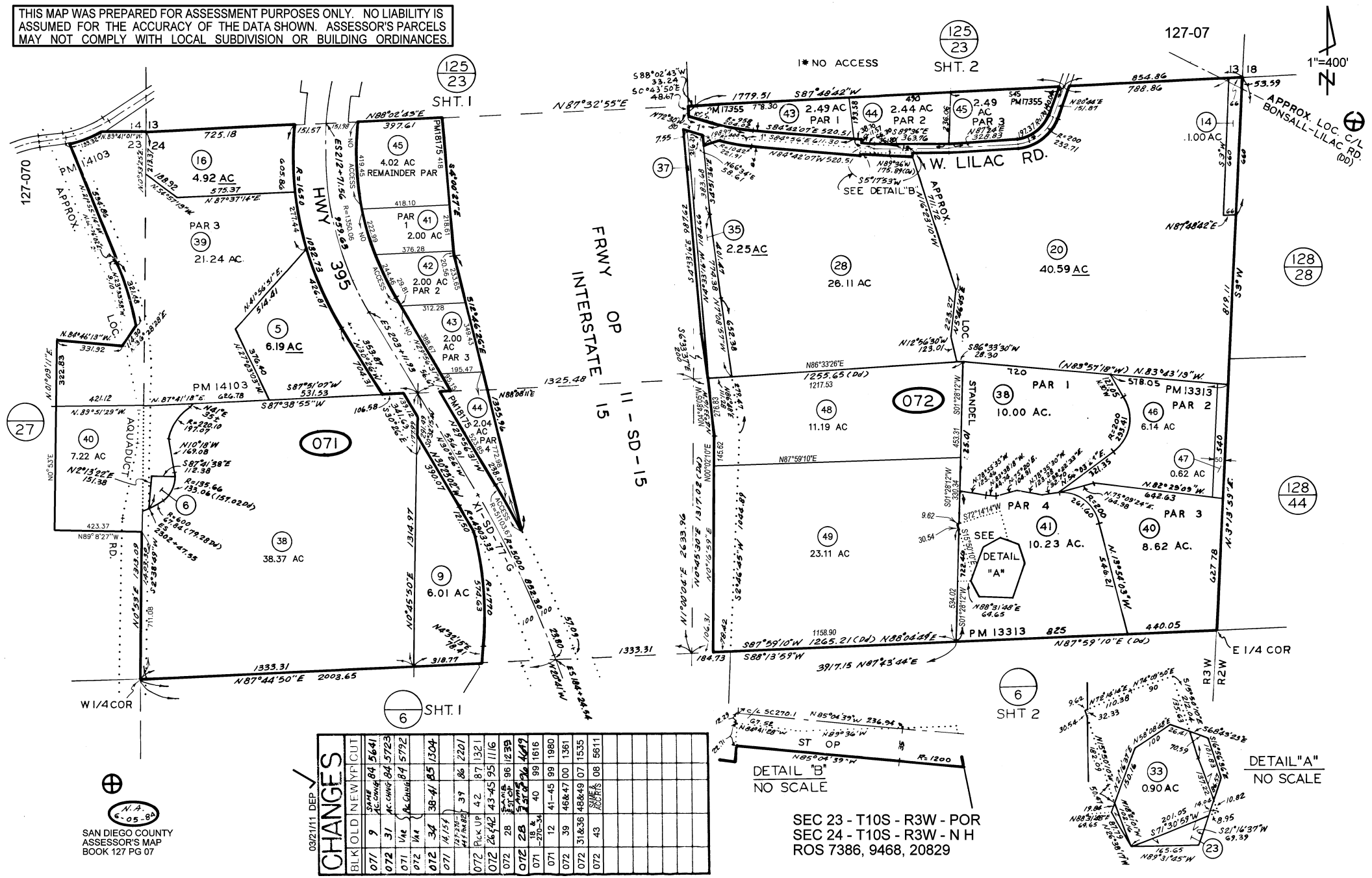
Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



SEC 23 - T10S - R3W - POR
SEC 24 - T10S - R3W - N H
ROS 7386, 9468, 20829

N.A. 6-05-84

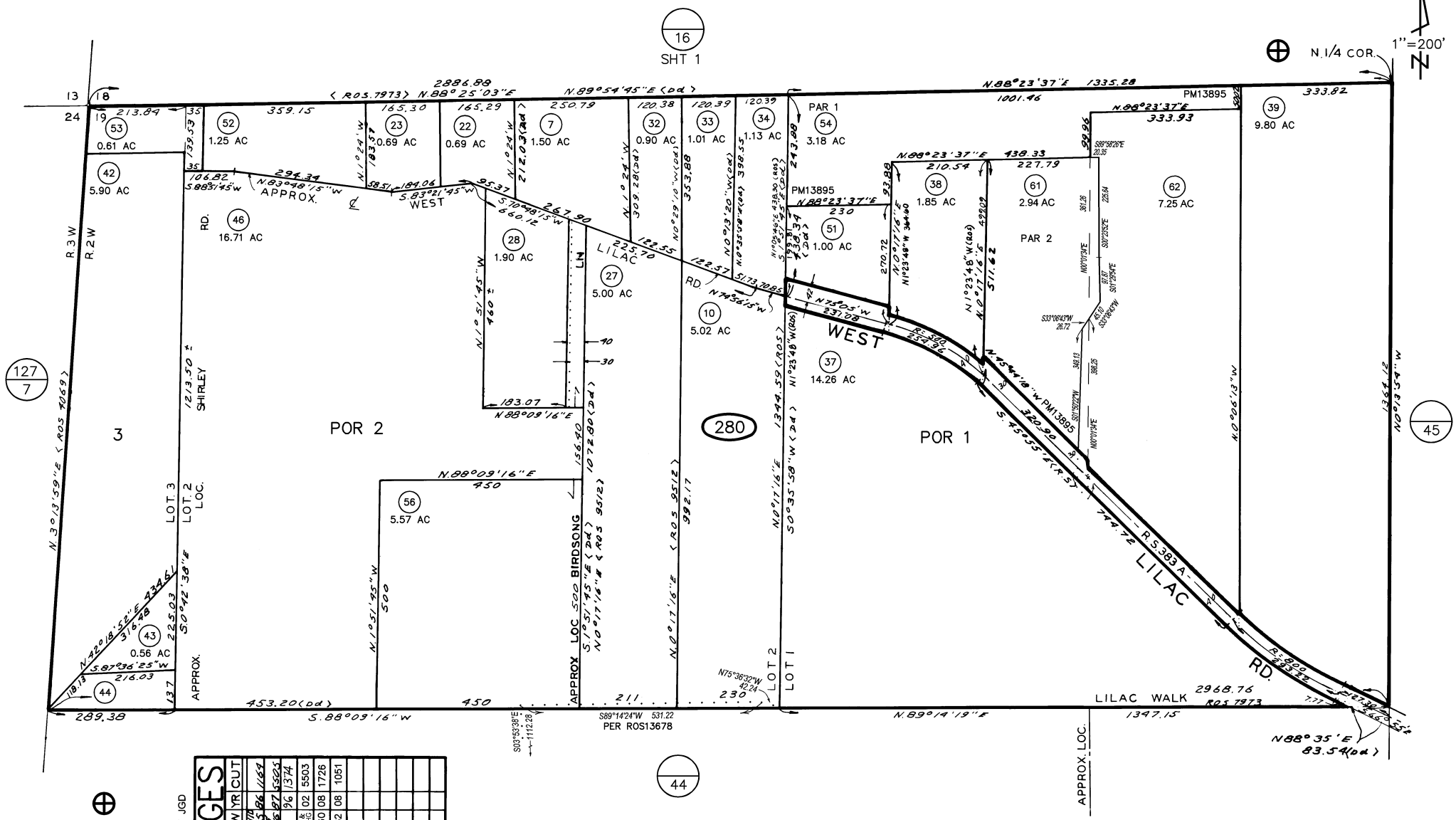
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 127 PG 07

03/21/11 DEP

CHANGES

BLK	OLD	NEW	YP	CUT
071	9	SAME AC. CHNG	84	5641
072	31	AC. CHNG	84	5723
071	VAR	AC. CHNG	84	5792
072	VAR			
072	34	38-41	85	1304
071	14,15			
	127-270-44 & POR 82	39	86	2201
072	PICK UP	42	87	1321
072	26 & 42	43-45	95	1116
072	28	SAME & ST OP	96	1239
072	28	SAME & ST OP	96	4649
071	18 & -270-34	40	99	1616
071	12	41-45	99	1980
072	39	46&47	00	1361
072	31&36	48&49	07	1535
072	43	SAME & ACC RTS	08	5611

128-28



CHANGES				
BLK	OLD	NEW	YR	CUT
280	48	RD WID 54.55	86	1164
	VARIOUS	B/L & AC CHG	87	5505
	35&36	56	96	1374
	10,27&56	SAME & B/L CHG	02	5503
	50&55	57-60	08	1726
	57-60	61&62	08	1051

12/15/2007 JGD

VAN BEEK 6-16-86

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 28

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 19-T10S-R2W-N 1/2 OF NW 1/4
ROS 4069, 7973, 9512, 10932

APPENDIX C
AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1974

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1939

Shirey Road, Escondido, CA 92026



Job Number: ACR_712711
Target Site: 33.298433, 117.137382

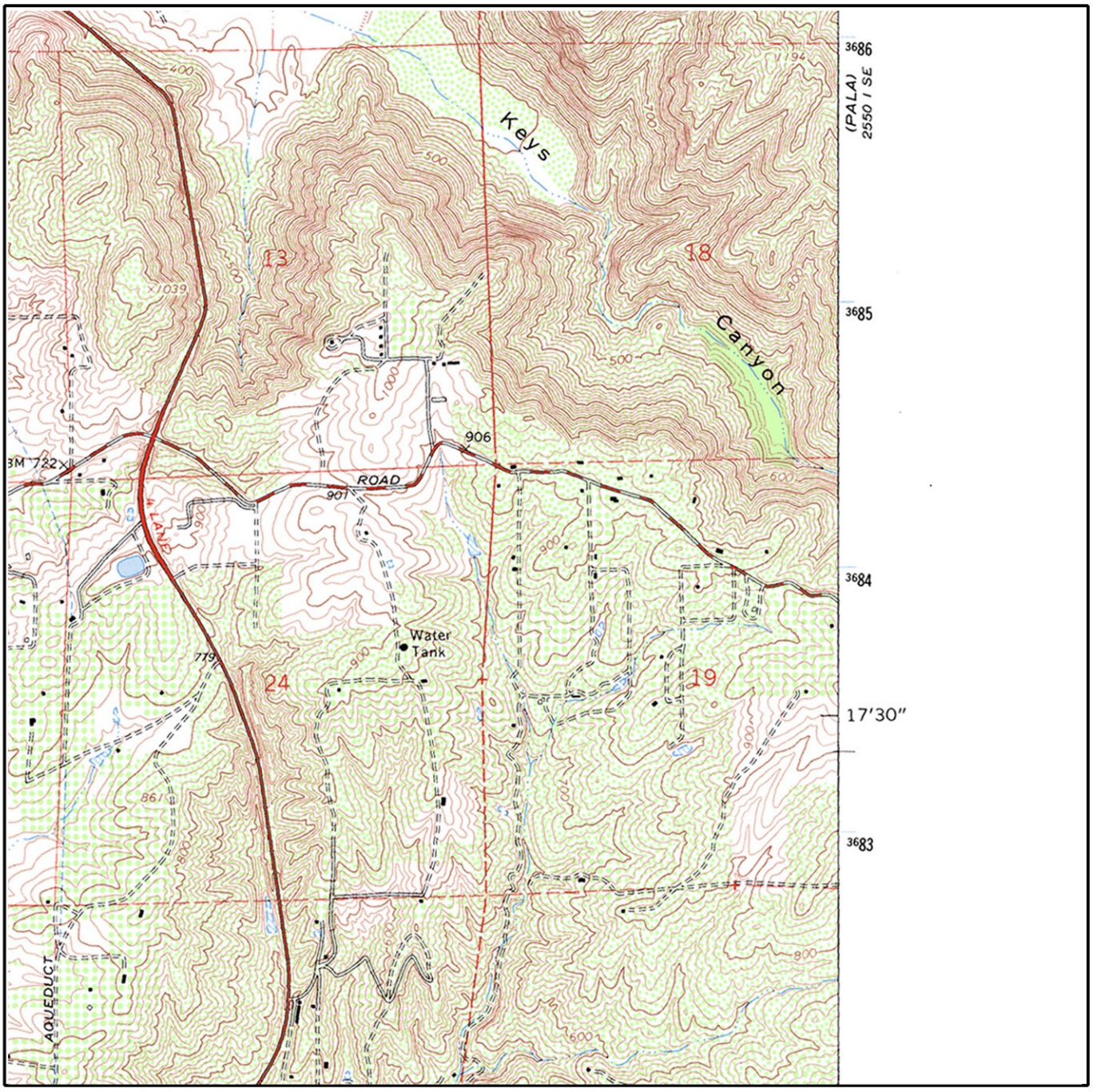
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

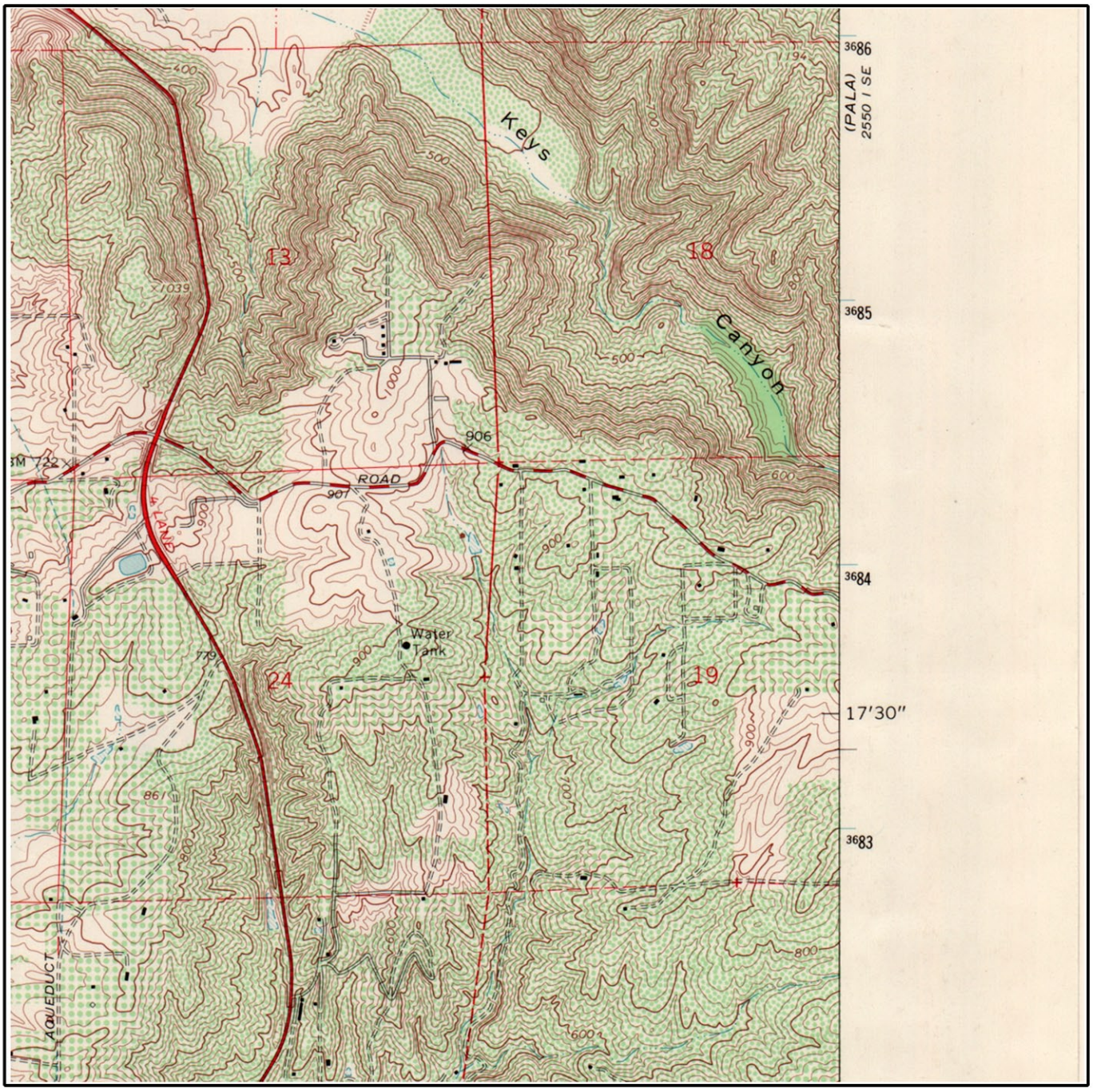
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

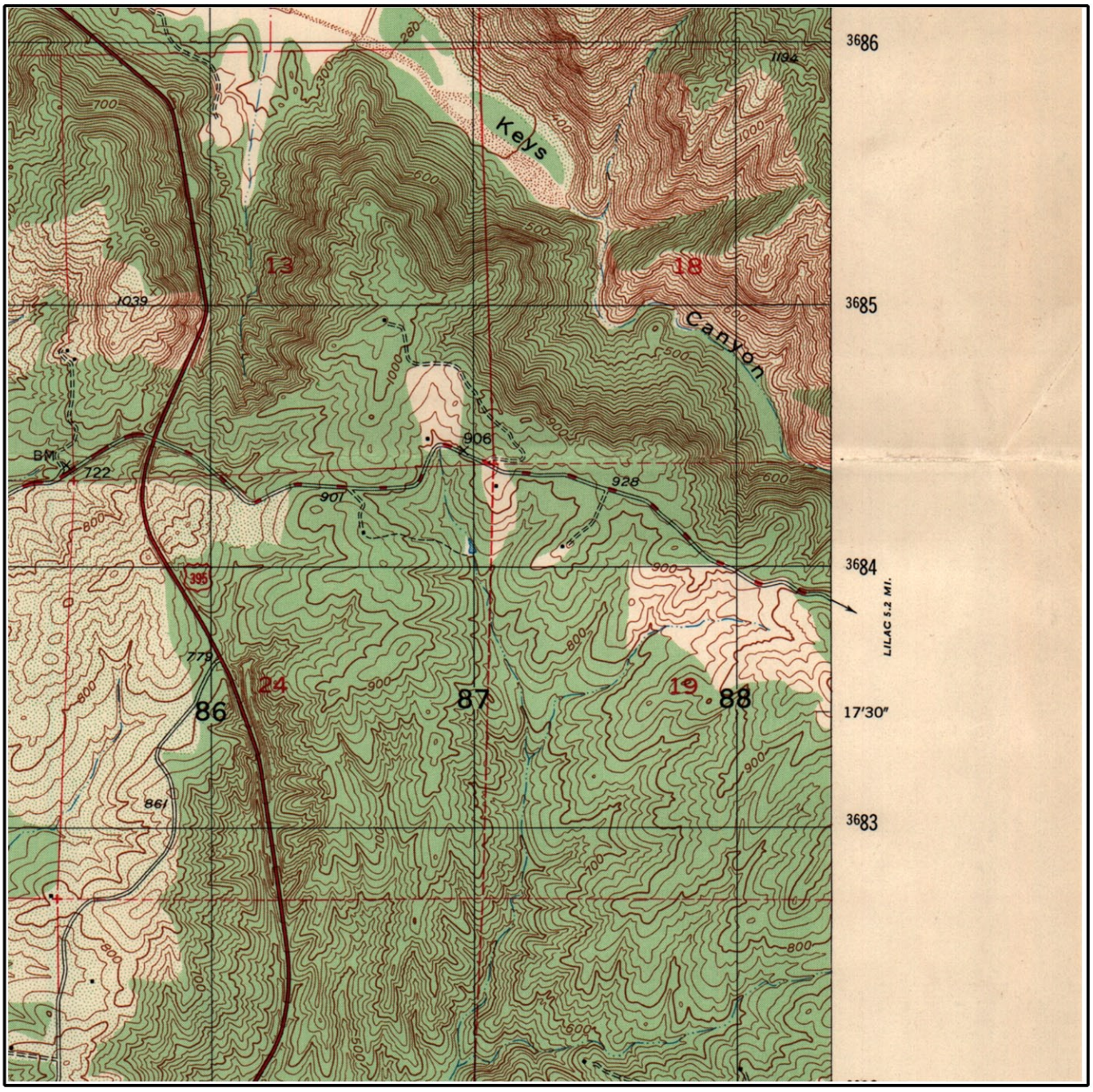
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

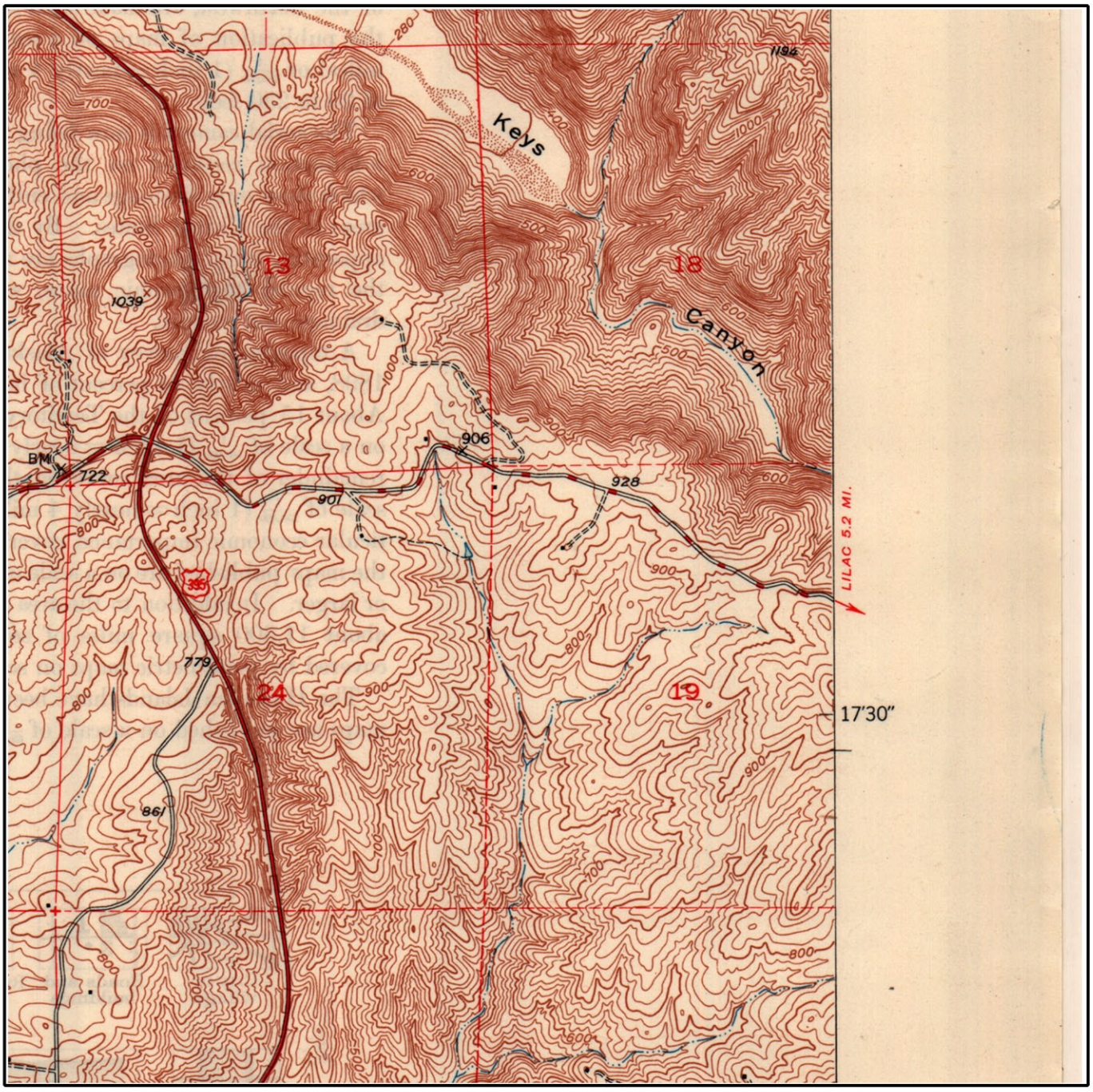
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

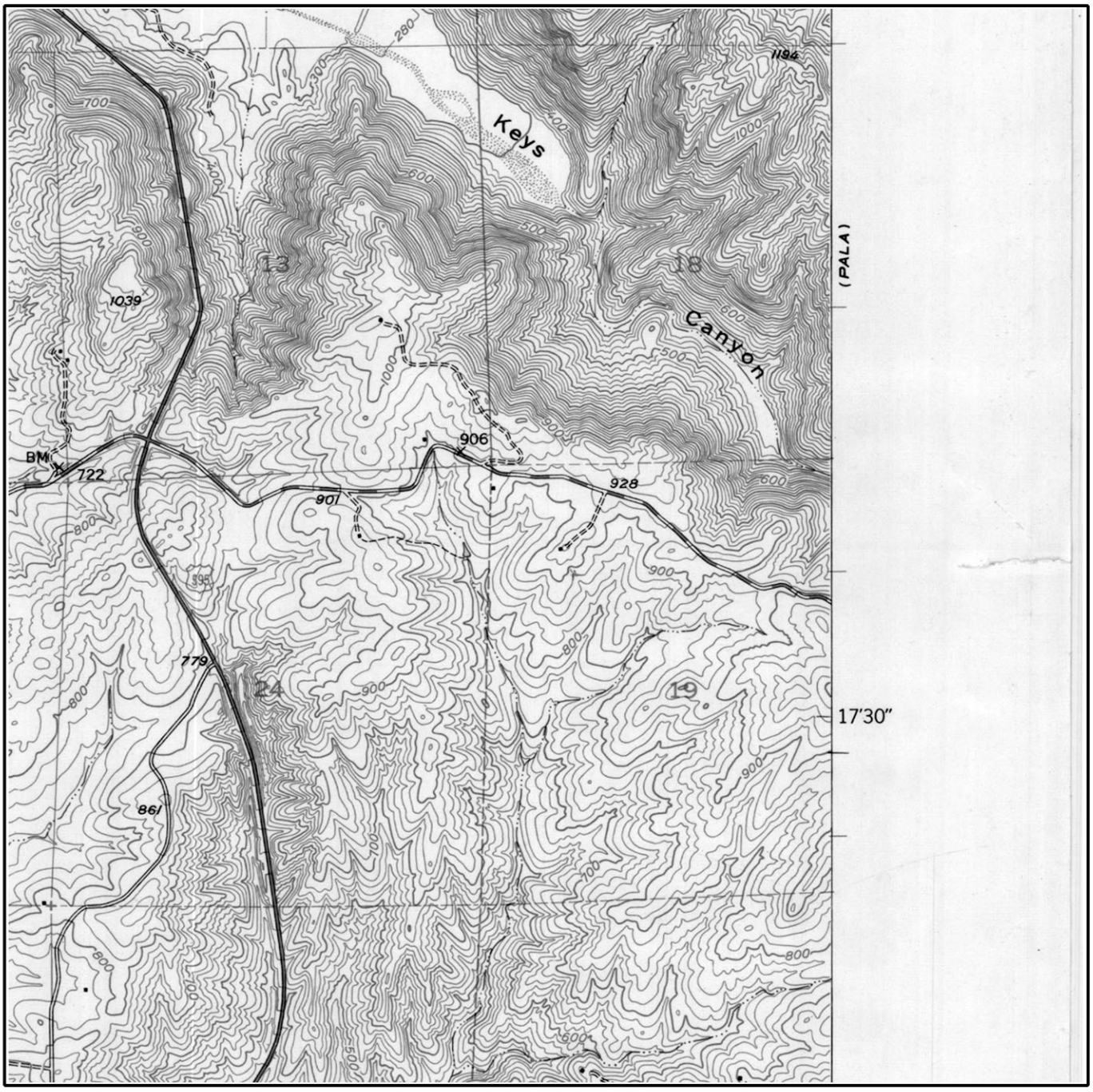
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

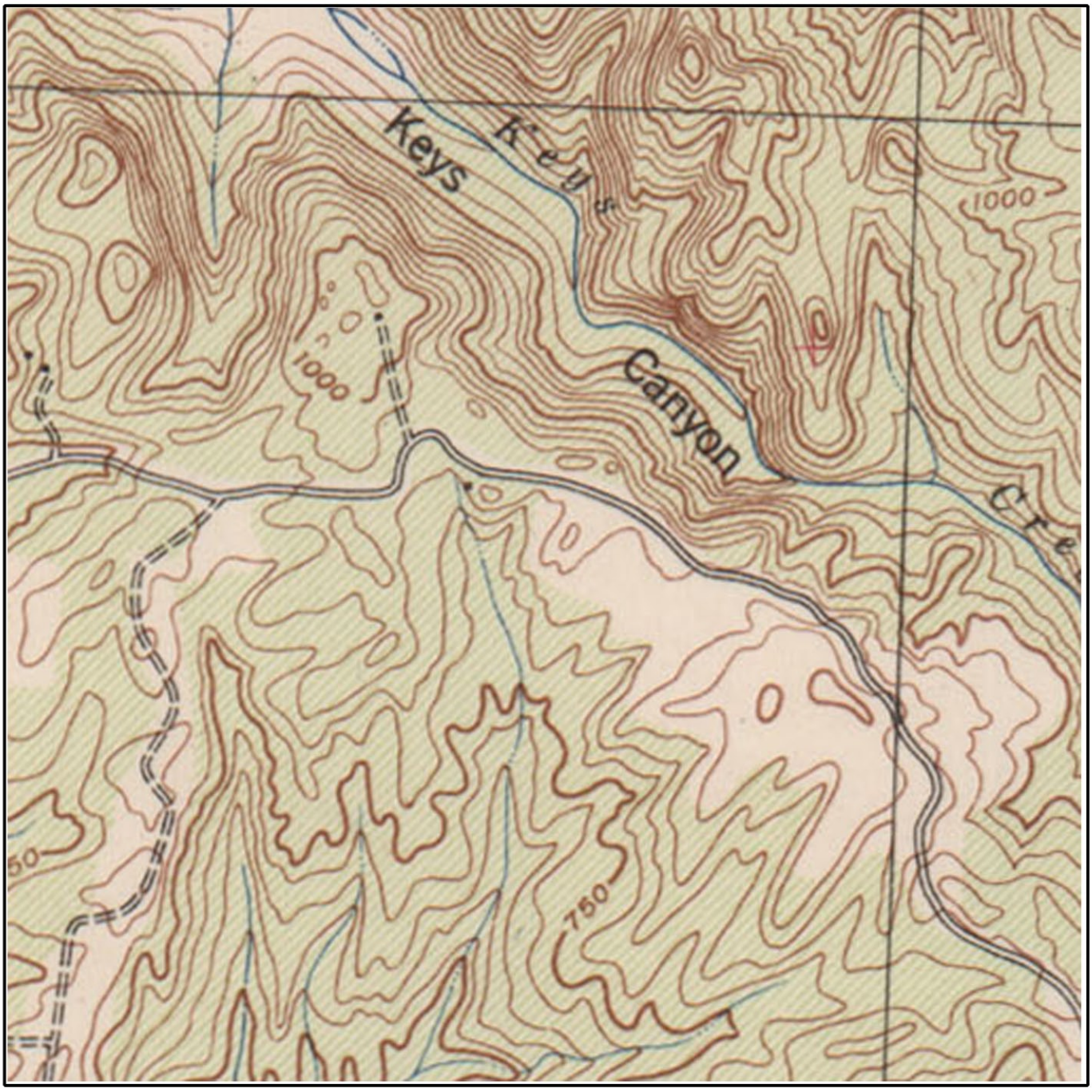
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Shirey Rd, Escondido, CA 92026



Job Number: ACR_712771
Target Site: 33.298433, -117.137382

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Polly Ivers – EEI

Client Job No/Name: ACR 712951
TIS Log No: 62659

Subject Property:
9007 W. Lilac Rd
Escondido, CA 92026

June 15, 2011

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

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

2011 Haines: North San Diego County p. 532		
8981 W. Lilac Rd No Response	**9007 W. Lilac Rd** No Response	9127 W. Lilac Rd Californi Miller Fire Station
2007 Haines: North San Diego County p. 479		
8981 W. Lilac Rd Cardoso S	**9007 W. Lilac Rd** No Response	9137 W. Lilac Rd Salm Mike
2002 Haines: North San Diego County p. 877		
8993 W. Lilac Rd No Response	**9007 W. Lilac Rd** Tomasic Albert	9137 W. Lilac Rd Salm Mike; Salm Donna
1997 Haines: North San Diego County p. 668		
8993 W. Lilac Rd No Response	**9007 W. Lilac Rd** No Response	9137 W. Lilac Rd Salm Mike; Salm Donna
1992 Haines: North San Diego County p. 547		
8993 W. Lilac Rd No Response	**9007 W. Lilac Rd** Tomasic Albert	9009 W. Lilac Rd No Response
1986 Haines: North San Diego County p. 470		
8993 W. Lilac Rd Smith Elmer C	**9007 W. Lilac Rd** Jones G W Jr	9009 W. Lilac Rd Haworth Norman A
1981 Haines: North San Diego County p. 219		
8993 W. Lilac Rd Smith Elmer C	**9007 W. Lilac Rd** Jones G W Jr	9127 W. Lilac Rd Ca St Frst Firs Stn
1974 Pacific Telephone: Escondido p. 57		
W. Lilac Rd First listing this street 9867	**9007 W. Lilac Rd** Address not listed	9867 W. Lilac Rd Walker Noel
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

TRACK INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

9007 WEST LILAC ROAD

ESCONDIDO CA 92026

Job Number: ACR_712951

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

06-09-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

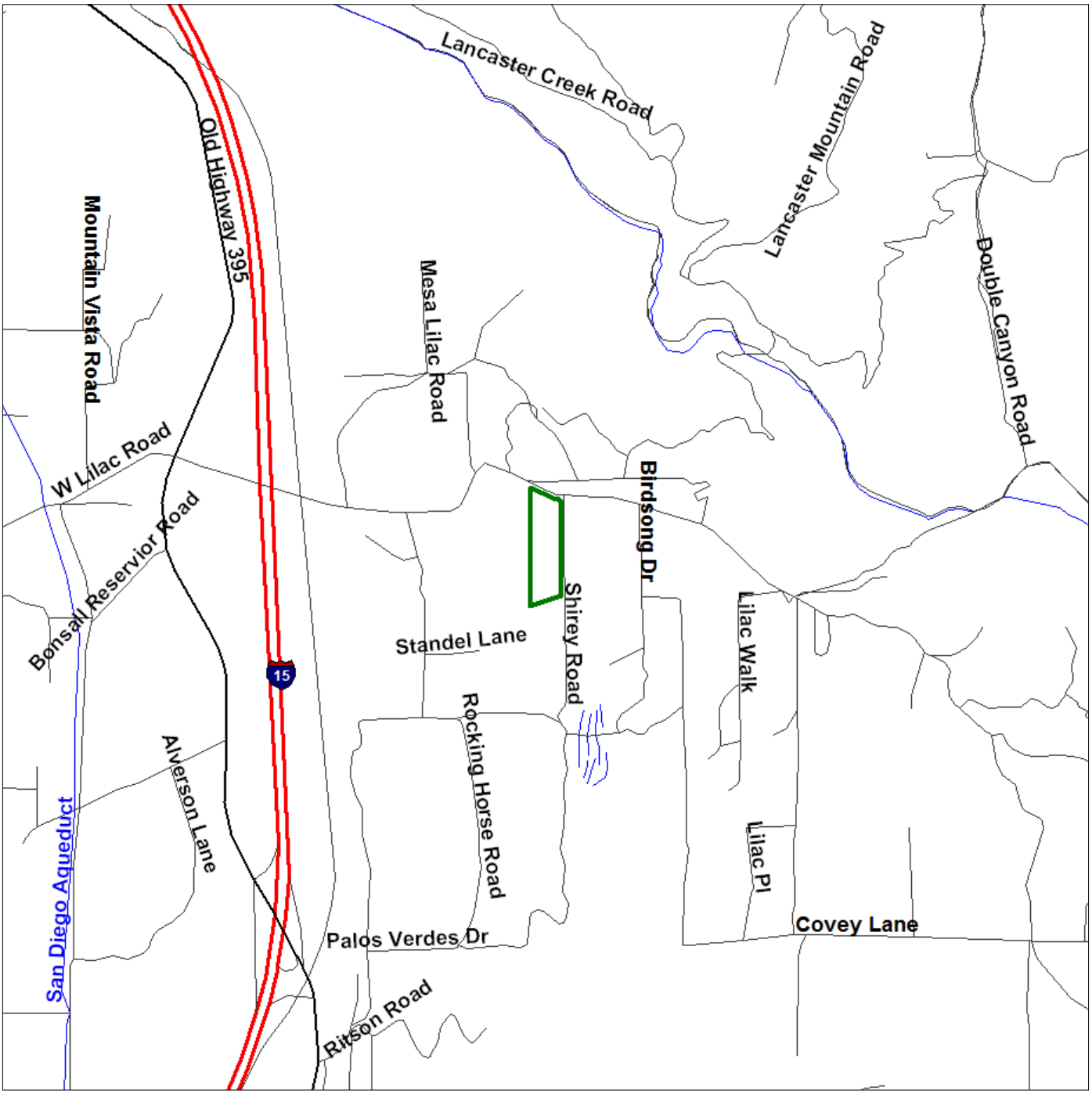
Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

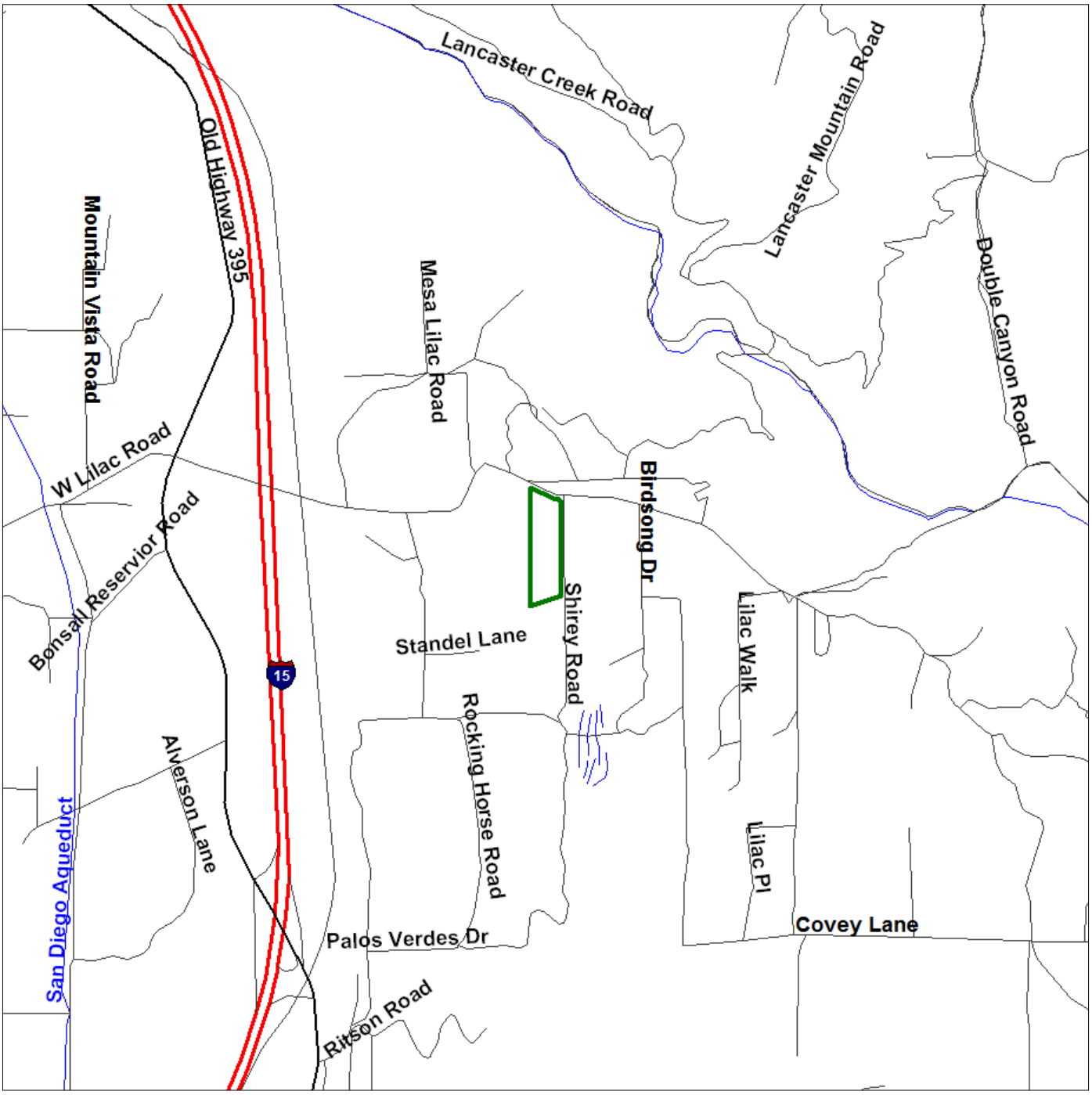
Railroads .....

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

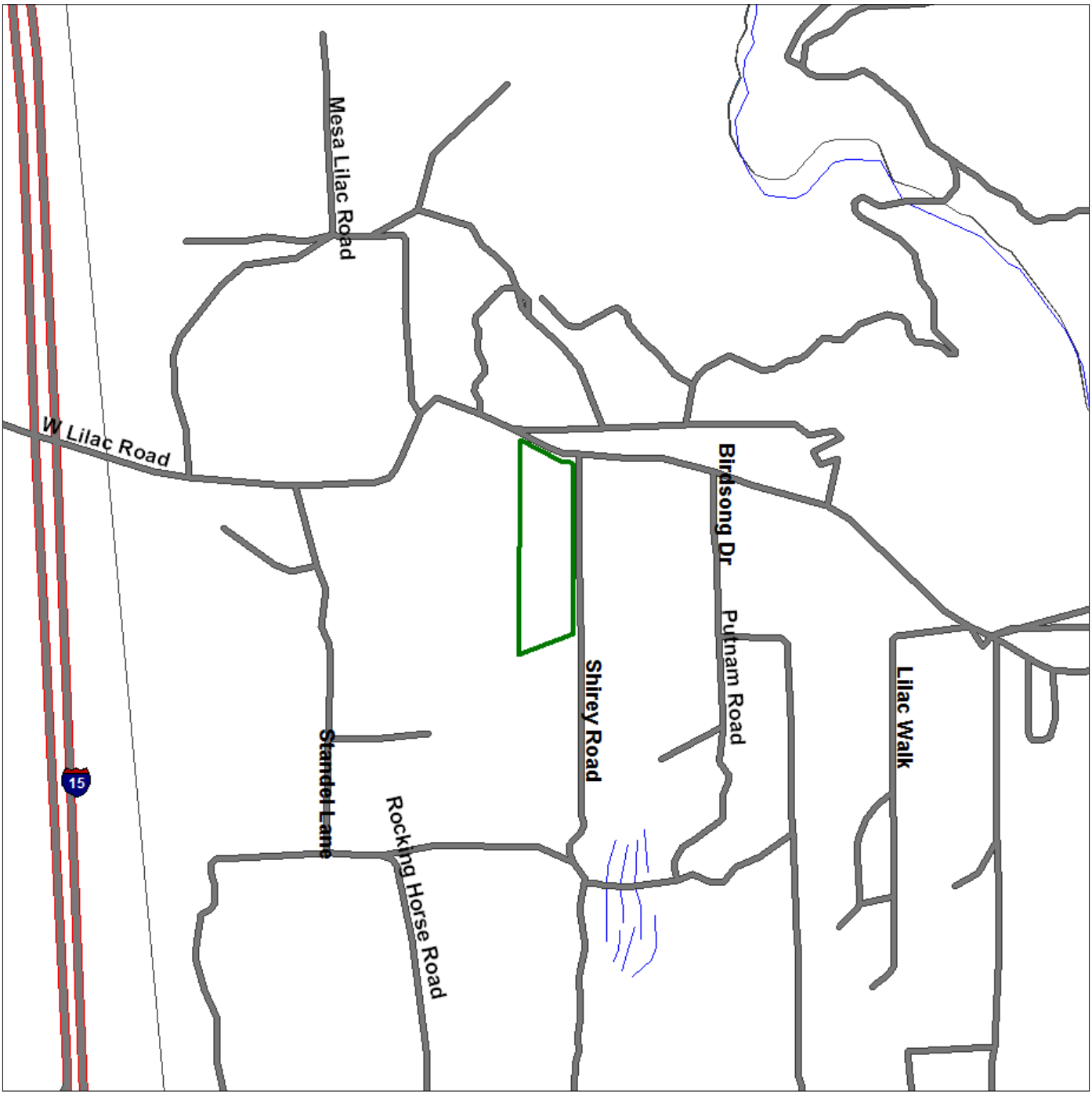
Railroads .....

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

Railroads .....

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

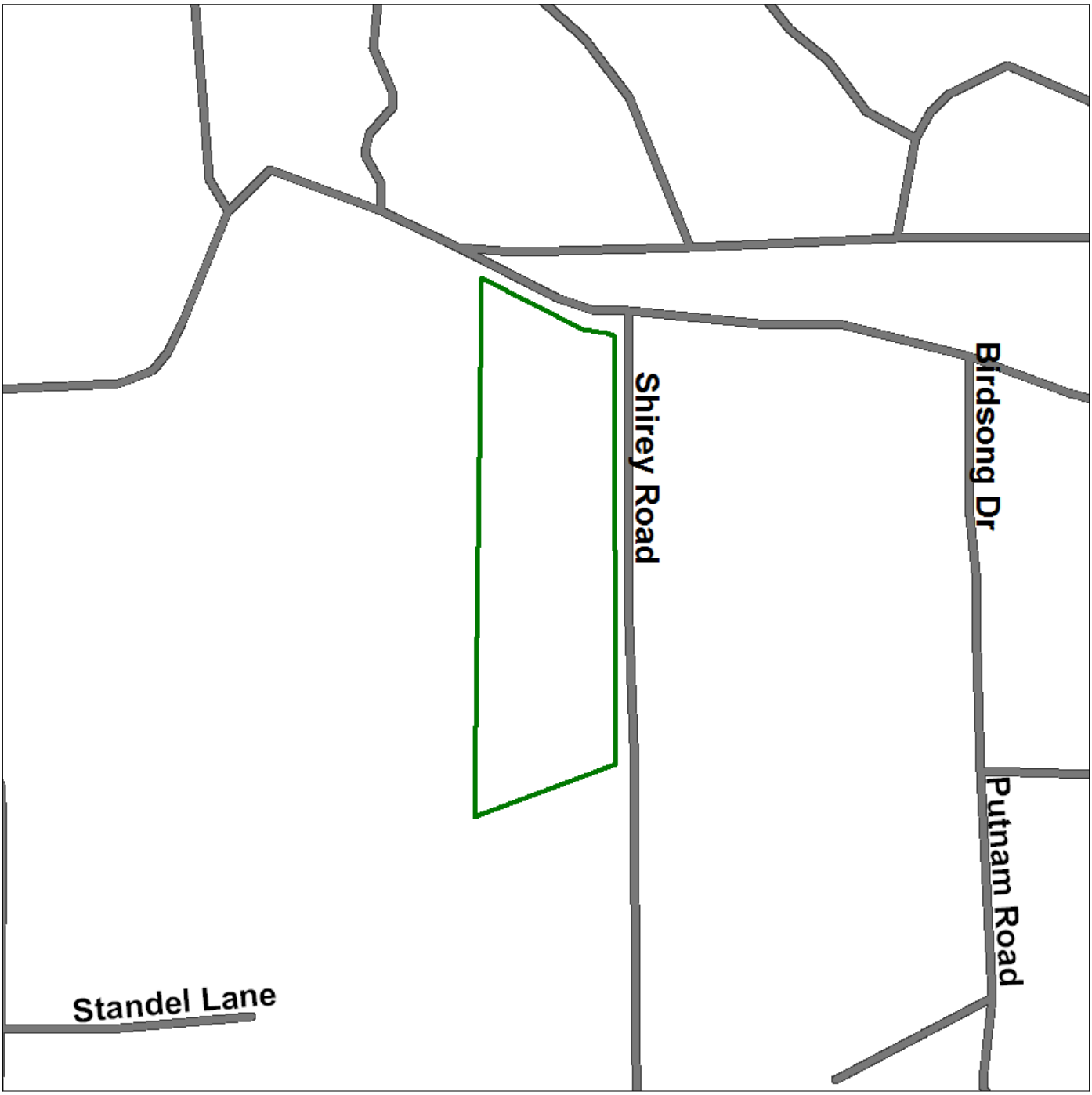
Railroads .....

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: SPILLS90, ERNS, RCRANLR

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

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

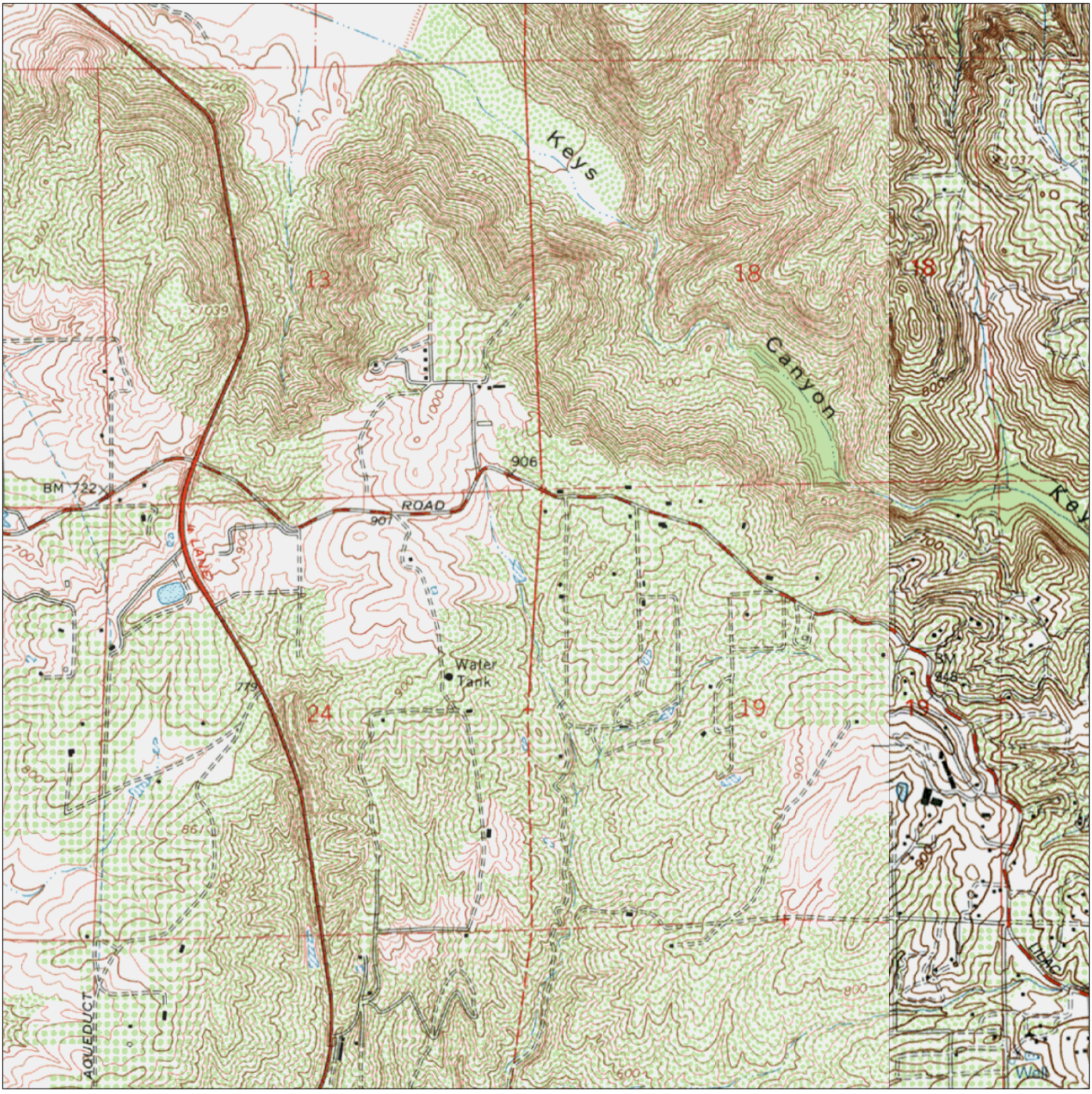
Triballand.....

Railroads .....

Site Location Map

Topo : 1.25 Mile Radius from Area

9007 WEST LILAC ROAD, ESCONDIDO CA 92026



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

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

0 825 1,650 3,300 4,950 6,600
Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation 06-09-11

JOB NO. ACR_712951

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024
Date Created: 1968
Contour Interval: 20 feet
Date Revised: 1975

FIGURE NO. 1

Environmental FirstSearch
Search Summary Report

Target Site: 9007 WEST LILAC ROAD
ESCONDIDO CA 92026

FirstSearch Summary

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

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date: 06-09-11
Requestor Name: Polly Ivers
Standard: ASTM-05

Search Type: AREA
0.02 sq mile(s)
Job Number: ACR_712951
Filtered Report

Target Site: 9007 WEST LILAC ROAD
ESCONDIDO CA 92026

Demographics

Sites: 0 **Non-Geocoded:** 0 **Population:** NA

Radon: 0.4 PCI/L

Site Location

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

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92003	BONSALL	CA	0.61 SW	Y
92082	VALLEY CENTER	CA	0.99 NE	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	Yes	06-09-11
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	06-09-11

Environmental FirstSearch
Sites Summary Report

Target Property: 9007 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_712951

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

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID

Environmental FirstSearch
Site Detail Report

Target Property: 9007 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_712951

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 9007 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_712951

No sites were found!

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: ***EPA*** BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

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

Updated quarterly

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

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: ***CA SWRCB/COUNTY*** The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department

KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Updated when available

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

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

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

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

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

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

No

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

No

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

No

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

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

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

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

Purchase & San Diego County DPLU

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

Sale

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

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

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

Accretive & Affiliates, and County of SD DPLU

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

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

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

Preparer:

Name/Company: JON RILLING, ACCRETIVE INVESTMENTS

Address: 12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130

Date: 7/8/11

APPENDIX F
PHOTOGRAPHIC LOG



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



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

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



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



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



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



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



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



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



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

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

05 July 2011

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

RE: Tomasic

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

Sincerely,



Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ANALYTICAL REPORT FOR SAMPLES

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

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-1

T110860-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	**5.4**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5020 Phone
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EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-2

T110860-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	**8.0**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-3

T110860-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-4

T110860-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-5

T110860-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	**3.5**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-6

T110860-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	**3.6**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-7

T110860-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

ACR-8

T110860-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1062914	06/29/11	06/30/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

COMPOSITE #1

T110860-09 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*78.4 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

COMPOSITE #2

T110860-10 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*84.8 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

COMPOSITE #3

T110860-11 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*83.0 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

COMPOSITE #4

T110860-12 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1062915	06/29/11	06/30/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*81.3 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062914 - EPA 3051										
Blank (1062914-BLK1)				Prepared: 06/29/11 Analyzed: 06/30/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1062914-BS1)				Prepared: 06/29/11 Analyzed: 06/30/11						
Arsenic	99.7	5.0	mg/kg	100		99.7	75-125			
Lead	98.2	3.0	"	100		98.2	75-125			
LCS Dup (1062914-BSD1)				Prepared: 06/29/11 Analyzed: 06/30/11						
Arsenic	107	5.0	mg/kg	100		107	75-125	6.88	20	
Lead	106	3.0	"	100		106	75-125	7.68	20	

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Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

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2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062915 - EPA 3550 ECD/GCMS										
Blank (1062915-BLK1)				Prepared: 06/29/11 Analyzed: 06/30/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*82.5*		*"*	*100*		*82.5*	*35-140*			
LCS (1062915-BS1)				Prepared: 06/29/11 Analyzed: 06/30/11						
gamma-BHC (Lindane)	170	5.0	ug/kg	200		85.2	40-120			
Heptachlor	194	5.0	"	200		96.8	40-120			
Aldrin	178	5.0	"	200		89.0	40-120			
Dieldrin	176	5.0	"	200		87.9	40-120			
Endrin	191	5.0	"	200		95.5	40-120			
4,4´-DDT	140	5.0	"	200		70.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*95.3*		*"*	*100*		*95.3*	*35-140*			

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062915 - EPA 3550 ECD/GCMS										
LCS Dup (1062915-BSD1)				Prepared: 06/29/11 Analyzed: 06/30/11						
gamma-BHC (Lindane)	166	5.0	ug/kg	200		82.8	40-120	2.86	30	
Heptachlor	183	5.0	"	200		91.3	40-120	5.79	30	
Aldrin	171	5.0	"	200		85.3	40-120	4.16	30	
Dieldrin	171	5.0	"	200		85.7	40-120	2.56	30	
Endrin	187	5.0	"	200		93.7	40-120	1.97	30	
4,4´-DDT	148	5.0	"	200		74.0	33-147	5.47	30	
Surrogate: Tetrachloro-meta-xylene	*91.0*		*"*	*100*		*91.0*	*35-140*			

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Daniel J Chávez

Daniel Chavez, Project Manager

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

EEI - Carlsbad	Project: Tomasic	
2195 Faraday Ave., Ste K	Project Number: ACR-71295.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/05/11 13:42

Notes and Definitions

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

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Daniel Chavez, Project Manager

CHAIN OF CUSTODY

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

T110860

DATE:	6-28-11	LABORATORY:	SunStar
PROJECT NAME:	Tomasic	EEI PROJECT NUMBER:	ACR-71295.2
PROJECT LOCATION:	9007 W. Lilac Rd., Valley Center, CA	COLLECTOR:	BRB
EEI PROJECT MANAGER:	Brian Brenna	TURN AROUND TIME:	Normal

PAGE: 1-1

Electronic Data Format (EDF): Yes____ No X

Global ID:

EMAIL RESULTS TO: bbrenna@eeitiger.com

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

4.0'

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

Relinquished By (signature): Brian Brenna Date/Time: 6/28/11

Relinquished By (signature): Date/Time:

Received By (signature): Date/Time: 6/28/11 1534

Received By (signature): Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T110860

Client Name: EEI - Carlsbad Project: Tomasic

Received by: Dan M Date/Time Received: 6/28/11 1534

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

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

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

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

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 6/28/11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road
Escondido, California 92026

County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003

August 16, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71336

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71336

Prepared and Edited by:



Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71336

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
1.1 Purpose 1
1.2 Scope of Services 1
1.3 Reliance 2

2.0 PHYSIOGRAPHIC SETTING **2**
2.1 Subject Property Description 2
2.2 Topography 3
2.3 Regional and Local Geology 3
2.4 Regional and Local Hydrogeology 3
2.5 Hydrologic Flood Plain Information 4

3.0 SUBJECT PROPERTY BACKGROUND **4**
3.1 Subject Property Ownership 4
3.2 Subject Property History 4
3.2.1 Aerial Photograph and Historical Map Review 4
TABLE 1 - Summary of Historical Use Review 5
3.2.2 City/County Directories 6
TABLE 2 – Summary of City/County Directory Search 6
3.2.3 Sanborn Fire Insurance Maps 7
3.2.4 County of San Diego Land Use and Environmental Group 7
3.3 Regulatory Database Search 7
3.3.1 Federal Databases 8
3.3.2 State and Regional Sources 8
3.4 Regulatory Agency Review 9
3.4.1 Deer Springs Fire Protection District 9
3.4.2 County of San Diego Department of Environmental Health 9
3.4.3 State Water Resources Control Board 9
3.4.4 Department of Toxic Substances Control 10
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files 10
3.5 Interview with Current Property Owner 10
3.5.1 Past or Present Uses Indicating Environmental Concern 10
3.5.2 Environmental Liens or Governmental Notification 10
3.5.3 Presence of Hazardous Substances or Environmental Violations 10
3.5.4 Previous Assessments 10
3.5.5 Legal Proceedings 11
3.6 User Provided Information 11
3.6.1 Environmental Liens or Activity and Use Limitations 11
3.6.2 Specialized Knowledge 11
3.6.3 Valuation Reduction for Environmental Issues 11
3.6.4 Presence or Likely Presence of Contamination 11
3.6.5 Other 11
3.7 Previous Assessments 11

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 12
3.8.1 Asbestos-Containing Materials 12
3.8.2 Lead-Based Paint 12
3.8.3 Radon 12
3.8.4 Polychlorinated Biphenyls 13

4.0 SUBJECT PROPERTY RECONNAISSANCE 13
4.1 Purpose 13
4.2 Subject Property 14
TABLE 3 – Summary of Subject Property Reconnaissance 15
4.3 Adjacent Properties 15

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY 15
5.1 Field Investigation 16
5.2 Laboratory Analytical Program 16
TABLE 4 - Soil Sample Results 17
5.3 Discussion of Testing Results 17

6.0 FINDINGS AND OPINIONS 18

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES 18
7.1 Historical Data Gaps 18
7.2 Regulatory Data Gaps 18
7.3 On-site Data Gaps 18
7.4 Deviations from ASTM Practices 18

8.0 CONCLUSIONS 19

9.0 REFERENCES 20

FIGURES:

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Soil Boring Location Map

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Historical Aerial Photographs/Topographic Maps/City Directory
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 5.02-Acre "Nutt" Property

EEI Project Number: ACR-71336

Subject Property Information:
5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and Mr. And Mrs. Wayne Nutt, Property Owner

Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eeitiger.com

Inspection Date: July 27, 2011 / **Report Date:** August 16, 2011 (March 26, 2012 revisions)

Client Information:
Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Site Assessor:
Brian R. Brennan, REA-II 07920 – Senior Project Manager

EP Certification:
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

AAI Certification:
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9167 West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The rectangular-shaped subject property consists of privately owned land located southeast of the intersection of Birdsong Drive and West Lilac Road, Escondido, California. The subject property encompasses a total of 5.02-acres on one contiguous parcel identified as Assessor's Parcel Number (APN) 128-280-10. The subject property is identified by the address: 9167 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The northern portion of the subject property is currently developed with three (3) structures that consist of a single story residence, detached garage, and detached shop. A travel trailer is situated along the western property boundary. The balance of the subject property is comprised of citrus and avocado trees, undeveloped areas, and gently sloping terrain.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1964.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On July 27, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on July 27, 2011. A total of six (6) discrete soil samples (ACR-1 through ACR-6), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect"). Lead was detected in samples ACR-2 and ACR-3 at 6.3 mg/kg and 5.2 mg/kg, respectively. No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9007 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical testing, low levels of lead were detected in the soil beneath the subject property. All detectable concentrations of lead were less than the CHHSL residential land use screening value of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of materials within such on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9167 West Lilac Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.

- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.

- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.

- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.

- A subject property reconnaissance to ascertain current conditions on the subject property.

- Interviews with person(s) knowledgeable of the subject property.

- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.

- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.

- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The rectangular-shaped subject property consists of privately owned land located southeast of the intersection of Birdsong Drive and West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 5.02-acres on one (1) contiguous parcel identified as Assessor's Parcel Number (APN) 128-280-10 (**Appendix B**). The subject property is identified by the address: 9167 West Lilac Road.

Access to the subject property can be obtained from a concrete driveway located south of West Lilac Road. The subject property is bound by West Lilac Road to the north and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The northern portion of the subject property is currently developed with three (3) structures that consist of a single story residence, detached garage, and detached shop. A travel trailer is situated along the western property boundary. The balance of the subject property is comprised of citrus and avocado trees, undeveloped areas, and gently sloping terrain.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1964.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 850 feet above mean sea level (amsl) (southern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the south.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30- to 100-miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 5 to 30 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, no water supply wells are located on the subject property. One well "10S02W19D001S", located approximately 0.25 miles southwest of the subject property, was reportedly last measured in 1967 with a depth to groundwater of approximately 108 feet below grade.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APN 128-280-10) is identified as Wayne and Glenda Nutt with the following mailing addresses: 9167 West Lilac Road, Escondido, California 92026.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1947, 1948, 1951, 1953, 1964, 1968, 1974, 1975, 1980, 1994, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1964.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	Subject property appeared to be undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible along the east-central portion of the subject property. West Lilac Road, unimproved at the time, was visible to the north. The surrounding area appeared to be undeveloped and/or cleared for agricultural-related land use.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. An unimproved road was present along the southeast portion of the property. West Lilac Road was present to the north. The surrounding area was sparsely developed and/or utilized for agricultural-related land use.
1951	Topographic Map 1:25,000	No apparent changes were noted to the subject property since the 1948 topographic map, except for the subject property and surrounding area was shaded green, which signified agricultural-related land use.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. A clearing was noted along the central portion of the property. Numerous dirt roads bisected the northern and southern portions of the property. West Lilac Road was present to the north of the subject property. Two (2) structures were noted to the south and off-site from the subject property. The surrounding area remained undeveloped and/or utilized as agricultural-related land use.
1964	Aerial Photograph 1:375	A single residential structure was noted along the northern property boundary. The balance of the subject property appeared to be cleared of vegetation. West Lilac Road was present to the north of the subject property; undeveloped land to the east; cleared land to the west and south. The surrounding area was comprised of a mix of rural residences and agricultural-related land use.
1968	Topographic Map 1: 24,000	Subject property was developed with a single structure along the northern property boundary. An unimproved road delineated the eastern property boundary. West Lilac Road was visible to the north. The subject property and surrounding area were shaded green, which signified agricultural-related land use.
1974	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1964 aerial photograph.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph.
1994	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for three rows of orchards were present along the central portion of the subject property. The balance of the subject property appeared to be undeveloped.

TABLE 1 Summary of Historical Use Review		
Year	**Source and Scale**	**Comments**
2002	Aerial Photograph 1:375	Subject property appeared to be developed with three (3) structures along the northern portion of the subject property. The central portion of the property appeared to be developed with orchards, while the balance of the property was cleared of vegetation. Increased residential and agricultural land use was visible in the surrounding area.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of three (3) structures along the northern portion of the property, and a small trailer and utility shed along the west-central and central portions of the property, respectively. The central portion of the property consisted of sparse orchards and large overgrown trees, while the balance of the site was cleared of vegetation and/or grasses. West Lilac Road was visible to the north. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9167 West Lilac Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed from 1997 to 2011. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2 Summary of City/County Directory Search 9167 West Lilac Walk, Escondido, California 92026		
North Adjacent Addresses	**Subject Property**	**South Adjacent Addresses**
2011		
9151 W. Lilac Rd Shirey Falls; Vigil Ambrosio	**9167 W. Lilac Rd** **Nutt Wayne**	9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst
2007		
9151 W. Lilac Road No Response	**9167 W. Lilac Rd** **Nutt Wayne**	9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst
2002		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** **Nutt Wayne**	9381 W. Lilac Road Zosa Gardens & Ranch B&B
1997		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** **Nutt Wayne**	9381 W. Lilac Rd Zosa Ranch

TABLE 2
Summary of City/County Directory Search
9167 West Lilac Walk, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
1992		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** **Address not listed**	9381 W. Lilac Rd Zosa Ranch
1986		
9151 W. Lilac Rd Englehart OH	**9167 W. Lilac Rd** **Address not listed**	9381 W. Lilac Rd Martin Wm; Murphy Roger F
1981		
9137 W. Lilac Rd No Response	**9167 W. Lilac Road** **Address not listed**	9407 W. Lilac Rd Wolk Chas J
1974		
W. Lilac Rd First listing this street 9867	**9167 W. Lilac Rd** **Address not listed**	9867 W. Lilac Rd Walker Noel
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800's and early 1900's for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950's.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2011) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2011), one record was on file for the subject property (APN 128-280-10). The septic system is located along the western portion of the existing residence, with leach lines extended south towards the north-central portion of the property. No other records were available for the subject property.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal IC/EC – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One (1) listing was reported within one mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One (1) listing was reported within one-quarter mile of the subject property: **Miller Fire Station, CDF** (9127 W. Lilac Road; 0.11 miles northwest). Operating permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – One listing was reported within one-quarter mile of the subject property: **Miller Fire Station, CDF** (9127 West Lilac Road, 0.11 miles northwest). State permits are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State Other – No listings were reported within one-quarter mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APN128-280-10. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Section).

In addition, EEI reviewed the National Pipeline Mapping System (NPMS, 2011) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

The current owner of the subject property is Mr. Wayne Nutt and Mrs. Glenda Nutt. EEI interviewed Mrs. Glenda Nutt regarding the past and present use of the subject property. Mrs. Nutt indicated that she and her husband had owned the property for approximately 20 years. Mrs. Nutt noted that the subject property has been utilized as an avocado orchard, up until recent years, when a majority of the orchards were removed and no longer harvested. Mrs. Nutt noted that the remaining orchard is for personal use only. Information provided by Mrs. Nutt is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Nutt was not aware of any past or present uses of the subject property indicating environmental concern.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Nutt was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mrs. Nutt was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mrs. Nutt was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mrs. Nutt was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the "user" (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc., completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling's associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mrs. Glenda Nutt, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located along the northern portion of the subject property appeared to have been constructed circa-1975. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

Lead-based paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

Based on the age (circa-1975) of the structures located along the northern portion of the subject property, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent subject property reconnaissance. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.8.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB's. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB's, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB's containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Overhead power lines and a single pole-mounted transformer were observed along the northwest corner of the subject property. The transformer appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On July 27, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Mrs. Glenda Nutt, the property owner, provided access to the subject property. Mrs. Nutt noted that she and her husband, Wayne had owned the property for approximately 25 years. The Nutt's grew organic avocados and citrus products on the property. Prior to the Nutt's, the property was utilized for agricultural. Mrs. Nutt noted that no water wells or USTs are located on the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located southeast of the intersection of Birdsong Drive and West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 5.02-acres on one contiguous parcel identified as Assessor's Parcel Number (APN) 128-280-10 (**Appendix B**). The subject property is identified by the address: 9167 West Lilac Road.

Access to the subject property residence can be obtained from a concrete driveway located south of West Lilac Road, while the balance of the property is can be accessed through a chain-link gate on the northeast corner of the property. The subject property is delineated by metal fencing on the north and chain-link fence along the south, east, and west borders. The subject property is bound by West Lilac Road to the north and a combination of rural residences, agricultural and undeveloped land to the south, east, and west.

The northern portion of the subject property is currently developed with three (3) structures that consist of a single story residence, detached garage, and detached shop. The structures are constructed of stucco and wood-framed. A swimming pool is located along the southeast portion of the main residence. A total of five (5) vehicles were observed in the area of the residence. All of the vehicles, except for a truck located along the northeast corner of the subject property appeared to be in good operating condition. Small quantities of trash and debris were noted along the south side of the detached garage and shop buildings. Additionally, EEI observed small quantities of household cleaning products, anti-freeze, paint, tires, and construction debris.

Immediately south of the residence is a terraced area. A small tractor was observed in this area. No signs of fuel or oil leakage were observed beneath the tractor. To the west of the tractor are a fiberglass port-a-potty and a metal storage shed. The storage shed contained two (2) empty metal fuel cans (no stained soils were observed) and various irrigation parts (e.g., piping and valves). Two (2) additional fuel containers were noted to the north of the shed. The containers were empty and no stained soils were observed beneath of them.

A small travel trailer that has been added on to is situated along the western property boundary. The trailer was unoccupied and appeared to be used as a residence for agricultural workers. EEI observed a sewer or gray line that exited the trailer on the east side and connected to an underground pipe.

The balance of the subject property is comprised of citrus and avocado trees, undeveloped areas, and gently sloping terrain. EEI observed signs of above and below ground irrigation piping throughout the orchards. Overhead power lines and a single pole-mounted transformer were observed along the northwest corner of the subject property, which provided electrical service to the main residence. The electrical transformer appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Fair. Small quantities of trash, debris, irrigation piping, and construction materials were observed.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	One-pole mounted transformer was observed along the northwest corner of the subject property.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel and household cleaning items were observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residences, undeveloped land or agricultural properties. Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (5.02-acres), and EEI's experience at similar sites, a total of six (6) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On July 27, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of six (6) discrete locations (identified as ACR-1 through ACR-6, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six (6) inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All six (6) discrete soil samples (ACR-1 through ACR-6) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect).

- Lead was detected above the laboratory detection limit in samples ACR-2 and ACR-3 at 6.3 milligrams per kilogram (mg/kg) and 5.2 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix G.**

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	7/27/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-2	6	7/27/2011	<5	**6.3**	<5	<5	<5	<5	<5-200
ACR-3	6	7/27/2011	<5	**5.2**	<5	<5	<5	<5	<5-200
ACR-4	6	7/27/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-5	6	7/27/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-6	6	7/27/2011	<5	<1	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

The results of our agricultural chemical testing revealed no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-2 and ACR-3 at 6.3 mg/kg and 5.2 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead concentrations to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations of 6.3 mg/kg and 5.2 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentrations appear to represent background levels inherent to subject property soils. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

    - The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

      The results of our agricultural chemical survey (see section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic or organochlorine pesticides in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of lead were detected in the soil samples collected during this investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9007 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- Based on laboratory analytical results from agricultural chemical testing, low levels of lead were detected in the soil beneath the subject property. All detectable concentrations of lead were less than the CHHSL residential land use screening value of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of materials within such on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed August 2011.

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Department of Toxic Substances (DTSC), Website (http://www.envirostor.dtsc.ca.gov/public/), EnviroStor database, accessed August 2011.

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National Pipeline Mapping System (NPMS), Public Map Viewer Website, (https://www.npms.phmsa.dot.gov/PublicViewer/), accessed August 2011.

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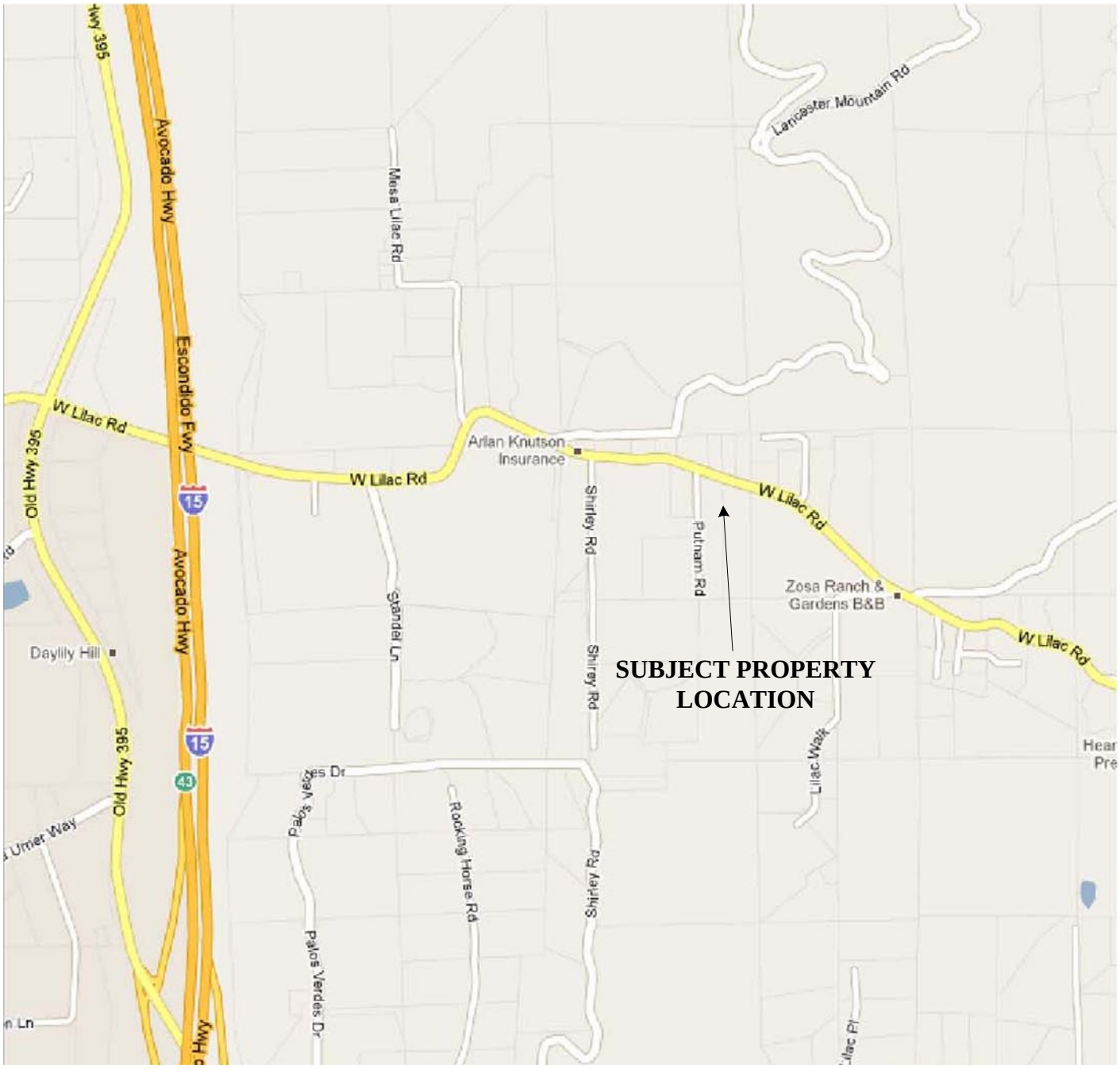
FIGURES



Map Source: Google Maps®, Accessed, July 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71336
Created July 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 150'

0 90 FT 150 FT 300 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71336
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil Boring Location

N

Scale: 1" = 150'

0 90 FT 150 FT 300 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
5.02-Acre "Nutt" Property
APN 128-280-10
9167 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71336
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects
Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

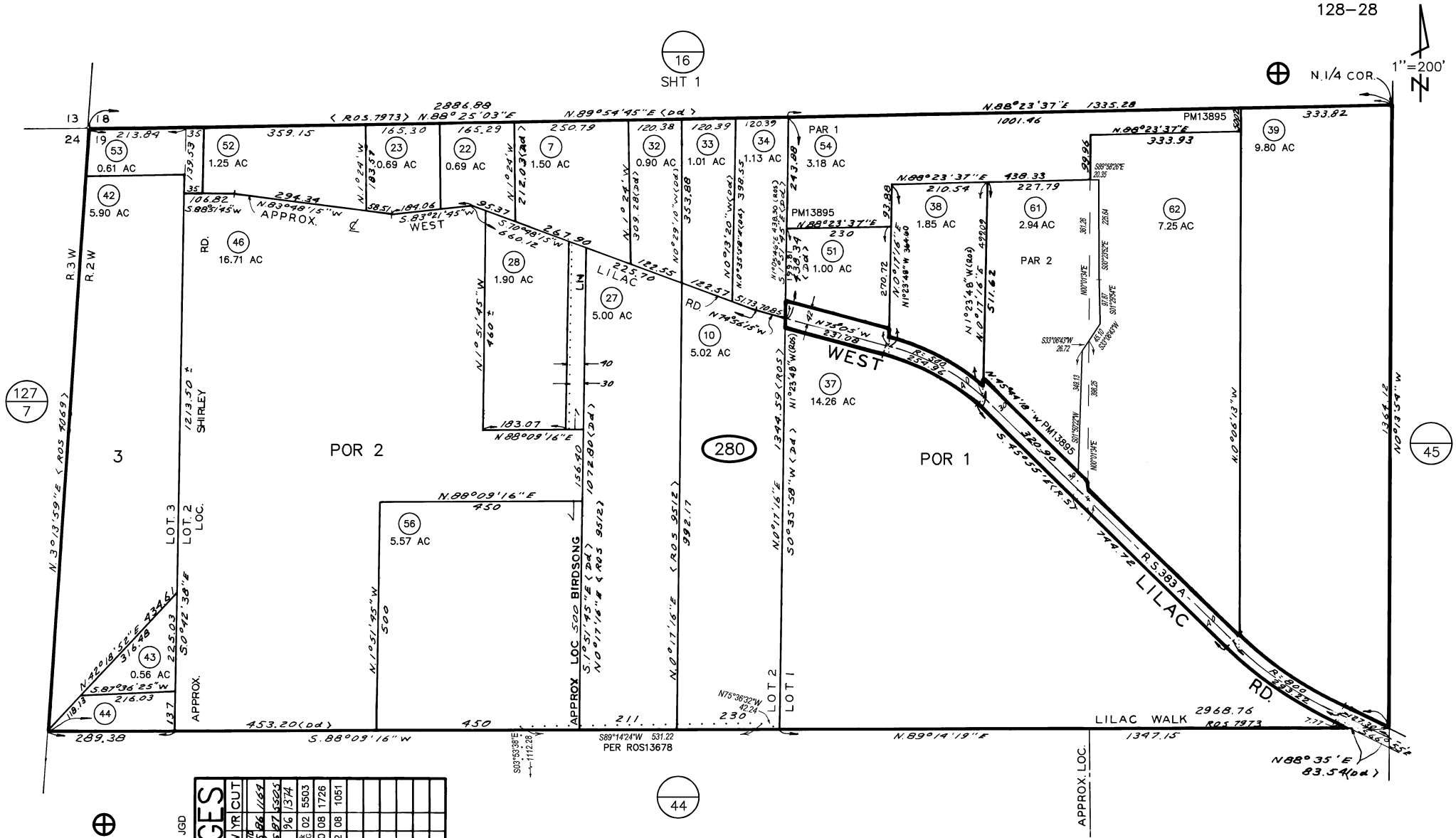
Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP



CHANGES				
BLK	OLD	NEW	YR	CUT
280	48	RD W/D 54.55	86	1164
	VARIOUS	B/L 4 SC 86	87	5505
	35&36	56	96	1374
	10,27&56	SAME & B/L CHG	02	5503
	50&55	57-60	08	1726
	57-60	61&62	08	1051

12/15/2007 JGD

VAN BEEK 6-16-86

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 28

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 19-T10S-R2W-N 1/2 OF NW 1/4
ROS 4069, 7973, 9512, 10932

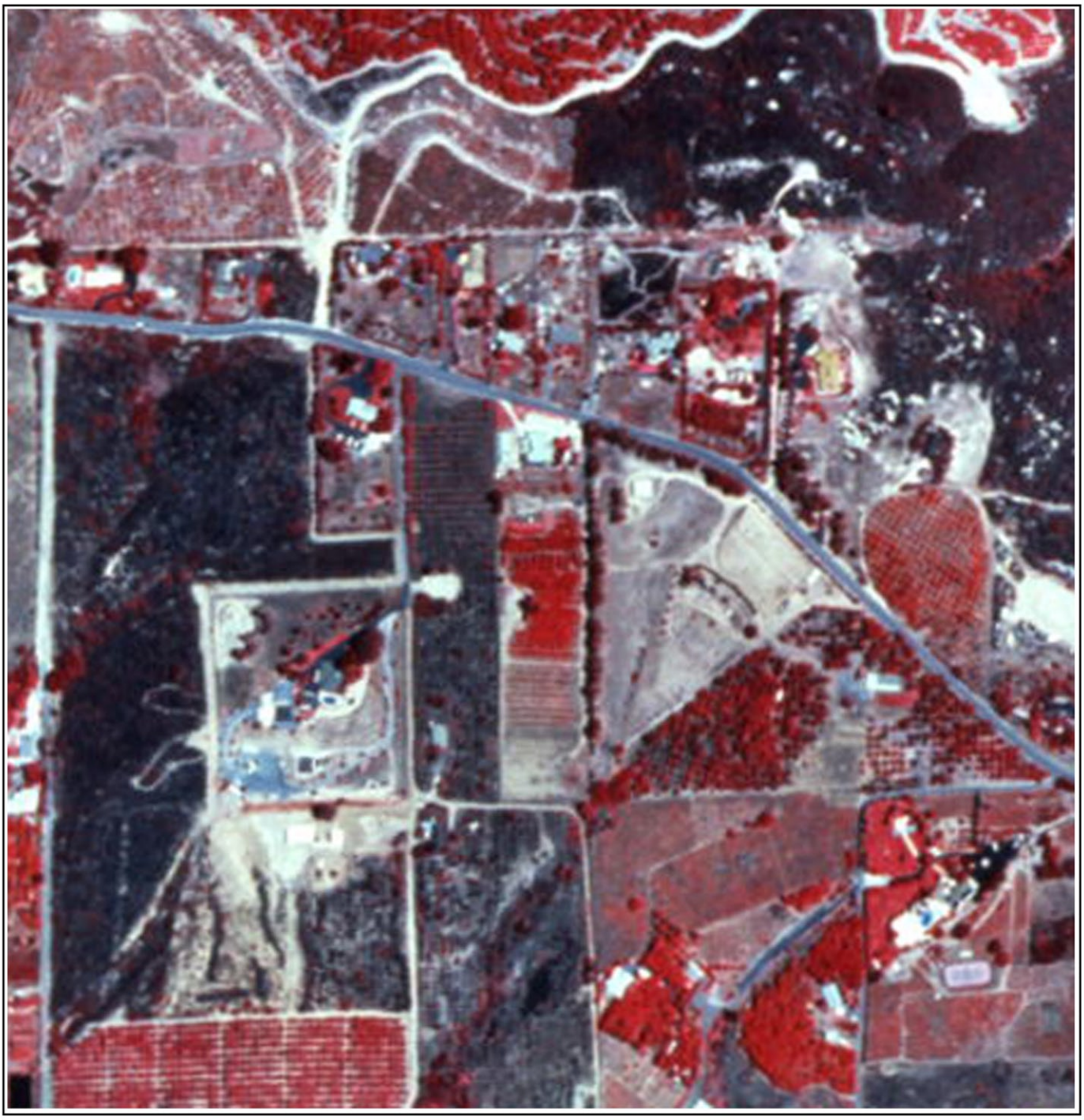
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1994

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1974

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1964

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1947

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

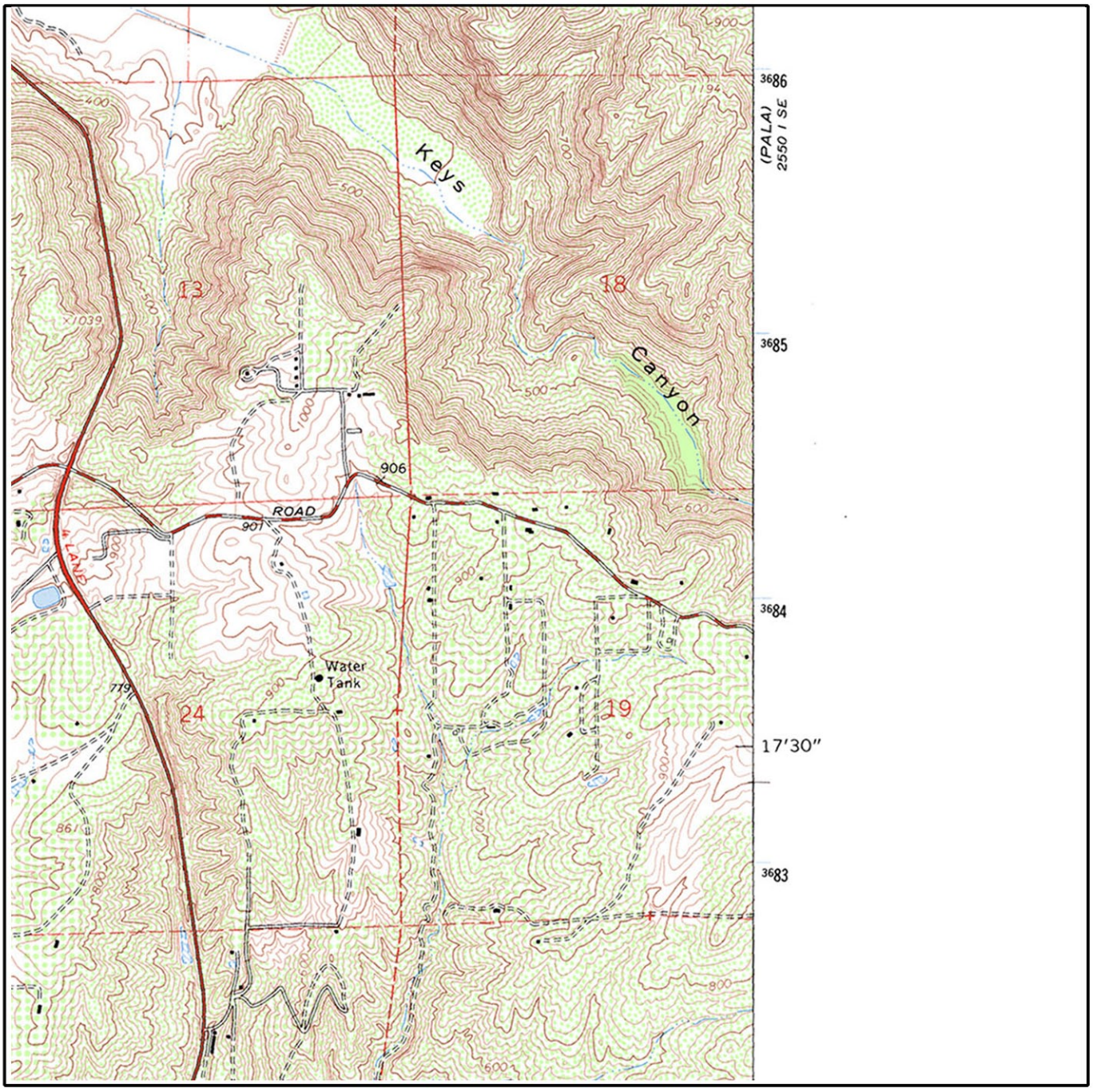
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

0 miles 0.5 1

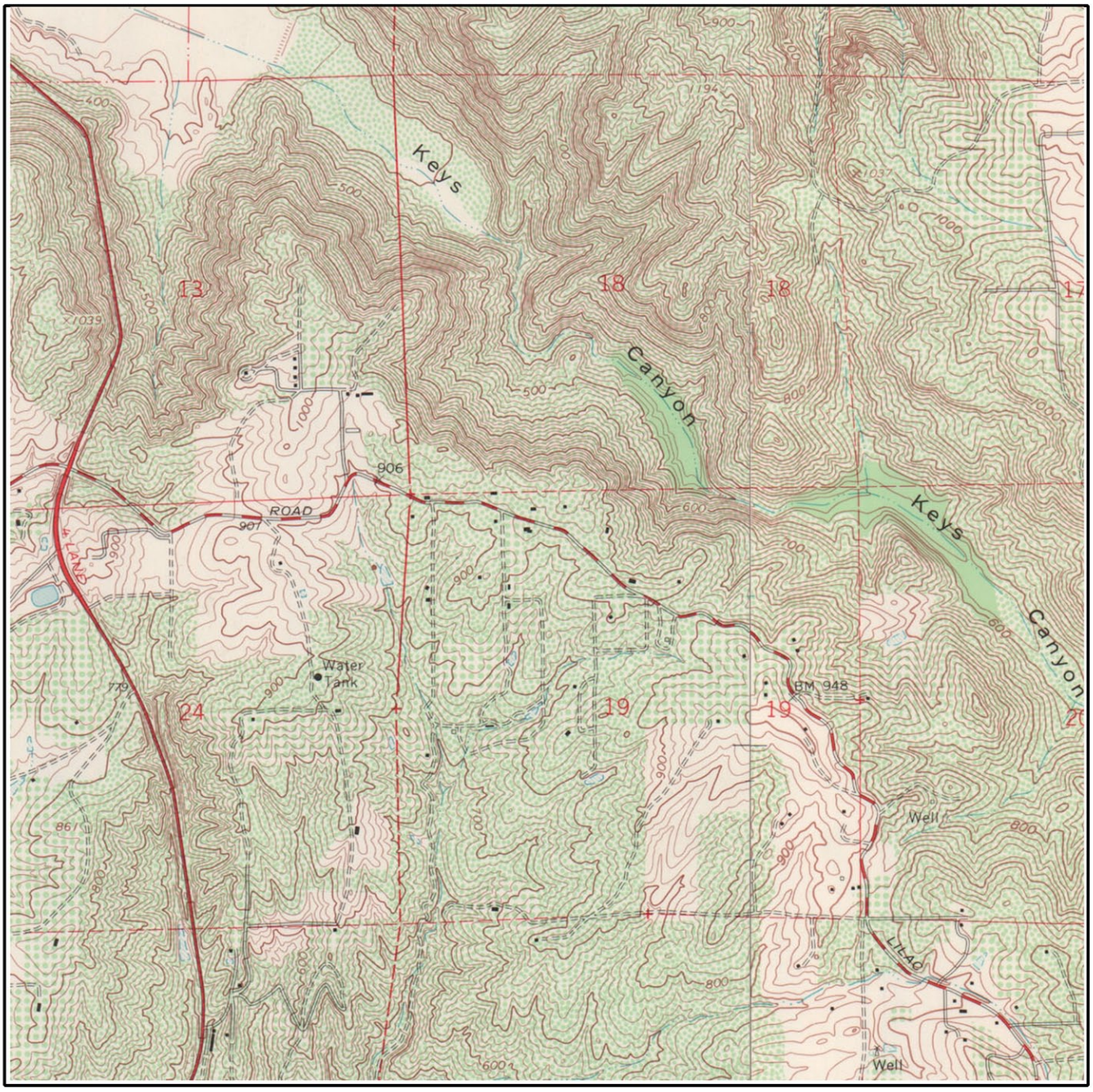
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

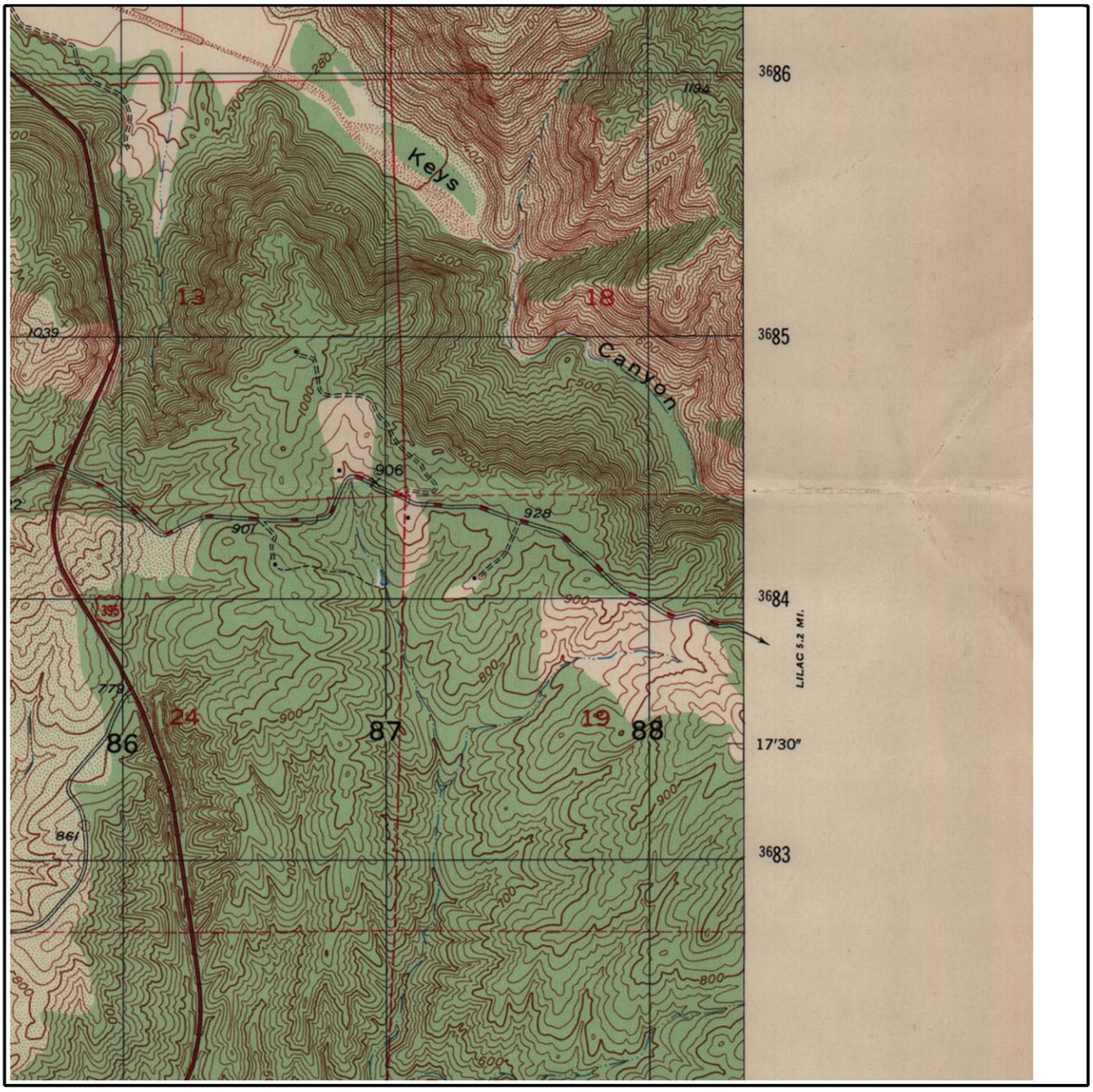
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1951 Original Map Scale: 1:25,000

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

0 miles 0.5 1

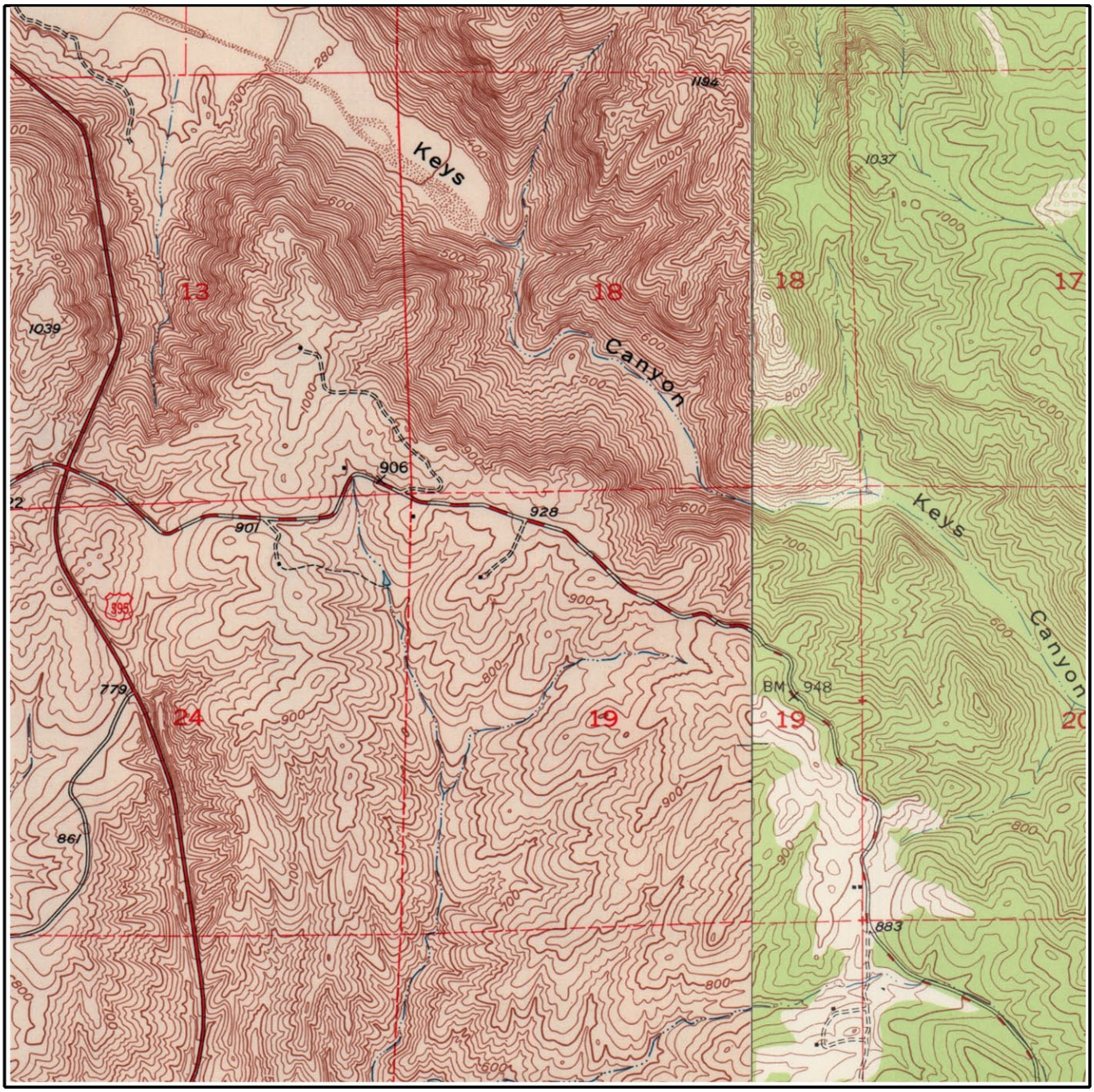
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

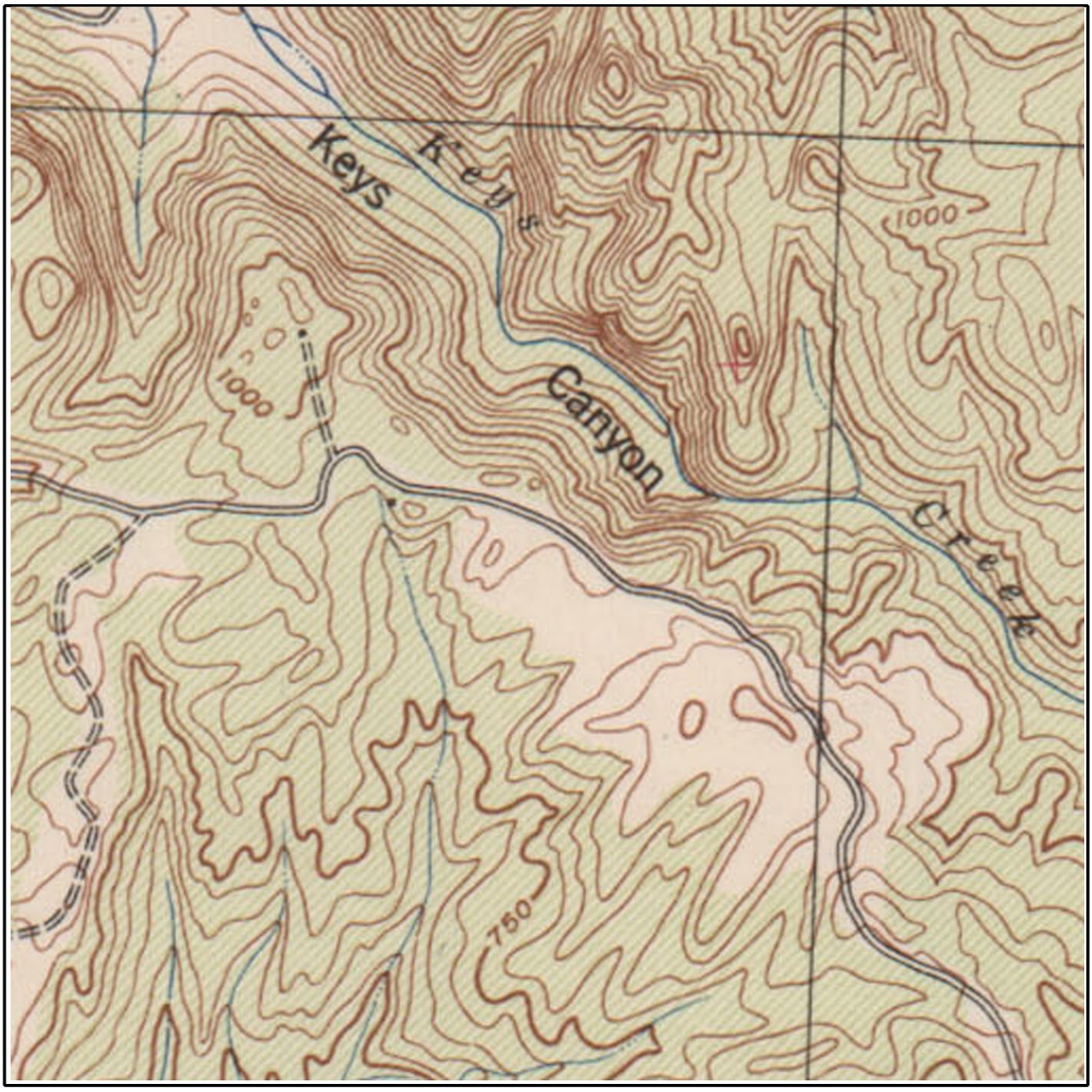
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

9167 West Lilac Road, Escondido, CA 92026



Job Number: ACR71336
Target Site: 33.299418, -117.135384

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR71336
TIS Log No: 64089

Subject Property:
9167 W. Lilac Rd
Escondido, CA 92026

July 25, 2011

DISCLAIMER
The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

2011 Haines: North San Diego County p. 532		
9151 W. Lilac Rd Shirey Falls; Vigil Ambrosio	**9167 W. Lilac Rd** Nutt wayne	9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst
2007 Haines: North San Diego County p. 479		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** Nutt wayne	9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst
2002 Haines: North San Diego County p. 877		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** Nutt wayne	9381 W. Lilac Rd Zosa Gardens & Ranch B & B
1997 Haines: North San Diego County p. 668		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** Nutt wayne	9381 W. Lilac Rd Zosa Ranch
1992 Haines: North San Diego County p. 547		
9151 W. Lilac Rd No Response	**9167 W. Lilac Rd** Address not listed	9381 W. Lilac Rd Zosa Ranch
1986 Haines: North San Diego County p. 470		
9151 W. Lilac Rd Englehart O H	**9167 W. Lilac Rd** Address not listed	9381 W. Lilac Rd Martin Wm; Murphy Roger F
1981 Haines: North San Diego County p. 219		
9137 W. Lilac Rd No Response	**9167 W. Lilac Rd** Address not listed	9407 W. Lilac Rd Wolk Chas J
1974 Pacific Telephone: Escondido p. 57		
W. Lilac Rd First listing this street 9867	**9167 W. Lilac Rd** Address not listed	9867 W. Lilac Rd Walker Noel
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9167 WEST LILAC ROAD

ESCONDIDO CA 92026

Job Number: ACR71336

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

07-20-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	06-10-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	06-10-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	05-31-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	05-31-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-22-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-22-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	04-22-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	04-22-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	05-04-11	0.25	0	0	0	-	-	0	0
ERNS	Y	07-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	03-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-01-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-01-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-01-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Wells	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	06-01-11	0.12	0	1	-	-	-	0	1
State Other	Y	05-24-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	05-16-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	2	0	0	0	1	3

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date: 07-20-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: AREA
0.01 sq mile(s)
Job Number: ACR71336
Filtered Report

Target Site: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

Demographics

Sites: 3 **Non-Geocoded:** 1 **Population:** NA

Radon: 0.4 PCI/L

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.135384	-117:8:7	**Easting:**	487395.601
Latitude:	33.299418	33:17:58	**Northing:**	3684297.276
Elevation:	910		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	07-20-11
Historical Topos	Yes	07-20-11
City Directories	Yes	07-20-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	07-20-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	PERMITS	MILLER FIRE STATION, CDF HE17120344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.11 NW	- 10	1
1	UST	MILLER FIRE STATION CDF HE17H20344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.11 NW	- 10	2

Environmental FirstSearch
Sites Summary Report

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	3

Environmental FirstSearch
Site Detail Report

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

PERMITS

SEARCH ID: 3 **DIST/DIR:** 0.11 NW **ELEVATION:** 900 **MAP ID:** 1

NAME:	MILLER FIRE STATION, CDF	**REV:**	03/29/07
ADDRESS:	9127 W LILAC RD	**ID1:**	HE17120344
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:		**PHONE:**	
SOURCE:	SAN DIEGO CO DEH		

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

UST

SEARCH ID: 1 **DIST/DIR:** 0.11 NW **ELEVATION:** 900 **MAP ID:** 1

NAME:	MILLER FIRE STATION CDF	**REV:**	05/24/11
ADDRESS:	9127 W LILAC RD	**ID1:**	HE17H20344
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	CALIFORNIA DEPT OF FORESTRY	**PHONE:**	760-728-8532
SOURCE:	SAN DIEGO CO		

TANK IDs
Permit Number: H20344
Tank Number: T001
Tank ID Number: 1 DIESEL

TANK CHARACTERISTICS INFORMATION
Capacity: 550
Contents: DIESEL

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION
Pipe Construction: SINGLE WALL
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: SW TANK DW PRESSURE PIPE W/POS SHUTOFF LLD W/DAILY RECONCILE OR WEEKLY GAUGE: TNK TEST ANN, PIPE TEST ANN 0.1 GAL/HR OR MO 0.2 GAL/HR
REGULATORY INFORMATION
Regulatory Status Date: 03/18/97
Regulatory Status Code Description: REMOVED

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

TRIBALLAND

SEARCH ID: 2 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	**REV:**	01/15/08
ADDRESS:	UNKNOWN	**ID1:**	BIA-92026
	CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:		**PHONE:**	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield’s program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA’s Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416
San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department

MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:
* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 9167 WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR71336

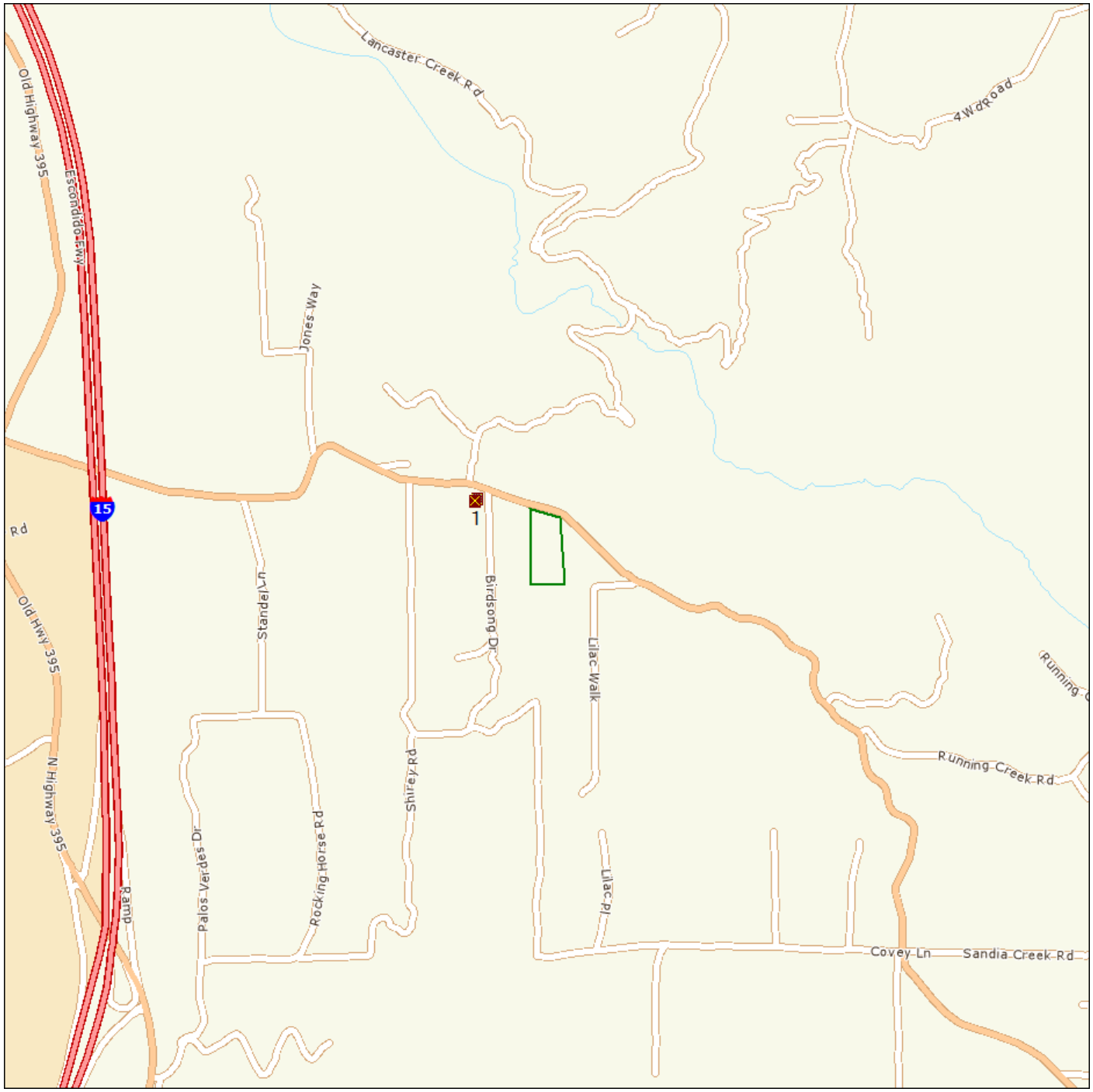
Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.08 SW		
Lancaster Mountain Rd	0.13 NW		
Lilac Walk	0.06 SE		
Putnam Rd	0.24 SW		
Shahram Way	0.14 SW		
Shirey Rd	0.25 SW		
Shirley Ln	0.25 SW		
W Lilac Rd	0.01 SW		
WEST LILAC ROAD	0.00--		

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Public Water Supply, Zone II, Zone A, Interim Wellhead Protection Areas

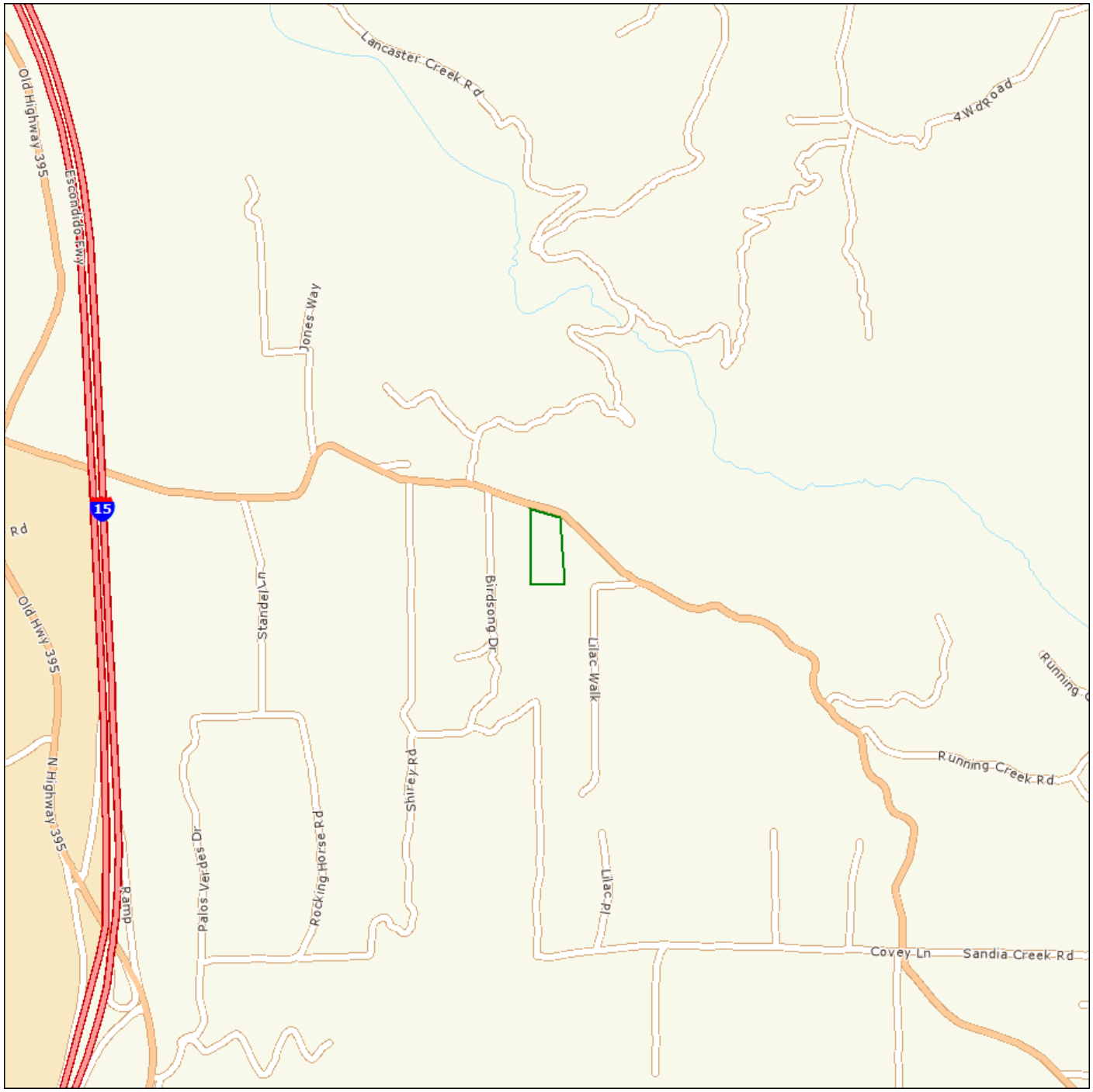
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

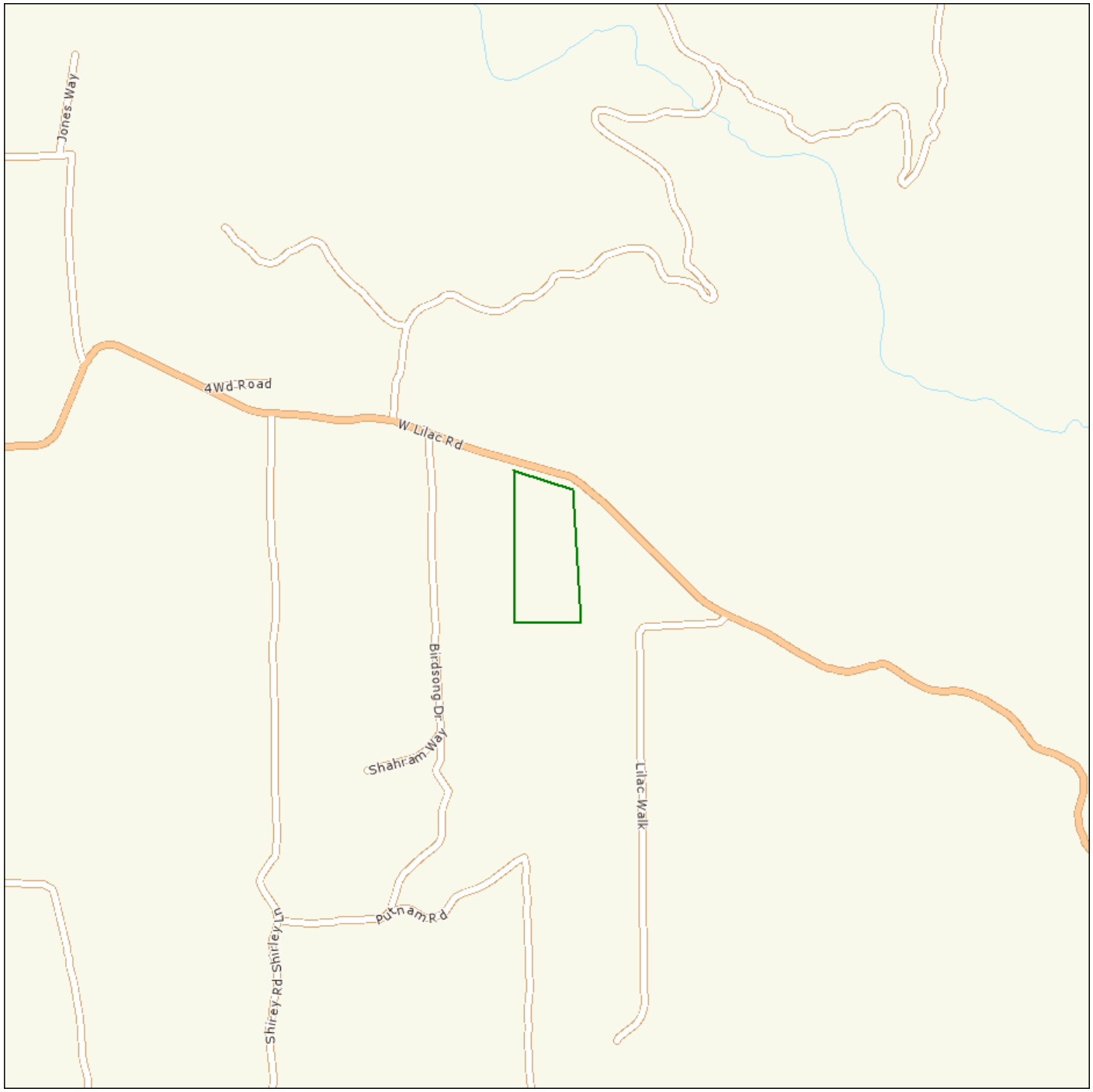
Public Water Supply, Zone II, Zone A, Interim Wellhead Protection Areas

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

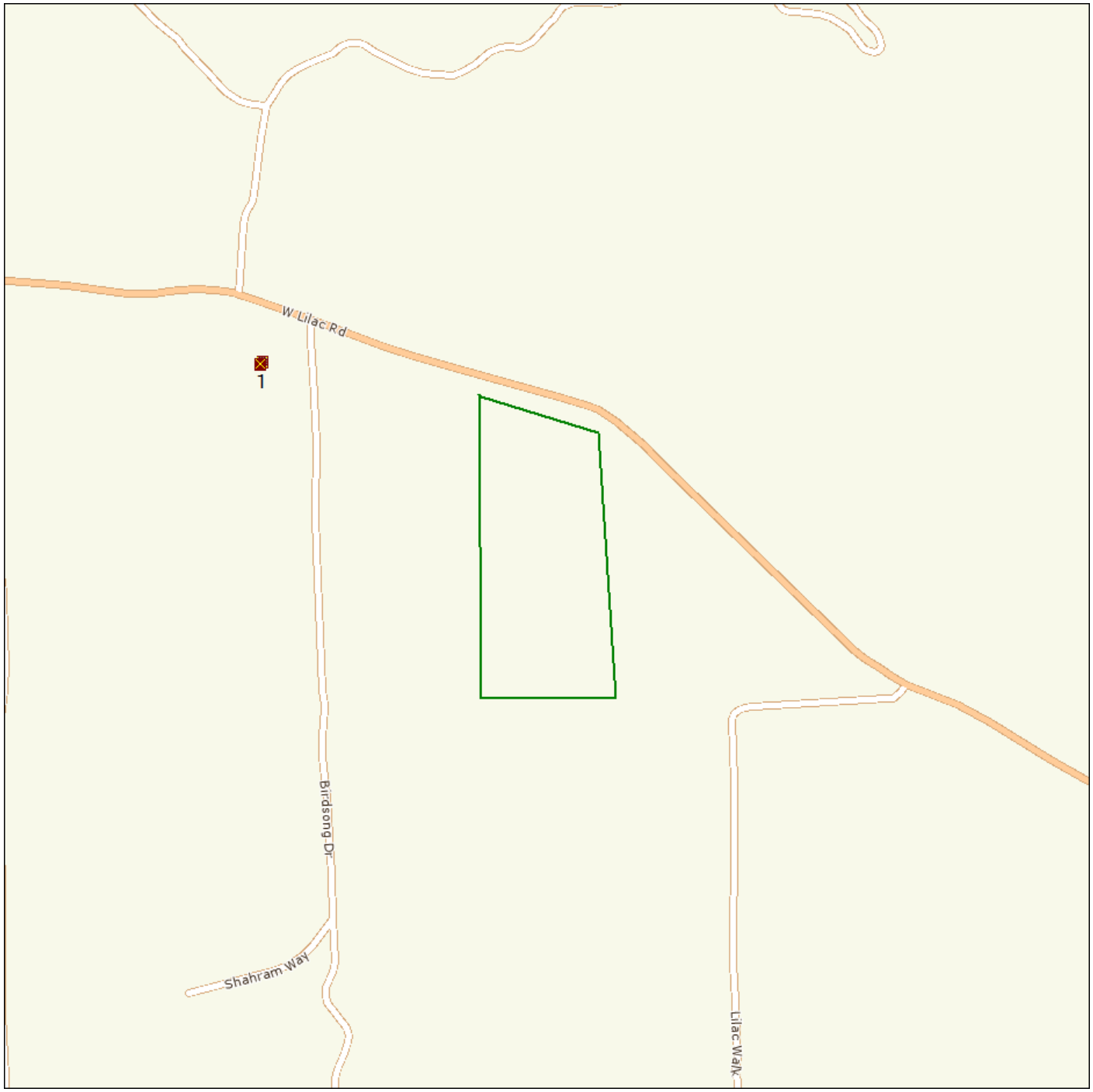
Public Water Supply, Zone II, Zone A, Interim Wellhead Protection Areas

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

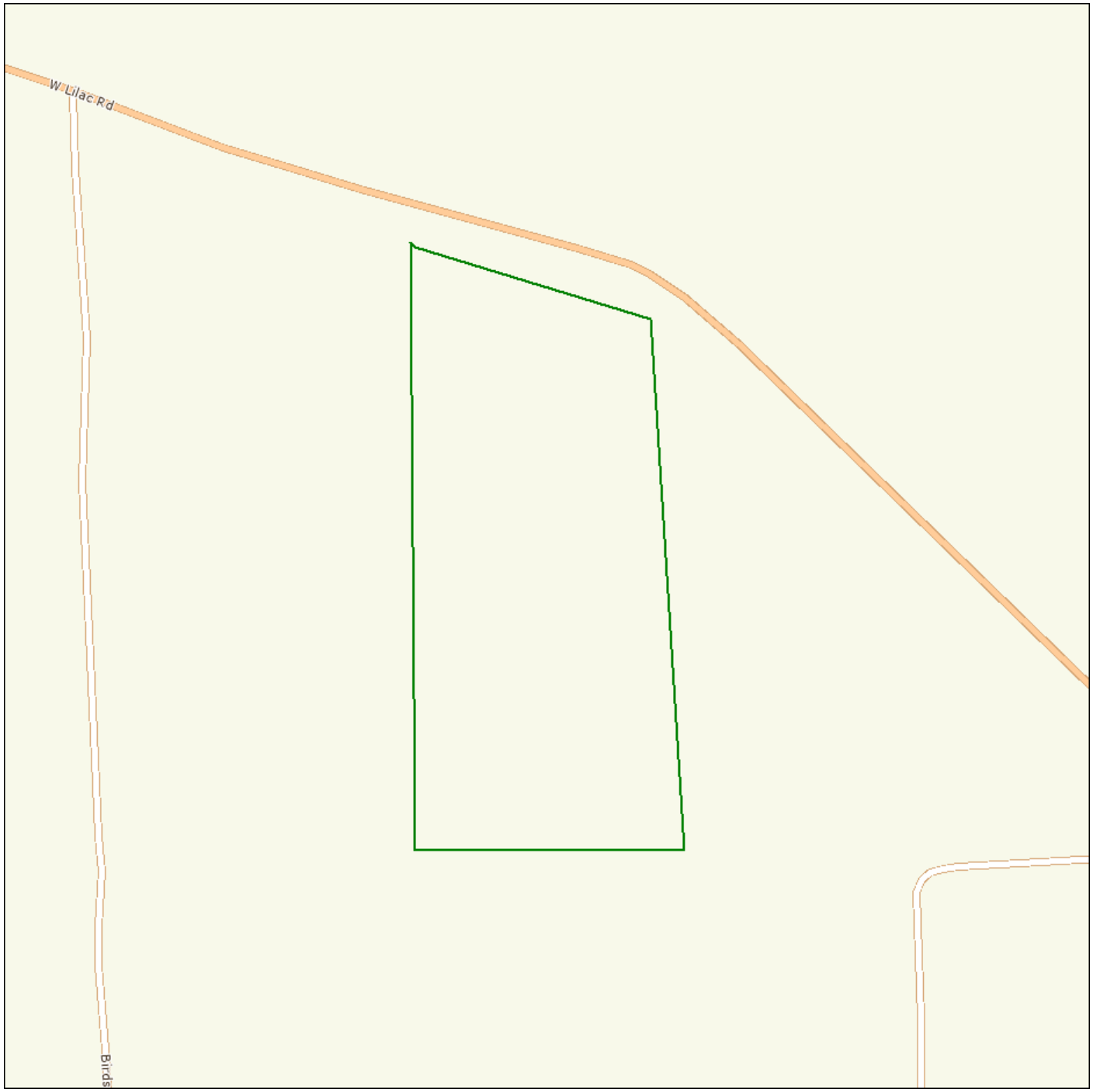
Public Water Supply, Zone II, Zone A, Interim Wellhead Protection Areas

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

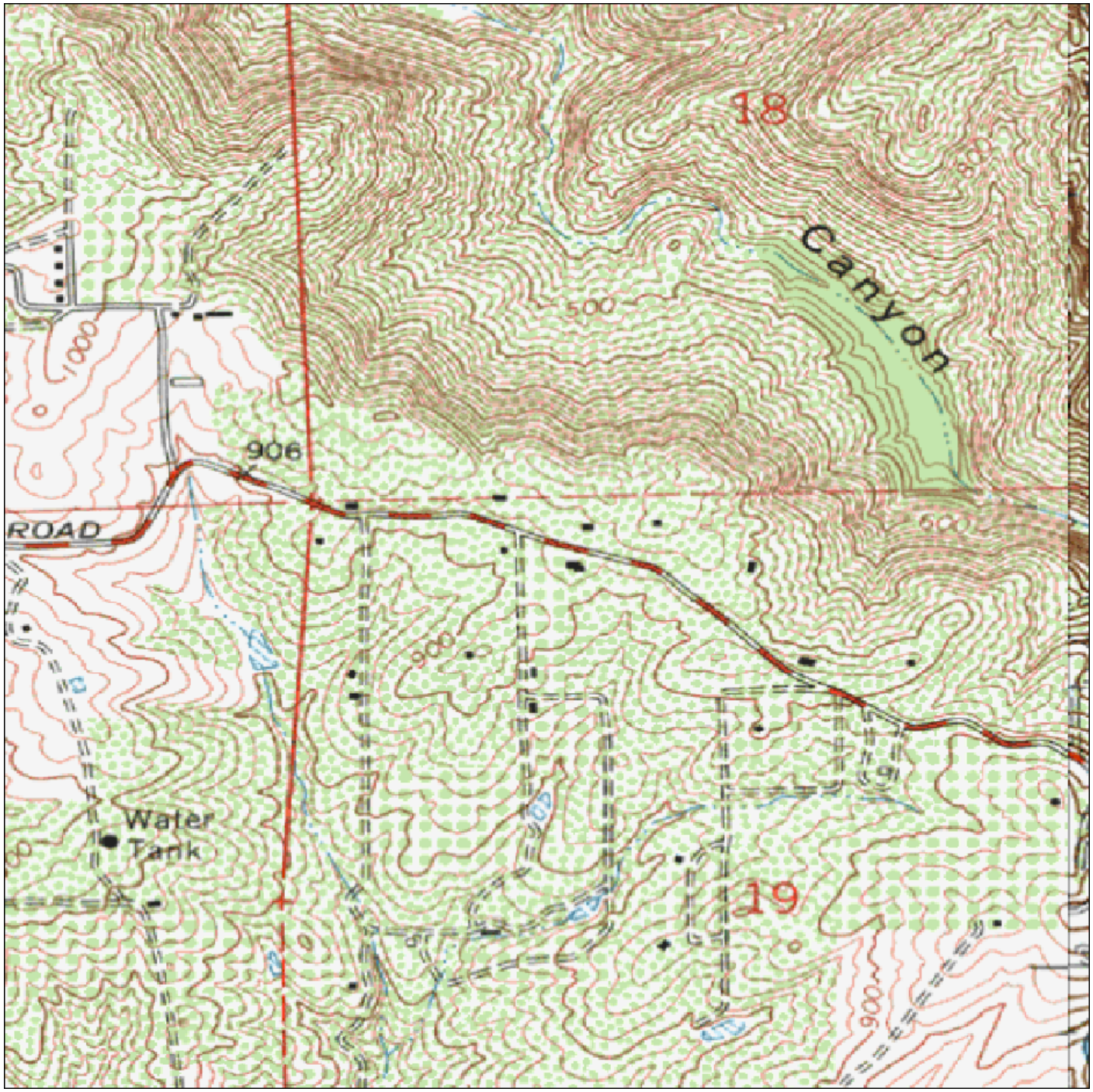
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Public Water Supply, Zone II, Zone A, Interim Wellhead Protection Areas

Site Location Map

Topo : 0.75 Mile Radius from Area

9167 WEST LILAC ROAD, ESCONDIDO CA 92026



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

0 495 990 1,980 2,970 3,960 Feet

Data Supplied by: MAPTECH

Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71336 / 5.02-acre "Nutt" Property

Project Address: 9167 West Lilac Road, Valley Center, CA 92026

Per the ASTM E1527 05 Standard, the *user (i.e., the entity that orders the Phase I ESA)* is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

NO

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30). Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?

No

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

Purchase & San Diego County DPLU

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

Sale

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

(e) identification of all parties who will rely on the Phase I *report*,

Accretive & Affiliates, and County of SD DPLU

(f) identification of the site contact and how the contact can be reached,

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Preparer:

Name/Company: Jon Rilling, Accretive Investments

Address: 12275 El Camino Real, Suite 110
San Diego, CA 92130

Date: 7/8/11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property residence located on the north-central portion of the subject property. View is to the southwest.



Photograph 2 – View of the detached garage and shop buildings located southwest of the residence.

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Photograph 3 – View of a tractor, fiberglass port-a-potty, and metal storage shed located south of the residence. View is to the south.



Photograph 4 – View of the trailer and add-on located along the western property boundary. View is to the south.



Photograph 5 – View of the subject property looking north. View is from the southwest corner of the property.



Photograph 6 – View of the subject property looking northeast. View is from the southwest corner of the property.



Photograph 7 – View of the orchards located in the central portion of the subject property.



Photograph 8 – View of the orchards and a clearing within the central portion of the subject property. View is to the east.

APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

04 August 2011

Brian Brennan
EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Nutt Property

Enclosed are the results of analyses for samples received by the laboratory on 07/28/11 11:05. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Wendy Hsiao For Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111016-01	Soil	07/27/11 09:58	07/28/11 11:05
ACR-2	T111016-02	Soil	07/27/11 09:48	07/28/11 11:05
ACR-3	T111016-03	Soil	07/27/11 09:45	07/28/11 11:05
ACR-4	T111016-04	Soil	07/27/11 09:41	07/28/11 11:05
ACR-5	T111016-05	Soil	07/27/11 09:38	07/28/11 11:05
ACR-6	T111016-06	Soil	07/27/11 09:32	07/28/11 11:05

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Wendy Hsiao For Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-1
T111016-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*66.6 %*	*35-140*		*"*	*"*	*"*	*"*	

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Wendy Hsiao For Daniel Chavez, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-2

T111016-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	**6.3**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*87.3 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-3

T111016-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	**5.2**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*87.9 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-4

T111016-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*112 %*	*35-140*		*"*	*"*	*"*	*"*	

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949.297.5020 Phone
949.297.5027 Fax

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2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-5

T111016-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*81.5 %*	*35-140*		*"*	*"*	*"*	*"*	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

ACR-6

T111016-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1072810	07/28/11	07/29/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1072811	"	08/03/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*74.7 %*	*35-140*		*"*	*"*	*"*	*"*	

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1072810 - EPA 3051										
Blank (1072810-BLK1)				Prepared: 07/28/11		Analyzed: 07/29/11				
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1072810-BS1)				Prepared: 07/28/11		Analyzed: 07/29/11				
Arsenic	98.2	5.0	mg/kg	100		98.2	75-125			
Lead	101	3.0	"	100		101	75-125			
Matrix Spike (1072810-MS1)	**Source: T111016-02**			Prepared: 07/28/11		Analyzed: 07/29/11				
Arsenic	92.4	5.0	mg/kg	100	ND	92.4	75-125			
Lead	103	3.0	"	100	6.30	96.3	75-125			
Matrix Spike Dup (1072810-MSD1)	**Source: T111016-02**			Prepared: 07/28/11		Analyzed: 07/29/11				
Arsenic	83.9	5.0	mg/kg	100	ND	83.9	75-125	9.62	20	
Lead	95.0	3.0	"	100	6.30	88.7	75-125	7.74	20	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1072811 - EPA 3550 ECD/GCMS										
Blank (1072811-BLK1)				Prepared: 07/28/11 Analyzed: 08/03/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*61.8*		*"*	*100*		*61.8*	*35-140*			
LCS (1072811-BS1)				Prepared: 07/28/11 Analyzed: 08/03/11						
gamma-BHC (Lindane)	180	5.0	ug/kg	200		89.9	40-120			
Heptachlor	172	5.0	"	200		85.9	40-120			
Aldrin	181	5.0	"	200		90.7	40-120			
Dieldrin	202	5.0	"	200		101	40-120			
Endrin	180	5.0	"	200		90.2	40-120			
4,4´-DDT	110	5.0	"	200		55.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*72.0*		*"*	*100*		*72.0*	*35-140*			

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1072811 - EPA 3550 ECD/GCMS										
Matrix Spike (1072811-MS1)	**Source: T111016-01**			Prepared: 07/28/11		Analyzed: 08/03/11				
gamma-BHC (Lindane)	155	5.0	ug/kg	200	ND	77.7	30-120			
Heptachlor	137	5.0	"	200	ND	68.7	30-120			
Aldrin	158	5.0	"	200	ND	78.8	30-120			
Dieldrin	169	5.0	"	200	ND	84.4	30-120			
Endrin	142	5.0	"	200	ND	71.2	30-120			
4,4´-DDT	68.3	5.0	"	200	ND	34.2	30-120			
Surrogate: Tetrachloro-meta-xylene	*45.6*		*"*	*100*		*45.6*	*35-140*			
Matrix Spike Dup (1072811-MSD1)	**Source: T111016-01**			Prepared: 07/28/11		Analyzed: 08/03/11				
gamma-BHC (Lindane)	153	5.0	ug/kg	200	ND	76.4	30-120	1.74	30	
Heptachlor	146	5.0	"	200	ND	73.2	30-120	6.38	30	
Aldrin	169	5.0	"	200	ND	84.7	30-120	7.28	30	
Dieldrin	174	5.0	"	200	ND	86.9	30-120	2.98	30	
Endrin	146	5.0	"	200	ND	73.0	30-120	2.52	30	
4,4´-DDT	81.7	5.0	"	200	ND	40.8	30-120	17.8	30	
Surrogate: Tetrachloro-meta-xylene	*51.3*		*"*	*100*		*51.3*	*35-140*			

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EEI - Carlsbad	Project: Nutt Property	
2195 Faraday Ave., Ste K	Project Number: AER-71336	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	08/04/11 15:39

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

CHAIN OF CUSTODY

Environmental Equalizers, Inc. (dba "EEI")
2195 Faraday Avenue, Suite K, Carlsbad, California 92008
Phone: 760-431-3747 Fax: 760-431-3748 www.eeitiger.com

DATE:	7-27-11	LABORATORY:	SunStar	PAGE:	1-1
PROJECT NAME:	Nutt Property	EEI PROJECT NUMBER:	ACR-71336		
PROJECT LOCATION:	9167 West Lilac Road, 92026	COLLECTOR:	BRB		
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes____ No X

Global ID: 3.0°

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

T111016

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	ACR-1	7-27-11	958	Soil	Glass Jar								X	X	X					1
02	ACR-2		948										X	X	X					1
03	ACR-3		945										X	X	X					1
04	ACR-4		941										X	X	X					1
05	ACR-5		938										X	X	X					1
06	ACR-6		932										X	X	X					1

Relinquished By (signature):	Date/Time: 7-27-11	Received By (signature):	Date/Time: 7/28/11 1105
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111016

Client Name: EEI - CARLSBAD Project: NUTT PROPERTY

Received by: DAN Date/Time Received: 7/28/11 1105

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 3.2 °C +/- the CF (- 0.2°C) = 3.0 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 7/28/11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026

County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003

January 19, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71400

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026

Prepared and Edited by:



Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71400

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
- **1.1** Purpose 1
- **1.2** Scope of Services 1
- **1.3** Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
- **2.1** Subject Property Description 2
- **2.2** Topography 2
- **2.3** Regional and Local Geology 3
- **2.4** Regional and Local Hydrogeology 3
- **2.5** Hydrologic Flood Plain Information 3

3.0 SUBJECT PROPERTY BACKGROUND **4**
- **3.1** Subject Property Ownership 4
- **3.2** Subject Property History 4
  - **3.2.1** Aerial Photograph and Historical Map Review 4
  - TABLE 1 - Summary of Historical Use Review 4
  - **3.2.2** City/County Directories 5
  - TABLE 2 – Summary of City/County Directory Search 6
  - **3.2.3** Sanborn Fire Insurance Maps 6
  - **3.2.4** County of San Diego Land Use and Environmental Group 6
- **3.3** Regulatory Database Search 7
  - **3.3.1** Federal Databases 7
  - **3.3.2** State and Regional Sources 7
- **3.4** Regulatory Agency Review 8
  - **3.4.1** Deer Springs Fire Protection District 8
  - **3.4.2** County of San Diego Department of Environmental Health 8
  - **3.4.3** State Water Resources Control Board 8
  - **3.4.4** Department of Toxic Substances Control 9
  - **3.4.5** Review of Division of Oil, Gas, and Geothermal Resources Files 9
  - **3.4.6** National Pipeline Mapping System 9
- **3.5** Interview with Current Property Owner 9
  - **3.5.1** Past or Present Uses Indicating Environmental Concern 9
  - **3.5.2** Environmental Liens or Governmental Notification 9
  - **3.5.3** Presence of Hazardous Substances or Environmental Violations 9
  - **3.5.4** Previous Assessments 10
  - **3.5.5** Legal Proceedings 10
- **3.6** User Provided Information 10
  - **3.6.1** Environmental Liens or Activity and Use Limitations 10
  - **3.6.2** Specialized Knowledge 10
  - **3.6.3** Valuation Reduction for Environmental Issues 10
  - **3.6.4** Presence or Likely Presence of Contamination 10
  - **3.6.5** Other 10
- **3.7** Previous Assessments 10

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 11
3.8.1 Asbestos-Containing Materials 11
3.8.2 Lead-Based Paint 11
3.8.3 Radon 11
3.8.4 Polychlorinated Biphenyls 12

4.0 SUBJECT PROPERTY RECONNAISSANCE **12**
4.1 Purpose 12
4.2 Subject Property 13
TABLE 3 – Summary of Subject Property Reconnaissance 14
4.3 Adjacent Properties 14

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **15**
5.1 Field Investigation 15
5.2 Laboratory Analytical Program 15
TABLE 4 - Soil Sample Results 16
5.3 Discussion of Testing Results 16

6.0 FINDINGS AND OPINIONS **16**

7.0 DATA GAPSAND DEVIATIONS FROM ASTM PRACTICES **17**
7.1 Historical Data Gaps 17
7.2 Regulatory Data Gaps 17
7.3 On-site Data Gaps 17
7.4 Deviations from ASTM Practices 17

8.0 CONCLUSIONS **17**

9.0 REFERENCES **19**

FIGURES:

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Soil Boring Location Map

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps/City Directory
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 3.31-Acre "Sheffer" Property

EEI Project Number: ACR-71400

Subject Property Information:
3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644
and Mrs. Beverly Sheffer, Property Owner

Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eeitiger.com

Inspection Date: December 6, 2011 / **Report Date:** January 19, 2012 (March 26, 2012 revisions)

Client Information:
Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Site Assessor:
Brian R. Brennan, REA-II 07920 – Senior Project Manager

EP Certification:
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

AAI Certification:
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9467 Lilac Walk, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property is located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California. The subject property encompasses a total of 3.31-acres on one parcel identified as Assessor's Parcel Number (APN) 128-440-11. The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The subject property consists of agricultural land containing sparse citrus and avocado trees (the majority stumped), on gently sloping terrain. The east-central portion of the subject property is occupied with a residence consisting of a single story residence and a detached garage.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1968.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On December 6, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on December 6, 2011. A total of four (4) discrete soil samples (ACR-1 through ACR-4), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

No concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect"). Therefore, no further investigation appears to be warranted at this time

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9467 Lilac Walk, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the subject property.

In addition EEI has the following comments:

- Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9467 Lilac Walk, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California (**Figure 2**). The subject property encompasses a total of 3.31-acres on one contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-11 (**Appendix B**). The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The subject property consists of agricultural land containing sparse citrus and avocado trees (the majority stumped), on gently sloping terrain. The east-central portion of the subject property is occupied with a residence consisting of a single story residence and a detached garage.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1968.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 800 feet above mean sea level (amsl) (southern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the south.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30- to 100-miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Placentia sandy loam series (PeC) (USDA, 2012). Soils in this series are reportedly deep, well to moderately well drained soils that formed in alluvium from granite and other rocks of similar composition and texture on slopes ranging from 2 to 9 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, no water supply wells are located on the subject property. Two wells "10S02W19D002S" and "10S02W19E001S," both located approximately 0.35 miles northwest of the subject property, were reportedly last measured in 1967 with depths to groundwater of approximately 40 feet and 14 feet below grade, respectively.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APNs 128-440-11) is identified as Mr. Barry and Mrs. Beverly Sheffer with the following mailing addresses: 9467 Lilac Walk, Escondido, California 92026.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1948, 1953, 1963, 1968, 1975, 1980, 1990/91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1968.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property and adjacent property appeared partially cleared for agricultural use. West Lilac Road, unimproved at the time, was visible to the north. The surrounding area appeared to be undeveloped and/or cleared for agricultural-related land use.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. An unimproved road was present to the north along with West Lilac Road. The surrounding area was sparsely developed and/or utilized for agricultural-related land use.
1953	Aerial Photograph 1:375	No apparent changes were noted on the subject property or adjacent and surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	Subject property and adjacent property to the west no longer utilized for agriculture. Orchards appeared on the adjacent property to the east. An unimproved road appeared running along the west property margin.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1968	Topographic Map 1: 24,000	Subject property was developed with a single structure along the northern property boundary. An unimproved road delineated the eastern property boundary. West Lilac Road was visible to the north. The subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	Subject property was developed with a single structure near the northern property boundary. Orchards appeared on the subject property north of the structure. An unimproved road delineated the western property boundary. West Lilac Road was visible to the north. Surrounding property appeared with orchards and rural residential property.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for additional orchards located throughout the property.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property or adjacent property since the 1990/91 aerial photograph.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of a single structure at the central portion of the property, and a detached garage south of the structure. An unimproved road bordered the western property margin. The northern portion of the property consisted of sparse orchards, while the balance of the site appeared with sparse vegetation and/or grasses. West Lilac Road was visible to the north. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9467 Lilac Walk) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed from 1985 to 2011 with residential listings. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of City/County Directory Search
9467 Lilac Walk, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
Lilac Walk First Listing this street is 9467	**9467 Lilac Walk** **Danielle Perry; Barry Sheffer**	9547 Lilac Walk No listing
2007		
9435 Lilac Walk Nina Zosa; Noli Zosa	**9467 Lilac Walk** **Barry Sheffer; Beverly Sheffer**	9547 Lilac Walk No listing
2002		
9435 Lilac Walk Nina Zosa; Noli Zosa	**9467 Lilac Walk** **Barry Sheffer; Charles Wolk**	9547 Lilac Walk No listing
1997		
9435 Lilac Walk Nina Zosa; Noli Zosa	**9467 Lilac Walk** **No listing**	9547 Lilac Walk Alejandro Bautista
1992		
9435 Lilac Walk Nina Zosa; Noli Zosa	**9467 Lilac Walk** **No listing**	9547 Lilac Walk Alejandro Bautista
1985		
Lilac Walk First listing this street 9467	**9467 Lilac Walk** **Chas J Wolk**	9547 Lilac Walk Walter Frazier
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2012). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2012) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were on file for the subject property (APN 128-440-11).

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal IC/EC – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One listing was reported within one-mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.
State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – No listings were reported within one-quarter mile of the subject property.

State Other – No listings were reported within one-quarter mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APN 128-440-11. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2012), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Section 19).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

The current owner of the subject property is Mr. and Mrs. Barry Sheffer. EEI interviewed Mrs. Sheffer at the time of our site reconnaissance. Mrs. Sheffer noted that she and her husband, Barry had owned the property for approximately 11 years and utilized the majority to grow various types of citrus and avocado trees. According to Mrs. Sheffer, the trees were recently removed due to increased water costs and only a few personal trees remain. Mrs. Sheffer noted that a water well exists on the southwest portion of the property and that no ASTs/USTs are located on the subject property. Additional information pertaining to Mrs. Sheffer's interview is provided below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Sheffer was not aware of any past or present uses of the subject property indicating environmental concern.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Sheffer was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mrs. Sheffer was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mrs. Sheffer was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mrs. Sheffer was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the "user" (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc., completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling's associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mrs. Sheffer, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located along the northern portion of the subject property appeared to have been constructed circa-1968. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

Lead-based paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

Based on the age (circa-1968) of the structures located along the northern portion of the subject property, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent subject property reconnaissance. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.8.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB's. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB's, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB's containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Overhead power lines and a single pole-mounted transformer were observed along the eastern property boundary, which provided electrical service to the main residence. The electrical transformer appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On December 6, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Mrs. Beverly Sheffer, the property owner, provided access to the subject property. Mrs. Sheffer noted that she and her husband, Barry had owned the property for approximately 11 years and utilized the majority to grow various types of citrus and avocado trees. According to Mrs. Sheffer, the trees were recently removed due to increased water costs and only a few personal trees remain. Mrs. Sheffer noted that a water well exists on the southwest portion of the property and that no ASTs/USTs are located on the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California (**Figure 2**). The subject property encompasses a total of 3.31-acres on one (1) contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-11. The subject property is identified by the address: 9467 Lilac Walk.

Access to the subject property can be obtained from a dirt driveway located west of Lilac Walk. The subject property is delineated by metal and wooden fencing along the north, south, and west borders, while the eastern border is not fenced. The subject property is bound by agricultural land and/or rural residences to the north, south, and west, and Lilac Walk to the east, beyond which lies rural residences and agricultural land.

The northern, western, and southern portions of the subject property contain sparse citrus and avocado trees, undeveloped areas, and gently sloping terrain. The majority of the trees have been cut down or removed and only stumps remain. Evidence of below ground irrigation piping was observed throughout the subject property. The east-central portion of the subject property is currently developed with two (2) main structures that consist of a single story residence and detached garage. The detached garage appeared to be used to store various household items, a motorcycle, and tools. West of the detached garage is a metal storage unit that contained various household items. Between the detached garage and metal storage unit were two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil. The drums appeared to be in fair condition with only minor signs of leaking observed.

An above-ground inflatable swimming pool (empty) is located southwest of the main residence. Trash and debris piles were observed east of the detached garage and along the south and west portions of the main residence. Additionally, EEI observed small quantities of household cleaning products, anti-freeze, paint, tires, and construction debris along the western side of the main residence.

Five (5) vehicles and two (2) trailers were observed on the subject property. Two vehicles located along the southwest corner of the subject property and a third located along the south side of the detached garage appeared to be in poor operating condition. EEI also observed a potential water well. The well is located along the southwest corner of the subject property; constructed of concrete; is approximately 3 feet in diameter; and extends 10 to 15 feet below grade. No pumping equipment was present and no water was observed in the well. Mrs. Sheffer stated that the property is serviced by municipal water; however, a septic system services the main residence and is located southwest of the structure.

Overhead power lines and a single pole-mounted transformer were observed along the eastern property boundary, which provided electrical service to the main residence. The electrical transformer appeared to be in good operating condition and no signs of leaking were noted.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions,* except for the 55-gallon and 25-gallon storage drums located along the west side of the detached garage was noted on the subject property during our subject property reconnaissance efforts.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Fair to poor. Trash and debris, irrigation piping, non-operating vehicles, waste drums, and construction materials were observed.
Surface Spills	No	None observed.
Stained Surfaces	No	Minor petroleum staining was observed in the area of three (3) storage drums and beneath the vehicles located on the subject property.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	A dry creek channel is located along the southern property boundary.
Electrical Substations	No	None observed.
Areas of Dumping	No	Trash and debris were observed on the subject property.
Transformers	No	One-pole mounted transformer was observed along the eastern portion of the subject property.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel, oil, paint, and household cleaning items were observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residences, undeveloped land or agricultural properties. Access was limited. However, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been and continues to be utilized for agricultural purposes (i.e., citrus and avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (3.31-acres), and EEI's experience at similar sites, a total of four (4) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On December 6, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of four (4) discrete locations (identified as ACR-1 through ACR-4, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six-inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All four (4) discrete soil samples (ACR-1 through ACR-4) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect).

The attached Table 4 summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix G**.

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-2	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-4	6	12/7/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

The results of our limited agricultural survey revealed no concentrations of arsenic, lead or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property.

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

    - The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

      The results of our agricultural chemical survey (see Section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic, lead or organochlorine pesticides above the laboratory reporting limit (i.e., non-detect) in the soil samples collected from the subject property. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – The following de minimis conditions have been revealed during the preparation of this ESA.

    ° Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including Client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9467 Lilac Walk, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property:

In addition EEI has the following comments:

- Two (2) 55-gallon and one 25-gallon storage drums that appeared to contain fuel and/or used oil are present near the residence located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

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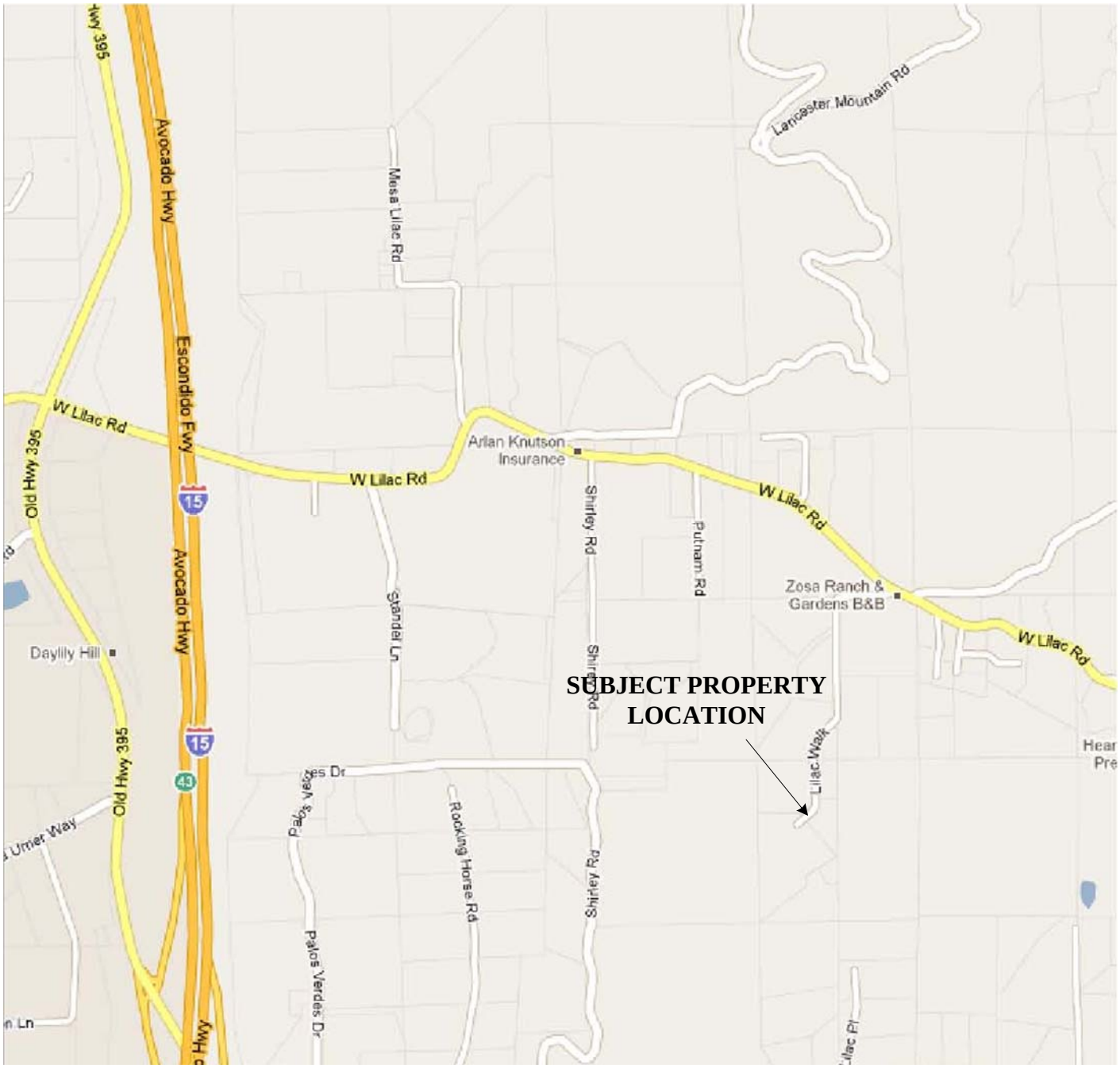
FIGURES



Map Source: Google Maps®, Accessed, July 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

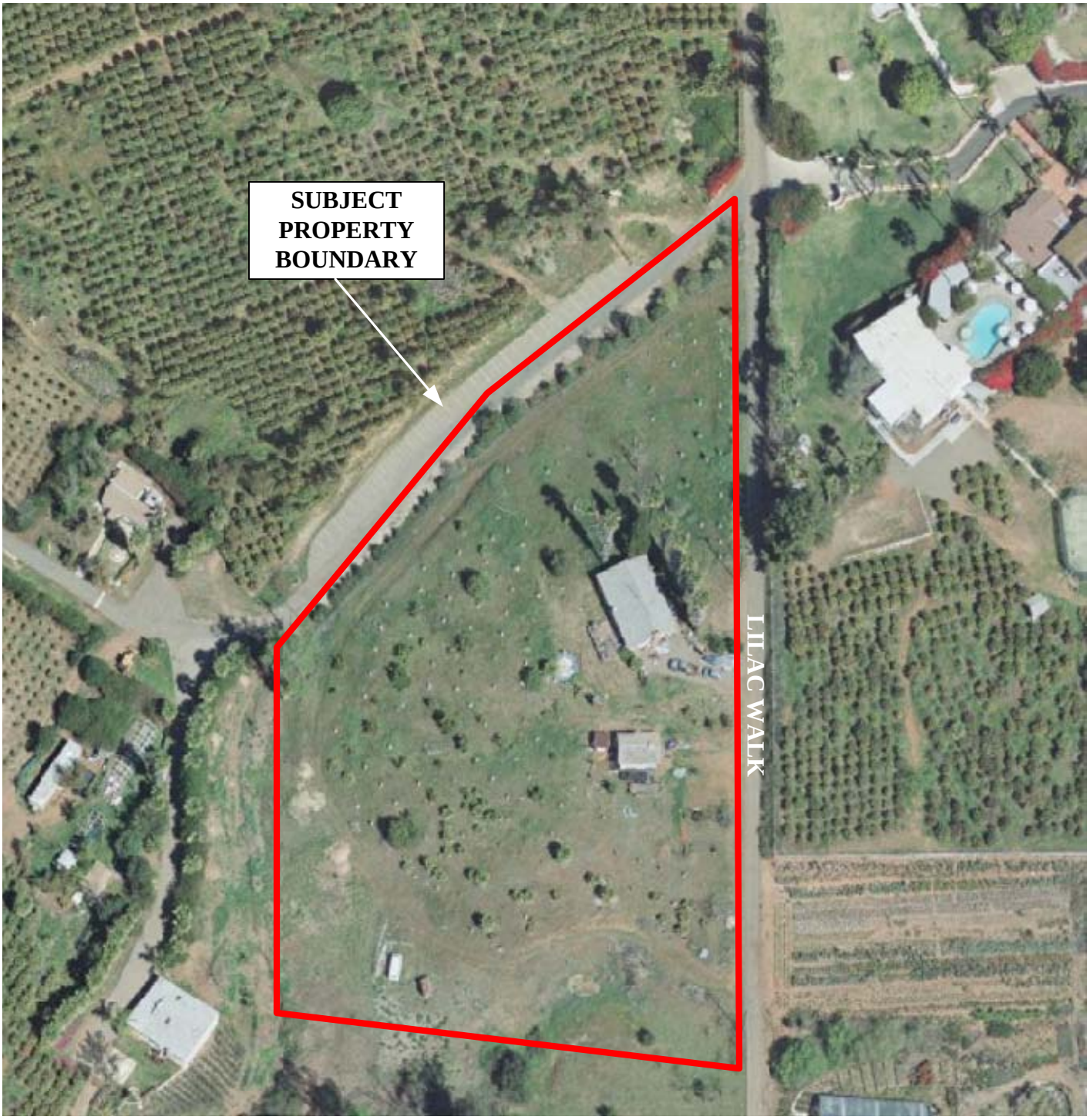
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
3.31-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71400
Created January 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 100'

0 60 FT 100 FT 200 FT

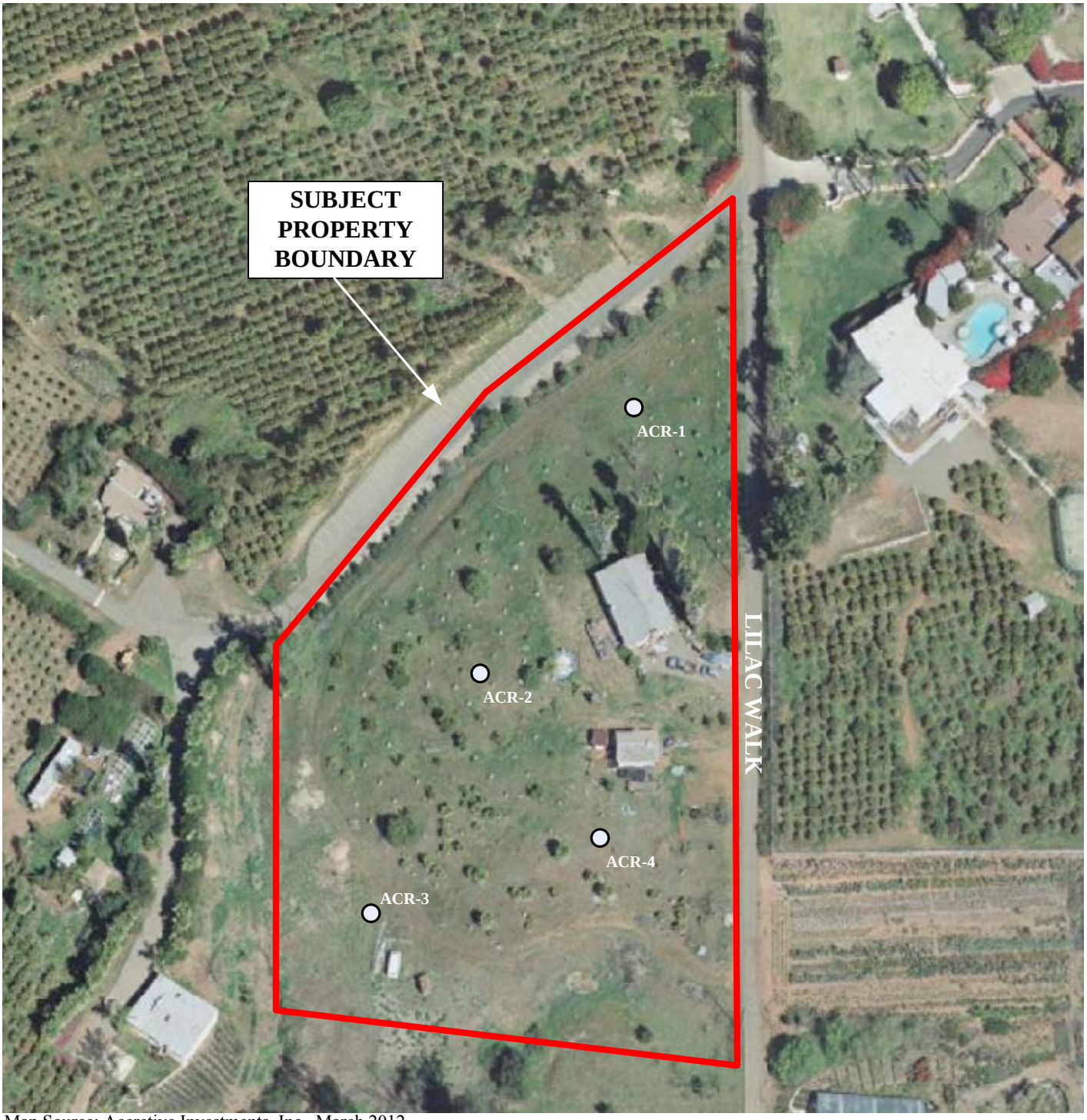
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
3.27-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71400
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 — Soil boring location

N

Scale: 1" = 100'

0 60 FT 100 FT 200 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
3.27-Acre "Sheffer" Property
APN 128-440-11
9467 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71400
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects
Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

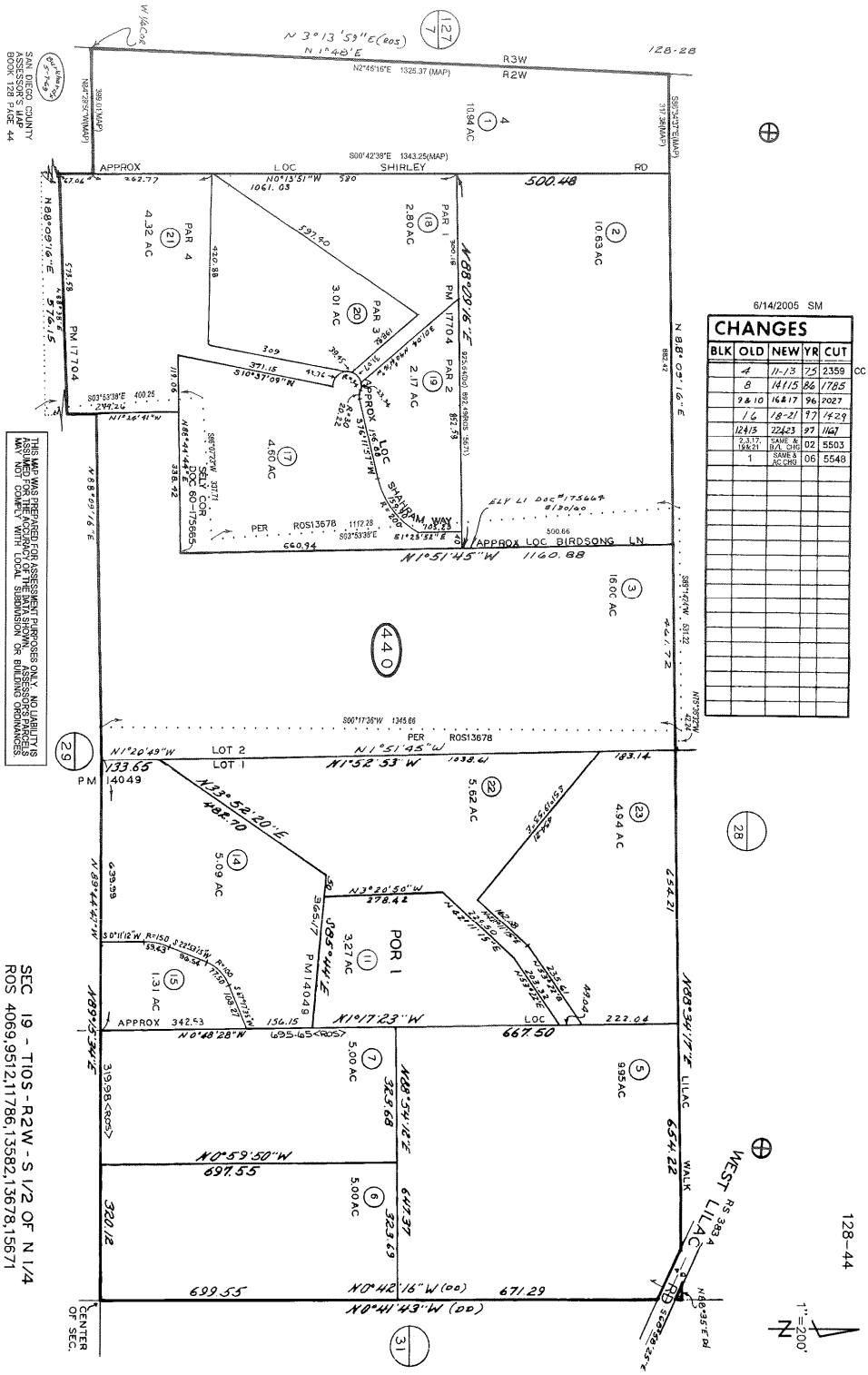
Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

(continued)



SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 128 PAGE 44
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES
SEC 19 - T10S - R2W - S 1/2 OF N 1/4
ROS 4069,9512,11786,13582,13678,15671
6/14/2005 SM
CHANGES
BLK OLD NEW YR CUT
4 11-13 75 2359 CC
8 14&15 86 1785
9&10 16&17 96 2027
16 18-21 97 1429
12&13 22&23 97 1167
2,3,17, 19&21 SAME & B/L CHG 02 5503
1 SAME & AC CHG 06 5548
APPROX LOC SHIRLEY RD
APPROX LOC BIRDSONG LN
SHAHRAM WAY
LOT 2
LOT 1
POR 1
WEST LILAC RD
LILAC WALK
CENTER OF SEC.
1"=200'
128-44

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (NAPP-3C_12474-180)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD-90-91_12581)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD_80_10235)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1975

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AMI-SD-75_7588)
Target Site: 33.295419, -117.132414

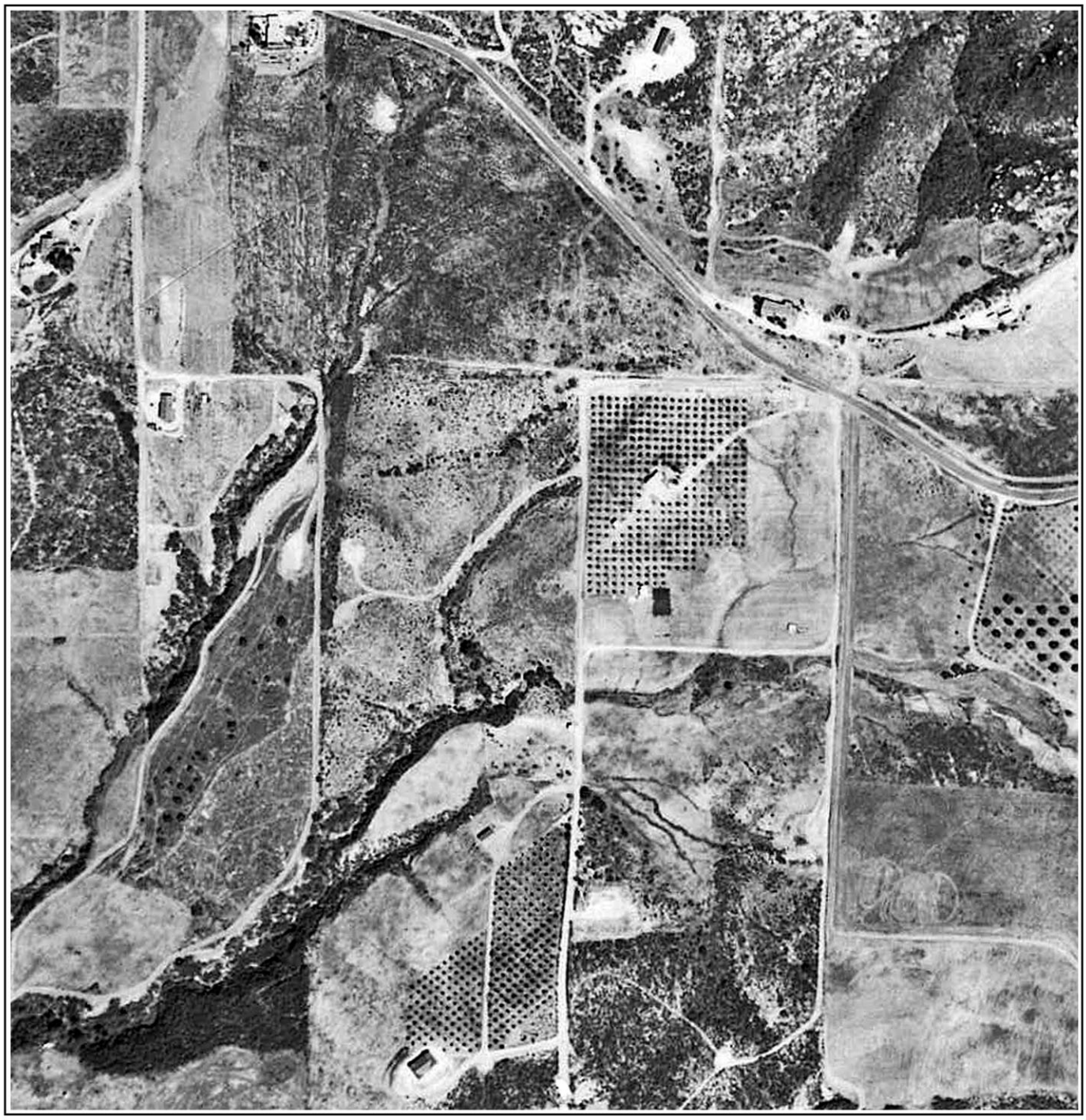
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (CAS-SD_2-131)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (AXN-1953_3M-133)
Target Site: 33.295419, -117.132414

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400 (GS-CP_9-88)
Target Site: 33.295419, -117.132414

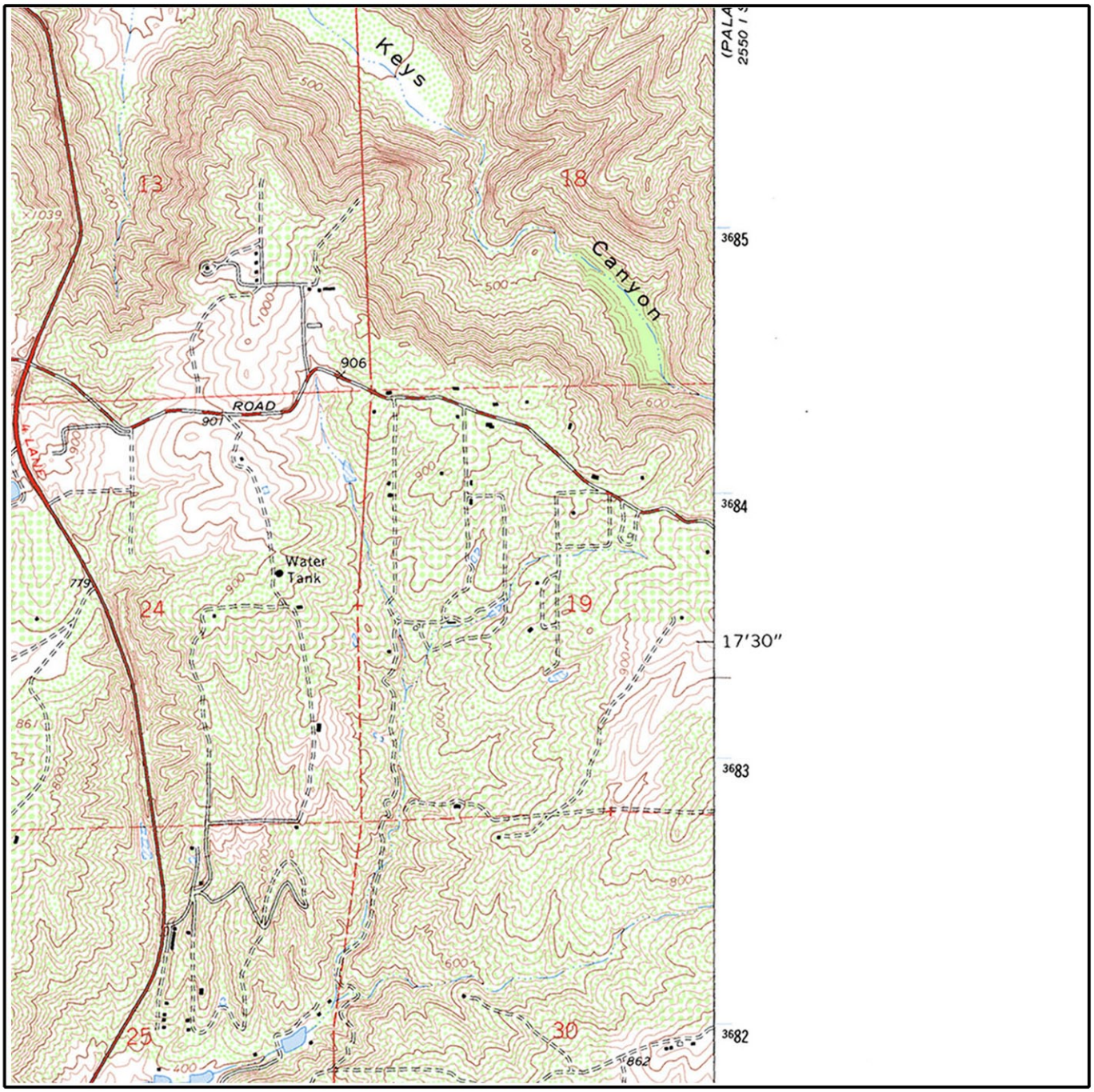
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

0 miles 0.5 1

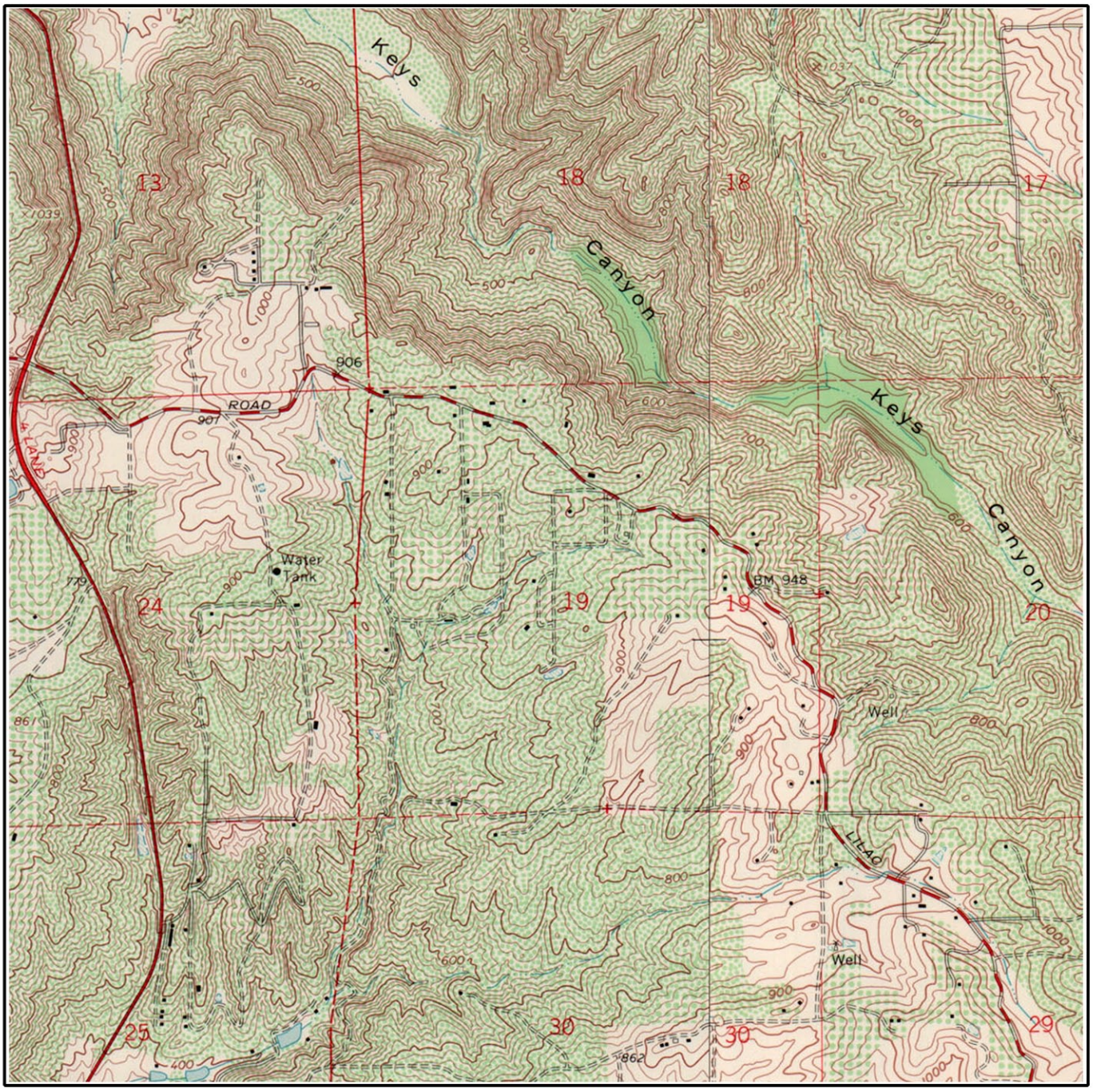
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

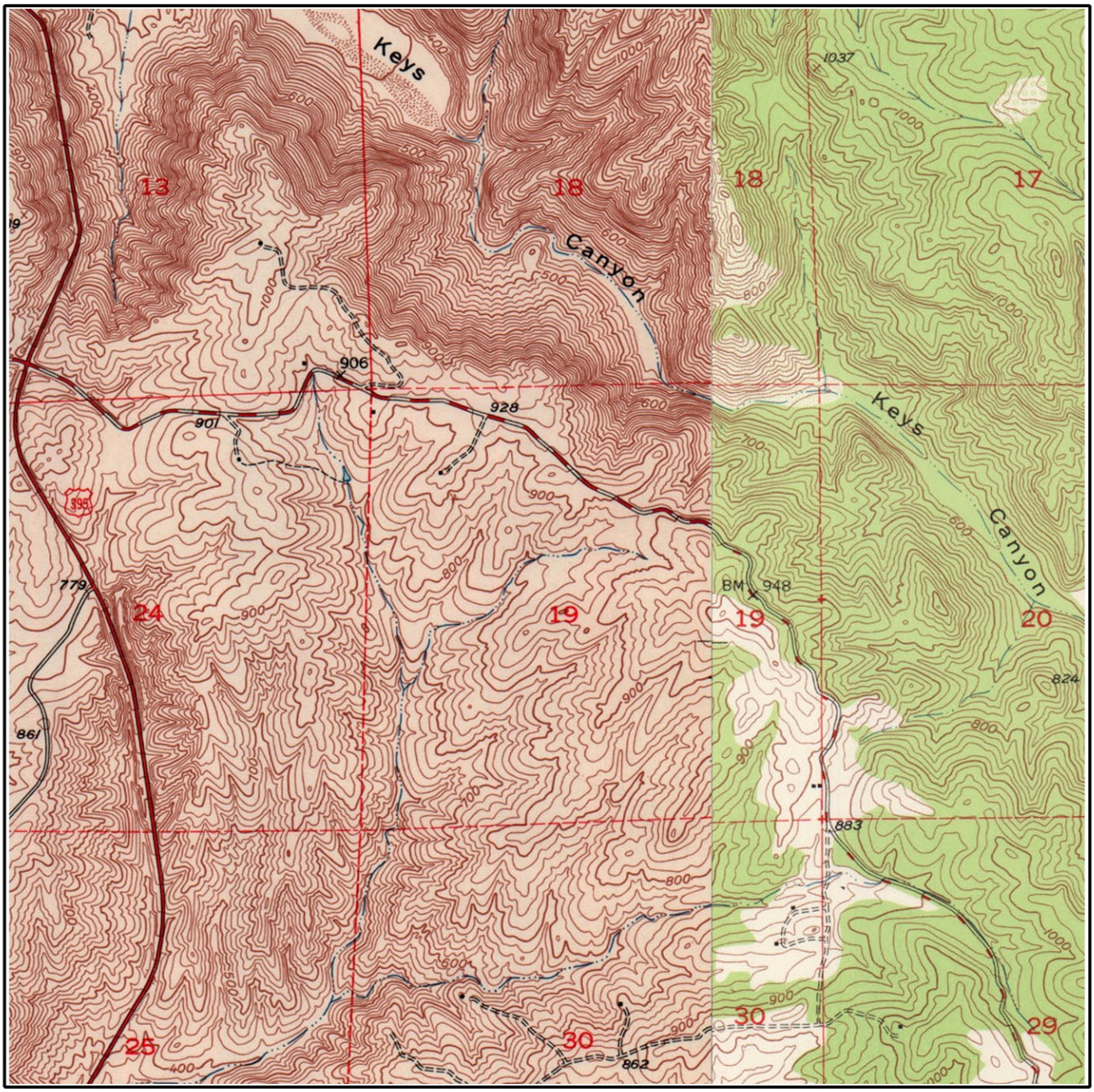
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

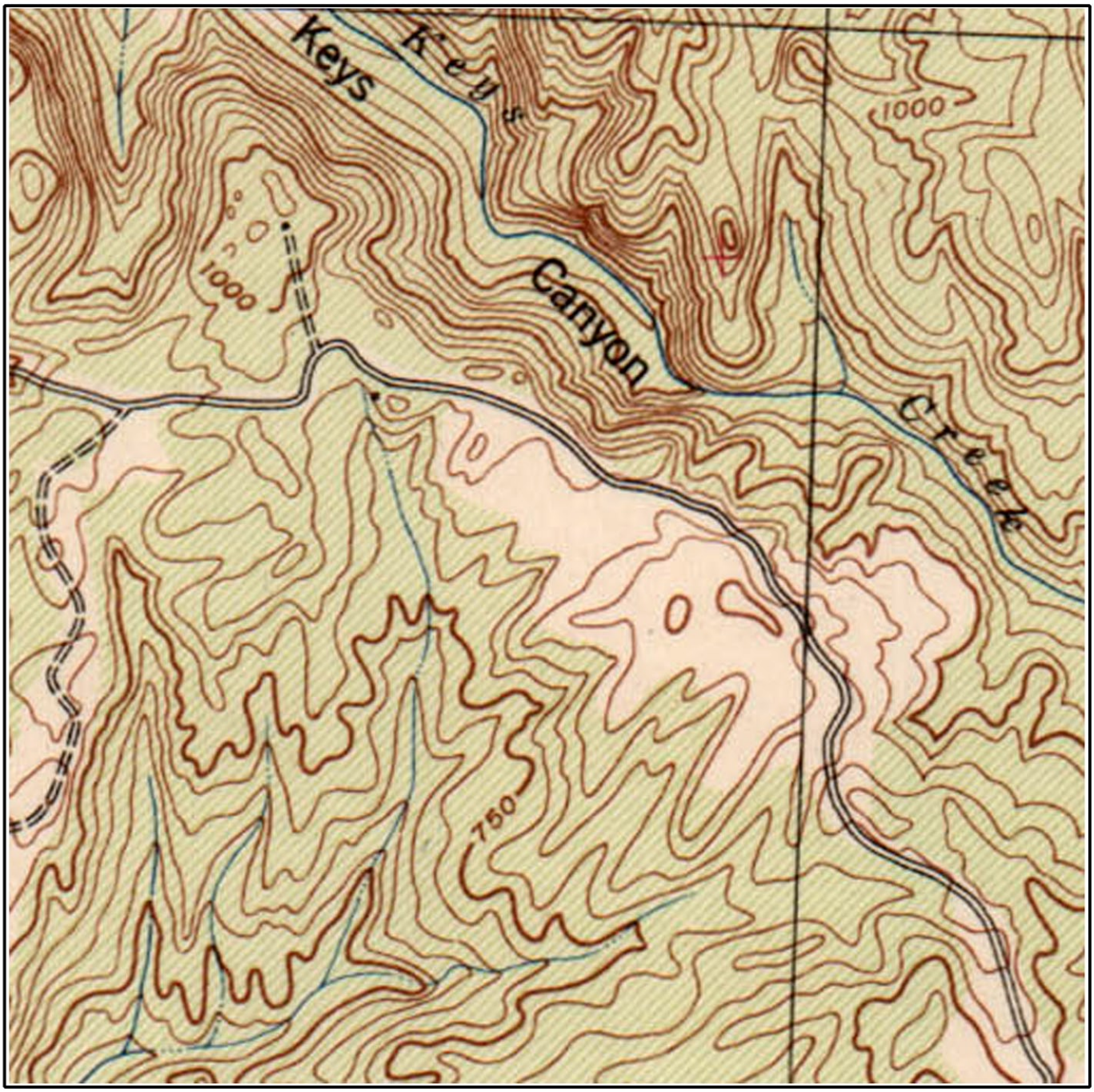
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

9467 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71400
Target Site: 33.295419, -117.132414

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR-71400
TIS Log No: 67708

Subject Property:
9467 Lilac Walk
Escondido, CA 92026

December 9, 2011

DISCLAIMER
The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

Track Info Services City Directory Report

2011 Haines: North San Diego County p. 532		
Lilac Walk First listing this street is 9467	**9467 Lilac Walk** Perry Danielle; Sheffer Barry	9547 Lilac Walk No Response
2007 Haines: North San Diego County p. 479		
9435 Lilac Walk Zosa Nina; Zosa Noli	**9467 Lilac Walk** Sheffer Barry; Shaeffer Beverly	9547 Lilac Walk No Response
2002 Haines: North San Diego County p. 473		
9435 Lilac Walk Zosa Nina; Zosa Noli	**9467 Lilac Walk** Sheffer Barry; Wolk Charles	9547 Lilac Walk No Response
1997 Haines: North San Diego County p. 358		
9435 Lilac Walk Zosa Nina; Zosa Noli	**9467 Lilac Walk** Sohler Ed; Sohler Robin	9547 Lilac Walk No Response
1992 Haines: North San Diego County p. 358		
9435 Lilac Walk Zosa Nina; Zosa Noli	**9467 Lilac Walk** No Response	9547 Lilac Walk Bautista Alejandro; Bautista Francisco
1985 Pacific Telephone: San Diego North County p. 73		
Lilac Walk First listing this street is 9467	**9467 Lilac Walk** Wolk Chas J	9547 Lilac Walk Frazer Walter
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.
- Entries in *italics* are research notes.

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9467 LILAC WALK

ESCONDIDO CA 92026

Job Number: ACR-71400

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

12-05-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site: 9467 LILAC WALK
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-13-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	10-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	10-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-28-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	10-05-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date: 12-05-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: COORD
Job Number: ACR-71400
Filtered Report

Target Site: 9467 LILAC WALK
ESCONDIDO CA 92026

Demographics

Sites: 1 **Non-Geocoded:** 1 **Population:** NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.132414	-117:7:57	**Easting:**	487671.55
Latitude:	33.295419	33:17:44	**Northing:**	3683853.583
Elevation:	829		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	12-05-11
Historical Topos	Yes	12-05-11
City Directories	Yes	12-05-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	12-05-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	2

Environmental FirstSearch
Site Detail Report

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

TRIBALLAND

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	**REV:**	01/15/08
ADDRESS:	UNKNOWN	**ID1:**	BIA-92026
	CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:		**PHONE:**	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield’s program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA’s Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416
San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department

MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:
* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 9467 LILAC WALK
ESCONDIDO CA 92026

JOB: ACR-71400

Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.19 NW		
LILAC WALK	0.00--		
Putnam Rd	0.18 SW		
Shahram Way	0.19 SW		
W Lilac Rd	0.14 NW		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

12-05-11
ACR-71400
9467 LILAC WALK
ESCONDIDO CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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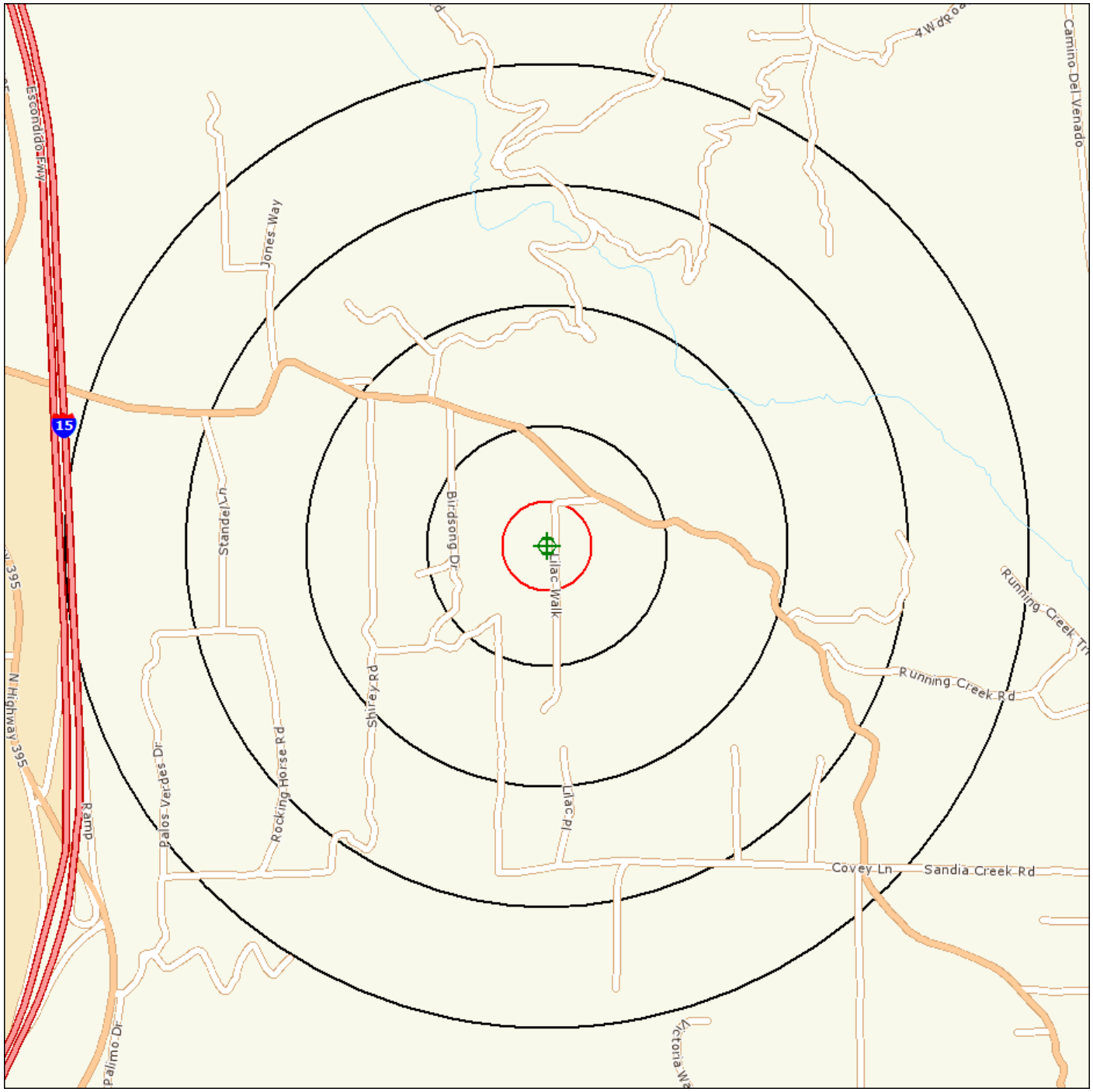
Environmental FirstSearch

1 Mile Radius

Single Map:

9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.295419 Longitude: -117.132414) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

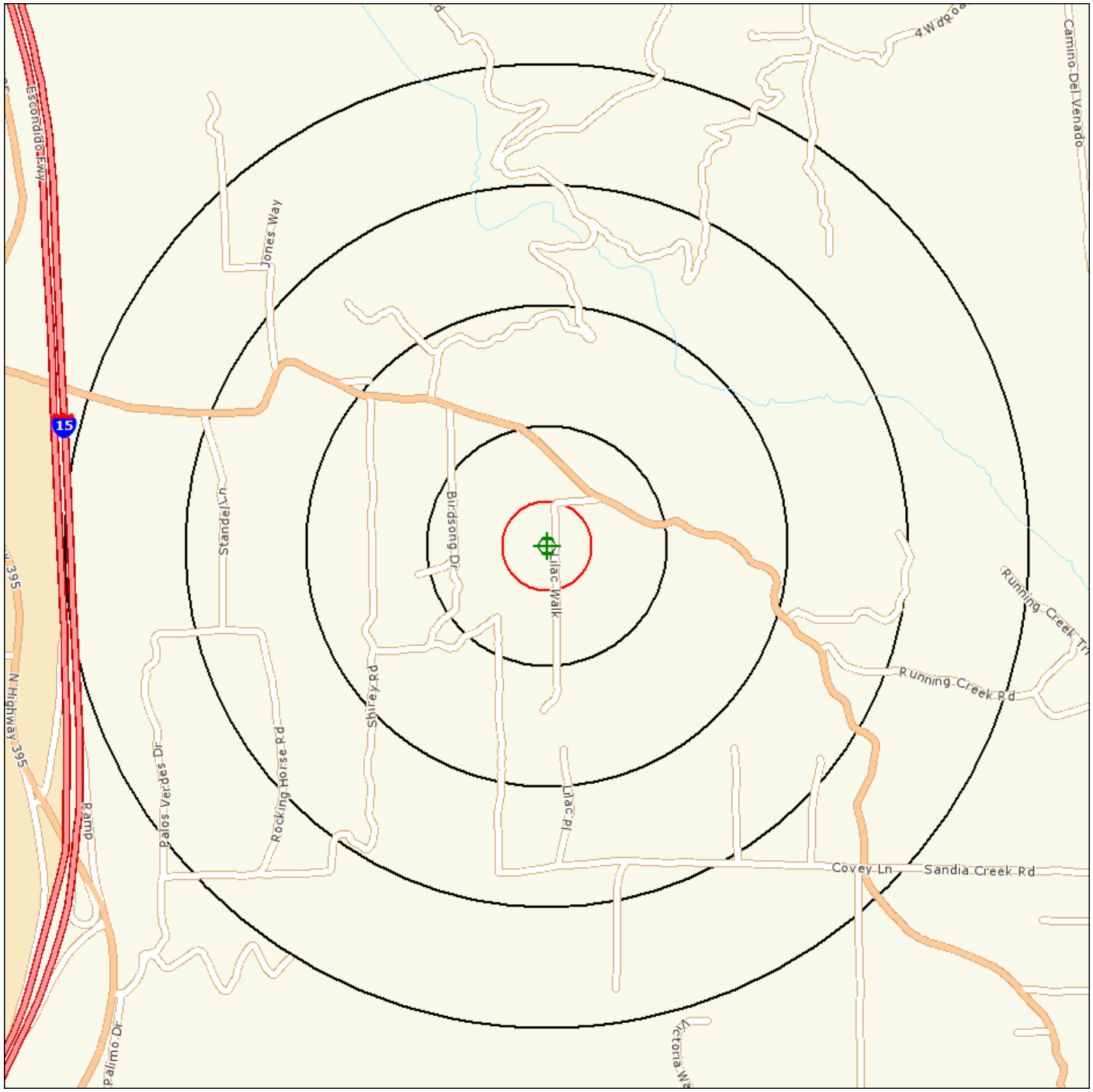
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.295419 Longitude: -117.132414) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

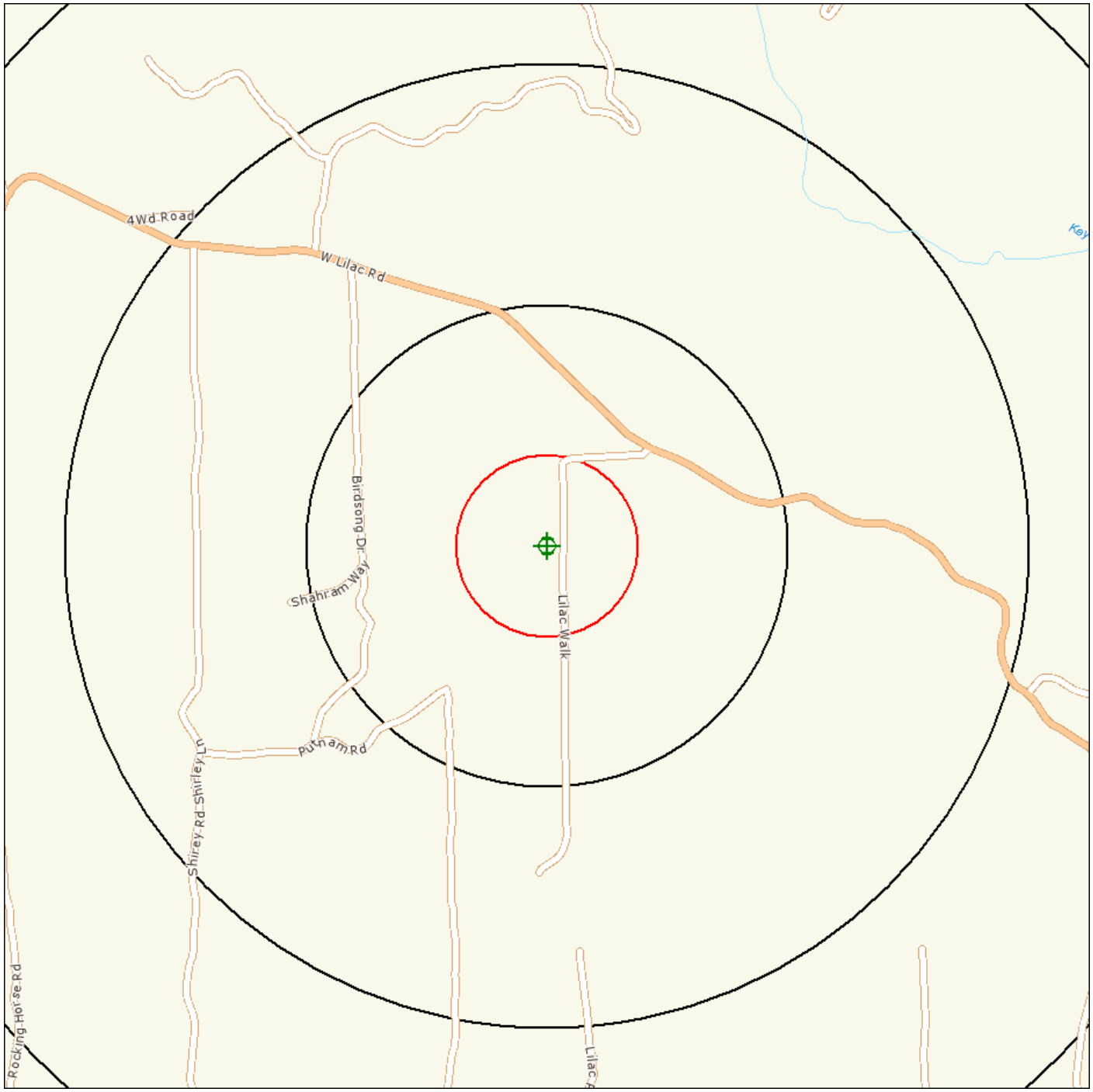
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.295419 Longitude: -117.132414) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

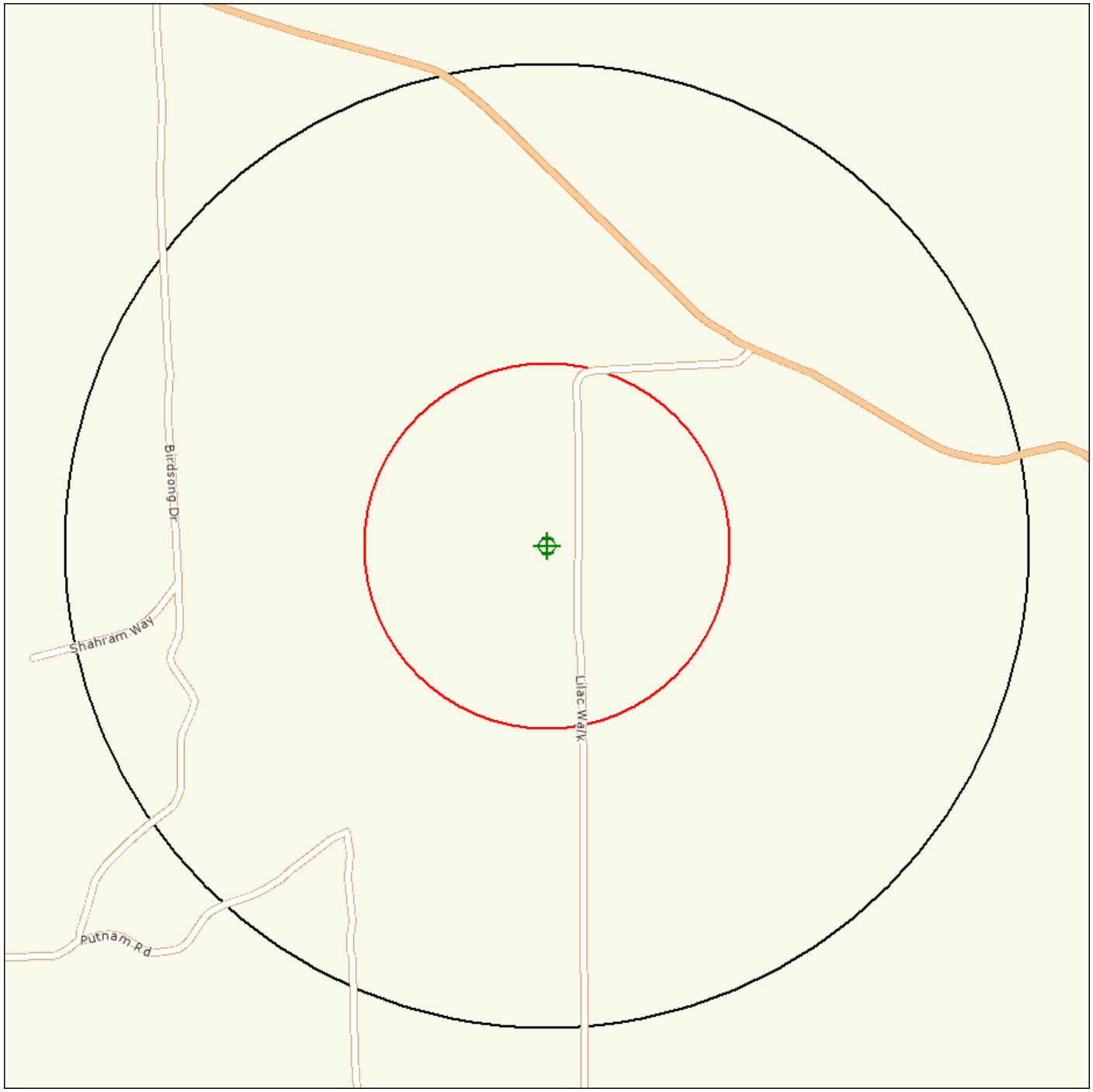
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.295419 Longitude: -117.132414) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

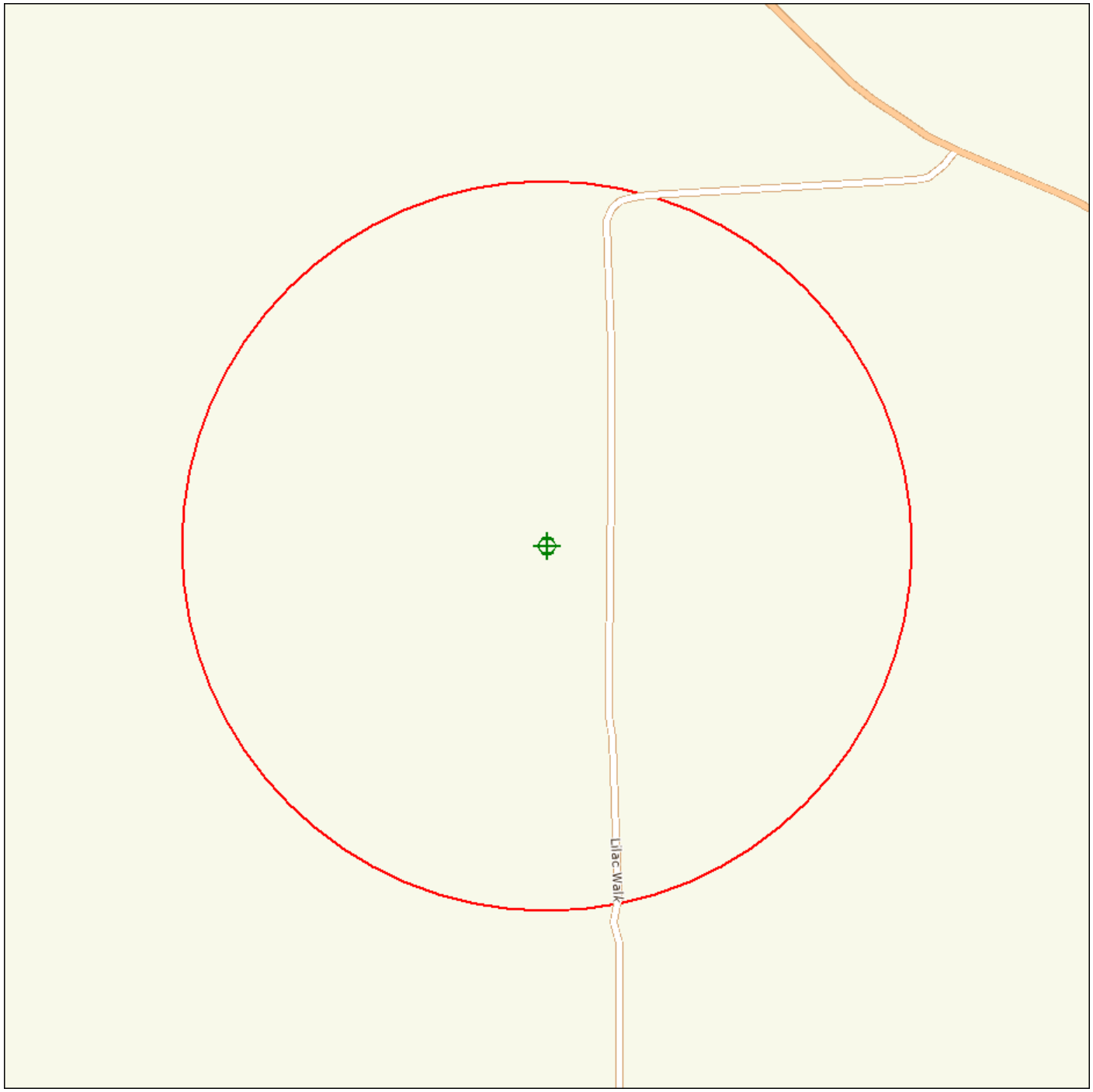
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

9467 LILAC WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.295419 Longitude: -117.132414) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

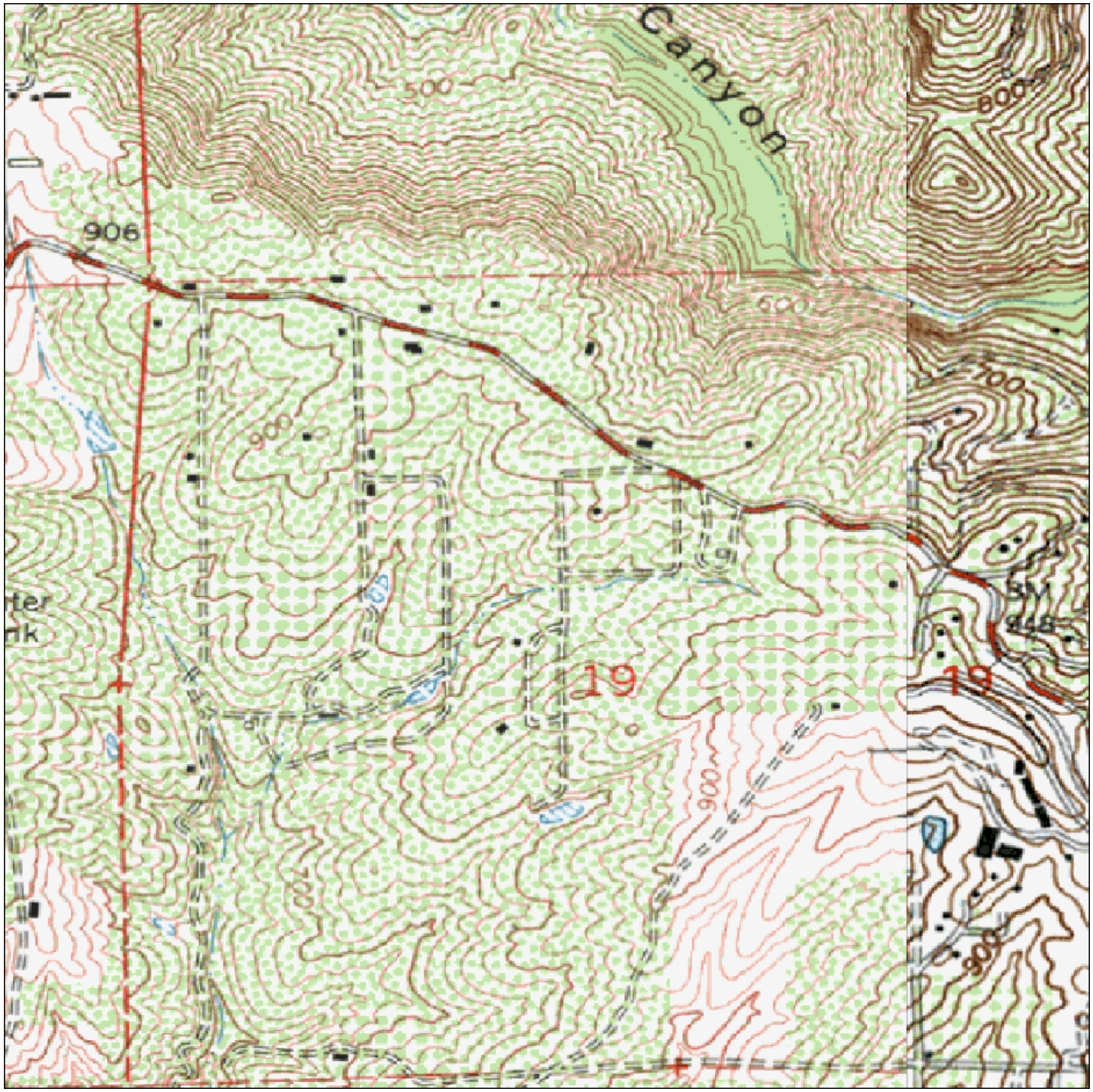
Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

Topo : 0.75 Mile Radius

9467 LILAC WALK, ESCONDIDO CA 92026



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

0 495 990 1,980 2,970 3,960 Feet

Data Supplied by: MAPTECH

Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-7140 / 3.27-acre "Sheffer" Property (APN 128-440-11)

Project Address: 9467 Lilac Walk, Valley Center, CA 92026

Per the ASTM E1527 05 Standard, the *user (i.e., the entity that orders the Phase I ESA*) is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?

No

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

In addition, certain information should be collected, if available, and provided to the e*nvironmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

Purchase & San Diego County DPLU

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

Sale

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

(e) identification of all parties who will rely on the Phase I *report*,

Accretive & Affiliates, and County of SD DPLU

(f) identification of the site contact and how the contact can be reached,

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Preparer:

Name/Company: Jon Rilling, Accretive Investments

Address: 12275 El Camino Real, Suite 110
San Diego CA 92130

Date: 12/5/11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property from the northeast corner. View is to the southwest.



Photograph 2 – View of the subject property from the west-central portion of the site. View is to the east.

.



Photograph 3 – View of the subject property from the southeast corner. View is to the north.



Photograph 4 – View of a pole-mounted transformer located along the east-central portion of the subject property.



Photograph 5 – View of a concrete well located along the southwest corner of the subject property.



Photograph 6 – View of non-operating vehicles located along the southwest corner of the subject property.



Photograph 7 – View of metal storage drums located along the west side of the detached garage.



Photograph 8 – View of trash and debris located east of the detached garage.

APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SURVEY
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

14 December 2011

Brian Brennan
EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Sheffer Property

Enclosed are the results of analyses for samples received by the laboratory on 12/07/11 12:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111840-01	Soil	12/06/11 11:39	12/07/11 12:15
ACR-2	T111840-02	Soil	12/06/11 11:43	12/07/11 12:15
ACR-3	T111840-03	Soil	12/06/11 11:46	12/07/11 12:15
ACR-4	T111840-04	Soil	12/06/11 11:55	12/07/11 12:15

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

ACR-1

T111840-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120806	12/08/11	12/10/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*100 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
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949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

ACR-2

T111840-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120806	12/08/11	12/10/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*78.0 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

ACR-3

T111840-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120806	12/08/11	12/10/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*100 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

ACR-4

T111840-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120806	12/08/11	12/10/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*79.0 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120808 - EPA 3051										
Blank (1120808-BLK1)				Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1120808-BS1)				Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	114	5.0	mg/kg	100		114	75-125			
Lead	111	3.0	"	100		111	75-125			
Matrix Spike (1120808-MS1)	**Source: T111840-01**			Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	104	5.0	mg/kg	100	4.13	99.7	75-125			
Lead	97.9	3.0	"	100	1.49	96.4	75-125			
Matrix Spike Dup (1120808-MSD1)	**Source: T111840-01**			Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	102	5.0	mg/kg	100	4.13	98.0	75-125	1.60	20	
Lead	94.7	3.0	"	100	1.49	93.2	75-125	3.28	20	

SunStar Laboratories, Inc.

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120806 - EPA 3550 ECD/GCMS										
Blank (1120806-BLK1)				Prepared: 12/08/11 Analyzed: 12/10/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Chlordane (tech)	ND	50	"							
Surrogate: Tetrachloro-meta-xylene	*70.5*		*"*	*100*		*70.5*	*35-140*			
LCS (1120806-BS1)				Prepared: 12/08/11 Analyzed: 12/10/11						
gamma-BHC (Lindane)	158	5.0	ug/kg	200		78.9	40-120			
Heptachlor	160	5.0	"	200		80.2	40-120			
Aldrin	172	5.0	"	200		85.8	40-120			
Dieldrin	200	5.0	"	200		100	40-120			
Endrin	182	5.0	"	200		90.8	40-120			
4,4´-DDT	163	5.0	"	200		81.3	33-147			
Surrogate: Tetrachloro-meta-xylene	*119*		*"*	*100*		*119*	*35-140*			

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120806 - EPA 3550 ECD/GCMS										
Matrix Spike (1120806-MS1)	**Source: T111840-01**			Prepared: 12/08/11		Analyzed: 12/10/11				
gamma-BHC (Lindane)	197	5.0	ug/kg	200	ND	98.6	30-120			
Heptachlor	202	5.0	"	200	ND	101	30-120			
Aldrin	219	5.0	"	200	ND	110	30-120			
Dieldrin	192	5.0	"	200	ND	96.0	30-120			
Endrin	191	5.0	"	200	ND	95.5	30-120			
4,4´-DDT	152	5.0	"	200	ND	76.1	30-120			
Surrogate: Tetrachloro-meta-xylene	*114*		*"*	*100*		*114*	*35-140*			
Matrix Spike Dup (1120806-MSD1)	**Source: T111840-01**			Prepared: 12/08/11		Analyzed: 12/10/11				
gamma-BHC (Lindane)	145	5.0	ug/kg	200	ND	72.6	30-120	30.4	30	QR-02
Heptachlor	150	5.0	"	200	ND	74.8	30-120	29.8	30	
Aldrin	159	5.0	"	200	ND	79.7	30-120	31.7	30	QR-02
Dieldrin	184	5.0	"	200	ND	92.0	30-120	4.18	30	
Endrin	177	5.0	"	200	ND	88.5	30-120	7.65	30	
4,4´-DDT	149	5.0	"	200	ND	74.7	30-120	1.84	30	
Surrogate: Tetrachloro-meta-xylene	*115*		*"*	*100*		*115*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
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EEI - Carlsbad	Project: Sheffer Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71400	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:54

Notes and Definitions

QR-02	The RPD result exceeded the QC control limits; however, both percent recoveries were acceptable. Sample results for the QC batch were accepted based on percent recoveries and completeness of QC data.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

Environmental Equalizers, Inc. (dba "EEI")
2195 Faraday Avenue, Suite K, Carlsbad, California 92008
Phone: 760-431-3747 Fax: 760-431-3748 www.eeitiger.com

DATE:	12/6/2011	LABORATORY:	SunStar Laboratories, Inc.	PAGE:	1 of 1
PROJECT NAME:	Sheffer Property	EEI PROJECT NUMBER:	ACR-71400		
PROJECT LOCATION:	9467 Lilac Walk	COLLECTOR:	BRB		
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

Electronic Data Format (EDF): Yes_____ No__X____

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES: T111840 TEMP: 4.8

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
ACR-1	12/6/2011	1139	Soil	Glass Jar								X	X	X					1
ACR-2	12/6/2011	1143	Soil	Glass Jar								X	X	X					1
ACR-3	12/6/2011	1146	Soil	Glass Jar								X	X	X					1
ACR-4	12/6/2011	1155	Soil	Glass Jar								X	X	X					1

Relinquished By (signature): Brian R. Brennan	Date/Time: 12/7/11	Received By (signature):	Date/Time: 12/7/11 1215
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111840

Client Name: EEI - CARLSBAD Project: SHEPPEN PROPERTY

Received by: DAN Date/Time Received: 12-7-11 1215

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 5.0 °C +/- the CF (- 0.2°C) = 4.8 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☐ Yes	☐ No*	☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 12-7-11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road
Escondido, California 92026

County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003

December 13, 2011
(March 26, 2012 revisions)

EEI Project Number ACR-71377

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71377

Prepared and Edited by:



Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71377

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
1.1 Purpose 1
1.2 Scope of Services 1
1.3 Reliance 1

2.0 PHYSIOGRAPHIC SETTING **2**
2.1 Subject Property Description 2
2.2 Topography 2
2.3 Regional and Local Geology 3
2.4 Regional and Local Hydrogeology 3
2.5 Hydrologic Flood Plain Information 3

3.0 SUBJECT PROPERTY BACKGROUND **4**
3.1 Subject Property Ownership 4
3.2 Subject Property History 4
3.2.1 Aerial Photograph and Historical Map Review 4
TABLE 1 - Summary of Historical Use Review 4
3.2.2 City/County Directories 5
TABLE 2 – Summary of City/County Directory Search 6
3.2.3 Sanborn Fire Insurance Maps 6
3.2.4 County of San Diego Land Use and Environmental Group 7
3.3 Regulatory Database Search 7
3.3.1 Federal Databases 7
3.3.2 State and Regional Sources 8
3.4 Regulatory Agency Review 8
3.4.1 Deer Springs Fire Protection District 8
3.4.2 County of San Diego Department of Environmental Health 9
3.4.3 State Water Resources Control Board 9
3.4.4 Department of Toxic Substances Control 9
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files 9
3.4.6 National Pipeline Mapping System 9
3.5 Interview with Current Property Owner 9
3.5.1 Past or Present Uses Indicating Environmental Concern 10
3.5.2 Environmental Liens or Governmental Notification 10
3.5.3 Presence of Hazardous Substances or Environmental Violations 10
3.5.4 Previous Assessments 10
3.5.5 Legal Proceedings 10
3.6 User Provided Information 10
3.6.1 Environmental Liens or Activity and Use Limitations 10
3.6.2 Specialized Knowledge 10
3.6.3 Valuation Reduction for Environmental Issues 10
3.6.4 Presence or Likely Presence of Contamination 11
3.6.5 Other 11
3.7 Previous Assessments 11

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 11
3.8.1 Asbestos Containing Materials 11
3.8.2 Lead-Based Paint 11
3.8.3 Radon 12
3.8.4 Polychlorinated Biphenyls 12

4.0 SUBJECT PROPERTY RECONNAISSANCE **13**
4.1 Purpose 13
4.2 Subject Property 13
TABLE 3 – Summary of Subject Property Reconnaissance 14
4.3 Adjacent Properties 14

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **14**
5.1 Field Investigation 15
5.2 Laboratory Analytical Program 15
TABLE 4 - Soil Sample Results 16
5.3 Discussion of Testing Results 16

6.0 FINDINGS AND OPINIONS **16**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **17**
7.1 Historical Data Gaps 17
7.2 Regulatory Data Gaps 17
7.3 On-site Data Gaps 17
7.4 Deviations from ASTM Practices 17

8.0 CONCLUSIONS **17**

9.0 REFERENCES **18**

FIGURES:

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Soil Boring Location Map

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps/City Directory
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 5.0-Acre "Carlson" Property

EEI Project Number: ACR-71377

Subject Property Information:
5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71377

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858-345-3644) and Mrs. Linda Carlson, Property Owner

Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eeitiger.com

Inspection Date: December 1, 2011 / **Report Date:** December 13, 2011 (March 26, 2012 revisions)

Client Information:
Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Site Assessor:
Brian R. Brennan, REA-II 07920 – Senior Project Manager

EP Certification:
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

AAI Certification:
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of the Client (Accretive Investments, Inc.), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9383 West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The rectangular-shaped subject property is located along a private drive, south of West Lilac Road, Escondido, California. The subject property encompasses a total of 5.0-acres on one contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-06. The subject property is identified by the address: 9383 West Lilac Road.

The subject property is bound by a citrus orchard and privately owned land to the north, and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The subject property contains four (4) residential structures that consist of two (2) manufactured homes and two (2) wood and stucco constructed detached garages, which are located along the east-central and north-central portions of the property, respectively. The balance of the subject property is undisturbed (southern portion) or cleared of native vegetation or contains ground cover, palms, and shrubs.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from approximately 1942 to 1991. In 2002, the northern portion of the subject property appeared to be developed with a residential structure, while the balance of the site remained undeveloped. From 2005 to 2007, additional structures were developed along the east-central portion of the site. No historical agricultural use was noted on the subject property.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On December 1, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts.

Based on the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the site. Sampling activities were conducted on December 1, 2011. A total of six (6) discrete soil samples (ACR-1 through ACR-6), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-1, ACR-2 and ACR-3 at 4.2 milligrams per kilogram (mg/kg), 4.6 mg/kg and 4.7 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

The reported lead concentrations of 4.2 mg/kg, 4.6 mg/kg and 4.7 mg/kg in soil samples collected during this investigation are less than the residential California Human Health Screening Level (CHHSL) value of 150 mg/kg; therefore, further investigation does not appear to be warranted. Furthermore, the lead concentrations appear to represent background levels inherent to the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9383 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9383 West Lilac Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The rectangular-shaped subject property is located along private drive, south of West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 5.0-acres on one (1) contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-06 (**Appendix B**). The subject property is identified by the address: 9383 West Lilac Road.

The subject property is bound by a citrus orchard and privately owned land to the north, and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The subject property contains four (4) residential structures that consist of two (2) manufactured homes and two (2) wood and stucco constructed detached garages, which are located along the east-central and north-central portions of the property, respectively. The balance of the subject property is undisturbed (southern portion) or cleared of native vegetation or contains ground cover, palms, and shrubs.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2011) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from approximately 1942 to 1991. In 2002, the northern portion of the subject property appeared to be developed with a residential structure, while the balance of the site remained undeveloped. From 2005 to 2007, additional structures were developed along the east-central portion of the site. No historical agricultural use was noted on the subject property.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 850 feet above mean sea level (amsl) (southern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the north.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30- to 100-miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Cieneba Coarse Sandy Loam (CiE2), Fallbrook sandy loam series (FaE2), and Placentia sandy loam (PeC) (USDA, 2011). Soils in these series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 2 to 30 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2011) for additional information pertaining to groundwater and water supply wells on or close to the subject property. No water wells are located on or in close proximity to the subject property.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2011) Flood Insurance Rate Map (FIRM) online database to determine if the subject property is located within a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2011) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA (and SanGIS) defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APN 128-440-06) is identified as The Linda C. Carlson Trust with the following mailing addresses: 9383 West Lilac Road, Escondido, California 92026.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1948, 1953, 1963, 1968, 1975, 1976, 1980, 1991, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property was undeveloped land from approximately 1942 to 1991. In 2002, the northern portion of the subject property appeared to be developed with a residential structure, while the balance of the site remained undeveloped. From 2005 to 2007, additional structures were developed along the east-central portion of the site. No historical agricultural use was noted on the subject property.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property appeared to be undeveloped and cleared of vegetation. No developed structures were noted. West Lilac Road, unimproved at the time, was visible to the north. The surrounding area appeared to be undeveloped and/or cleared for agricultural-related land use.
1948	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1942 map.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1946 photograph.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1963	Aerial Photograph 1:375	The subject property remained undeveloped and appeared to be covered with native vegetation. A dirt road was present along the eastern property boundary. The subject property was surrounded by agricultural related land use and/or rural residences. Increased agricultural use and rural residences were noted in the surrounding area.
1968	Topographic Map 1: 24,000	No developed structures were noted on the subject property. The subject property and surrounding area were shaded green, which signified agricultural-related land use. An unimproved road delineated the eastern property boundary. West Lilac Road was visible to the north.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 map.
1976	Aerial Photograph 1:750	No apparent changes were noted to the subject property since the 1963 photograph, except for a dirt road that bisected the property from the northeast corner to the west-central. Increased agricultural-related land use was noted in the surrounding area.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1976 aerial photograph.
1991	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for a dirt clearing along the east-central portion of the property. The balance of the subject property appeared to be undeveloped. North and west of the subject property appeared to be cleared for agricultural use.
2002	Aerial Photograph 1:375	Subject property appeared to be developed with two (2) structures along the northern portion of the subject property. An unimproved dirt road bisected the central portion of the site from the northeast to the southwest. Increased residential and agricultural land use was visible in the surrounding area.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of one (1) residential structure along the northern portion of the property, along with a small trailer, metal storage container, utility shed, and vehicles. The east-central portion of the property was developed with a single story manufactured home and two (2) single story detached garages. The southern portion of the subject property remained undisturbed. West Lilac Road was visible to the north. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9383 West Lilac Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was only listed in 2011. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of City/County Directory Search
9383 West Lilac Road, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
9381 West Lilac Rd Zosa Ranch & Gardens Bed and Breakfast	**9383 West Lilac Road** **Carlson Linda**	9417 West Lilac Road Murphy David
2007		
9381 West Lilac Road Zosa Ranch & Gardens Bead and Breakfast	**9383 West Lilac Road** **Address not listed**	9417 West Lilac Road Kelly David Murphy
2002		
9381 West Lilac Road Zosa Gardens & Ranch Bead and Breakfast	**9383 West Lilac Road** **Address not listed**	9417 West Lilac Road Murphy David
1997		
9381 West Lilac Road Zosa Ranch	**9383 West Lilac Road** **Address not listed**	9417 West Lilac Road Murphy David
1992		
9381 West Lilac Road Zosa Ranch	**9383 West Lilac Road** **Address not listed**	9417 West Lilac Road Murphy David
1986		
9381 West Lilac Road Martin Wm; Murphy Roger F	**9383 West Lilac Road** **Address not listed**	9407 West Lilac Road Wolk Chas J
1981		
9137 West Lilac Rd No Response	**9383 West Lilac Road** **Address not listed**	9407 West Lilac Rd Wolk Chas J
1974		
West Lilac Rd First listing this street 9867	**9383 West Lilac Rd** **Address not listed**	9867 West Lilac Rd Walker Noel
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2011). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2011) website to review any available records related to development of the subject property. According to the online database KIVA maintained by the County (LUEG, 2011), various permits were on file for the subject property (APN 128-440-06). The permits included two septic systems, building and planning documents for an accessory building, and a grading permit. No other records were available for the subject property.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal IC/EC – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One (1) listing was reported within one-mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within a one-quarter mile radius of the subject property.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – No listings were reported within a one-eighth mile radius of the subject property.

State Other – No listings were reported within one-quarter mile of the subject property.

Hazardous Waste (HW) Manifest – No listings were reported within a one-eighth mile radius of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below).

3.4.2 County of San Diego Department of Environmental Health

EEI submitted a request to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APN 128-440-06 (9383 West Lilac Road). According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

EEI also submitted a request to review public records to the County of San Diego DEH, Land and Water Quality Division for the subject property: APN 128-440-06 (9383 West Lilac Road). According to Ms. Sandy Johnson, Senior Office Assistant, two (2) files were on record for the subject property. The records were for a 1,000-gallon and 1,500-gallon septic tank system associated with the on-site structures. No other records were on file.

3.4.3 State Water Quality Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Quality Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2011), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 02W, Section 19).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2011) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

EEI provided an owner questionnaire to Mrs. Laurel Carlson (subject property owner) regarding the past and present use of the subject property. According to the questionnaire, Mrs. Carlson and her husband have owned the subject property since 1986 (approximately 25 years). Mrs. Carlson noted that the subject property has been utilized to grow a few palms and other plants, and for residency. Information provided by Mrs. Carlson is summarized below. A copy of the owner questionnaire Mrs. Carlson's associated responses is included in **Appendix E**.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Carlson was not aware of any past or present uses of the subject property indicating environmental concern.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Carlson was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mrs. Carlson was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Mrs. Carlson was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mrs. Carlson was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the "user" (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc. completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling's associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mrs. Linda Carlson, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located on the subject property appeared to have been constructed between 1991 and 2007. It is unlikely that ACM is present within building materials; therefore, further investigation does not appear to be warranted.

3.8.2 Lead-Based Paint

Lead-based paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

A LBP survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located on the subject property appeared to have been constructed between 1991 and 2007. It is unlikely that LBP is present within building materials; therefore, further investigation does not appear to be warranted.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.8.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB's. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB's, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB's containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

One (1) pad-mounted transformer was observed along the east-central portion of the subject property. The transformer appeared to be in good operating condition and no signs of leaking were noted. Based on our experience with similar sites surrounding the subject property and San Diego County, the presence of PCB-containing transformers is unlikely; and is therefore not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On December 1, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Access to the subject property was provided by Mrs. Linda Carlson, the current property owner. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located along a private drive, south of West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 5.0-acres on one contiguous parcel identified as Assessor's Parcel Number (APN) 128-440-06 (**Appendix B**). The subject property is identified by the address: 9383 West Lilac Road.

The subject property is bound by a citrus orchard and privately owned land to the north, and a combination of rural residences, agricultural and undeveloped land to the south, east, and west. The subject property contains four (4) residential structures that consist of two (2) manufactured homes and two (2) wood and stucco constructed detached garages, which are located along the east-central and north-central portions of the property, respectively. The balance of the subject property is undisturbed (southern portion) or cleared of native vegetation or contains ground cover, palms, and shrubs.

A small wooden storage shed and metal storage container were observed along the northern portion of the property. The shed and container contained various household items, gardening tools, small quantities of fuel and household cleaning products, and landscape materials. EEI observed below ground irrigation piping throughout the property and a pad-mounted transformer along the east-central portion of the property. The transformer appeared to be in good working condition and no signs of leakage or staining were observed. A above ground propane tank was observed along the southeast portion of the site. The tank appeared to be in good operating condition. The southern half of the subject property appeared to be undisturbed and covered with native vegetation.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *environmental concerns was* noted on the subject property during our site reconnaissance.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Good
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	One pad-mounted transformer was observed along the east-central portion.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel and household cleaning items were observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residences, undeveloped land or agricultural properties. Access was limited; however, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been be utilized for agricultural purposes (i.e., orchards) in the past. It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (5.0-acres), and EEI's experience at similar sites, a total of six (6) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On December 1, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of six (6) discrete locations (identified as ACR-1 through ACR-6, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately six-inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All six (6) discrete soil samples (ACR-1 through ACR-6) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the samples analyzed.

- Lead was reported above the laboratory detection limit in sample ACR-1 at 4.2 milligrams per kilogram (mg/kg), ACR-2 at 4.6 mg/kg, and ACR-3 at 4.7 mg/kg. Lead was not reported in any of the other samples analyzed.

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix G.**

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	12/1/2011	<5	**4.2**	<5	<5	<5	<5	<5-200
ACR-2	6	12/1/2011	<5	**4.6**	<5	<5	<5	<5	<5-200
ACR-3	6	12/1/2011	<5	**4.7**	<5	<5	<5	<5	<5-200
ACR-4	6	12/1/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-5	6	12/1/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-6	6	12/1/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-1, ACR-2 and ACR-3 at 4.2 mg/kg, 4.6 mg/kg and 4.7 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported lead concentrations to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The reported lead concentrations of 4.2 mg/kg, 4.6 mg/kg and 4.7 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentrations appear to represent background levels inherent to the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

- Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

  The results of our agricultural chemical survey (see Section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic or organochlorine pesticides in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of lead were detected in three of the six soil samples collected during this investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation does not appear to be warranted at this time.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9007 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed December 2011.

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California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

California Geological Survey (CGS), 2002, "California Geomorphic Provinces, Note 36."

County of San Diego Land Use and Environmental Group (LUEG), KIVA, Website (http://landinfo.sdcounty.ca.gov/permit/index.cfm), accessed December 2011.

Department of Toxic Substances (DTSC), Website (http://www.envirostor.dtsc.ca.gov/public/), EnviroStor database, accessed December 2011.

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Kearny Foundation Special Report, "Background Concentrations of Trace and Major Elements in California Soils," UC Riverside, 1996.

Los Angeles County Public Library (LAPL), Sanborn Maps 1867-1970, Website http://databases.lapl.org/#s, accessed December 2011.

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (https://www.npms.phmsa.dot.gov/PublicViewer/), accessed August 2011.

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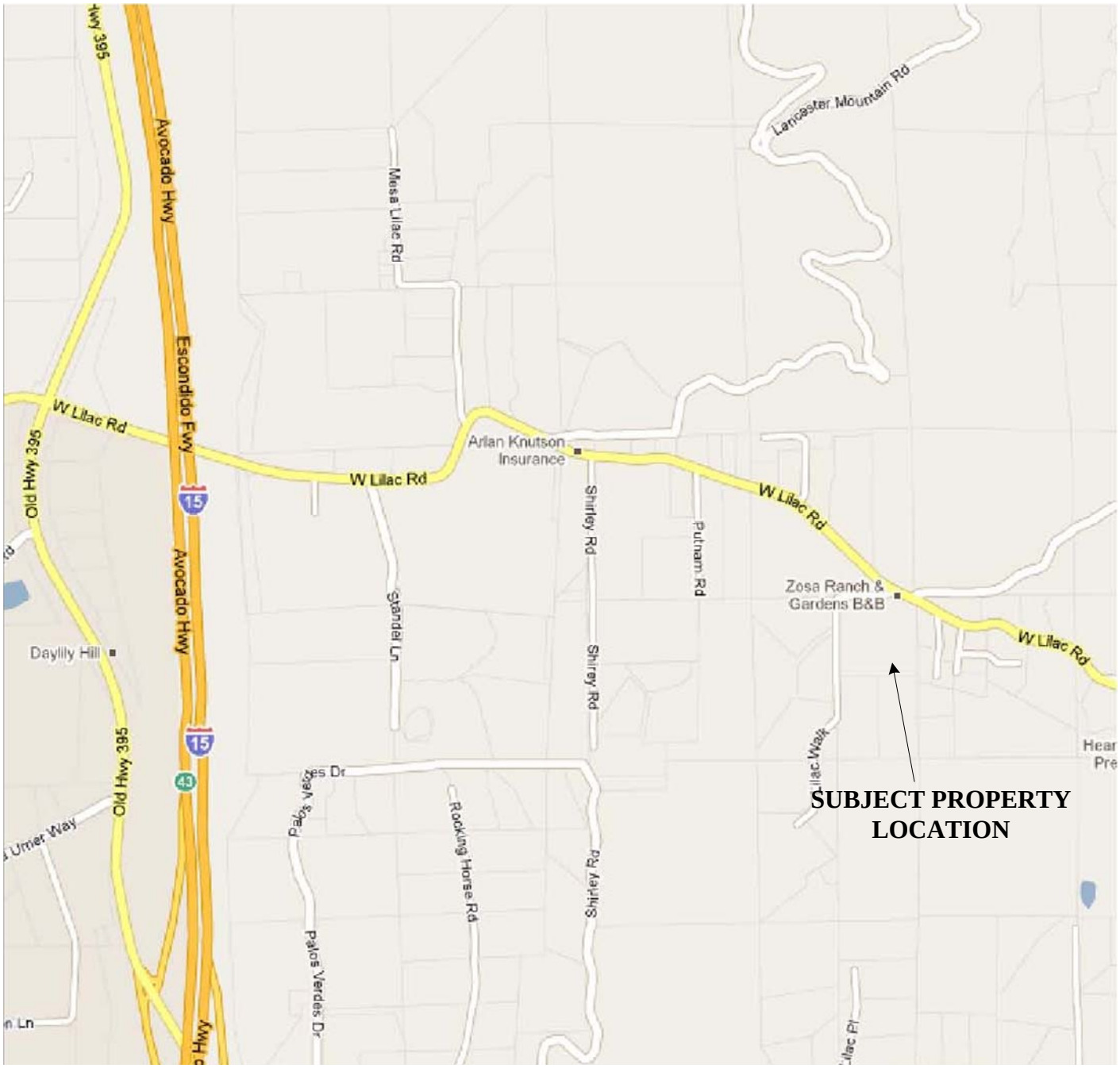
FIGURES



Map Source: Google Maps®, Accessed, December 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71377
Created December 2011

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 120'

0 72 FT 120 FT 240 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71377
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-5 — Soil Boring Location

N

Scale: 1" = 120'

0 72 FT 120 FT 240 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
5.0-Acre "Carlson" Property
APN 128-440-06
9383 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71377
Updated March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects
Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

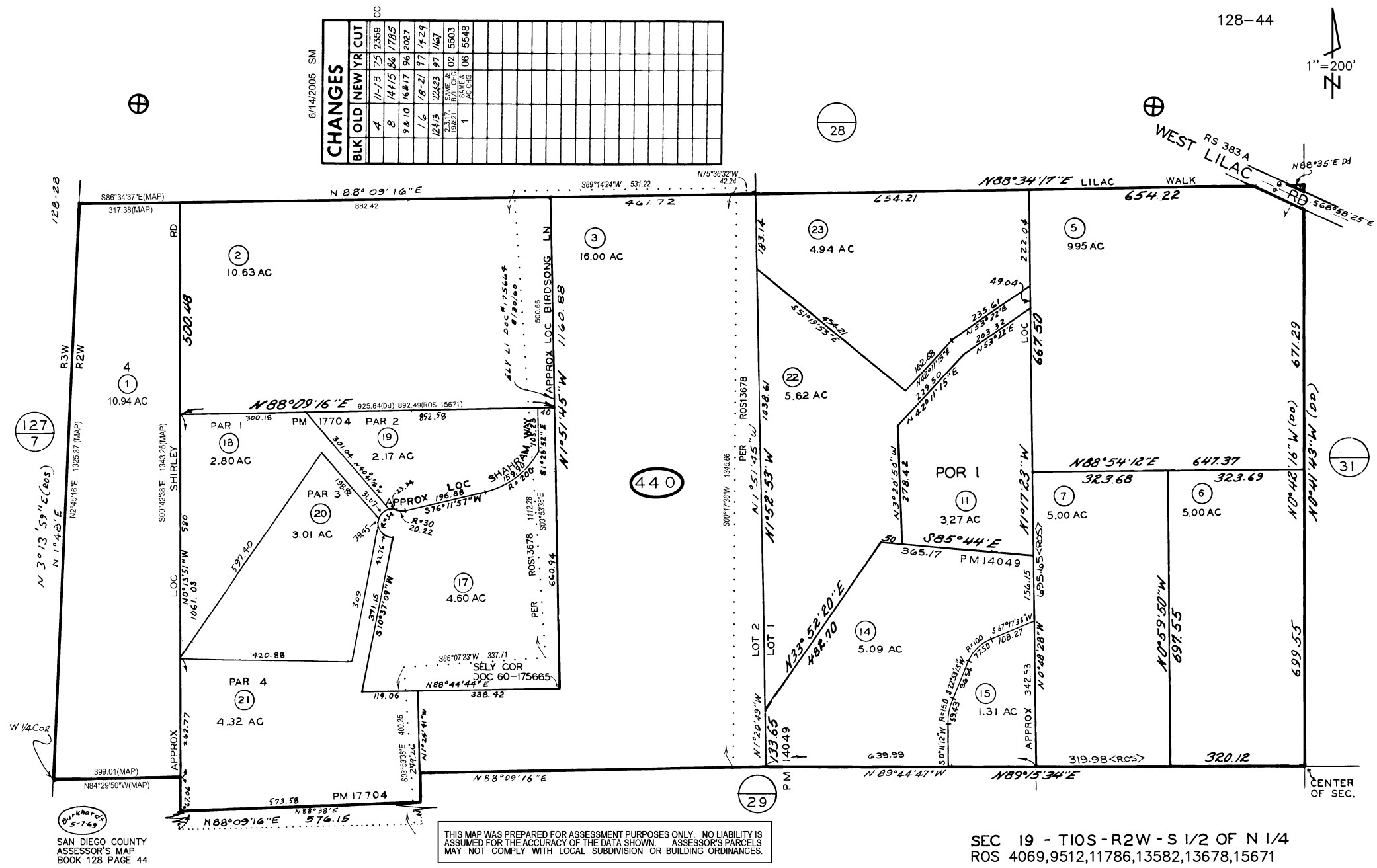
Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 44

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 19 - T10S - R2W - S 1/2 OF N 1/4
ROS 4069,9512,11786,13582,13678,15671

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (NAPP-3C_12474-180)
Target Site: 33.294081, -117.130524

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1991

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (AMI-SD-90-91_12576)
Target Site: 33.294081, -117.130524

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (AMI-SD-80_10235)
Target Site: 33.294081, -117.130524

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1976

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (AMI-SD-76_8432)
Target Site: 33.294081, -117.130524

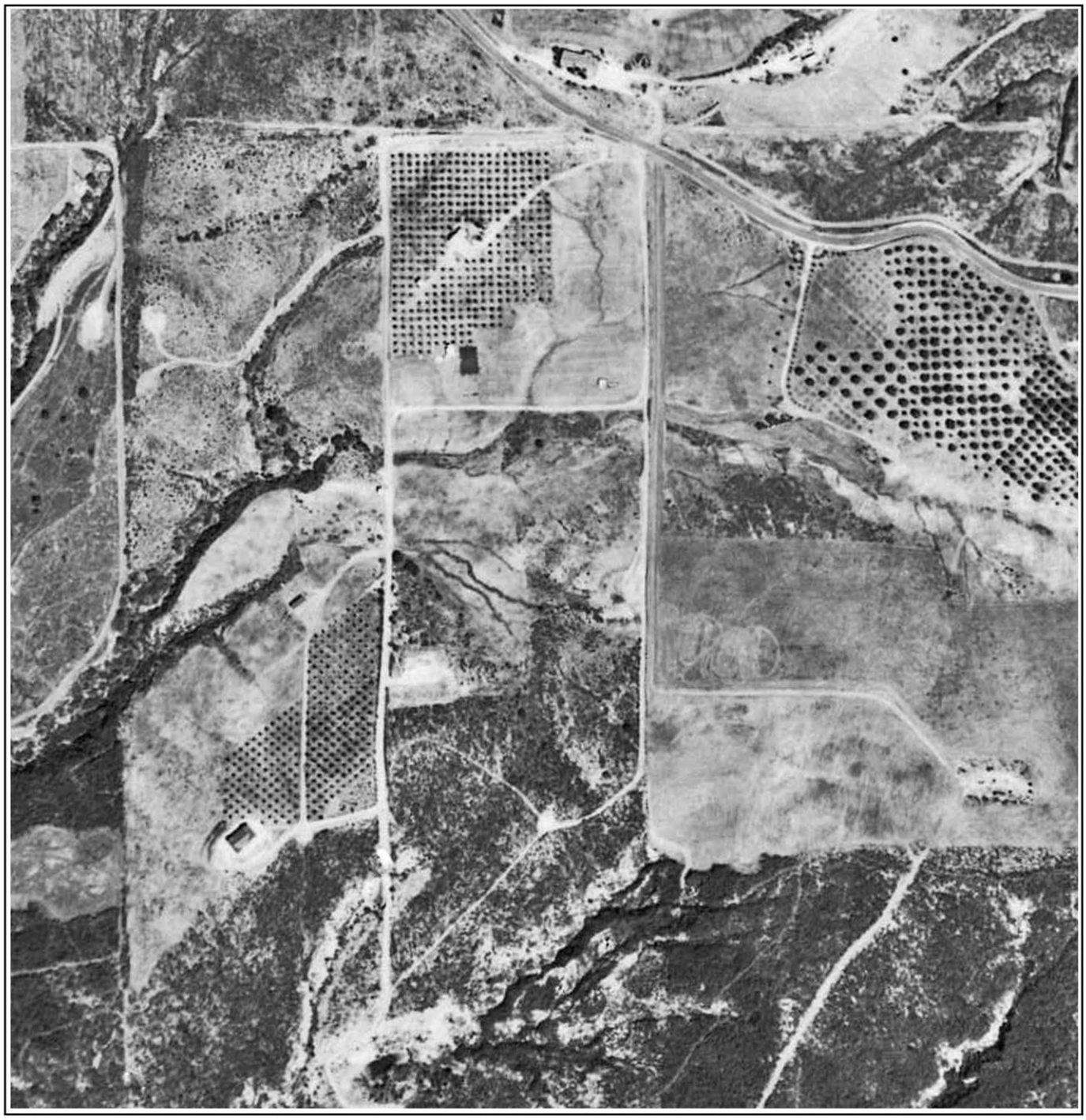
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (CAS-SD_2-131)
Target Site: 33.294081, -117.130524

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (AXN-1953_3M-134)
Target Site: 33.294081, -117.130524

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377 (GS-CP_9-88)
Target Site: 33.294081, -117.130524

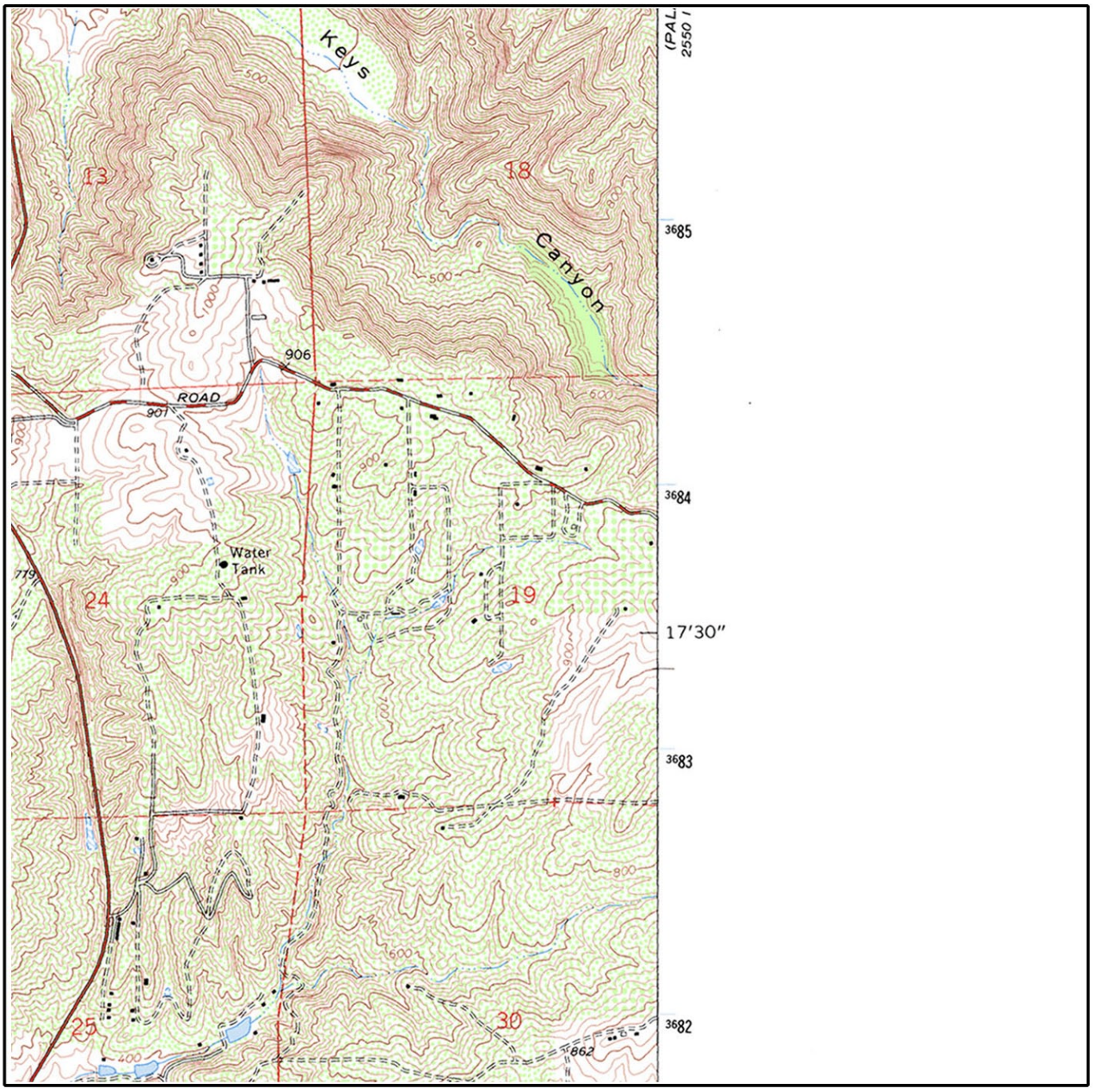
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377
Target Site: 33.294081, -117.130524

0 miles 0.5 1

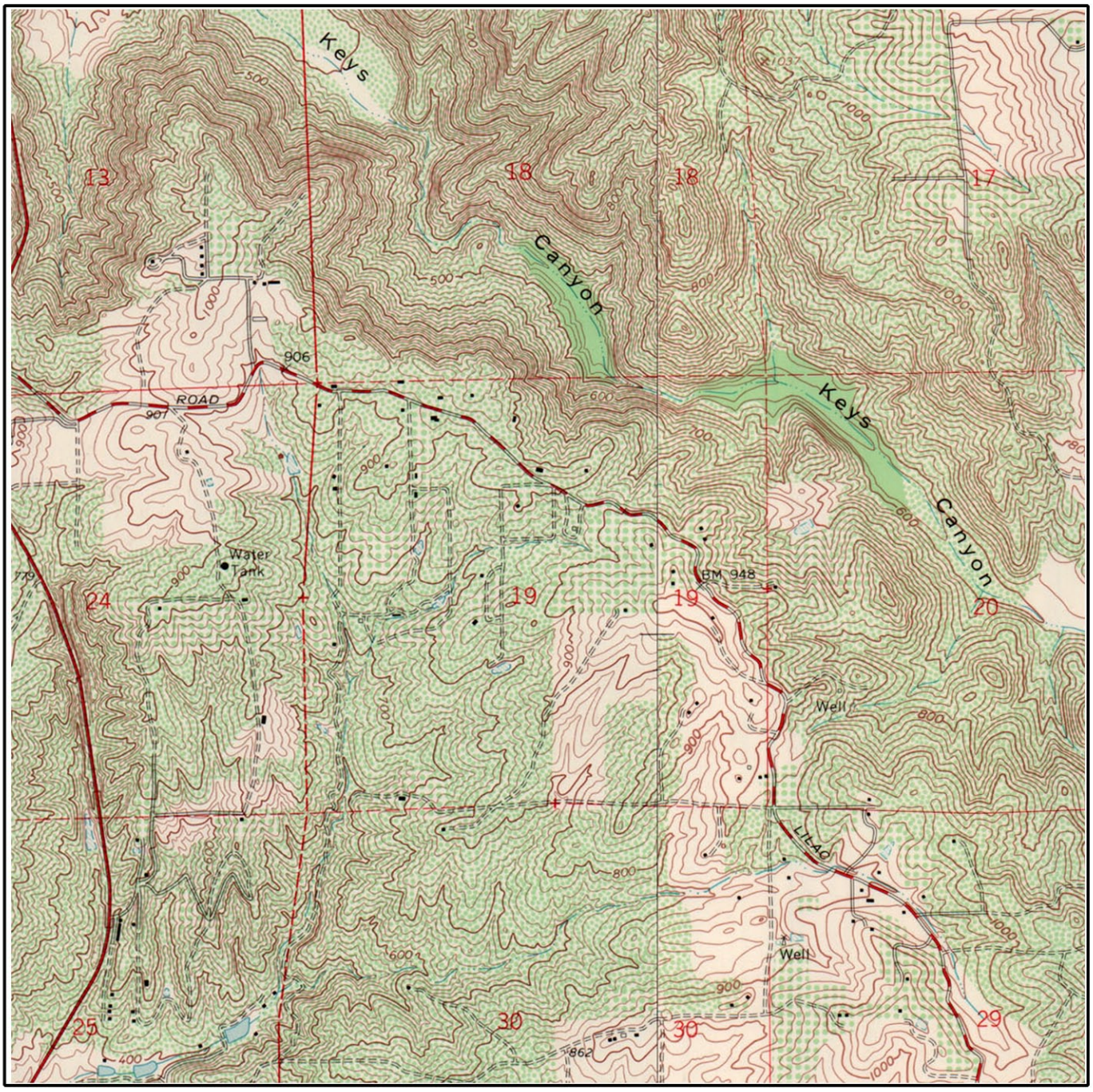
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377
Target Site: 33.294081, -117.130524

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

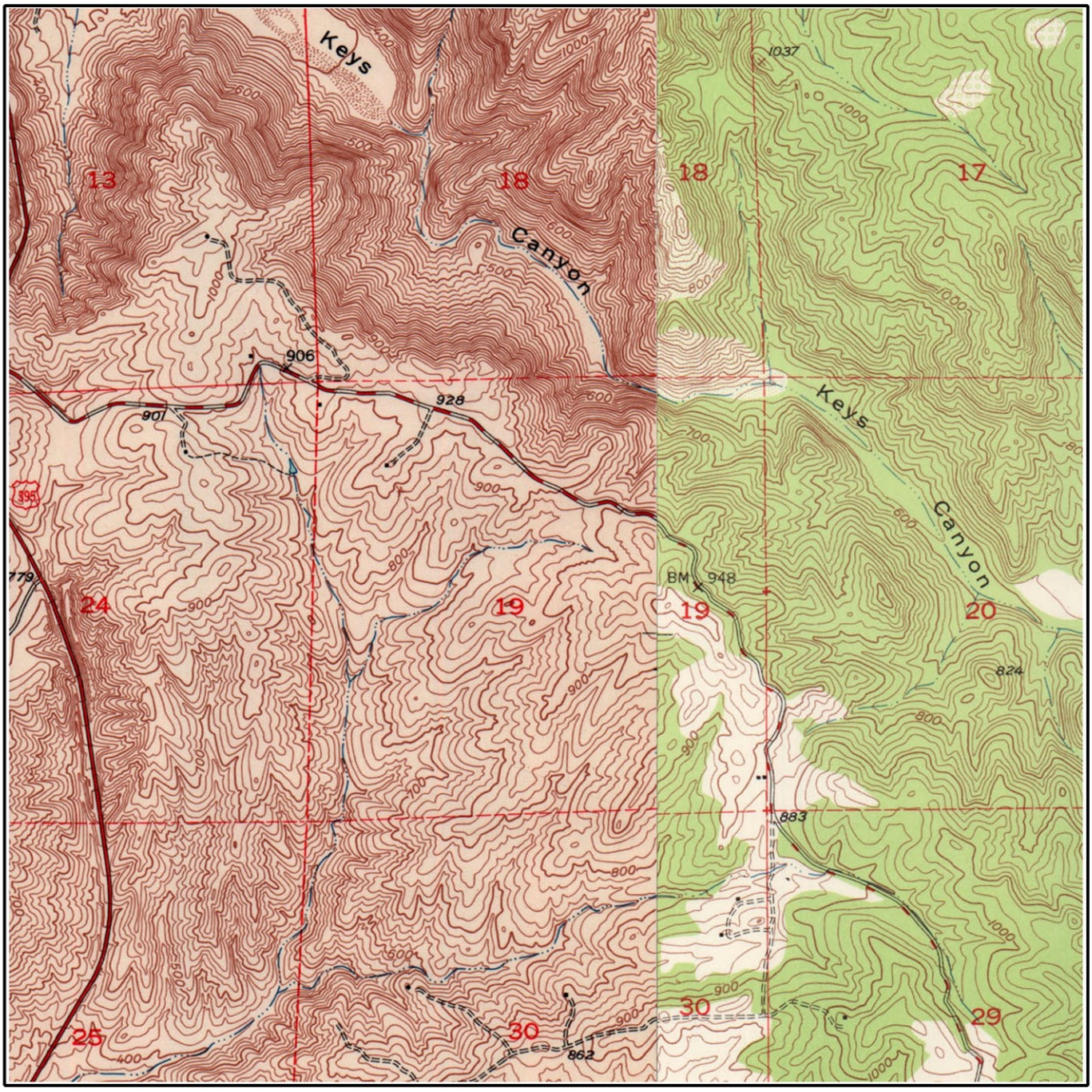
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377
Target Site: 33.294081, -117.130524

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

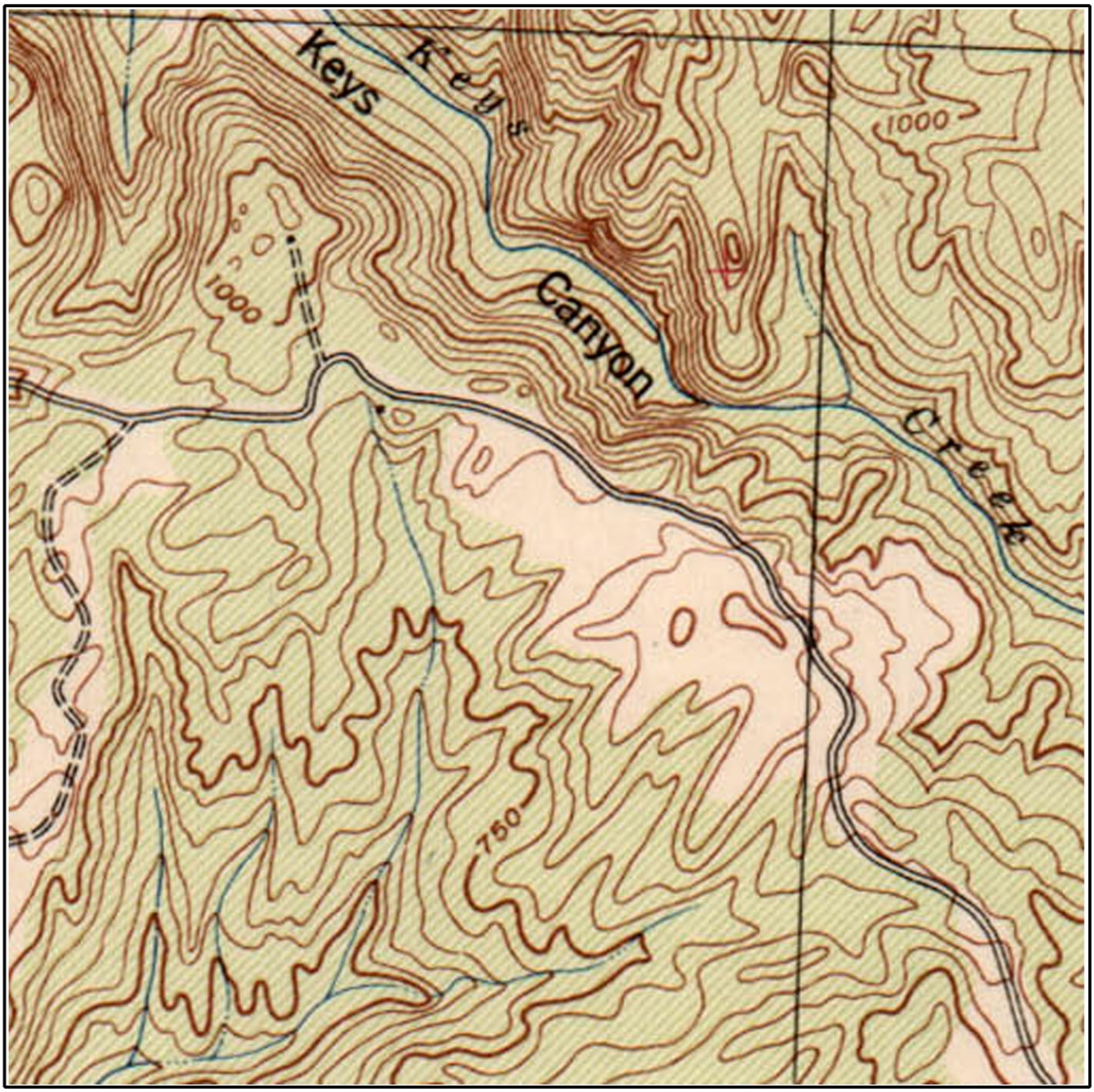
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

9383 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71377
Target Site: 33.294081, -117.130524

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR71377
TIS Log No: 66209

Subject Property:
9383 W. Lilac Rd
Escondido, CA 92026

October 10, 2011

DISCLAIMER
The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

2011 Haines: North San Diego County p. 532		
9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst	**9383 W. Lilac Rd** Carlson Linda	9417 W. Lilac Rd Murphy David
2007 Haines: North San Diego County p. 479		
9381 W. Lilac Rd Zosa Ranch & Gardens Bd & Brkfst	**9383 W. Lilac Rd** Address not listed	9417 W. Lilac Rd Kelly David Murphy
2002 Haines: North San Diego County p. 877		
9381 W. Lilac Rd Zosa Gardens & Ranch B & B	**9383 W. Lilac Rd** Address not listed	9417 W. Lilac Rd Murphy David
1997 Haines: North San Diego County p. 668		
9381 W. Lilac Rd Zosa Ranch	**9383 W. Lilac Rd** Address not listed	9417 W. Lilac Rd Murphy David
1992 Haines: North San Diego County p. 547		
9381 W. Lilac Rd Zosa Ranch	**9383 W. Lilac Rd** Address not listed	9417 W. Lilac Rd Murphy David
1986 Haines: North San Diego County p. 470		
9381 W. Lilac Rd Martin Wm; Murphy Roger F	**9383 W. Lilac Rd** Address not listed	9407 W. Lilac Rd Wolk Chas J
1981 Haines: North San Diego County p. 219		
9137 W. Lilac Rd No Response	**9383 W. Lilac Rd** Address not listed	9407 W. Lilac Rd Wolk Chas J
1974 Pacific Telephone: Escondido p. 57		
W. Lilac Rd First listing this street 9867	**9383 W. Lilac Rd** Address not listed	9867 W. Lilac Rd Walker Noel
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9383 WEST LILAC RD

ESCONDIDO CA 92026

Job Number: ACR-71377

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

10-05-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site: 9383 WEST LILAC RD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-11-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-11-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-05-11	0.25	0	0	0	-	-	0	0
ERNS	Y	07-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-01-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	06-01-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	08-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSeaarch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	10-05-11	**Search Type:**	COORD
Requestor Name:	BRIAN BRENNAN	**Job Number:**	ACR-71377
Standard:	ASTM-05	**Filtered Report**	

Target Site: 9383 WEST LILAC RD
ESCONDIDO CA 92026

Demographics

Sites:	1	**Non-Geocoded:**	1	**Population:**	NA
Radon:	0.4 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-117.130524	-117:7:50	**Easting:**	487847.333
Latitude:	33.294081	33:17:39	**Northing:**	3683705.028
Elevation:	843		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	10-05-11
Historical Topos	Yes	10-05-11
City Directories	Yes	10-05-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	10-05-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9383 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71377

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: 9383 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71377

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	2

Environmental FirstSearch
Site Detail Report

Target Property: 9383 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71377

No sites were found!

Target Property: 9383 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71377

TRIBALLAND

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	**REV:**	01/15/08
ADDRESS:	UNKNOWN	**ID1:**	BIA-92026
	CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:		**PHONE:**	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way
Sacramento CA 95825
OFFICE PHONE: Phone: 916-978-6000
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.FINAL - Currently on the Final NPLPROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.PART OF NPL- Site is part of NPL siteDELETED - Deleted from the Final NPLFINAL - Currently on the Final NPLNOT PROPOSED - Not on the NPLNOT VALID - Not Valid Site or IncidentPROPOSED - Proposed for NPLREMOVED - Removed from Proposed NPLSCAN PLAN - Pre-proposal SiteWITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.NFRAP – No Further Remedial Action PlanP - Site is part of NPL siteD - Deleted from the Final NPLF - Currently on the Final NPLN - Not on the NPLO - Not Valid Site or IncidentP - Proposed for NPLR - Removed from Proposed NPLS - Pre-proposal SiteW – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs./n CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield’s program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA’s Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC.LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site that have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: http://www.swrcb.ca.gov/regions.html

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416
San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department

MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
SANTA CRUZ COUNTY CUPA:
* Environmental Health Department
SHASTA COUNTY CUPA:
* Environmental Health Department
SIERRA COUNTY CUPA:
* Health Department
SISKIYOU COUNTY CUPA:
* Environmental Health Department
SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division
SUTTER COUNTY CUPA:
* Department of Agriculture
TEHAMA COUNTY CUPA:
* Department of Environmental Health
TRINITY COUNTY CUPA:
* Department of Health
TULARE COUNTY CUPA:
* Environmental Health Department
TUOLUMNE COUNTY CUPA:
* Environmental Health
VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura
YOLO COUNTY CUPA:
* Environmental Health Department
YUBA COUNTY CUPA:
* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 9383 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71377

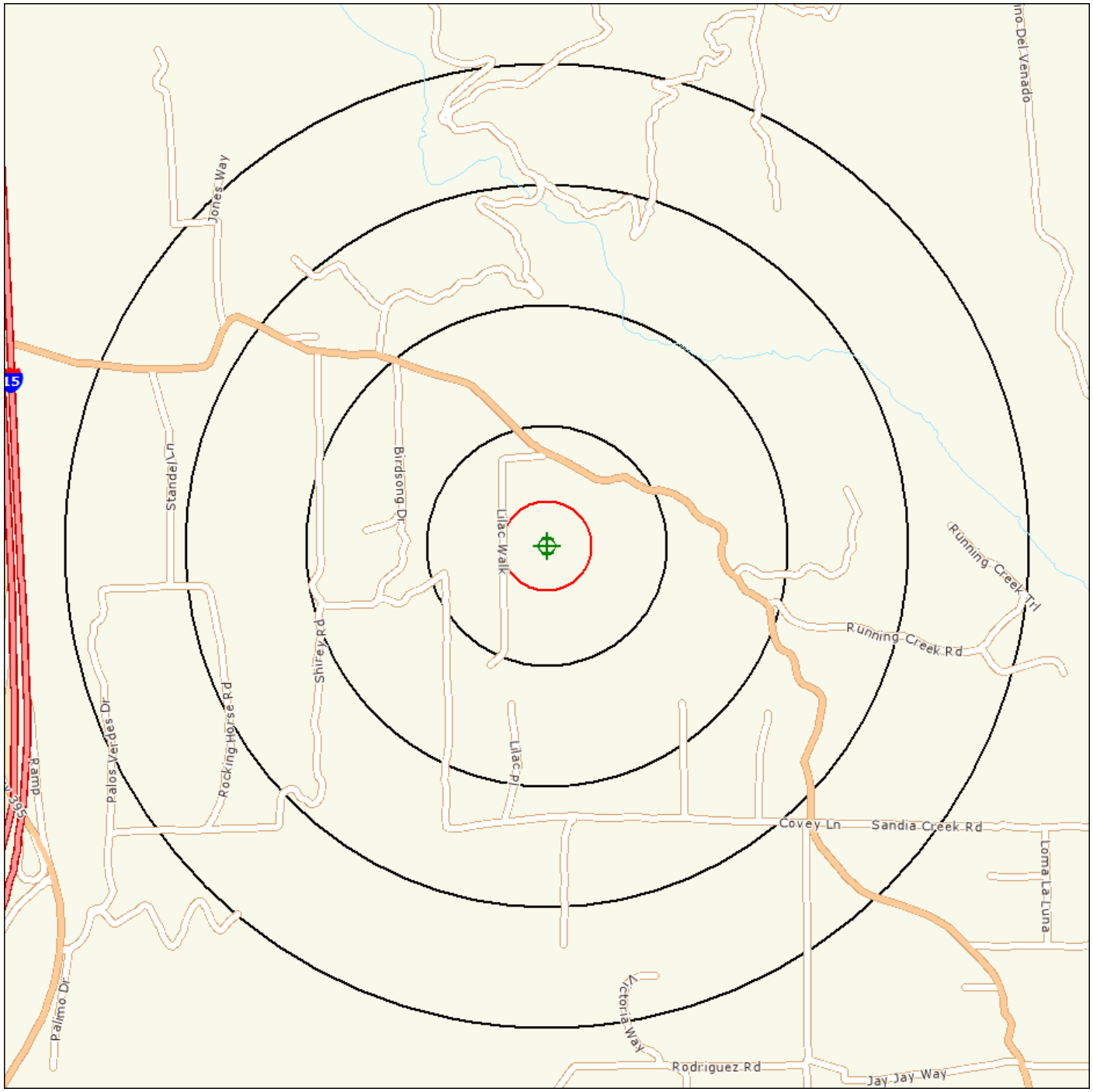
Street Name	Dist/Dir	Street Name	Dist/Dir
Lilac Walk	0.09 SW		
Putnam Rd	0.22 SW		
W Lilac Rd	0.17 NW		
WEST LILAC RD	0.00--		

Environmental FirstSearch

1 Mile Radius

Single Map:

9383 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.294081 Longitude: -117.130524) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

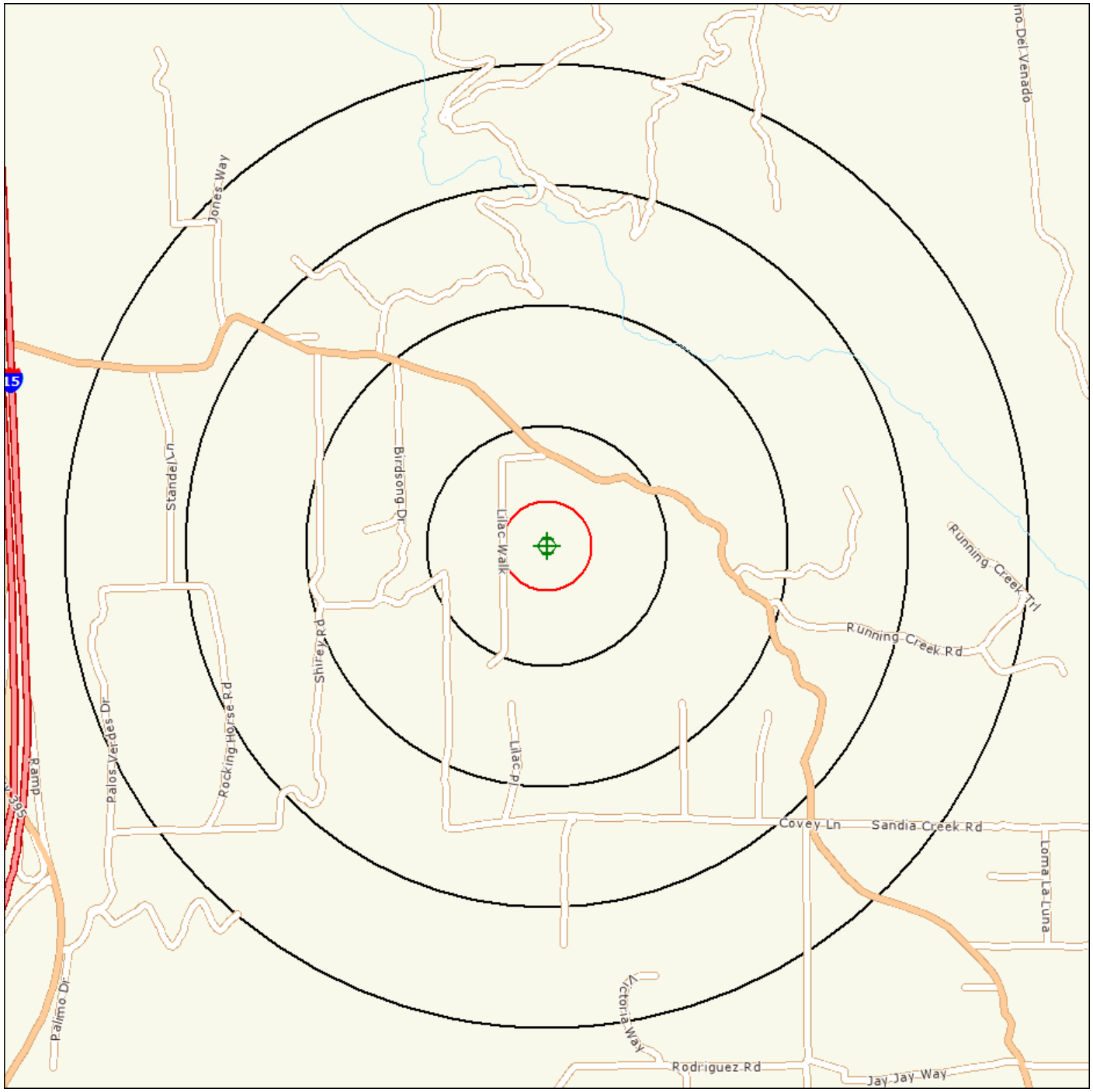
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

9383 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.294081 Longitude: -117.130524) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

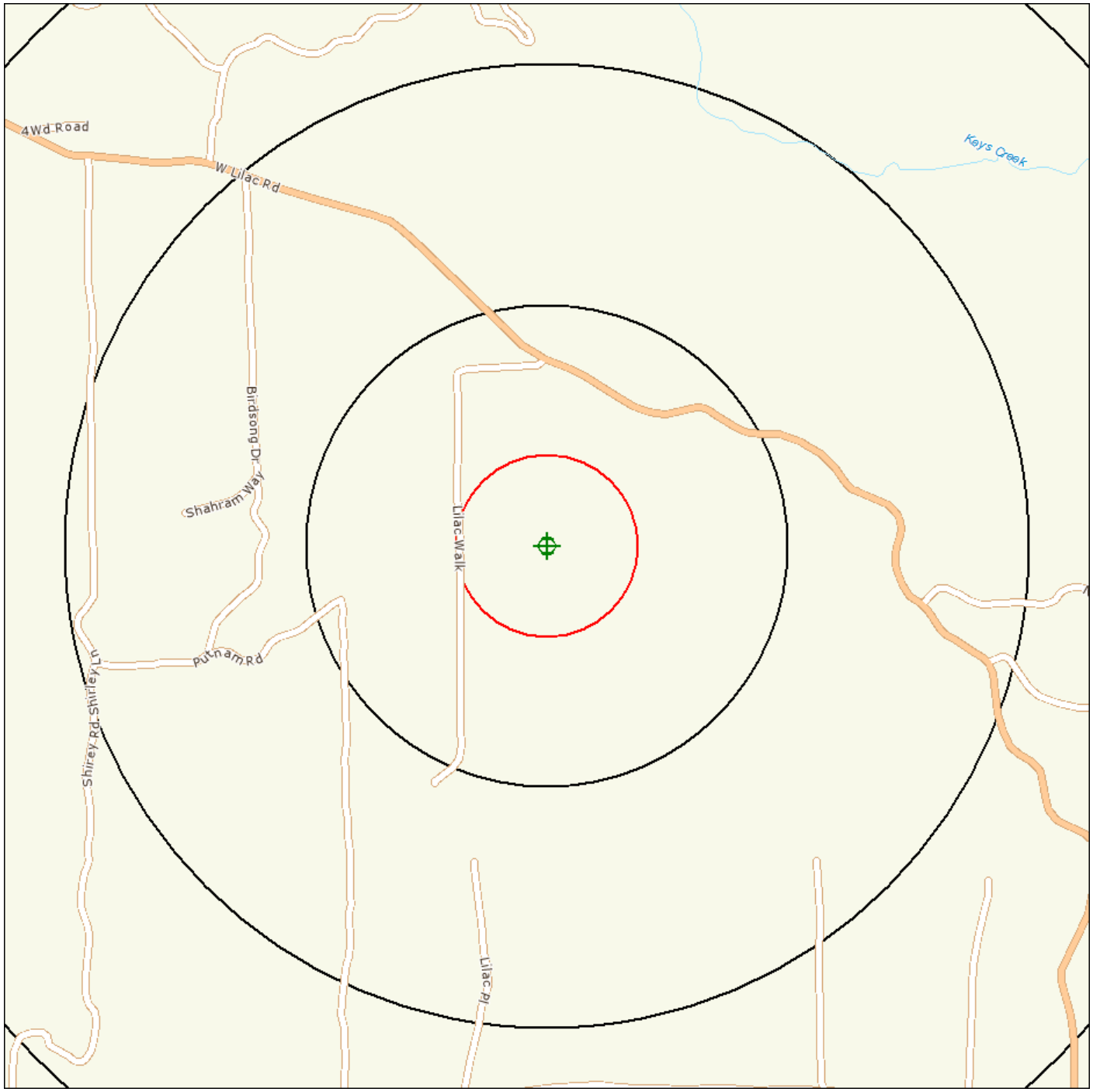
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

9383 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.294081 Longitude: -117.130524) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

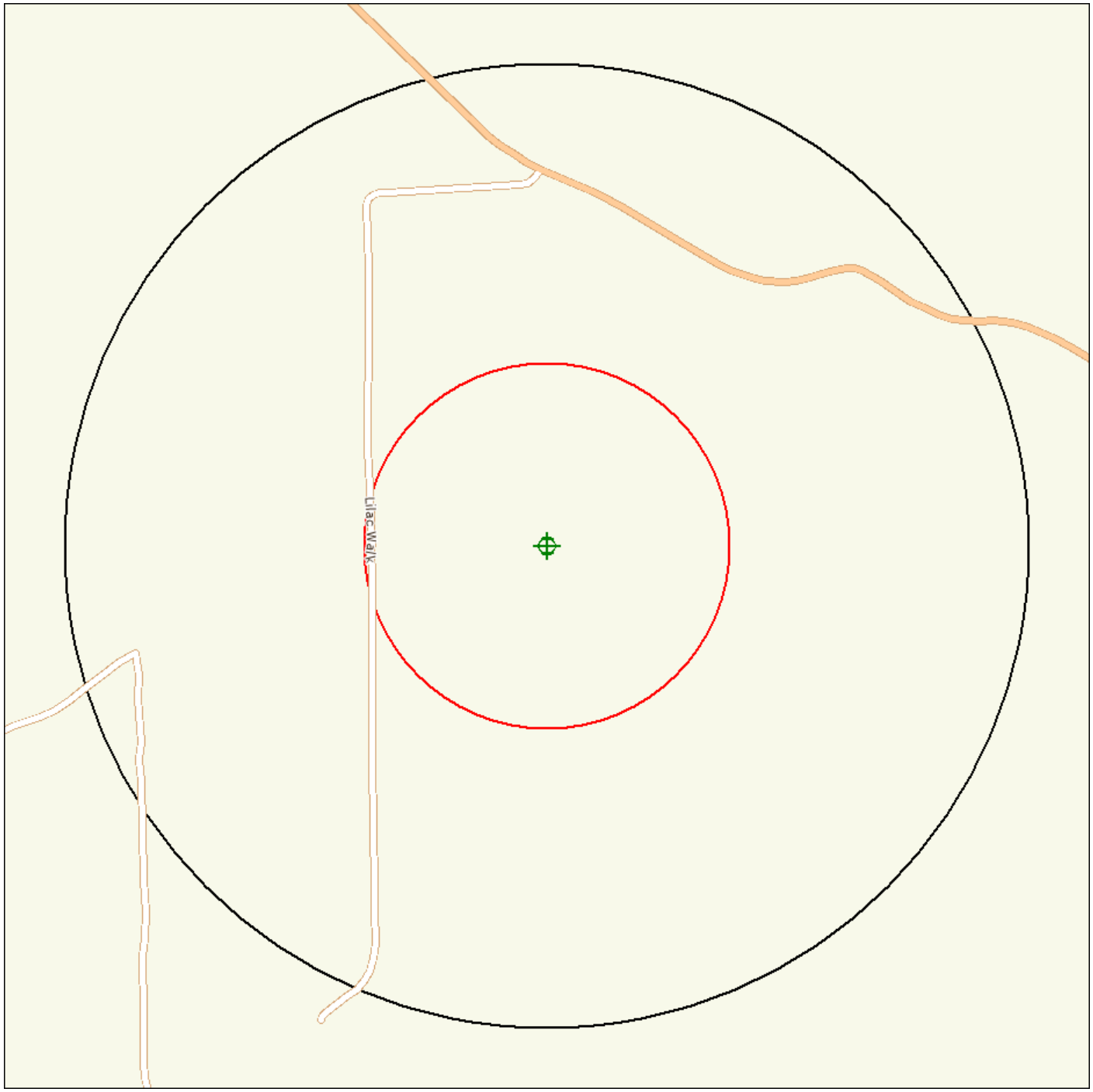
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

9383 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.294081 Longitude: -117.130524) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

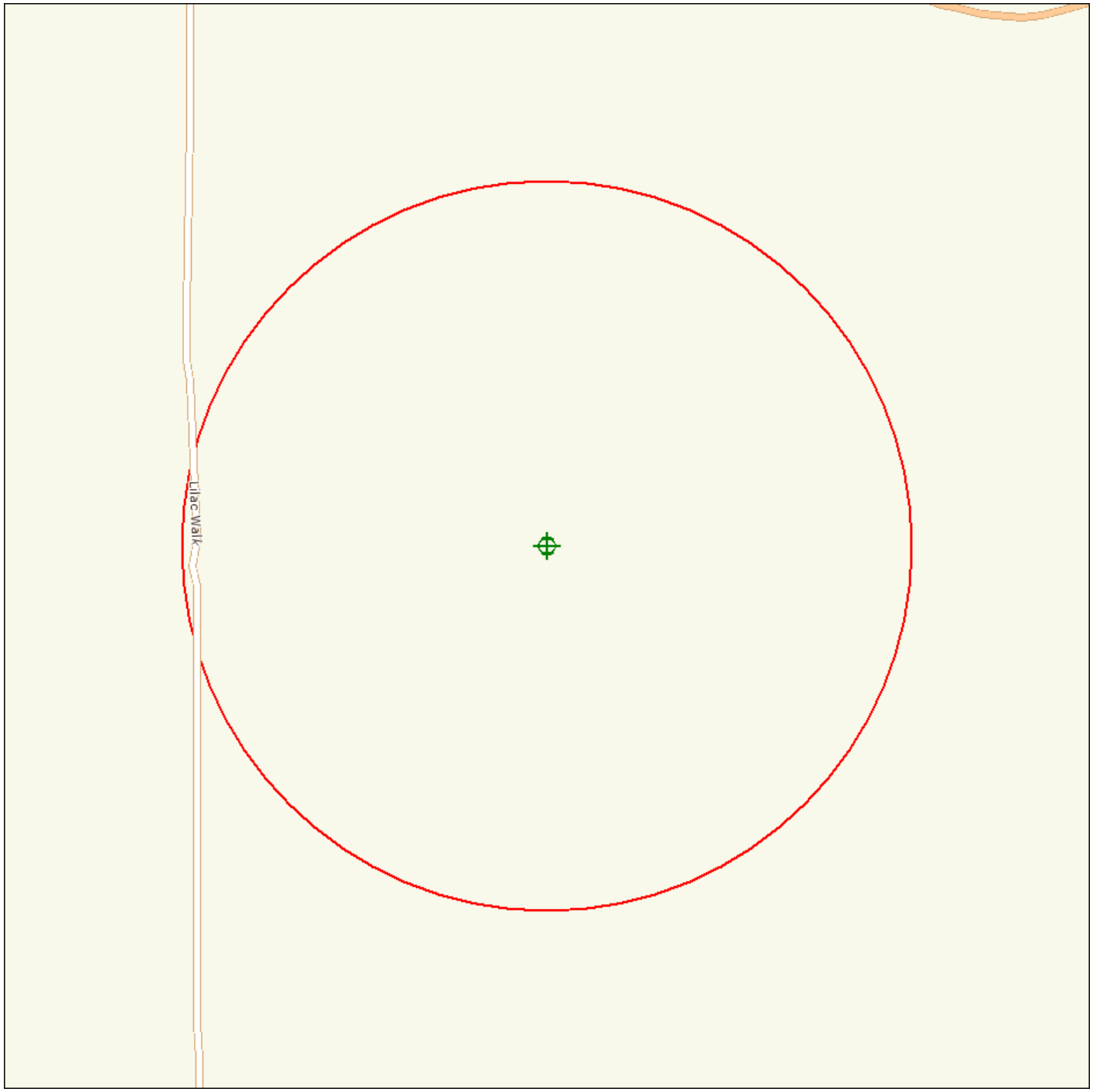
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

9383 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.294081 Longitude: -117.130524) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

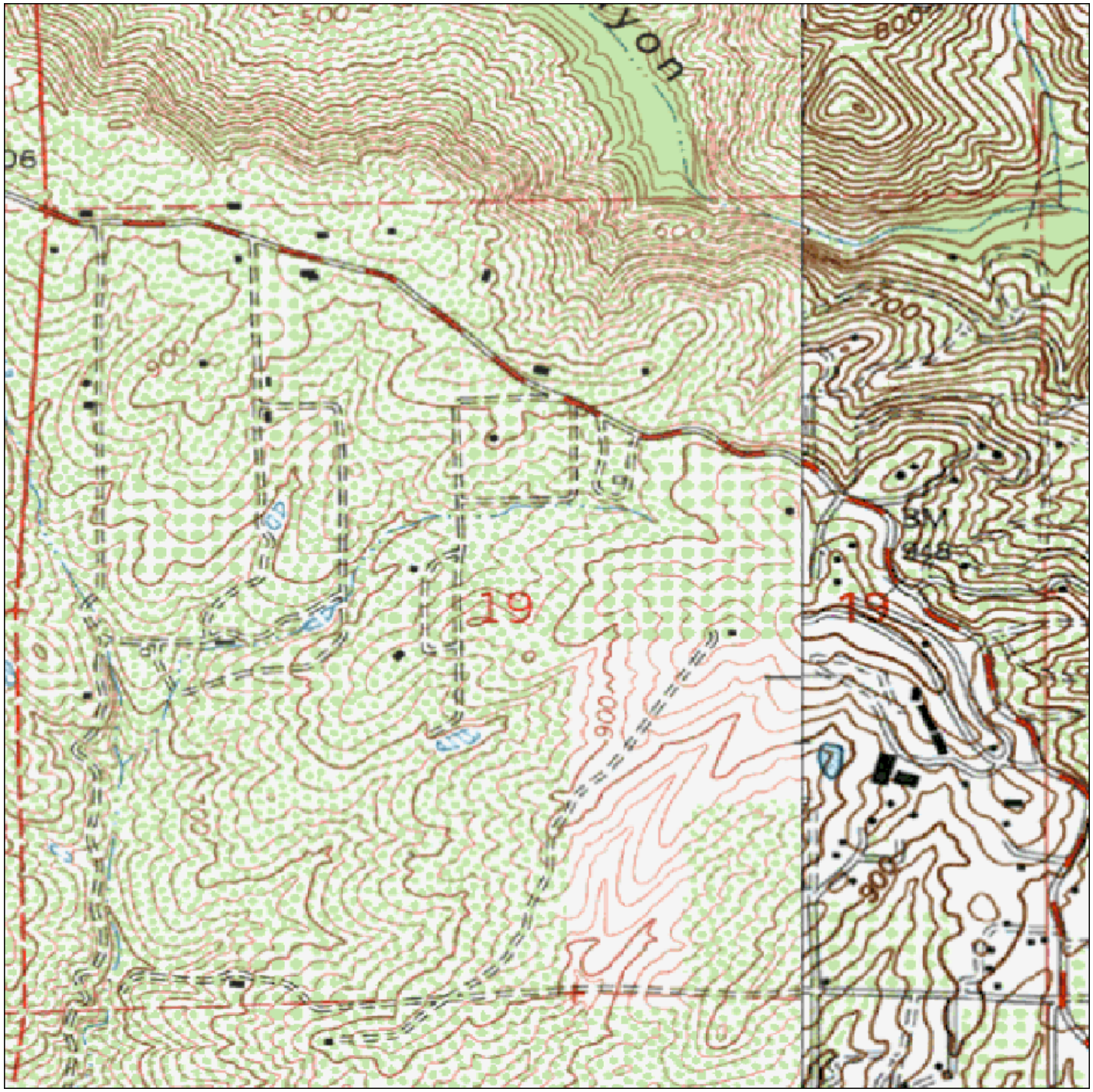
Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

Topo : 0.75 Mile Radius

9383 WEST LILAC RD, ESCONDIDO CA 92026



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

0 495 990 1,980 2,970 3,960 Feet

Data Supplied by: MAPTECH

Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

OWNER/LANDLORD/OCCUPANT INTERVIEW QUESTIONS

Project Number / Name: ACR-71377 / "Carlson" Property

Project Address: APNs 128-440-06 – 9383 West Lilac Road, Valley Center, CA

1. What is/are the Current Use(s) of the Property, to the best of your knowledge?
growing a few palms, other plants, houses

2. What was/were the Past Use(s) of the Property, to the best of your knowledge?
Property was natural chaparral cut back when I bought it in 1986

3. Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks?
above ground propane tank, there are water pipes underground

4. Are there any areas of the site with strong, pungent, or noxious odors?
no

5. Are there any areas of standing surface water, including Pools or sumps?
No

6. Are there any Hazardous Substances and/or Petroleum Product Containers currently stored on site?
gas cans to run weed eaters – Nothing else

7. Are there any unlabelled Drums or any Unidentified Substance Containers stored on the property?
No

8. Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?
No

9. Do you know of any spills or other chemical releases that have taken place at the property?
No

10. Do you know of any environmental cleanups that have taken place at the property?

None since 1986

11. Are you aware of any deed restrictions or other activity or land use restrictions that have been placed on the property as a result of an environmental issue?

No - None -

12. Are you aware of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?

NO

13. Are you aware of any previous assessments conducted at the subject property?

I assume you are asking about environmental assessments - None to my knowledge

Preparer:

Name: Linda Carlson

Address: 9383 W. Lilac Rd. Escondido 92024

Signature: Linda Carlson

Date: Dec 5, 2011

Call me for other questions 760230-1346

I have owned this property since 1986. Beside putting in electrical lines underground & water lines underground - Building 2 garages & putting in a manufactured home — the land has been left in a natural state. There is a large area of chaparral at the south end. The land was not farmed or anything before I purchased it.

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71377 / 5.0-acre "Carlson" Property (APN 128-440-06)

Project Address: 9383 West Lilac Road, Valley Center, CA 92026

Per the ASTM E1527 05 Standard, the *user (i.e., the entity that orders the Phase I ESA)* is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).
NO

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).
NO

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)
NO

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

YES

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*:

(a.) Do you know the past uses of the *property*?

NO

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

NO

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

NO

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,
PURCHASE & SAN DIEGO COUNTY DPLU

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

SALE

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

(e) identification of all parties who will rely on the Phase I *report*,

ACCRETIVE & AFFILIATES, & COUNTY OF SAN DIEGO

(f) identification of the site contact and how the contact can be reached,

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Preparer:

Name/Company: JON PILLING

Address: 12275 EL CAMINO REAL - SUITE 110

Date: 10-5-11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property dwellings located on the east-central portion of the subject property. View is to the southwest.



Photograph 2 – View of the subject property looking southwest. Photograph was taken from the northeast corner of the property.

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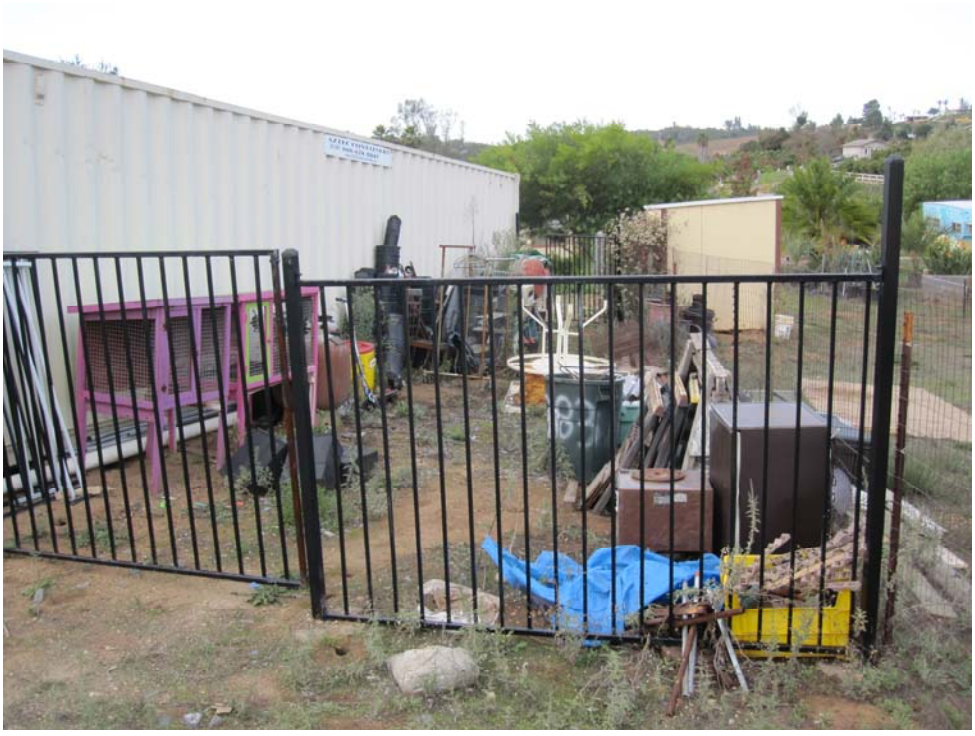
Photograph 3 – View of the southern portion of the subject property. View is to the south.



Photograph 4 – View of a pad-mounted transformer located along the east-central portion of the subject property.



Photograph 5 – View of an above ground propane tank located along the southeast portion of the property. View is to the northwest.



Photograph 6 – View of various household items located along the north-central portion of the subject property.

APPENDIX G
LIMITED AGRICULTURAL CHEMICAL SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

09 December 2011

Brian Brennan
EEI - Carlsbad
2195 Faraday Ave., Ste K
Carlsbad, CA 92008

RE: Carlson

Enclosed are the results of analyses for samples received by the laboratory on 12/02/11 13:32. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel J Chavez

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111819-01	Soil	12/01/11 09:58	12/02/11 13:32
ACR-2	T111819-02	Soil	12/01/11 10:00	12/02/11 13:32
ACR-3	T111819-03	Soil	12/01/11 10:05	12/02/11 13:32
ACR-4	T111819-04	Soil	12/01/11 10:07	12/02/11 13:32
ACR-5	T111819-05	Soil	12/01/11 10:10	12/02/11 13:32
ACR-6	T111819-06	Soil	12/01/11 10:12	12/02/11 13:32

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-1

T111819-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	**4.2**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*116 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-2

T111819-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	**4.6**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*115 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-3

T111819-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	**4.7**	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*85.8 %*	*35-140*		"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-4

T111819-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*80.9 %*	*35-140*		"	"	"	"	

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-5

T111819-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*117 %*	*35-140*		"	"	"	"	

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25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

ACR-6

T111819-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Arsenic	ND	5.0	mg/kg	1	1120507	12/05/11	12/07/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	
Organochlorine Pesticides by EPA Method 8081A									
alpha-BHC	ND	5.0	ug/kg	1	1120505	12/05/11	12/06/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*122 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120507 - EPA 3050B										
Blank (1120507-BLK1)				Prepared: 12/05/11 Analyzed: 12/07/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1120507-BS1)				Prepared: 12/05/11 Analyzed: 12/07/11						
Arsenic	103	5.0	mg/kg	100		103	75-125			
Lead	103	3.0	"	100		103	75-125			
Matrix Spike (1120507-MS1)	**Source: T111819-01**			Prepared: 12/05/11 Analyzed: 12/07/11						
Arsenic	79.6	5.0	mg/kg	100	3.81	75.7	75-125			
Lead	79.4	3.0	"	100	4.16	75.3	75-125			
Matrix Spike Dup (1120507-MSD1)	**Source: T111819-01**			Prepared: 12/05/11 Analyzed: 12/07/11						
Arsenic	91.9	5.0	mg/kg	100	3.81	88.1	75-125	14.4	20	
Lead	91.0	3.0	"	100	4.16	86.8	75-125	13.5	20	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120505 - EPA 3550 ECD/GCMS										
Blank (1120505-BLK1)				Prepared: 12/05/11 Analyzed: 12/06/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*99.4*		*"*	*100*		*99.4*	*35-140*			
LCS (1120505-BS1)				Prepared: 12/05/11 Analyzed: 12/06/11						
gamma-BHC (Lindane)	182	5.0	ug/kg	200		91.1	40-120			
Heptachlor	192	5.0	"	200		95.8	40-120			
Aldrin	204	5.0	"	200		102	40-120			
Dieldrin	202	5.0	"	200		101	40-120			
Endrin	205	5.0	"	200		103	40-120			
4,4´-DDT	154	5.0	"	200		77.2	33-147			
Surrogate: Tetrachloro-meta-xylene	*101*		*"*	*100*		*101*	*35-140*			

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949.297.5027 Fax

EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120505 - EPA 3550 ECD/GCMS										
Matrix Spike (1120505-MS1)	**Source: T111819-01**			Prepared: 12/05/11		Analyzed: 12/06/11				
gamma-BHC (Lindane)	175	5.0	ug/kg	200	ND	87.5	30-120			
Heptachlor	199	5.0	"	200	ND	99.4	30-120			
Aldrin	191	5.0	"	200	ND	95.6	30-120			
Dieldrin	215	5.0	"	200	ND	108	30-120			
Endrin	212	5.0	"	200	ND	106	30-120			
4,4´-DDT	145	5.0	"	200	ND	72.5	30-120			
Surrogate: Tetrachloro-meta-xylene	*113*		*"*	*100*		*113*	*35-140*			
Matrix Spike Dup (1120505-MSD1)	**Source: T111819-01**			Prepared: 12/05/11		Analyzed: 12/06/11				
gamma-BHC (Lindane)	180	5.0	ug/kg	200	ND	90.1	30-120	2.84	30	
Heptachlor	203	5.0	"	200	ND	101	30-120	1.91	30	
Aldrin	202	5.0	"	200	ND	101	30-120	5.71	30	
Dieldrin	213	5.0	"	200	ND	107	30-120	0.941	30	
Endrin	210	5.0	"	200	ND	105	30-120	0.982	30	
4,4´-DDT	152	5.0	"	200	ND	76.2	30-120	4.97	30	
Surrogate: Tetrachloro-meta-xylene	*118*		*"*	*100*		*118*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Carlson	
2195 Faraday Ave., Ste K	Project Number: ACR-71377	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:34

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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CHAIN OF CUSTODY

Environmental Equalizers, Inc. (dba "EEI")
2195 Faraday Avenue, Suite K, Carlsbad, California 92008
Phone: 760-431-3747 Fax: 760-431-3748 www.eeitiger.com

BATCH # T111819

DATE:	12-1-11	LABORATORY:	Sun Star
PROJECT NAME:	Carlson	EEI PROJECT NUMBER:	AER - 71377
PROJECT LOCATION:	9383 West Lilac Road	COLLECTOR:	BRB
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Normal

PAGE: 1-1

Electronic Data Format (EDF): Yes____ No X

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

2.2°

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
01	AER-1	12-1-11	958	Soil	Glass Jar								X	X	X					1
02	AER-2	"	1000	"	"								X	X	X					1
03	AER-3	"	1005	"	"								X	X	X					1
04	AER-4	"	1007	"	"								X	X	X					1
05	AER-5	"	1010	"	"								X	X	X					1
06	AER-6	"	1012	"	"								X	X	X					1

Relinquished By (signature): Brian Brennan — Date/Time: 12/2/11 1332

Received By (signature): [signature] — Date/Time: 12/2/11 1332

Relinquished By (signature): — Date/Time:

Received By (signature): — Date/Time:

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111819

Client Name: EEI - CARLSBAD Project: CARLSON

Received by: DAN Date/Time Received: 12-2-11 / 13:32

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 _____°C +/- the CF (- 0.2°C) = 2.2 °C corrected temperature

cooler #2 _____°C +/- the CF (- 0.2°C) = _____°C corrected temperature

cooler #3 _____°C +/- the CF (- 0.2°C) = _____°C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☐Yes	☐No*	☒N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☐Yes	☐No*	☒N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐**No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SL 12-2-11

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
21.34-Acre "Jones" Property
APNs 128-290-09 and 128-290-10
9431 West Lilac Road
Escondido, California 92026

County Project Number: SP 3800 12-001; Lilac Hills Ranch
Environmental Log Number: 3910 12-02-003

January 18, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71398

2195 Faraday Avenue ♦Suite K♦Carlsbad, California 92008-7207♦ Ph: 760-431-3747♦Fax: 760-431-3748♦www.eeitiger.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

Subject property location:

21.34-Acre "Jones" Property
APN 128-290-09 and 128-290-10
9431 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71398

Prepared and Edited by:



Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
(760) 431-3747

EEI Project No. ACR-71398

TABLE OF CONTENTS

GENERAL SUBJECT PROPERTY INFORMATION ..... **i**

EXECUTIVE SUMMARY ..... **ii**

1.0 INTRODUCTION **1**
1.1 Purpose 1
1.2 Scope of Services 1
1.3 Reliance 2

2.0 PHYSIOGRAPHIC SETTING **2**
2.1 Subject Property Description 2
2.2 Topography 2
2.3 Regional and Local Geology 3
2.4 Regional and Local Hydrogeology 3
2.5 Hydrologic Flood Plain Information 3

3.0 SUBJECT PROPERTY BACKGROUND **4**
3.1 Subject Property Ownership 4
3.2 Subject Property History 4
3.2.1 Aerial Photograph and Historical Map Review 4
TABLE 1 - Summary of Historical Use Review 4
3.2.2 City/County Directories 5
TABLE 2 – Summary of City/County Directory Search 6
3.2.3 Sanborn Fire Insurance Maps 6
3.2.4 County of San Diego Land Use and Environmental Group 6
3.3 Regulatory Database Search 7
3.3.1 Federal Databases 7
3.3.2 State and Regional Sources 7
3.4 Regulatory Agency Review 8
3.4.1 Deer Springs Fire Protection District 8
3.4.2 County of San Diego Department of Environmental Health 8
3.4.3 State Water Resources Control Board 8
3.4.4 Department of Toxic Substances Control 9
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files 9
3.4.6 National Pipeline Mapping System 9
3.5 Interview with Current Property Owner 9
3.5.1 Past or Present Uses Indicating Environmental Concern 9
3.5.2 Environmental Liens or Governmental Notification 10
3.5.3 Presence of Hazardous Substances or Environmental Violations 10
3.5.4 Previous Assessments 10
3.5.5 Legal Proceedings 10
3.5.6 Other 10
3.6 User Provided Information 10
3.6.1 Environmental Liens or Activity and Use Limitations 10
3.6.2 Specialized Knowledge 10
3.6.3 Valuation Reduction for Environmental Issues 11
3.6.4 Presence or Likely Presence of Contamination 11
3.6.5 Other 11
3.7 Previous Assessments 11

TABLE OF CONTENTS (Continued)

3.8 Other Environmental Issues 11
3.8.1 Asbestos-Containing Materials 11
3.8.2 Lead-Based Paint 12
3.8.3 Radon 12
3.8.4 Polychlorinated Biphenyls 12

4.0 SUBJECT PROPERTY RECONNAISSANCE **13**
4.1 Purpose 13
4.2 Subject Property 13
TABLE 3 – Summary of Subject Property Reconnaissance 14
4.3 Adjacent Properties 15

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY **15**
5.1 Field Investigation 16
5.2 Laboratory Analytical Program 16
TABLE 4 - Soil Sample Results 17
5.3 Discussion of Testing Results 18

6.0 FINDINGS AND OPINIONS **19**

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES **19**
7.1 Historical Data Gaps 19
7.2 Regulatory Data Gaps 19
7.3 On-site Data Gaps 20
7.4 Deviations from ASTM Practices 20

8.0 CONCLUSIONS **20**

9.0 REFERENCES **21**

FIGURES:

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Soil Boring Location Map

APPENDICES:

Appendix A – Résumé of Environmental Professional
Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps/City Directory
Appendix D – Environmental Records Search
Appendix E – User Provided Information
Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 21.34-Acre "Jones" Property

EEI Project Number: ACR-71398

Subject Property Information:
21.34-Acre "Jones" Property
APN 128-290-09 and 128-290-10
9431 West Lilac Road
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644 and Ms. Geraldine Jones, Property Owner

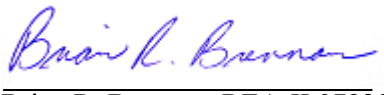
Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eeitiger.com

Inspection Date: December 6, 2011 / **Report Date:** January 18, 2012 (March 26, 2012 revisions)

Client Information:
Mr. Jon Rilling
Vice President
Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, California 92130

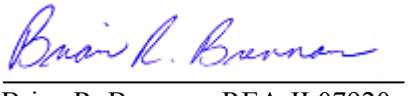
Site Assessor:
Brian R. Brennan, REA-II 07920 – Senior Project Manager

EP Certification:
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Brian R. Brennan, REA-II 07920 – Senior Project Manager

AAI Certification:
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9431 West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property is located along a private drive southwest of West Lilac Road, Escondido, California. The subject property encompasses a total of 21.34-acres on two (2) contiguous parcels identified as Assessor's Parcel Numbers (APNs) 128-290-09 and 128-290-10. The subject property is identified by the address: 9431 West Lilac Road.

Access to the subject property can be obtained from an asphalt driveway located along the northeast corner of the property. The driveway bisects the subject property from the northeast corner to the west-central portion of the property. The subject property is gated, delineated by metal fencing on all sides, and used for agricultural purposes. The subject property is bound by a combination of rural residences, agricultural, and undeveloped land in all directions.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture. Intended property use includes: limited crop or animal agricultural (A70).

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1975.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). No releases/leaks or spills were documented at the subject property on any of the databases researched.

On December 6, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our subject property reconnaissance efforts, except for an aboveground storage tank (AST), three (3) metal storage drums, and hazardous materials/substances materials stored within a maintenance building.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on December 6, 2011. A total of 24 discrete soil samples (ACR-1 through ACR-24), were collected at 6-inches below ground surface and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, six (6) composite samples (Composite #1 through Composite #6) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

Based on laboratory analytical results, no concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect"). Concentrations of lead and organochlorine pesticides (gamma-Chlordane and alpha-Chlordane) were detected in the soil samples collected during this investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation does not appear to be warranted at this time.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9431 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- An aboveground storage tank (AST), approximately 250 to 500 gallons in capacity, of unknown contents is located within a concrete secondary containment area on the subject property. EEI recommends that any residual fuel within the AST be removed and the tank disposed of according to local and state guidelines, prior to any future site activities. Furthermore, confirmation soil sampling should be conducted beneath the AST to evaluate soils for potential hydrocarbon contamination.

  Additionally, one 55-gallon diesel fuel storage drum, one 55-gallon oil drum and one 25-gallon storage drum (contents unknown), are located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

- All known or suspected hazardous materials/substances stored onsite should be inventoried and properly disposed of off-site prior to any future site improvements.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 9431 West Lilac Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A subject property reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.
- March 26, 2012 revisions include: changes to aerial photography description and base aerial photograph for report figures.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Accretive Investments, Inc. (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and Client. Any use or reliance upon this assessment by a party other than the Client, therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of on-site impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the County of San Diego, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located along a private drive southwest of West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 21.34-acres on two (2) contiguous parcels identified as Assessor's Parcel Numbers (APNs) 128-290-09 and 128-290-10 (**Appendix B**). The subject property is identified by the address: 9431 West Lilac Road.

Access to the subject property can be obtained from an asphalt driveway located along the northeast corner of the property. The driveway bisects the property from the northeast corner to the west-central portion of the property. The subject property is gated, delineated by metal fencing on all sides, and used for agricultural purposes. The subject property is bound by a combination of rural residences, agricultural, and undeveloped land in all directions.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property has been developed with a residence and utilized for agricultural-related land use since 1975.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 800 feet above mean sea level (amsl) (southern portion) to approximately 910 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the southwest.

2.3 Regional and Local Geology

The subject property and vicinity lies within the Peninsular Ranges Geomorphic Province of California (CGS, 2002). The Peninsular Ranges Geomorphic Province extends from the Transverse Ranges Geomorphic Province and the Los Angeles Basin, south to Baja California. This province varies in width from about 30- to 100-miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. The Transverse Ranges Geomorphic Province bounds the Peninsular Ranges on the north.

Major fault zones and subordinate fault zones found in the Peninsular Ranges Province typically trend in a northwest-southeast direction. The closest major faults to the subject property are the Julian segment of the Elsinore Fault zone; the Rose Canyon Fault zone; and the Coronado Bank Fault zone (including the San Diego Trough Fault). Other major faults in the region include the San Jacinto Fault zone and the San Andreas Fault zone. The San Andreas Fault zone is considered the most active fault zone and borders the northeasterly margin of the province.

Geologic maps indicate the general vicinity of the subject property is underlain by Mesozoic aged (Cretaceous-age) granitic rocks (USGS, 2000). Specifically, the property is underlain by Tonalite of Couser Canyon, described as a Hornblende-biotite tonalite; coarse grained and massive. This Tonalite contain some granodiorite and is characterized by an abundance of pegmatite dikes.

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as a mix of the Cieneba course sandy loam series (CIE2) and Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2012). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

According to the San Diego Regional Water Quality Control Board (SDRWQCB, 1994), the subject property is located within the groundwater designation of the Bonsall Subarea (HSA – 903.12), which is a part of the lower San Luis Hydrologic Area (HA – 903.10) and located within the San Luis Rey Hydrologic Unit (HU – 903.00). Groundwater beneath the San Luis HA has been identified as having existing beneficial uses for municipal, agricultural, and industrial supply processes.

According to the property owner, Ms. Geraldine Jones, there are no water supply wells located on the subject property. EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or in close proximity to the subject property. According to the website, no water supply wells are located on the subject property. Two wells "10S02W19D002S" and "10S02W19E001S," both located approximately 0.35 miles northwest of the subject property, were reportedly last measured in 1967 with depths to groundwater of approximately 40 feet and 14 feet below grade, respectively.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APN 128-290-09 and 128-290-10) is identified as Frank and Geraldine Jones with the following mailing address: 9431West Lilac Road, Escondido, California 92026.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include information from aerial photographs, USGS maps and the County of San Diego. The information sources reviewed is summarized in the following sections.

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1948, 1953, 1963, 1968, 1975, 1980, 1990/91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in Appendix **C**. According to the information reviewed, the subject property has been developed with a residential structure and utilized for agricultural-related land use since 1975.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property appeared to be undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible to the west of the subject property. West Lilac Road, unimproved at the time, was visible to the north. The surrounding area appeared to be undeveloped and/or cleared for agricultural-related land use.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. An unimproved road was present to the south in the site vicinity. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1946 photograph.
1963	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1946 photograph. Additional cleared agriculture land in the site vicinity.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1968	Topographic Map 1: 24,000	Subject property remained undeveloped. Unimproved road s (Lilac Walk and Lilac Place) delineated the western property boundary. West Lilac Road was visible to the north. The subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	Subject property appeared with a building located on the west-central portion of the property, and an access road from the north. Smaller outbuildings/features appeared to the north of the main building. The northern portion also appeared cleared for agriculture and orchards. The southern portion remained undeveloped. Orchards also appeared on the adjacent property to the east.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 aerial photograph; with the exception of the orchards being more apparent. Adjacent orchards appeared in the adjacent and surrounding area.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except that the orchards appeared more mature.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property or adjacent property since the 1990/91 aerial photograph.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of a structure on the central portion of the property and smaller outbuildings/features north of the structure. The northern portion of the property and an area south of the structure consisted of thick orchards and large overgrown trees, while the balance of the site was undeveloped land. West Lilac Road was visible to the north. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9431 West Lilac Road) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was not listed from 1974 to 2011. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

No addresses of potential concern, including gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern were located on the subject street, or within the vicinity of the target address.

TABLE 2
Summary of City/County Directory Search
9431 West Lilac Walk, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
9425 W. Lilac Rd Martino, Gary	**9431W. Lilac Road** **Address not listed**	9437 W. Lilac Rd Wollman, Mark
2007		
9425 W. Lilac Rd No response	**9431 W. Lilac Road** **Address not listed**	9437 W. Lilac Rd Wollman, Mark
2002		
9425 W. Lilac Rd Martino, Gary	**9431 W. Lilac Road** **Address not listed**	9437 W. Lilac Rd Wollman, Mark
1997		
9425 W. Lilac Rd Dillon, James	**9431W. Lilac Road** **Address not listed**	9437 W. Lilac Rd Engle David and Suzanne
1992		
9425 W. Lilac Rd Arleo M; Young Butch	**9431 W. Lilac Road** **Address not listed**	9437 W. Lilac Rd No listing
1986		
9425 W. Lilac Rd No listing	**9431 W. Lilac Road** **Address not listed**	9437 W. Lilac Rd No listing
1981		
9425 W. Lilac Rd Gilmore, Harold N.	**9431 W. Lilac Road** **Address not listed**	9437 W. Lilac Rd No listing
1974		
W. Lilac Rd First listing this street 9867	**9431 W. Lilac Rd** **Address not listed**	9867 W. Lilac Rd Walker Noel
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2012). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG, 2012) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were on file for the subject property (APNs 128-290-09 and 128-290-10).

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D,** along with a description of the individual databases. The subject property was not listed on any of the databases researched.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within one mile of the subject property.

NPL Delisted – No listings were reported within one-half mile of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within one-half mile of the subject property.

CERCLIS (NFRAP) Archive – No listings were reported within one-half mile of the subject property.

Resource Conservation and Recovery Information System (RCRA) Corrective Action Sites (COR) – No listings were reported within one-mile of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within one-half mile of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within one-quarter mile of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within one-eighth mile of the subject property.

Federal IC/EC – No listings were reported within one-quarter mile of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within one-eighth mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

Tribal Lands – One listing was reported within one-mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern at this time.

State/Tribal Sites – No listings were reported within one mile of the subject property.

State Spills 90 – No listings were reported within one-eighth mile of the subject property.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within one-half mile of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within one-half mile of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within one-quarter mile of the subject property.

State/Tribal IC/EC – No listings were reported within one-quarter mile of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within one-half mile of the subject property.

State/Tribal Brownfields – No listings were reported within one-half mile of the subject property.

State Permits – No listings were reported within one-quarter mile of the subject property.

State Other – No listings were reported within one-quarter mile of the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

EEI contact the Deer Springs Fire Protection District (DSFPD) for information pertaining to hazardous waste releases, spills, incident reports, and/or inspection reports for the subject property. According to staff, the DSFPD does not hold records related to hazardous releases, spills, or UST permits and referred EEI to the County of San Diego Department of Environmental Health (see below). A search by personnel for incident or inspection reports related to the subject property revealed no records on file.

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property: APNs 128-290-09 and 128-290-10. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2012), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 02W, Section 19).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

The current owner of the subject property is Ms. Geraldine Jones. EEI provided Ms. Jones with a property owner questionnaire which inquires to the past and present use of the subject property and the presence of any environmental concerns. Information provided by Ms. Jones is summarized below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Ms. Jones stated that the current and past uses of the subject property are as an avocado grove and residence. According to Mrs. Jones, fertilizer is spread in the avocado grove up to four times per year by a contract grove service. In addition, Ms. Jones stated that there is also occasional spraying for thrips in the avocado grove by the contract grove service.

Ms. Jones indicated that there is an Aboveground Storage Tank (AST) located on the subject property which was installed prior to 2006 for the purpose of petrol storage, and has not been used since 2006. Ms. Jones noted that the presence of residue in the AST area is unknown.

Ms. Jones stated that a maintenance building located north of the main residence has an exterior sign indicating that hazardous materials/substances are stored inside. The hazardous materials include fertilizer, poison for the abatement of rats on the premises, external spray for the abatement of thrips used by Hummingbird, Inc. and the contract grove service, Harvest Time. Additionally, Ms. Jones noted that Roundup Pro is stored inside, which she uses for the abatement of weeds around her home.

Ms. Jones stated that there are two 55-gallon drums on the premises. Ms. Jones added that the contents of these drums is unknown, but have been empty since prior to 2006.

3.5.2 Environmental Liens or Governmental Notification

Ms. Jones was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Ms. Jones was not aware of any past or present environmental violations with respect to the property or any facility located on the property.

3.5.4 Previous Assessments

Ms. Jones was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Ms. Jones was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.5.6 Other

Ms. Jones stated there is a pool on the property, and a dam which was created by the Army Corps of Engineers. In addition, Ms. Jones noted that there are no water supply wells located on the subject property.

3.6 User Provided Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the "user" (the person on whose behalf the Phase I ESA is being conducted), in this case, Mr. Jon Rilling, with Accretive Investments, Inc., completed the questionnaire. The User Specific Information provided by Mr. Rilling is documented below. A copy of the user specific questions (per ASTM E1527-05) with Mr. Rilling's associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rilling stated that he is not aware of any environmental liens, land use limitations, deed restrictions or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.6.2 Specialized Knowledge

Mr. Rilling stated that he has no specialized knowledge related to the subject property.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rilling stated that the purchase price for this property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rilling indicated that he does not know of any specific issues related to past uses, specific chemicals, spills, releases, or cleanups which may have occurred on the property.

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to underwriting and county requirements related to the sale of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Ms. Jones, no previous assessments (i.e., Phase I ESA) have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined the manner by which building materials are classified in regards to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on aerial photograph data, the structures located along the west-central portion of the subject property appeared to have been constructed circa-1975. Therefore, it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.8.2 Lead-Based Paint

Lead-Based paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

Based on the age (circa-1975) of the structures located along the west-central portion of the subject property, the potential presence of lead-based paint may exist. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent subject property reconnaissance. If future improvements or demolition activities are conducted on the subject property structures, EEI recommends lead-based paint testing of building materials prior to improvements.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The USEPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the US with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the County of San Diego as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

3.8.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB's) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCB's persist in the environment, accumulate in organisms, and concentrate in the food chain.

The disposal of these compounds is regulated under the Toxic Substances Control Act, which banned the manufacture and distribution of PCB's. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCB's, where PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The US Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCB's containing 50 ppm or more.

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Overhead power lines were observed along the western boundary of the subject property. No pole-mounted transformers were observed in the immediate vicinity of the subject property; however, dense vegetation obstructed the view of the power line. Based on our experience with similar sites surrounding the subject property and San Diego County, the presence of PCB containing pole-mounted transformers is unlikely; therefore, the potential presence of a transformer is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

The purpose of our subject property reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the text below.

4.2 Subject Property

On December 6, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Ms. Caron Allison Woodward, Attorney representing the property owner, Ms. Geraldine Jones provided access to the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located along a private drive southwest of West Lilac Road, Escondido, California (**Figure 2**). The subject property encompasses a total of 21.34-acres on two (2) contiguous parcels identified as Assessor's Parcel Numbers (APNs) 128-290-09 and 128-290-10 (**Appendix B**). The subject property is identified by the address: 9431 West Lilac Road.

Access to the subject property can be obtained from an asphalt driveway located along the northeast corner of the property. The driveway bisects the property from the northeast corner to the west-central portion of the property. The subject property is gated, delineated by metal fencing on all sides, and used for agricultural purposes. The subject property is bound by a combination of rural residences, agricultural, and undeveloped land in all directions.

The northern half and portions of the southern half of the subject property is currently developed with avocado trees. The trees are irrigated through a series of underground piping. EEI observed a water supply feature along the northwest corner of the subject property. The east-central portion of the subject property is undeveloped and gullied hillside that is covered with sparse vegetation. Evidence of above and below ground piping (i.e., irrigation lines) was observed throughout the subject property. The west-central portion of the subject property is developed with multiple structures consisting of a two-story main residence, swimming pool, pool equipment, and small metal maintenance shed; maintenance building; barn/worker dwelling; and detached storage units. The structures appeared to be constructed of wood and stucco or a combination of both. EEI was unable to inspect the interior of the maintenance building; however, noted a sign that indicated "poison storage" area. EEI was able to look through a window on the east side of the maintenance building and observed small quantities of fuel, maintenance equipment, and irrigation supplies.

South of the maintenance building is a barn/worker dwelling. EEI was unable to inspect the interior of the barn/worker dwelling. Immediately east of the dwelling was a small wooden enclosure that contained a single 55-gallon storage drum. The drum was labeled "Diesel" and was not situated on secondary containment. Minor staining was noted on and beneath the drum.

Southeast of the barn/worker dwelling and northeast of the main residence is a wooden enclosure that contains one 55-gallon oil drum and one 25-gallon storage drum (contents unknown), and bags (opened and unopened) of various fertilizer. The enclosure also contains an aboveground storage tank (AST) that is approximately 250 to 500 gallons in capacity. The AST is situated within concrete secondary containment. EEI was unable to determine the contents of the AST. Adjacent to the AST enclosure and south of the asphalt driveway is a 250-gallon capacity propane tank. The tank appeared to be in good operating condition.

The main residence is located along the west-central portion of the property. The residence is two stories; contains a detached garage; and an outdoor pool. East of the pool, piping was observed which appeared to supply water and filtration to the pool system. A small metal storage shed is located west of the residence, which contained various gardening tools, fertilizers, and household items. An electrical generator is located east of the storage shed. The generator appeared to be in good operating condition. Evidence of below ground conduit was observed next to the generator.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions*, except for the aforementioned AST and storage drums, was noted on the subject property during our subject property reconnaissance efforts.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Good.
Surface Spills	No	None observed.
Stained Surfaces	No	Minor staining was observed beneath a 55-gallon storage drum that contained diesel fuel.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	An AST (contents unknown) was observed along the west-central portion of the subject property.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	Small quantities of fuel, fertilizers, oil, and household cleaning items were observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for off-site impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

In general, the subject property is surrounded by rural residences, undeveloped land or agricultural properties. Access was limited; however, immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices.

The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (21.34-acres), and EEI's experience at similar sites, a total of twenty four (24) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On December 6, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of twenty-four discrete locations (identified as ACR-1 through ACR-24, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately 6- inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All 24 discrete soil samples (ACR-1 through ACR-24) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of six (6) composite samples (identified as Composite #1 through Composite #6) from the discrete samples at a ratio of 4:1. All six (6) composite samples (Composite #1 through Composite #6) were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect).
- Lead was detected above the laboratory detection limit in samples ACR-2, ACR-15, ACR-18, ACR-21 and ACR-22 at 3.4 milligrams per kilogram (mg/kg), 5.6 mg/kg, 11 mg/kg, 3.1 mg/kg and 4.2 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").
- Gamma-Chlordane was reported at 5.6 µg/kg in sample Composite #2. No other composite samples detected gamma-Chlordane above the laboratory reporting limit (i.e., "non-detect").
- Alpha-Chlordane was reported at 28 µg/kg in sample Composite #2. No other composite samples detected alpha-Chlordane above the laboratory reporting limit (i.e., "non-detect").
- No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in any other composite samples.

The attached **Table 4** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix G**.

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	12/7/2011	<5	**3.4**	NA	NA	NA	NA	NA
ACR-3	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	12/7/2011	<5	**5.6**	NA	NA	NA	NA	NA
ACR-16	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	12/7/2011	<5	**11**	NA	NA	NA	NA	NA
ACR-19	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	12/7/2011	<5	**3.1**	NA	NA	NA	NA	NA
ACR-22	6	12/7/2011	<5	**4.2**	NA	NA	NA	NA	NA
ACR-23	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	12/7/2011	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #2	6	12/7/2011	NA	NA	<5	<5	<5	<5	gamma-Chlordane:5.6; alpha-Chlordane:28
Composite	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
#3									
Composite #4	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #5	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #6	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**Chlordane - 430**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.

5.3 Discussion of Testing Results

The results of our limited agricultural chemical survey revealed no concentrations of arsenic was detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of lead were detected in discrete samples ACR-2, ACR-15, ACR-18, ACR-21 and ACR-22 and select organochlorine pesticides (gamma-Chlordane and alpha-Chlordane) were detected in sample Composite #2.

EEI compared the reported lead and Chlordane concentrations to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

- The detected lead concentrations of in samples ACR-2, ACR-15, ACR-18, ACR-21 and ACR-22 at 3.4 mg/kg, 5.6 mg/kg, 11 mg/kg, 3.1 mg/kg and 4.2 mg/kg, respectively, collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentrations appear to represent background levels inherent to soil in the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

- The reported values of gamma-Chlordane and alpha-Chlordane (5.6 ug/kg and 28 ug/kg, respectively) were less than the CHHSL residential screening level of 430 ug/kg.

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Known or suspected RECs – The following known or suspected RECs have been identified during the preparation of this ESA:

    - The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

      The results of our limited agricultural chemical survey (see Section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of lead and organochlorine pesticides (gamma-Chlordane and alpha-Chlordane) were detected in the soil samples collected during this investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation does not appear to be warranted at this time.
    - An above groundstorage tank (AST), approximately 250 to 500 gallons in capacity, of unknown contents is located within a concrete secondary containment area on the subject property. Additionally, one 55-gallon diesel fuel storage drum, one 55-gallon oil drum and one 25-gallon storage drum (contents unknown), are located on the subject property and will require further action prior to any future site development.

    - Small quantities of hazardous materials were observed and noted by the property owner to exist on the subject property.

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.

- *De Minimis* Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-05) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

No on-site data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9431 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- An above ground storage tank (AST), approximately 250 to 500 gallons in capacity, of unknown contents is located within a concrete secondary containment area on the subject property. EEI recommends that any residual fuel within the AST be removed and the tank disposed of according to local and state guidelines, prior to any future site activities. Furthermore, confirmation soil sampling should be conducted beneath the AST to evaluate soils for potential hydrocarbon contamination.

  Additionally, one 55-gallon diesel fuel storage drum, one 55-gallon oil drum and one 25-gallon storage drum (contents unknown), are located on the subject property. EEI recommends that these drums be removed, and properly disposed of offsite.

- All known or suspected hazardous materials/substances stored on-site should be inventoried and properly disposed of off-site prior to any future site improvements.

In addition to the above bulleted items, EEI has the following comments:

- There is a potential for Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP) to be present in structures built prior to 1978. Prior to any future property improvements or demolition activities, ACM and LBP testing of on-site structures will likely be required.

- Based on the subject property's historical agricultural use, it is possible that buried/concealed/hidden agricultural by-products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during future subject property development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the material should be evaluated and if deemed necessary, characterized for proper disposal.

9.0 REFERENCES

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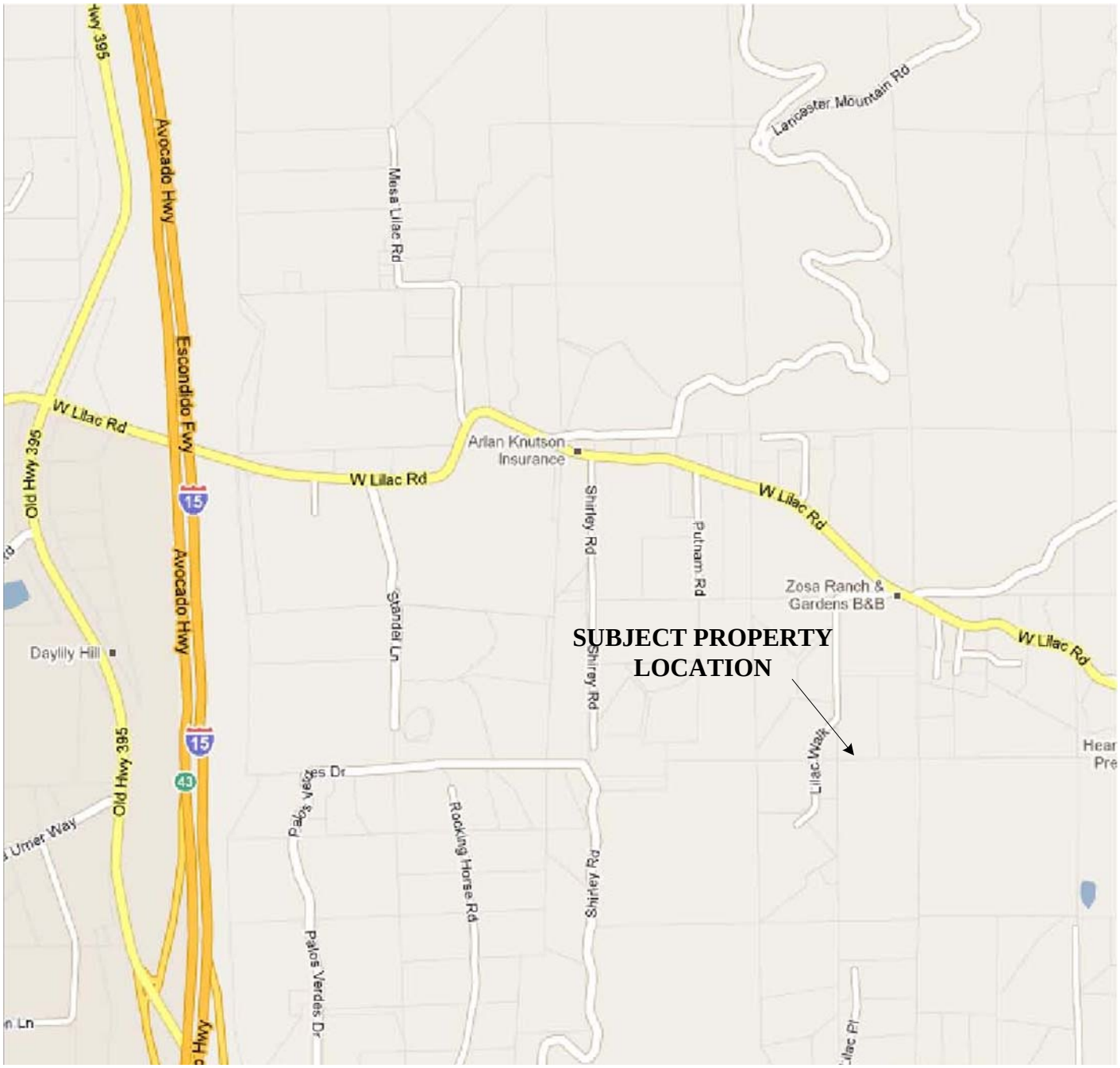
FIGURES



Map Source: Google Maps®, Accessed, January 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

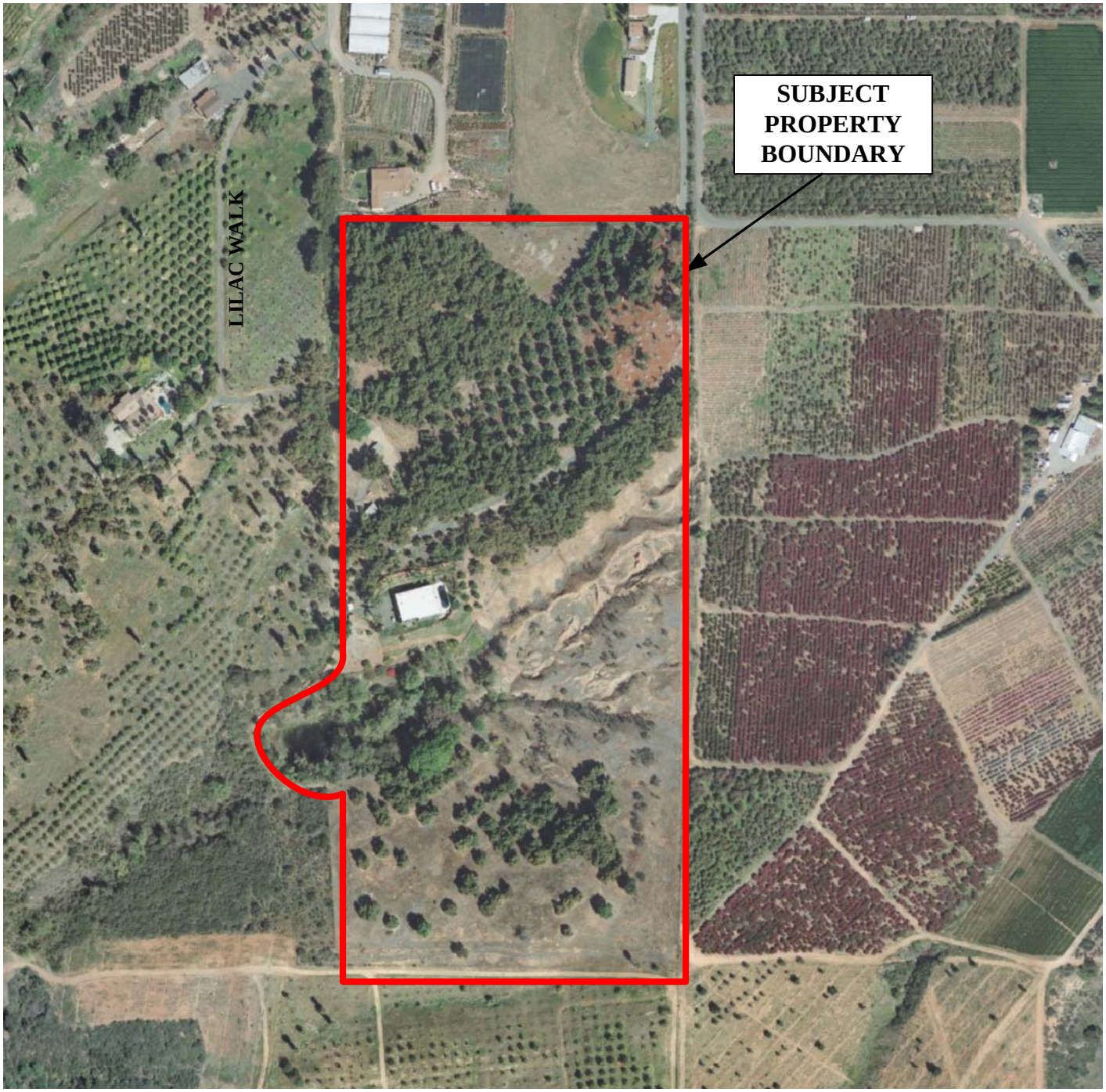
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
21.34-Acre "Jones" Property
APNs 128-290-09 and 128-290-10
9431 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71398
Created January 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 270'

0 162 FT 270 FT 540 FT

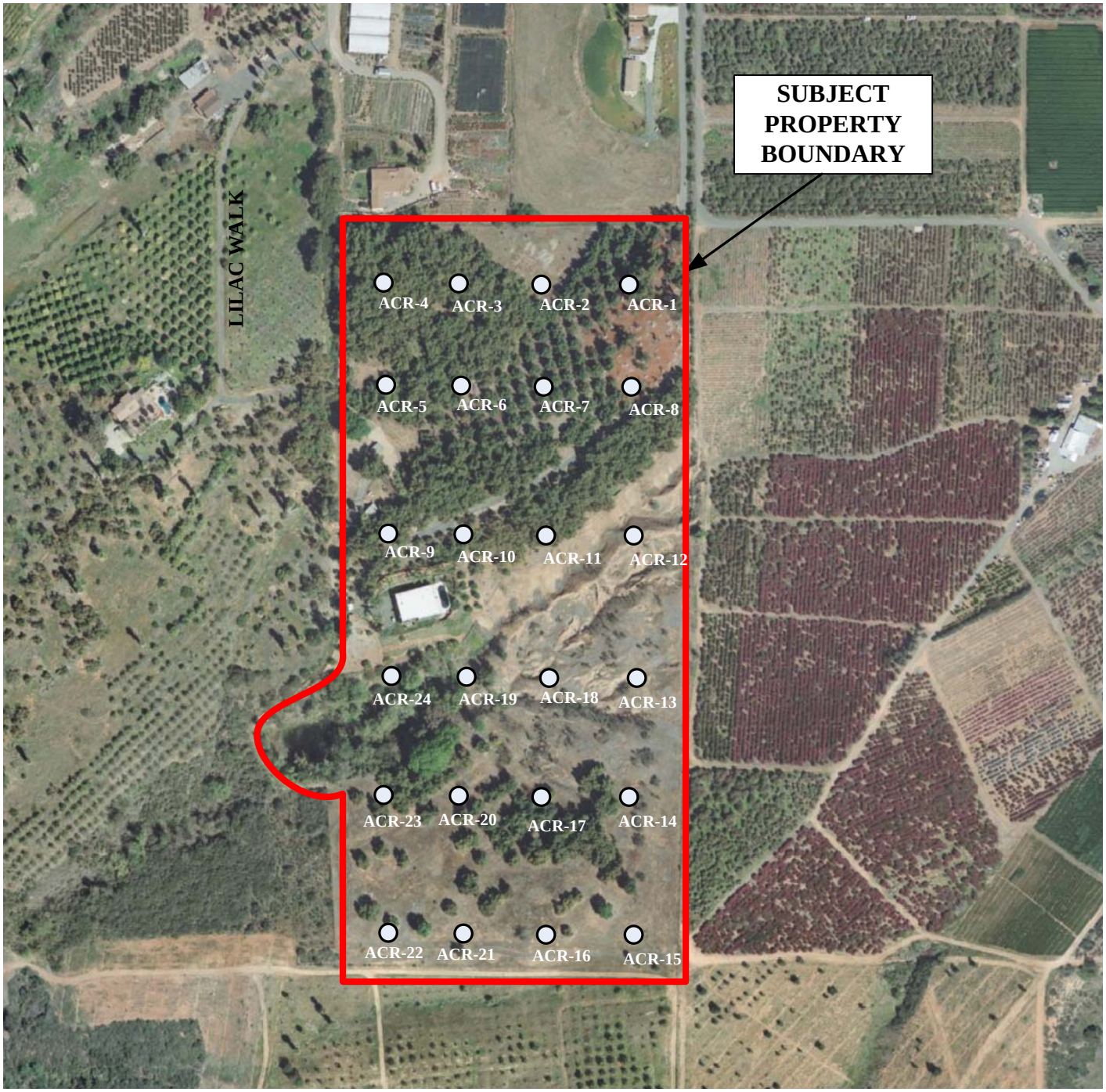
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
21.34-Acre "Jones" Property
APNs 128-290-09 and 128-290-10
9431 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71398
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 Soil Boring Location

N

Scale: 1" = 270'

0 162 FT 270 FT 540 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
21.34-Acre "Jones" Property
APNs 128-290-09 and 128-290-10
9431 West Lilac Road, Escondido, California 92026
EEI Project No. ACR-71398
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

As a Senior Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I and II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal site investigation and mitigation projects. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects
Keystone Development, Moreno Valley, CA – Conducted Phase I and II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and II ESA on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

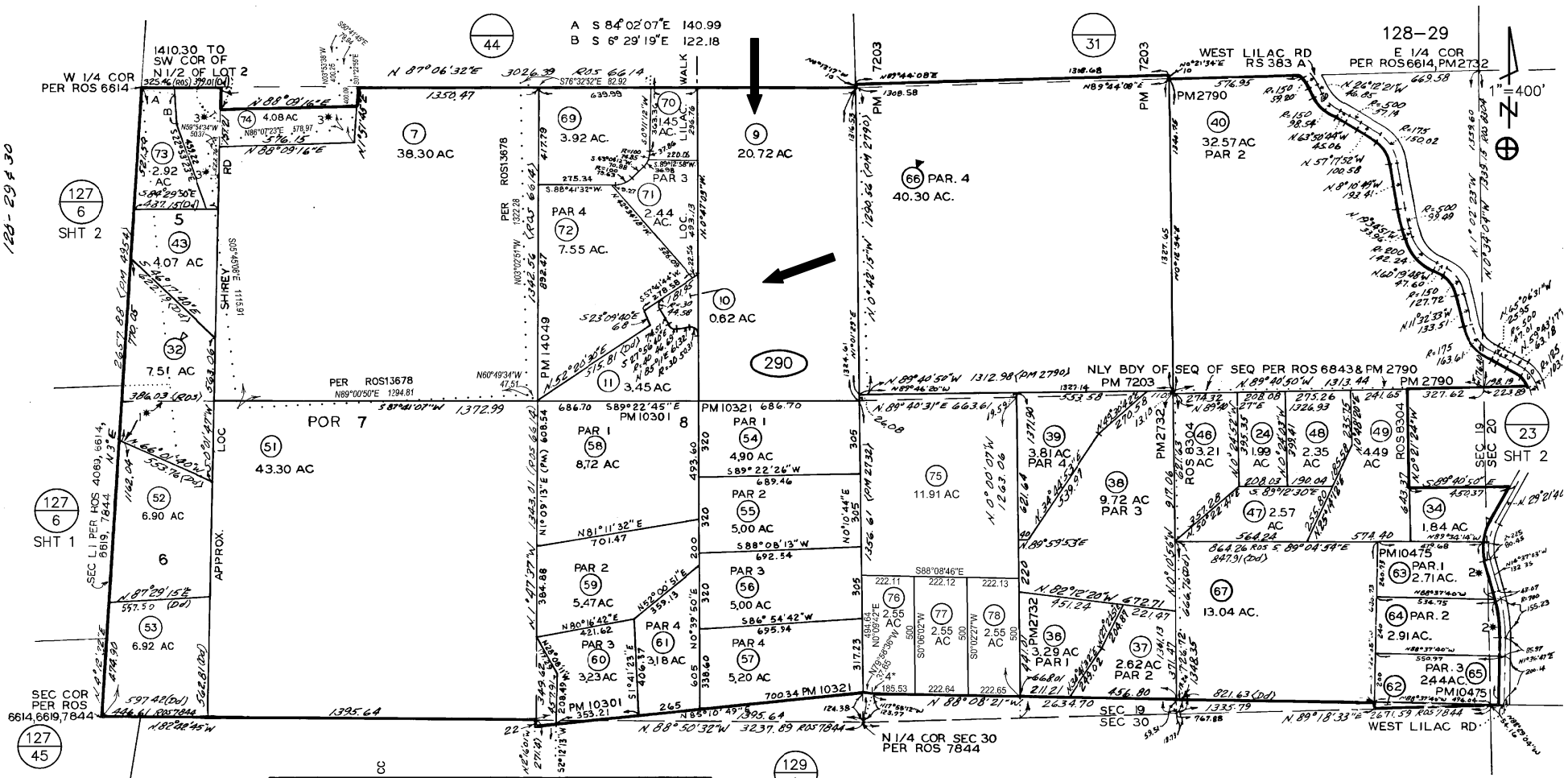
Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations
American Society of Civil Engineers (ASCE)
National Groundwater Association (NGWA)
Association of Environmental Professionals (AEP)
San Diego Environmental Professionals (SDEP)

Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP


128-29
1"=400'
W 1/4 COR PER ROS 6614
1410.30 TO SW COR OF N1/2 OF LOT 2
E 1/4 COR PER ROS6614, PM2732
WEST LILAC RD RS 383 A
WEST LILAC RD
SEC 30
SEC 19
SEC 20
N 1/4 COR SEC 30 PER ROS 7844
SEC COR PER ROS 6614,6619,7844
SHREY RD
LOC APPROX.
POR 7
PAR 1
PAR 2
PAR 3
PAR 4
PM 10321
PM 10301
PM 7203
PM 2790
PM 2732
PM 10475
ROS 13678
ROS 6614
ROS 7844
ROS 8304
ROS 9512
ROS 13090
NLY BDY OF SEQ OF SEQ PER ROS 6843 & PM 2790
A S 84° 02' 07" E 140.99
B S 6° 29' 19" E 122.18
N 88° 09' 16" E 1350.47
N 87° 06' 32" E 3026.39
N 88° 09' 16" E 576.15
N 88° 09' 16" E 1395.64
N 88° 50' 32" W 3237.89 ROS 7844
N 88° 08' 21" W 2634.70
N 89° 18' 33" E 2671.59 ROS 7844
N 89° 40' 50" W 1312.98 (PM 2790)
N 89° 40' 50" W 1313.44 PM 2790
N 89° 40' 31" E 663.61
N 89° 59' 53" E
N 0° 00' 07" W 1263.06
N 0° 10' 44" E 1356.61 (PM 2732)
N 1° 09' 13" E (PM) 608.54
N 1° 27' 27" W 1363.01 (ROS 6614)
N 1° 42' 32" E 474.90
N 1° 41' 23" E 406.37
N 0° 39' 50" E 338.60
N 0° 10' 44" E 305
N 0° 10' 44" E 1324.61
N 0° 10' 44" E 1324.61
N 0° 10' 44" E 1324.61

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2008

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR-7139
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR-71398 NAPP-3C_12474-180)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR 71398 AMI-SD-90-91_12581)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR 71398 AMI-SD-80_10235)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1975

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR- 71398 AMI-SD-75_7588)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR 71398 (CAS-SD_2-131)
Target Site: 33.292127, -117.133300

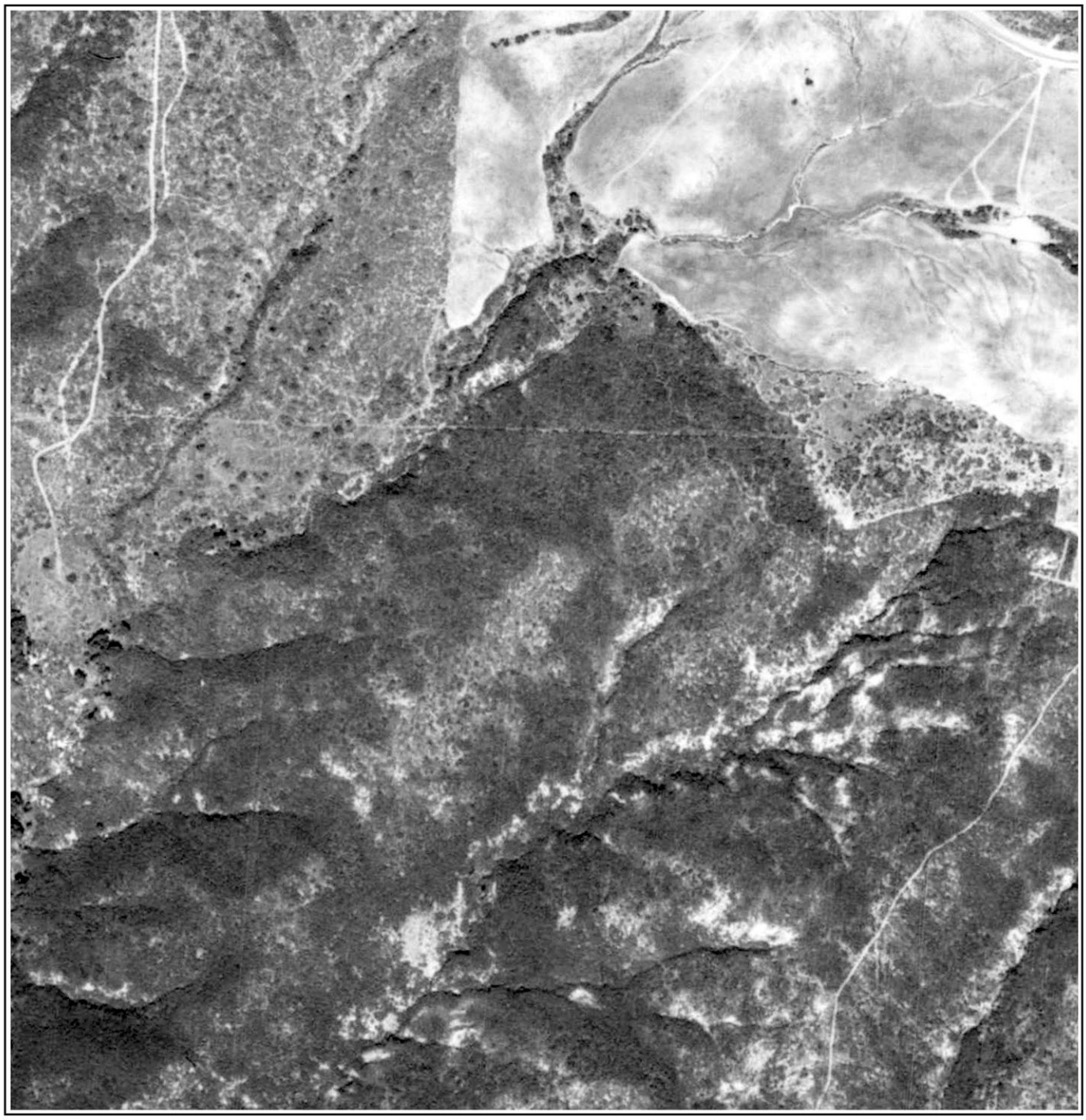
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR 71398 AXN-1953_3M-133)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

9431 West Lilac Road, Escondido, CA 92026



Job Number: ACR- 71398 GS-CP_9-88)
Target Site: 33.292127, -117.133300

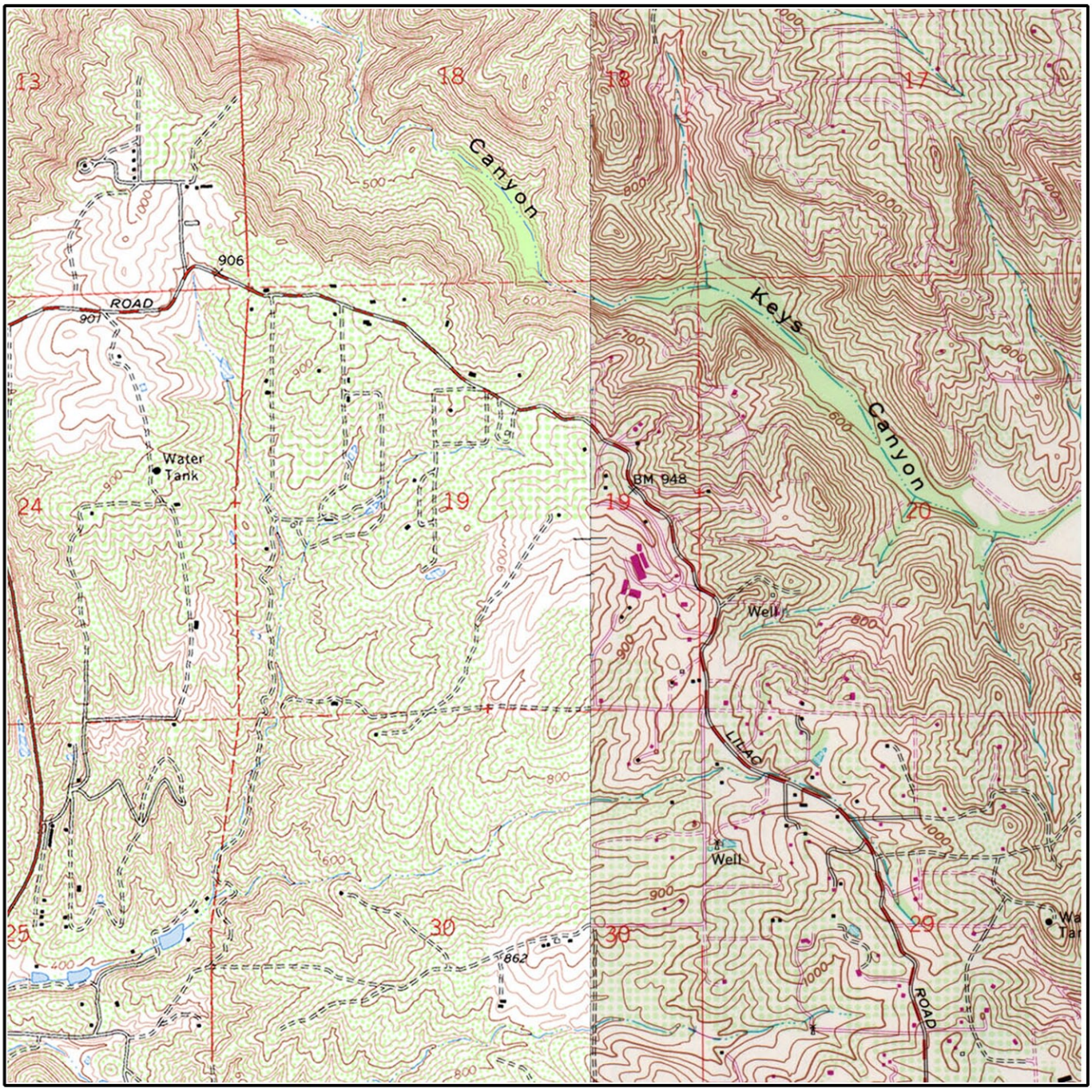
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1975 Original Map Scale: 1:24,000

9431 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71398
Target Site: 33.891446, -117.127669

E Quad Name: Pala, CA
Year: 1982

0 miles 0.5 1

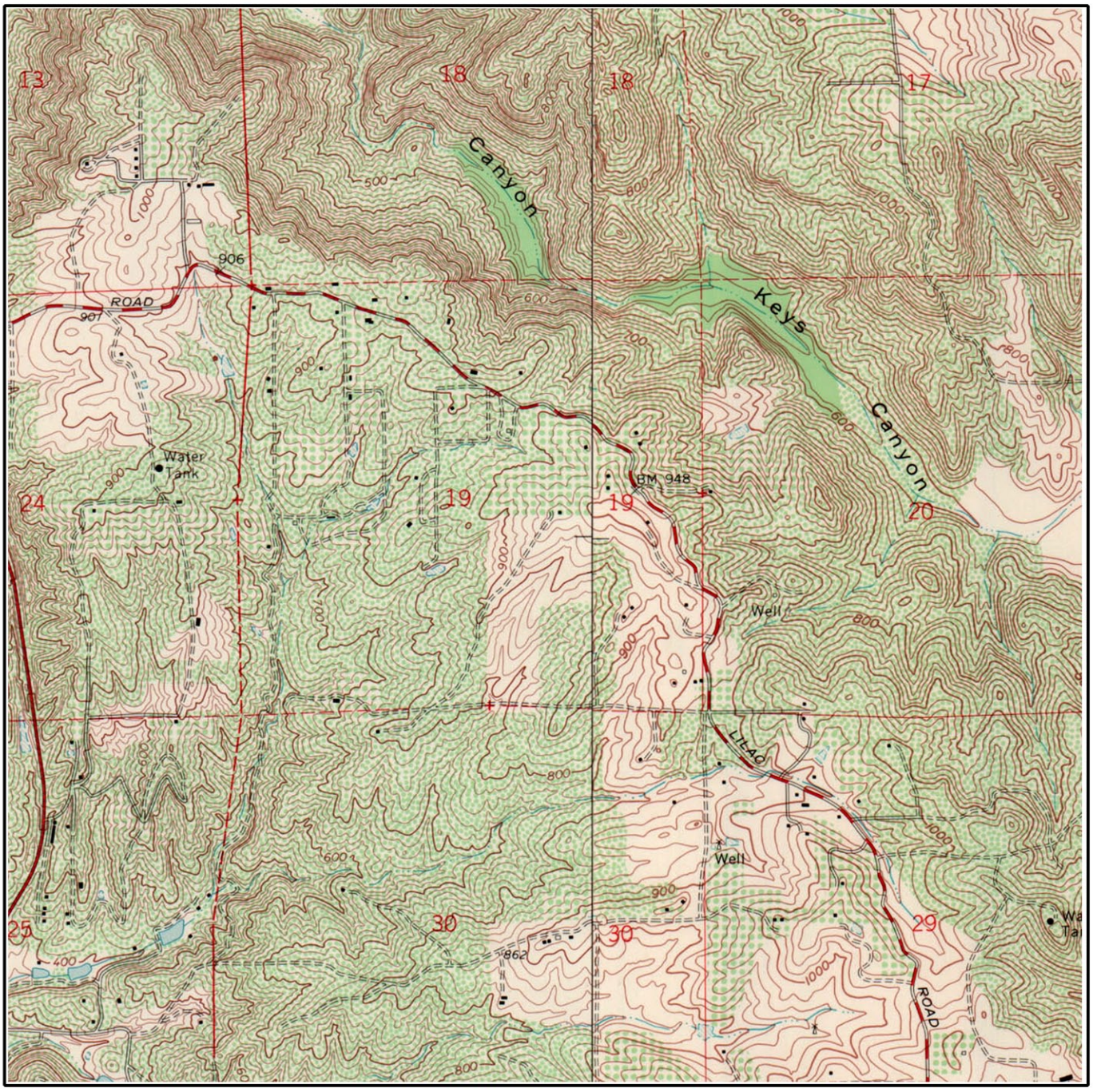
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1968 Original Map Scale: 1:24,000

9431 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71398
Target Site: 33.891446, -117.127669

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

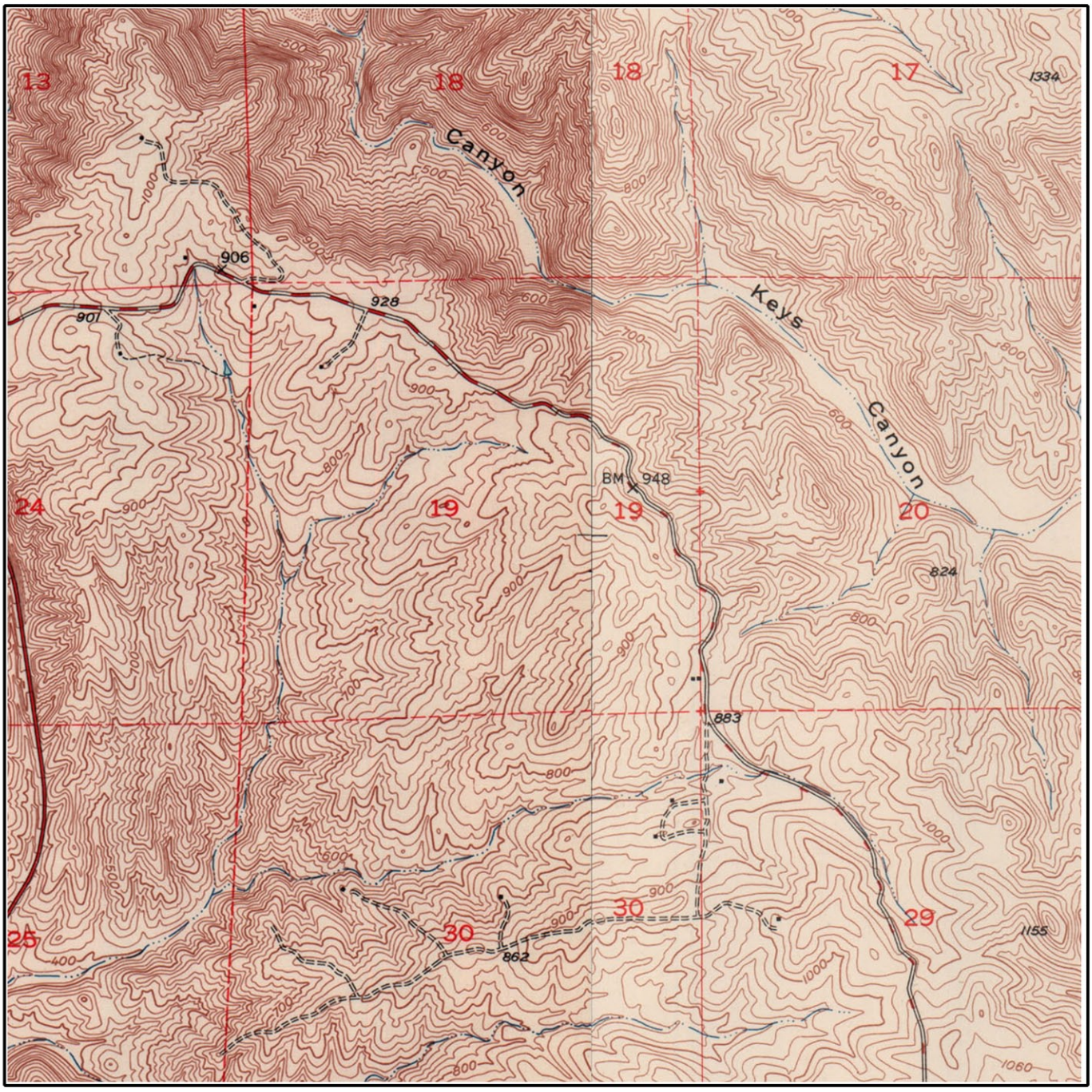
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Bonsall, CA
Year: 1948 Original Map Scale: 1:24,000

9431 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71398
Target Site: 33.891446, -117.127669

E Quad Name: Pala, CA
Year: 1950

0 miles 0.5 1

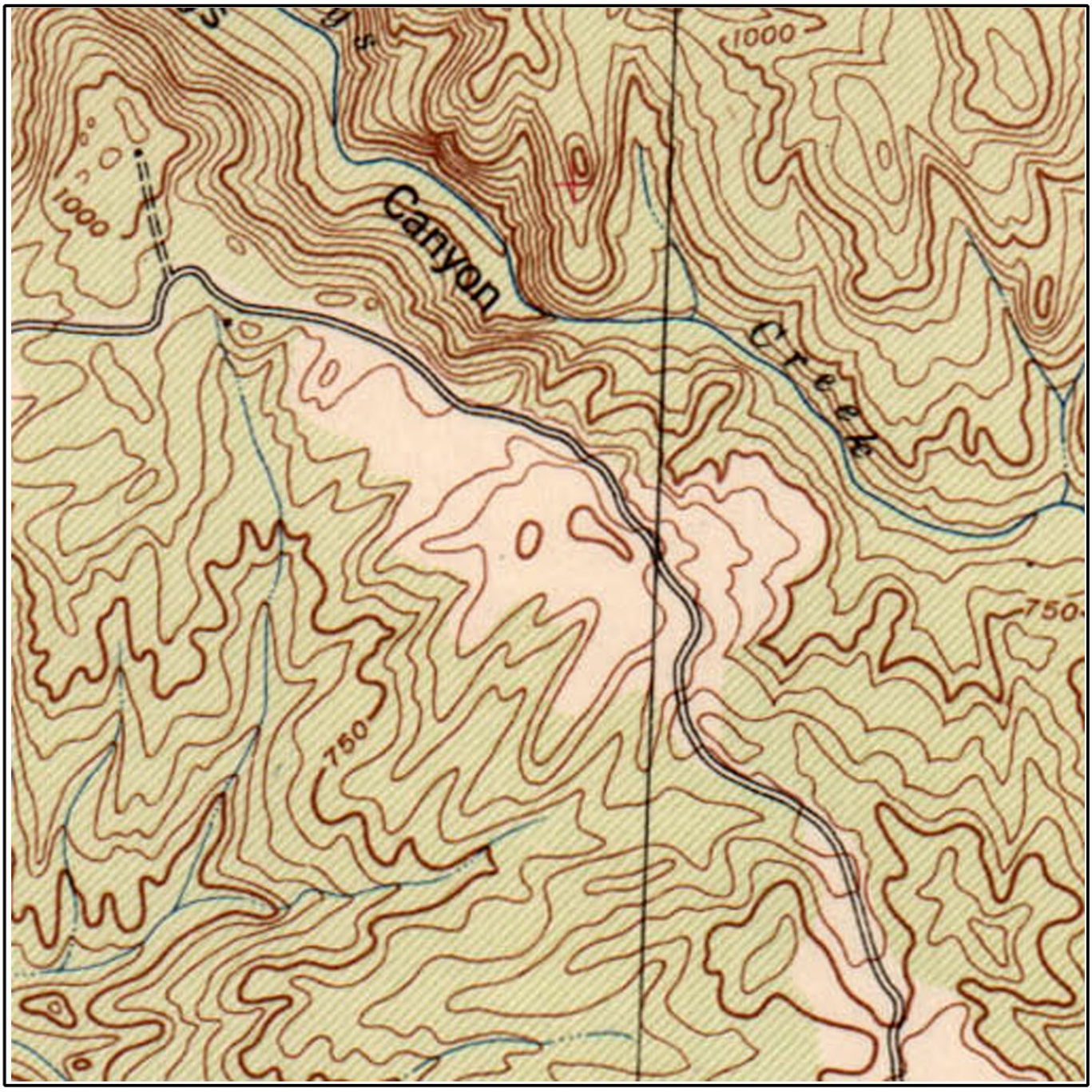
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Temecula, CA
Year: 1942 Original Map Scale: 1:62,500

9431 West Lilac Rd, Escondido, CA 92026



Job Number: ACR-71398
Target Site: 33.891446, -117.127669

0 miles 0.5 1

Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Track Info Services City Directory Report

Prepared for: Brian Brennan – EEI

Client Job No/Name: ACR71398
TIS Log No: 67336

Subject Property:
9431 W. Lilac Rd
Escondido, CA 92026

November 28, 2011

DISCLAIMER
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Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.		

2011 Haines: North San Diego County p. 532		
9425 W. Lilac Rd Martino Gary	**9431 W. Lilac Rd** Address not listed	9437 W. Lilac Rd Wollam Mark
2007 Haines: North San Diego County p. 479		
9425 W. Lilac Rd No Response	**9431 W. Lilac Rd** Address not listed	9437 W. Lilac Rd Wollam Mark
2002 Haines: North San Diego County p. 877		
9425 W. Lilac Rd Martino Gary	**9431 W. Lilac Rd** Address not listed	9437 W. Lilac Rd Wollam Mark
1997 Haines: North San Diego County p. 668		
9425 W. Lilac Rd Dillon James; Dillon James B	**9431 W. Lilac Rd** Address not listed	9437 W. Lilac Rd Engle David; Engle Susanne
1992 Haines: North San Diego County p. 547		
9425 W. Lilac Rd Arleo M; Young Butch	**9431 W. Lilac Rd** Address not listed	9447 W. Lilac Rd No Response
1986 Haines: North San Diego County p. 470		
9425 W. Lilac Rd No Response	**9431 W. Lilac Rd** Address not listed	9433 W. Lilac Rd No Response
1981 Haines: North San Diego County p. 219		
9425 W. Lilac Rd Gilmore Harold N	**9431 W. Lilac Rd** Address not listed	9437 W. Lilac Rd No Response
1974 Pacific Telephone: Escondido p. 57		
W. Lilac Rd First listing this street 9867	**9431 W. Lilac Rd** Address not listed	9867 W. Lilac Rd Walker Noel
End Of Search due to: **A) earlier directory or street listing not found;** *B) listing out of range, listings re-numbered, or no numeric listings*		

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.