APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9431 WEST LILAC RD

ESCONDIDO CA 92026

Job Number: ACR-71398

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-21-11

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Environmental FirstSearch
Search Summary Report

Target Site: 9431 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	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: 11-21-11
Requestor Name: BRIAN BRENNAN
Standard: ASTM-05

Search Type: COORD
Job Number: ACR-71398
Filtered Report

Target Site: 9431 WEST LILAC RD
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:	-117.127669	-117:7:40	**Easting:**	488112.796
Latitude:	33.291446	33:17:29	**Northing:**	3683412.578
Elevation:	944		**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	11-21-11
Historical Topos	Yes	11-21-11
City Directories	Yes	11-21-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	11-21-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9431 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71398

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: 9431 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71398

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: 9431 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71398

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 9431 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71398

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: 9431 WEST LILAC RD
ESCONDIDO CA 92026

JOB: ACR-71398

Street Name	Dist/Dir	Street Name	Dist/Dir
Lilac Walk	0.25 NW		
Nutby Ln	0.25 NE		
WEST LILAC RD	0.00--		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-21-11
ACR-71398
9431 WEST LILAC RD
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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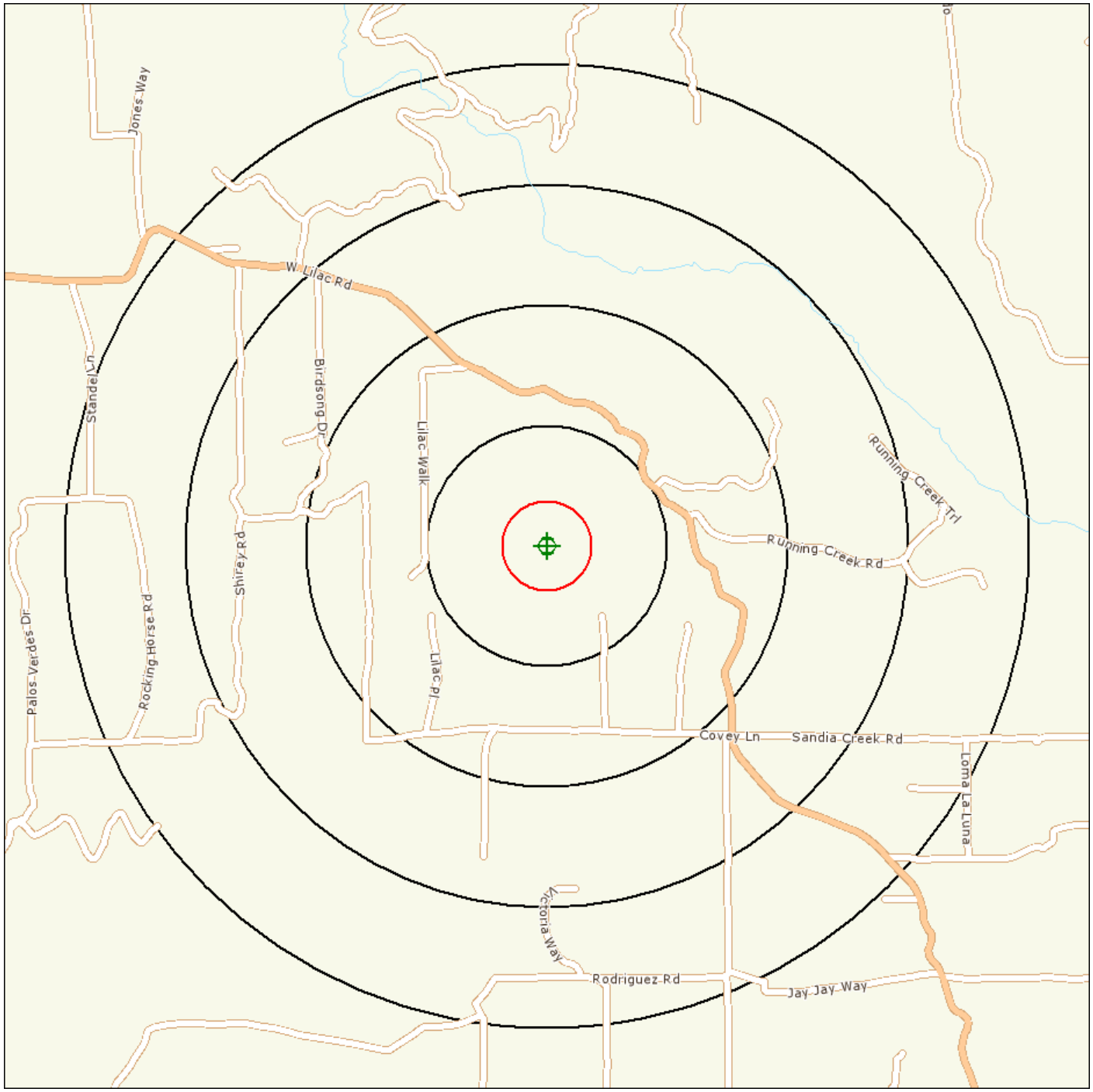
Environmental FirstSearch

1 Mile Radius

Single Map:

9431 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.291446 Longitude: -117.127669) .....

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

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

Triballand.....

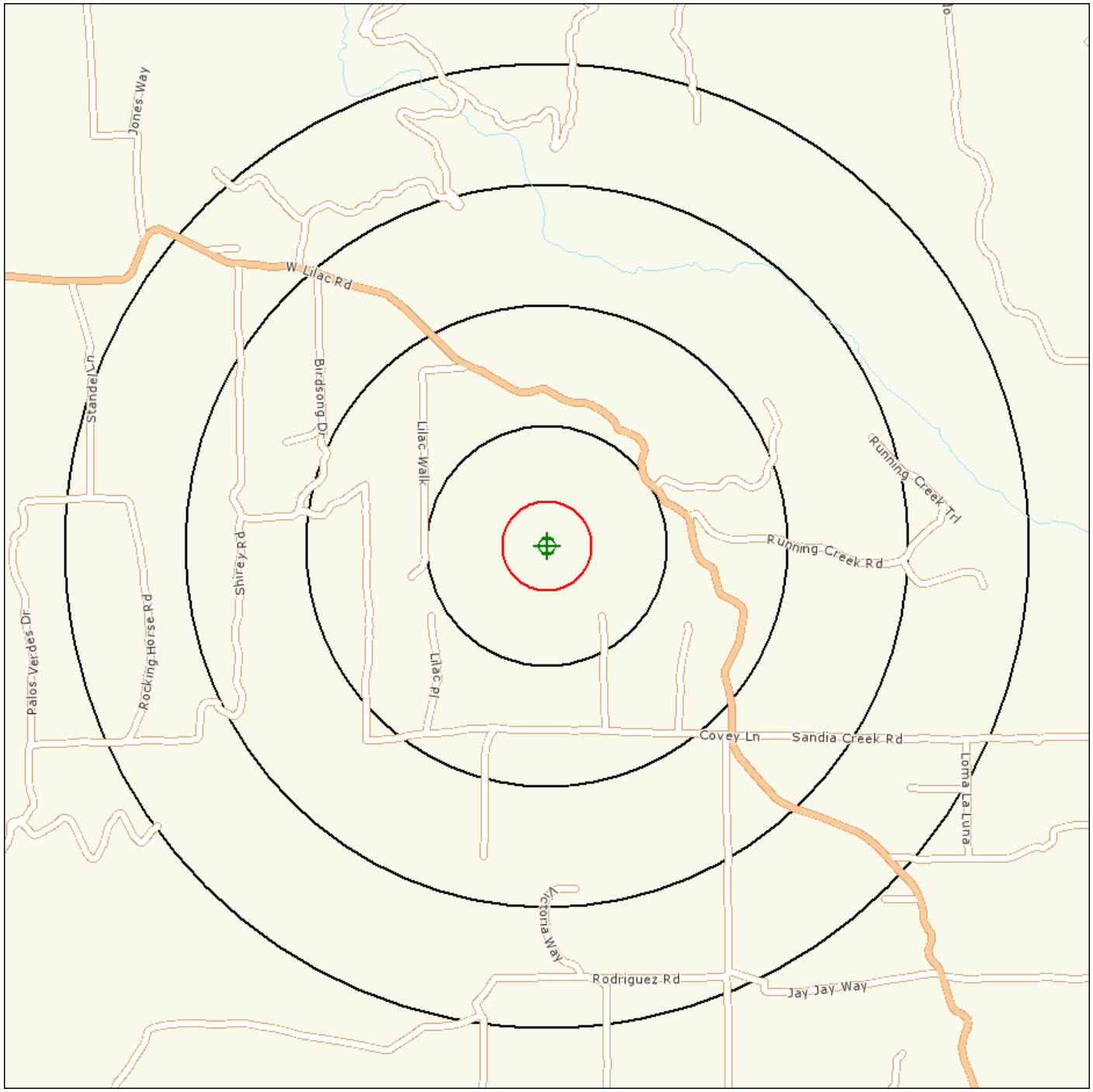
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

9431 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.291446 Longitude: -117.127669) .....

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

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

Triballand.....

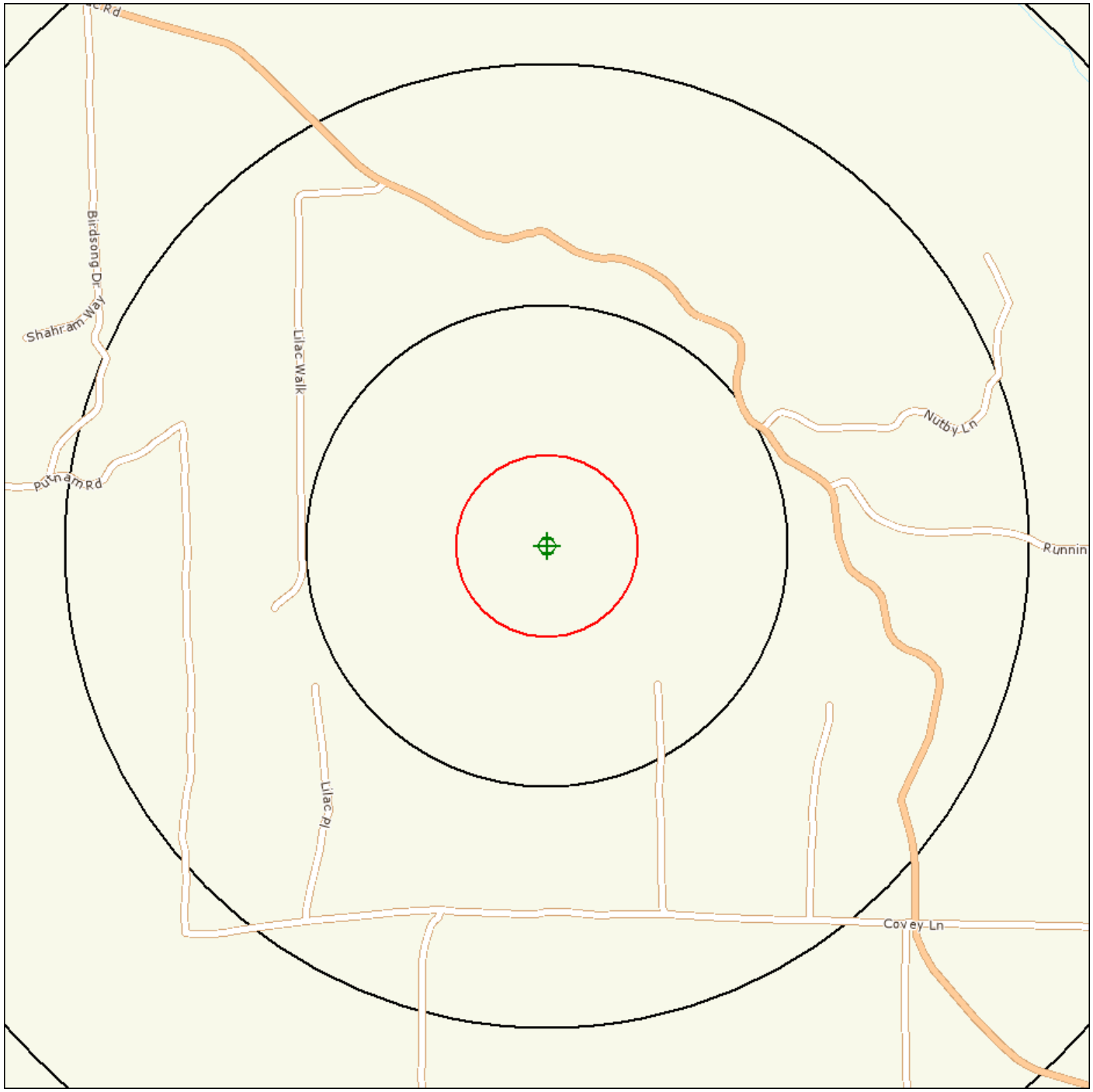
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

9431 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.291446 Longitude: -117.127669) .....

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

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

Triballand.....

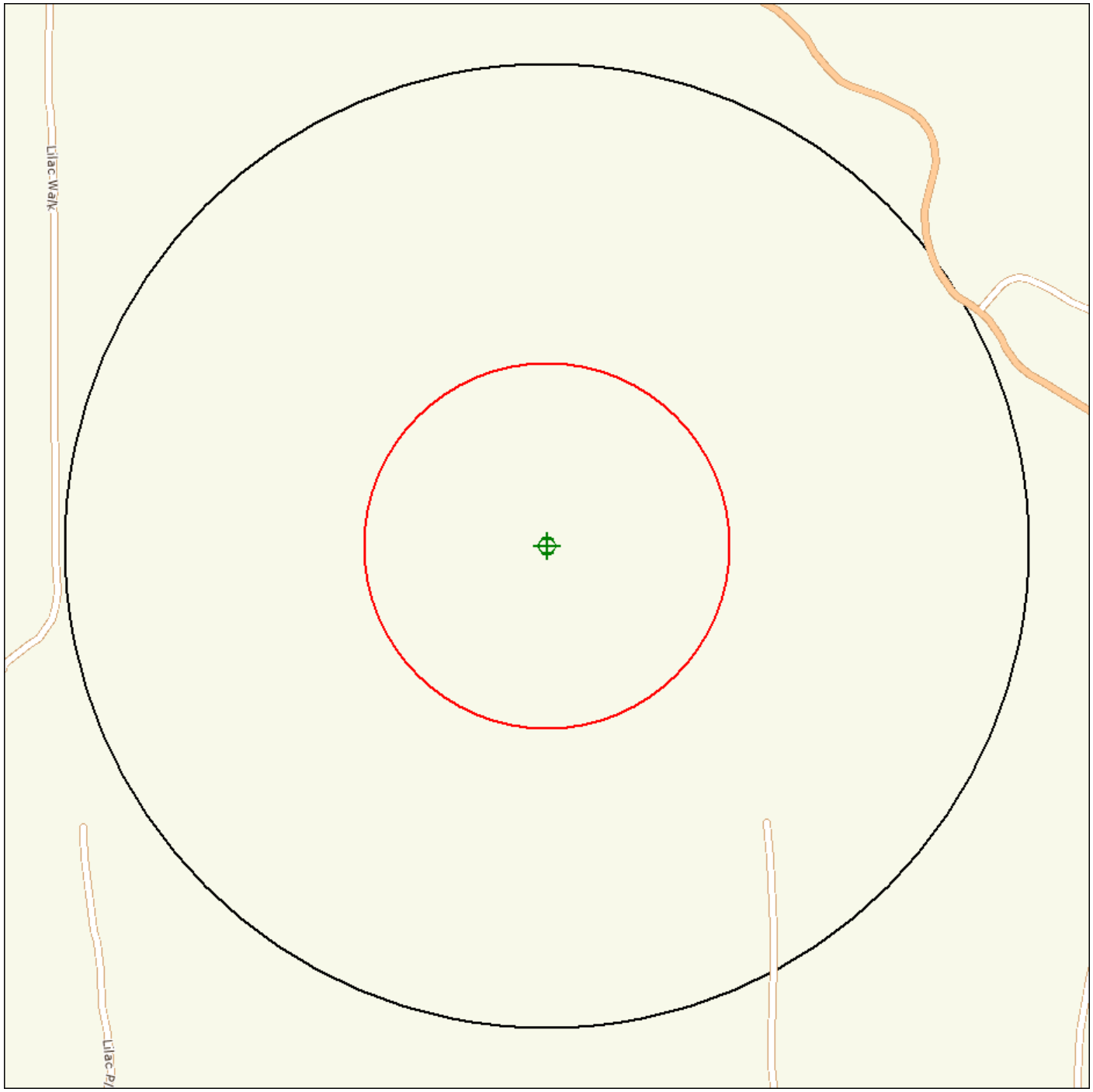
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

9431 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.291446 Longitude: -117.127669) .....

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

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

Triballand.....

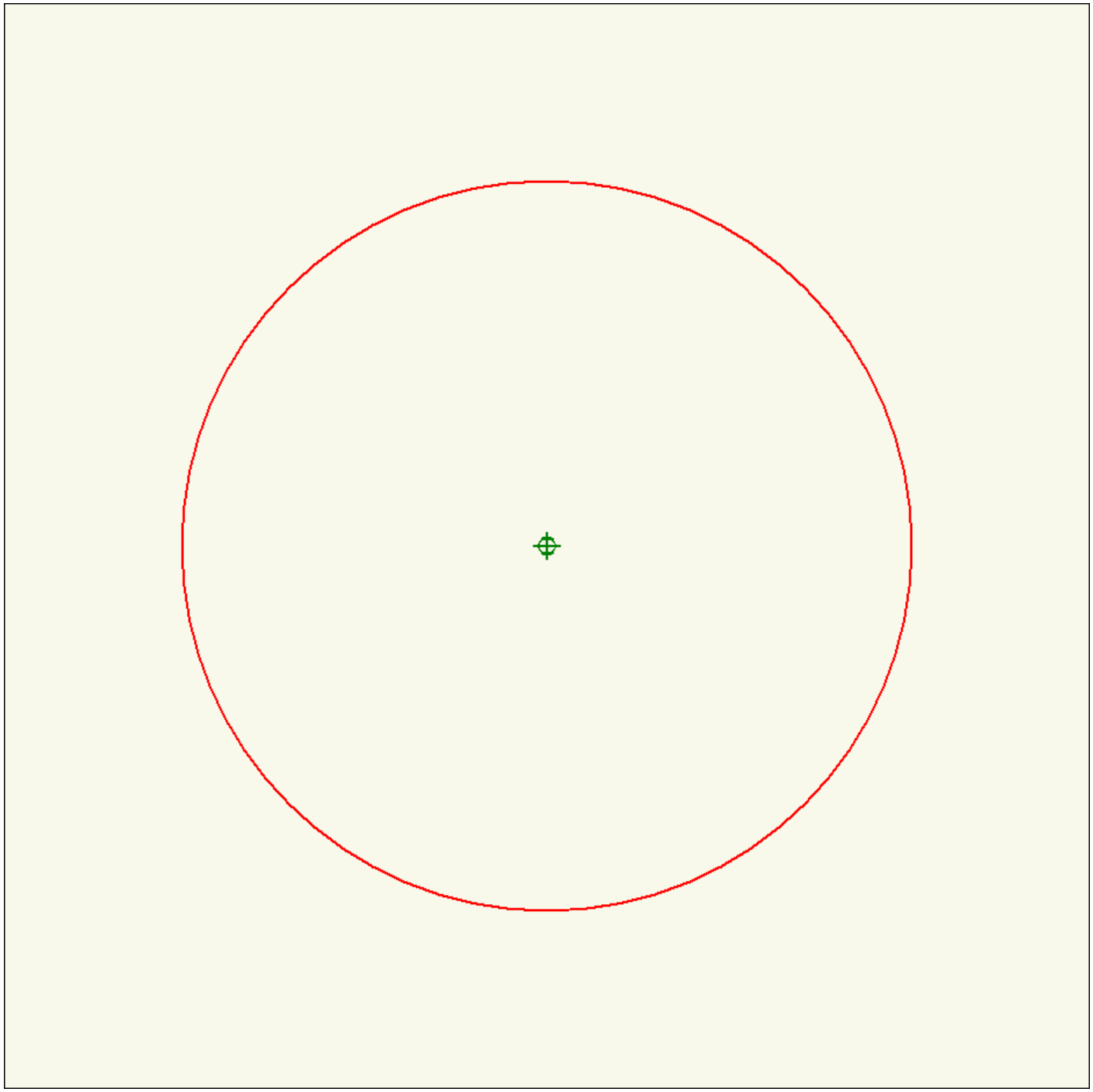
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

9431 WEST LILAC RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.291446 Longitude: -117.127669) .....

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

9431 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

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-71398 / 21.34-acre "Jones" Property (APN 128-290-09 and -10)**

Project Address: **9431 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 San Diego 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, Inc.

Address: 12275 El Camino Real, Suite 110
San Diego CA 92130

Date: 11/21/11

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property from the north-central portion of the site. View is to the south.



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

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Photograph 3 – View of the maintenance building located on the west-central portion of the site.



Photograph 4 – View of the maintenance/worker dwelling located on the west-central portion of the site.



Photograph 5 – View of a 55-gallon storage drum located east of the maintenance/worker dwelling.



Photograph 6 – View of an above ground storage tank (AST), drums, and agricultural chemicals located northeast of the main residence.



Photograph 7 – View of a well located on the northwest corner of the subject property.



Photograph 8 – View of a potential well and/or swimming pool pumping equipment located east of the main residence.

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: Jones 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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111839-01	Soil	12/06/11 13:19	12/07/11 12:15
ACR-2	T111839-02	Soil	12/06/11 13:21	12/07/11 12:15
ACR-3	T111839-03	Soil	12/06/11 13:23	12/07/11 12:15
ACR-4	T111839-04	Soil	12/06/11 13:26	12/07/11 12:15
ACR-5	T111839-05	Soil	12/06/11 13:30	12/07/11 12:15
ACR-6	T111839-06	Soil	12/06/11 13:35	12/07/11 12:15
ACR-7	T111839-07	Soil	12/06/11 13:37	12/07/11 12:15
ACR-8	T111839-08	Soil	12/06/11 13:40	12/07/11 12:15
ACR-9	T111839-09	Soil	12/06/11 13:53	12/07/11 12:15
ACR-10	T111839-10	Soil	12/06/11 13:55	12/07/11 12:15
ACR-11	T111839-11	Soil	12/06/11 14:10	12/07/11 12:15
ACR-12	T111839-12	Soil	12/06/11 14:12	12/07/11 12:15
ACR-13	T111839-13	Soil	12/06/11 14:14	12/07/11 12:15
ACR-14	T111839-14	Soil	12/06/11 14:16	12/07/11 12:15
ACR-15	T111839-15	Soil	12/06/11 14:18	12/07/11 12:15
ACR-16	T111839-16	Soil	12/06/11 14:20	12/07/11 12:15
ACR-17	T111839-17	Soil	12/06/11 14:22	12/07/11 12:15
ACR-18	T111839-18	Soil	12/06/11 14:25	12/07/11 12:15
ACR-19	T111839-19	Soil	12/06/11 14:26	12/07/11 12:15
ACR-20	T111839-20	Soil	12/06/11 14:29	12/07/11 12:15
ACR-21	T111839-21	Soil	12/06/11 14:31	12/07/11 12:15
ACR-22	T111839-22	Soil	12/06/11 14:33	12/07/11 12:15
ACR-23	T111839-23	Soil	12/06/11 14:34	12/07/11 12:15
ACR-24	T111839-24	Soil	12/06/11 14:37	12/07/11 12:15
COMPOSITE 1	T111839-25	Soil	12/06/11 00:00	12/07/11 12:15
COMPOSITE 2	T111839-26	Soil	12/06/11 00:00	12/07/11 12:15

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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
COMPOSITE 3	T111839-27	Soil	12/06/11 00:00	12/07/11 12:15
COMPOSITE 4	T111839-28	Soil	12/06/11 00:00	12/07/11 12:15
COMPOSITE 5	T111839-29	Soil	12/06/11 00:00	12/07/11 12:15
COMPOSITE 6	T111839-30	Soil	12/06/11 00:00	12/07/11 12:15

SunStar Laboratories, Inc.



Daniel Chavez, Project Manager

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Lake Forest, California 92630
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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-1

T111839-01 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-2

T111839-02 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	**3.4**	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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-3

T111839-03 (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	1120807	12/08/11	12/09/11	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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-4

T111839-04 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-5

T111839-05 (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	1120807	12/08/11	12/09/11	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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-6

T111839-06 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-7

T111839-07 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-8

T111839-08 (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	1120807	12/08/11	12/09/11	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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-9

T111839-09 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-10

T111839-10 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-11

T111839-11 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-12

T111839-12 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-13

T111839-13 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-14

T111839-14 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-15

T111839-15 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	**5.6**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-16

T111839-16 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-17

T111839-17 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-18

T111839-18 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	**11**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-19

T111839-19 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-20

T111839-20 (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	1120807	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-21

T111839-21 (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	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	**3.1**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-22

T111839-22 (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	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	**4.2**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-23

T111839-23 (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	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

ACR-24

T111839-24 (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	1120808	12/08/11	12/09/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 1

T111839-25 (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	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		*104 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 2

T111839-26 (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	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	**5.6**	5.0	"	"	"	"	"	"	
alpha-Chlordane	**28**	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*		"	"	"	"	

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 3

T111839-27 (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	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		*107 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 4

T111839-28 (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	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		*76.5 %*	*35-140*		"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 5

T111839-29 (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	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		*97.3 %*	*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: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

COMPOSITE 6

T111839-30 (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	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		*94.6 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

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 1120807 - EPA 3051										
Blank (1120807-BLK1)				Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1120807-BS1)				Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	104	5.0	mg/kg	100		104	75-125			
Lead	100	3.0	"	100		100	75-125			
Matrix Spike (1120807-MS1)	**Source: T111839-01**			Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	99.9	5.0	mg/kg	100	2.55	97.4	75-125			
Lead	94.1	3.0	"	100	1.02	93.0	75-125			
Matrix Spike Dup (1120807-MSD1)	**Source: T111839-01**			Prepared: 12/08/11 Analyzed: 12/09/11						
Arsenic	95.9	5.0	mg/kg	100	2.55	93.4	75-125	4.09	20	
Lead	92.4	3.0	"	100	1.02	91.4	75-125	1.76	20	
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			

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

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										
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	

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

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*			

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Daniel J Chávez

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

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*			

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Daniel J Chávez

Daniel Chavez, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Jones Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71398	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/14/11 14:50

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

BATCH # T111839

DATE:	12/6/2011	LABORATORY:	SunStar Laboratories, Inc.	PAGE:	1 of 2
PROJECT NAME:	Jones Property	EEI PROJECT NUMBER:	ACR-71398		
PROJECT LOCATION:	9431 West Lilac Road	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: Create composite samples (Composite #1 through Compsoite #6) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

17.8

	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
01	ACR-1	12/6/2011	1319	Soil	Glass Jar								X	X						1
02	ACR-2	12/6/2011	1321	Soil	Glass Jar								X	X						1
03	ACR-3	12/6/2011	1323	Soil	Glass Jar								X	X						1
04	ACR-4	12/6/2011	1326	Soil	Glass Jar								X	X						1
05	ACR-5	12/6/2011	1330	Soil	Glass Jar								X	X						1
06	ACR-6	12/6/2011	1335	Soil	Glass Jar								X	X						1
07	ACR-7	12/6/2011	1337	Soil	Glass Jar								X	X						1
08	ACR-8	12/6/2011	1340	Soil	Glass Jar								X	X						1
09	ACR-9	12/6/2011	1353	Soil	Glass Jar								X	X						1
10	ACR-10	12/6/2011	1355	Soil	Glass Jar								X	X						1
11	ACR-11	12/6/2011	1410	Soil	Glass Jar								X	X						1
12	ACR-12	12/6/2011	1412	Soil	Glass Jar								X	X						1
13	ACR-13	12/6/2011	1414	Soil	Glass Jar								X	X						1
14	ACR-14	12/6/2011	1416	Soil	Glass Jar								X	X						1
15	ACR-15	12/6/2011	1418	Soil	Glass Jar								X	X						1
16	ACR-16	12/6/2011	1420	Soil	Glass Jar								X	X						1
17	ACR-17	12/6/2011	1422	Soil	Glass Jar								X	X						1
18	ACR-18	12/6/2011	1425	Soil	Glass Jar								X	X						1
19	ACR-19	12/6/2011	1426	Soil	Glass Jar								X	X						1
20	ACR-20	12/6/2011	1429	Soil	Glass Jar								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:

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 # T111839

DATE:	12/6/2011	LABORATORY:	SunStar Laboratories, Inc.	PAGE:	2 of 2
PROJECT NAME:	Jones Property	EEI PROJECT NUMBER:	ACR-71398		
PROJECT LOCATION:	9431 West Lilac Road	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: Create composite samples (Composite #1 through Compsoite #6) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	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	12/6/2011	1431	Soil	Glass Jar								X	X						1
22	ACR-22	12/6/2011	1433	Soil	Glass Jar								X	X						1
23	ACR-23	12/6/2011	1434	Soil	Glass Jar								X	X						1
24	ACR-24	12/6/2011	1437	Soil	Glass Jar								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:

BATCH #T111839

EEI	ACR-71398
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1 25
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2 26
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3 27
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ACR-11	
ACR-12	
ACR-13	Composite #4 28
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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111839

Client Name: EEI - CARLSBAD Project: JONES PROPERTY

Received by: SUNNY Date/Time Received: 12-7-11 / 1245

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 18.0 °C +/- the CF (- 0.2°C) = 17.8 °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 SL 12-7-11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED PHASE II SAMPLING

Accretive Investments, Inc.
21.76-Acre "Davitt" Property
APNs: 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026

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

March 8, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71272

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 PHASE II SAMPLING

Prepared for:

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

Subject property location:

21.76-Acre "Davitt" Property
APNs 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026
EEI Project Number ACR-71272

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

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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 – County of San Diego Records
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
Appendix I – Limited UST Subsurface Sampling Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 21.76-Acre "Davitt" Property

EEI Project Number: ACR-71272

Subject Property Information:
21.76-Acre "Davitt" Property
APNs 128-290-69, -70, -71 and -72, 128-440-14 and -15
9553 Lilac Walk
Escondido, California 92026
EEI Project Number ACR-71272

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

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: January 13, 2012 / **Report Date:** March 8, 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 9553 Lilac Walk, in Escondido, California 92026. 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 approximately 1,000 feet southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California 92026. The subject property encompasses a total of 21.76-acres on six (6) parcels identified as Assessor's Parcel Numbers (APNs) 128-290-69, -70, -71 and -72, 128-440-14 and -15. The subject property contains a single physical address of: 9553 Lilac Walk. Adjacent property includes mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

The subject property is primarily utilized for agricultural purposes (i.e., citrus and avocado orchards), with some areas no longer under active cultivation. Four (4) structures, including a main residence, occupy the subject property. The main residence is located in the center of the property atop a small rise. The remaining three (3) permanent structures are grouped on the northeast portion of the property, and include a secondary dwelling surrounded by two (2) detached sheds.

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 Directory records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

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 13, 2012, EEI personnel conducted a reconnaissance of the subject property 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. According to the property owner, Mrs. Karla Davitt, a UST containing fuel, is present along the northeast portion of the subject property. A small shed with a fuel pump is situated on top of the UST. No additional details were provided (e.g., size, construction, or depth). Additionally, numerous various sized storage containers were observed on the subject property. Visible staining or leakage was not noted; therefore, the presence of these storage containers is considered as a *de minimus* condition. No other evidence of environmental concerns was noted on the subject property during our subject property reconnaissance.

EEI conducted limited soil sampling to evaluate the former UST location in March, 2012. A soil boring was advanced to a depth of 25 feet below grade (bg), and soil samples were collected at 5, 10, 15, 20 and 25 feet bg. No odors, or other evidence of fuel was noted in soil samples, which were submitted for laboratory testing by EPA 8015, carbon chain identification (TPH/CCID). No results above the laboratory detection limit were found for either gasoline or diesel, and only minor motor-oil range TPH was noted in one sample. Samples were futher analyzed for fuel volatile organics by EPA 8021.

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 January 13, 2012. 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.

The results of our agricultural chemical survey revealed concentrations of arsenic at 7.2 milligrams per kilogram (mg/kg) in a single sample, ACR-11. No other samples reported arsenic above the laboratory reporting limit (i.e., "non-detect"). Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through -24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).

Concentrations of DDE were detected in samples Composite # 1 and #3 at 12 micrograms per kilogram (µg/kg) and 220 µg/kg, respectively. No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported in sample Composite # 3 at 40 µg/kg. No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect"). Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite # 2 at 32.6 µg/kg. No other samples reported chlordane above the laboratory reporting limit. No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

The reported lead, DDE, DDT, and chlordane concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 150 mg/kg (lead), 1,600 µg/kg (DDE and DDT), and 430 µg/kg (chlordane). The reported arsenic concentration in sample ACR-11 (7.2 mg/kg) is greater than the CHHSL residential screening level of 0.07 mg/kg. 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.

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 9553 Lilac Walk, in Escondido, California 92026. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- A UST, reportedly containing fuel, was formerly present along the northeast portion of the subject property. A small shed with a fuel pump was associated with the UST. Soil samples collected to a depth of 25-feet bg indicate that further investigation is not warranted.

- Based on laboratory analytical results from EEI's agricultural chemical testing, low levels of organochlorine pesticides (e.g., DDE, DDT and chlordane), arsenic and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides, arsenic and lead were less than the CHHSL residential screening values or were within acceptable background levels. 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 onsite structures will likely be required.

- County records indicate septic disposal systems are located on the subject property. Unless planned for future use, the septic systems should be properly abandoned following County Health Department guidelines.

- Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site visit.

- 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 9553 Lilac Walk, Escondido, California 92026 **(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 approximately 1,000 feet southwest of the intersection of West Lilac Road and Lilac Walk, Escondido, California 92026 (**Figure 2**). The subject property encompasses a total of 21.76-acres on six (6) parcels identified as Assessor's Parcel Numbers (APNs) 128-290-69, -70, -71 and -72, 128-440-14 and -15 (**Appendix B**). The subject property contains a single physical address of: 9553 Lilac Walk. Adjacent property includes mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

The subject property is primarily utilized for agricultural purposes (i.e., citrus and avocado orchards), with some areas no longer under active cultivation. Four (4) structures, including a main residence, occupy the subject property. The main residence is located in the center of the property atop a small rise. The remaining three (3) permanent structures are grouped on the northeast portion of the property, and include a secondary dwelling surrounded by two (2) detached sheds.

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 Directory records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

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 775 feet above mean sea level (amsl) (southwestern portion) to approximately 880 feet amsl (eastern 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 Placentia sandy loam (PeC) and the 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.

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 0.25 miles northwest of the subject property along Panama Road, were reportedly last measured in 1967 and recorded depths to groundwater of approximately 40 feet below grade and 14 feet bgs, 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 (128-290-69, -70, -71 and -72, 128-440-14 and -15) is identified as Joseph J. Davitt and Karla V. Davitt, with the following mailing addresses: 9553 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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2011, the subject property appeared occupied with several structures and utilized for agriculture.

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 and surrounding property appeared to be undeveloped and covered with native vegetation. Unimproved roads were visible in the surrounding area.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south of the property. West Lilac Road was present to the north and Highway 395 was present to the west. 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	A structure appeared on the central portion of the subject property, which was accessed from Lilac Walk to the east. An area of orchards appeared to the north and northeast of the structure. A small structure also appeared on the northeast portion of the property. Additional property surrounding the structures appeared utilized for agriculture. The southern portion of the subject property remained undeveloped.
1968	Topographic Map 1: 24,000	Subject property appeared with structures on the northern and central portions. Unimproved roads, including Lilac Walk appeared in the site vicinity. Other unimproved roads were present in the surrounding area. A portion of the subject property and surrounding area were shaded green, which signified agriculture.
1975	Aerial Photograph 1:375	An additional structure appeared on the northeastern portion of the site. Orchards remained on the northeastern portion. The west-central and southern portions of the subject property now appeared with orchards; the remaining portions were undeveloped. Increased orchards and rural residential development now appeared in the adjacent and 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 1975 photograph, except that the orchards appeared more mature.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 photograph, except that the orchards appeared more mature.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1990/91 photograph.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of sparse orchards throughout the property, with a main structure located on the central portion and smaller structures located on the northeast portion. 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 (9553 Lilac Walk) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed in directories from 1985 to 2011 with Joe J. Davitt. A summary of the listings associated with the subject property address is summarized 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
9553 Lilac Walk, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
9547 Lilac Walk No listing	**9553 Lilac Walk** **Joe J. Davitt**	Lilac Walk-Highest listing odd side of the street is 9553
2002 and 2007		
9547 Lilac Walk No listing	**9553 Lilac Walk** **Joe J. Davitt**	Lilac Walk-Highest listing odd side of the street is 9553
1992 and 1997		
9547 Lilac Walk No listing	**9553 Lilac Walk** **Joe J. Davitt**	Lilac Walk-Highest listing odd side of the street is 9553
1985		
9547 Lilac Walk Walter Fraizier	**9553 Lilac Walk** **Joe J. Davitt**	Lilac Walk-Highest listing odd side of the street is 9553
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, no records were available for the subject property.

In addition, EEI requested a search for environmental records with the County Land and Water Quality Division. Records were on file for four (4) subject property parcels APNs: 129-010-73 through -76. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 128-290-70: August 24, 1983, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. There was no indication that the permit was ever finalized or any inspections completed.

- APNs 128-290-71 and -72: May 16, 1983, Permits for Septic Tank Installation and percolation test for proposed single-family dwellings (one located on each parcel). There was no indication that these permits were ever finalized or any inspections completed.

- APN 128-440-14: May 11, 1987, Permit for Septic Tank repair at an existing single-family dwelling.

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 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 – 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: 128-290-69, -70, 71 and -72, 128-440-14 and -15; or the subject address of 9553 Lilac Walk. 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

EEI interviewed the current property owner, Mrs. Karla Davitt. According to Mrs. Davitt, she and her husband have owned the subject property since 1983. Prior to their purchase, the site was an avocado farm. They continued the farming, but added organic citrus as well. The Davitt's stopped farming last year due to increased water costs and began "stumping" a majority of the trees.

Mrs. Davitt stated that in addition to their main residences, there are various barns and sheds also located on the property that were used for farming purposes. The site has two (2) septic systems, one at the main residence and one at the small house on the north end of the property.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mrs. Davitt stated that the past and present use of the subject property have been as residential and agricultural. According to Mrs. Davitt, the farm was managed by an offsite company, Lilac Growers, who stored most of the fertilizers and related chemicals offsite. Mrs. Davitt stated that there is a fertilizer mixing tank, which may still have product in it, located on the subject property. Mrs. Davitt added that they did not store or use, on a regular basis, pesticides and herbicides on the subject property. In regards to fuel storage, Mrs. Davitt stated that a small shed with a fuel pump is located northeast of the residence on the northern portion of the subject property, and that the shed is situated on top of an underground storage tank (UST) which contains fuel. No additional details regarding the UST were provided to EEI.

3.5.2 Environmental Liens or Governmental Notification

Mrs. Davitt 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 subject property or any facility located on the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

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

3.5.5 Legal Proceedings

Mrs. Davitt 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 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 his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

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 county requirements related to a permit application associated with the subject property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mrs. Karla Davitt, no previous assessments have been conducted at 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-1963), there is a likely hood of ACM 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 is conducted 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 at least one of the onsite structures (circa-1963), 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 lead-based paint testing of building materials is conducted 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 are present near the residence located on the central portion of the subject property. Based on the age of the onsite structures (circa-1963), there is a potential that electrical equipment located on or near the subject property may be PCB-containing.

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 January 13, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located at 9553 Lilac Walk, in a mixed residential/agricultural area of Escondido, California 92026. The subject property is situated on six (6) parcels of land (APN 128-290-69 through 128-290-72, 128-440-14, and 128-440-15), which is comprised of 21.76 acres. The subject property is bound by mixed residential/agricultural land to the north, and undeveloped and/or agricultural property to the south, east and west. The northern portion of the property is divided by Lilac Walk, which ends at the main residence.

The subject property is primarily utilized for agricultural purposes (i.e., citrus and avocado orchards). Some areas of the orchards have been chopped down and are no longer under active cultivation. Irrigation lines are present throughout the cultivated portions of the property.

The subject property is developed with four (4) structures, including a main residence. The main residence is located in the center of the site atop a small rise. It is constructed of brick and wood. A cement driveway and parking area is located along the southwest side of the residence. There is an in-ground pool located along the northeast side of the house.

The remaining three (3) permanent structures are grouped on the northeast portion of the property. The largest structure in this area appears to be a residence. It is constructed of wood. There are laundry machines and an outdoor sink located on the southwest side of the structure. Trash bags filled with aluminum cans, as well as some other trash and debris, were observed in this area. Two (2) vehicles were parked in front of the structure. An RV was observed parked to the southwest of the house on a concrete pad as well as a wood chipper. There are cinderblock and concrete retaining walls. To the southwest of the RV is a collapsed structure with a metal frame. Overhead power lines are present on this portion of the property.

The remaining structures include two (2) sheds that are located in the northeast portion of the subject property. The larger shed is located northwest of the residence and appears to be used for general storage. The storage shed is constructed of wood with a cement floor and corrugated steel sliding doors. The second smaller shed is located northeast of the residence and is constructed of wood. This shed houses a fuel pump.

Inside the storage shed located northwest of the residence are signs of cracking and degradation of the floor, and minor oil staining. The shed houses tow-behind farming equipment, construction materials and debris, furniture, animal cages, bicycles, a motorcycle, tires, scrap metal and junk, and several small fuel storage containers for gasoline and propane. There is a cinderblock vault located in the center of the building that contains ladders and debris.

Note: During EEI's ESA job walk an Underground Storage Tank (UST) and a fuel pump was located at a small shed northeast of the residence. Subsequently, both were removed.

Located near the fuel shed are four (4) storage containers. These containers consist of one metal storage tank, one 55-gallon plastic drum, one large plastic storage tank, and one small metal propane tank. There are hoses and piping in this area as well.

A separate collapsed corrugated steel structure is located north of the two (2) sheds discussed above. There are three (3) unlabeled 55-gallon steel drums and a steel storage tank visible in this area. West of this area along the northern edge of the property is a low, overgrown drainage area. Some scrap metal and pipe were observed in this area.

Based on EEI's site reconnaissance, with the exceptions noted previously, no other evidence of contamination, distressed vegetation, surface spills, chemical containers, additional USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during on the subject property.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	Minor petroleum staining was observed on the concrete floor within the large storage shed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	Yes	One (1) unlabeled UST was observed in the northeast portion of the property, which reportedly was used to store gasoline.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Small quantities of metal and scrap were observed in several locations in the northern portion of the property. Several unmarked storage drums were identified on the northeast portion of the property.
Chemical Use/Storage	No	Small quantities of fuel, pesticides, and herbicides were observed along the northern portion of the property.

4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Property on all sides of the subject property are for the most part open, undeveloped land to the west and south, and agricultural land to the east and north. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. No evidence of dumping was observed.

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 and citrus 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 (21.76-acres), and EEI's experience at similar sites, a total of 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 January 13, 2012, 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 24 discrete locations (identified as ACR-1 through ACR-24, **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 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 and Organochlorine Pesticides by U.S. EPA Test Method 8081A. 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:

- Arsenic was reported in sample ACR-11 at 72 milligrams per kilogram (mg/kg). No other samples reported arsenic above the laboratory reporting limit (i.e., "non-detect").

- Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through ACR-24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).

- DDE was reported in sample Composite # 1 and Composite #3 at 12 micrograms per kilogram (µg/kg), and 220 µg/kg, respectively. No other samples analyzed detected DDE above the laboratory reporting limit (i.e., "non-detect").

- DDT was reported above the laboratory detection limit in sample Composite # 3 at 40 µg/kg. No other samples analyzed detected DDT above the laboratory reporting limit (i.e., "non-detect").

- Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite #2 at 32.6 µg/kg. No other samples analyzed detected 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 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	1/9/2012	<5	**4.0**	NA	NA	NA	NA	NA
ACR-2	6	1/9/2012	<5	**7.5**	NA	NA	NA	NA	NA
ACR-3	6	1/9/2012	<5	**5.5**	NA	NA	NA	NA	NA
ACR-4	6	1/9/2012	<5	**10**	NA	NA	NA	NA	NA
ACR-5	6	1/9/2012	<5	**5.4**	NA	NA	NA	NA	NA
ACR-6	6	1/9/2012	<5	**4.6**	NA	NA	NA	NA	NA
ACR-7	6	1/9/2012	<5	**4.8**	NA	NA	NA	NA	NA
ACR-8	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	1/9/2012	<5	**3.8**	NA	NA	NA	NA	NA
ACR-11	6	1/9/2012	**7.2**	**5.0**	NA	NA	NA	NA	NA
ACR-12	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	1/9/2012	<5	**3.4**	NA	NA	NA	NA	NA
ACR-14	6	1/9/2012	<5	**9.3**	NA	NA	NA	NA	NA
ACR-15	6	1/9/2012	<5	**3.2**	NA	NA	NA	NA	NA
ACR-16	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	1/9/2012	<5	**5.1**	NA	NA	NA	NA	NA
ACR-19	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	1/9/2012	<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-24	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	1/9/2012	NA	NA	<5	**12**	<5	<5	<5-200
Composite #2	6	1/9/2012	NA	NA	<5	<5	<5	<5	gamma-Chlordane:5.6; alpha-Chlordane:27
Composite #3	6	1/9/2012	NA	NA	<5	**220**	<5	**40**	<5-200
Composite #4	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #5	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #6	6	1/9/2012	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 agricultural chemical survey revealed concentrations of arsenic at 7.2 mg/kg in a single sample, ACR-11. No other samples reported arsenic above the laboratory reporting limit (i.e., "non-detect"). Concentrations of lead were detected above laboratory the reporting limit in all samples, except for ACR-8, ACR-9, ACR-12, ACR-16, ACR-17, and ACR-19 through -24. Concentrations of lead ranged from 3.2 mg/kg (ACR-15) to 10 mg/kg (ACR-4).

Concentrations of DDE were detected in samples Composite # 1 and Composite #3 at 12 µg/kg and 220 µg/kg, respectively. No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported in sample Composite # 3 at 40 µg/kg. No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect"). Gamma and alpha-Chlordane (Chlordane) was reported in sample Composite # 2 at 32.6 µg/kg. No other samples reported chlordane above the laboratory reporting limit. No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

The reported lead, DDE, DDT, and chlordane concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 150 mg/kg (lead), 1,600 µg/kg (DDE and DDT), and 430 µg/kg (chlordane). The reported arsenic concentration in sample ACR-11 at 7.2 mg/kg collected during this investigation is greater than the CHHSL residential screening level of 0.07 mg/kg. 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 LIMITED UST SUBSURFACE SAMPLING

EEI mobilized to the subject site on March 6, 2012 to collect subsurface samples. The former UST location was easily identified due to evidence of soil disturbance and information collected in our Phase I ESA site walk. A direct-push geoprobe unit was utilized to advance a single boring in the former tank pit location (identified as B-1, **Figure 3**). Samples were collected at 5-foot intervals in acetate liners, properly labeled, and stored in a chilled container. A PID was utilized to screen samples for evidence of volatile fuel components. No evidence of fuel was noted during soil sampling.

Samples were submitted to a certified laboratory for analysis by EPA 8015m , carbon chain identification (TPH/CCID). Neither gasoline nor diesel range fuel was found in any sample. One motor-oil range result (13 mg/kg) was found in the sample collected at a depth of 20-feet bg. Samples were also analyzed for Volatile Organic Compounds (fuel related) by EPA 8021b. All samples were non-detect. Complete laboratory reports and COC documentation are provided in **Appendix I**.

7.0 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:

  A UST, reportedly containing fuel, was formerly present along the northeast portion of the subject property. A small shed with a fuel pump was formerly situated on top of the UST. Soil sampling conducted by EEI indicates that further investigation of the former UST is not warranted.

  The subject property has been and continues to be utilized for agricultural purposes (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. The results of our agricultural chemical survey (see **Section 5.0 Limited Agricultural Chemical Survey**) revealed concentrations of arsenic, lead and select organochlorine pesticides (e.g., DDE, DDT and chlordane) in site soils. The concentrations were less than applicable residential screening values, or were within acceptable background 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 revealed during the preparation of this ESA:

Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site reconnaissance. EEI recommends that these containers be emptied and properly disposed of off-site.

8.0 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."

8.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

8.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

8.3 On-site Data Gaps

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

8.4 Deviations

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.

9.0 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 9553 Lilac Walk, Escondido, California 92026. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- A former UST location was investigated and soil samples collected to a depth of 25-feet below grade. No evidence of a fuel release was found. No additional investigation of the former UST appears to be warranted.

- Based on laboratory analytical results from EEI's agricultural chemical testing, low levels of organochlorine pesticides (e.g., DDE, DDT and chlordane), arsenic and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides, arsenic and lead were less than the CHHSL residential screening values or were within acceptable background levels. 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 on-site structures will likely be required.

- County records indicate septic disposal systems are located on the subject property. Unless planned for future use, the septic systems should be properly abandoned following County Health Department guidelines.

- Various sized storage containers, both metal and plastic, were observed on the subject property. The contents of the containers are unknown at this time. No apparent releases, spills, or stained surfaces surrounding the containers were observed during our most recent site reconnaissance. EEI recommends that these containers be emptied and properly disposed of off-site.

- 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.

10.0 REFERENCES

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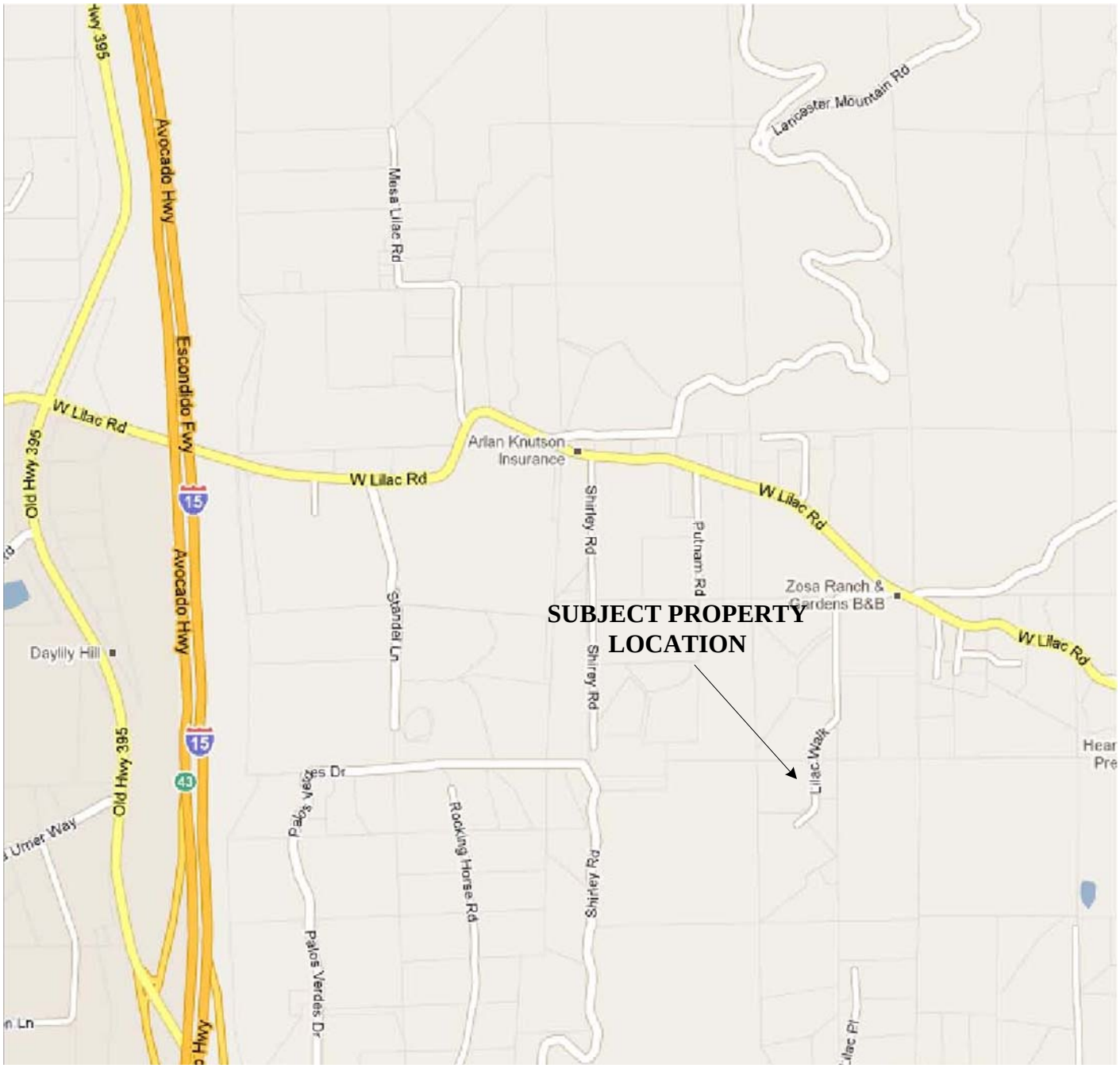
FIGURES



Map Source: Google Maps®, Accessed, March 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

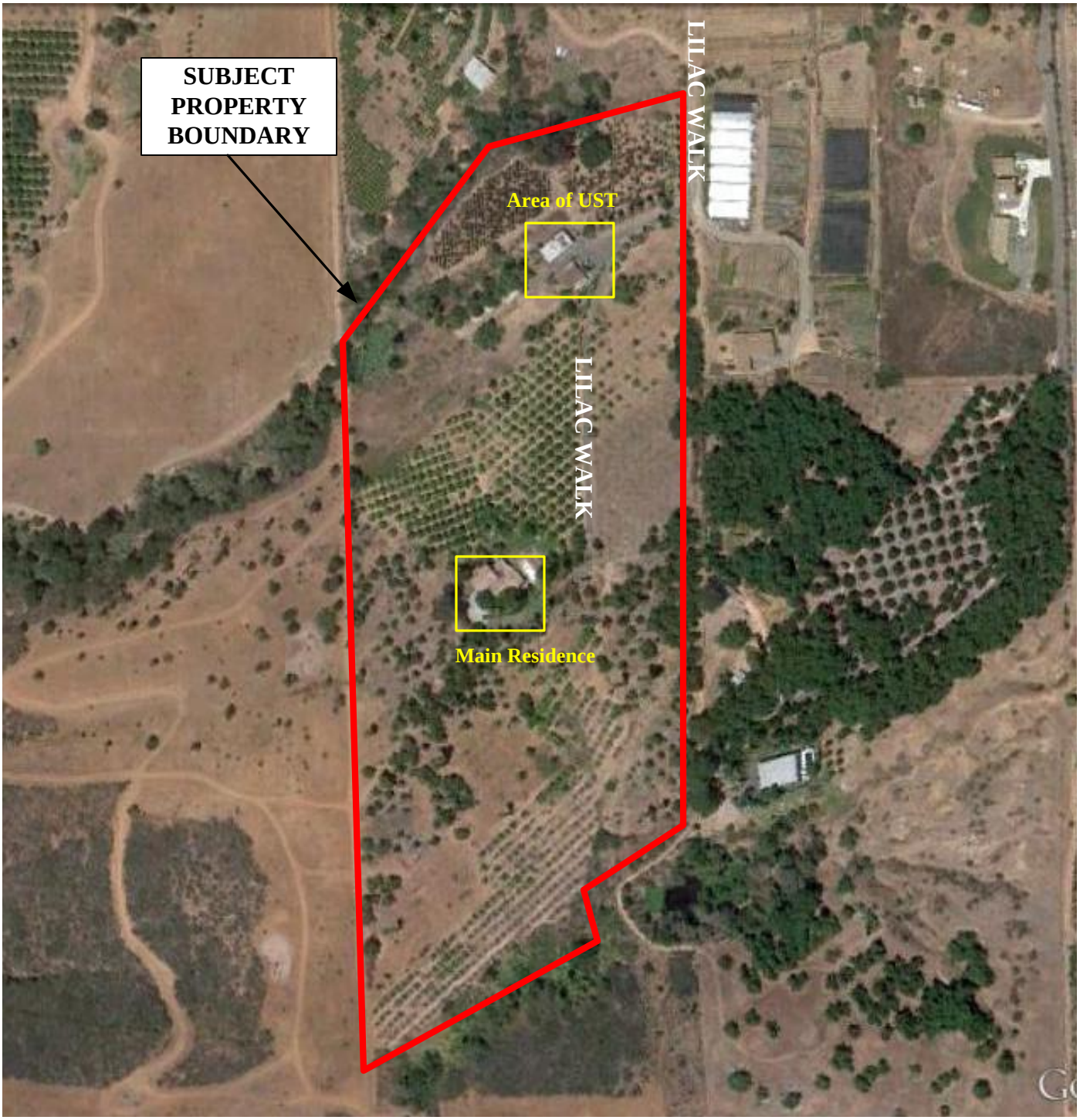
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
21.76-Acre "Davitt" Property
APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
9553 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71272
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

N

Scale: 1" = 290'

0 174 FT 290 FT 240 FT

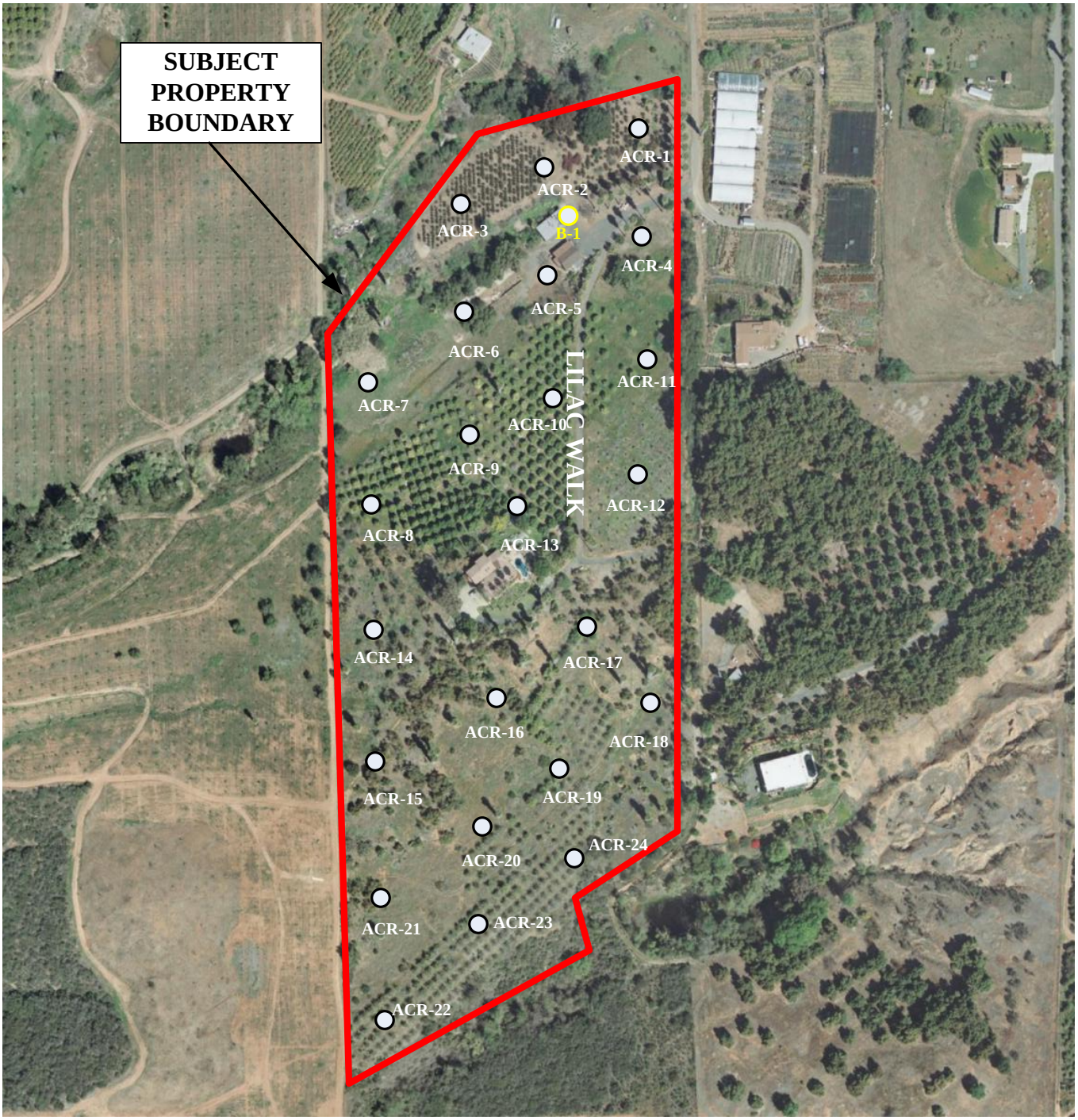
Note All Locations Are Approximate

AERIAL SITE MAP

THE ACCRETIVE GROUP OF COMPANIES
21.76-Acre "Davitt" Property
APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
9553 Lilac Walk, Valley Center
Unincorporated San Diego County, California 92026
EEI Project No. ACR-71272
Created December 2011

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1
B-1 Soil boring location

N

Scale: 1" = 290'

0 174 FT 290 FT 580 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
21.76-Acre "Davitt" Property
APN 128-290-69, 128-290-70, 128-290-71, 128-290-72, 128-440-14, and 128-440-15
9553 Lilac Walk, Escondido, California 92026
EEI Project No. ACR-71272
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

128-44

1"=200'

CHANGES	BLK	OLD	NEW	YR	CUT
3/17/11 MGS		4	11-13	75	2359
		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

CC

128-28

S86°34'37"E(MAP)
317.38(MAP)

N88°36'55"E (ROS)
N 8.8° 09' 16" E
882.42

S89°14'24"W 531.22
461.72
N88°36'6"E 461.58 (ROS)

N75°36'32"W
42.24

N88°34'17"E LILAC WALK
654.21
654.22

WEST LILAC RD
RS 383 A
N88°35'E Dd
S68°58'25"E

RD

2
10.63 AC

3
16.00 AC

23
4.94 AC

5
9.95 AC

183.14

222.04

49.04

S51°19'53"E
454.21

235.61
N53°22'E
203.32
N53°22'E

162.58
N42°11'15"E
229.50
N42°11'15"E

667.50

LOC

APPROX LOC BIRDSONG LN
1160.88

500.66

DOC #75664 8/30/60

R3W R2W

4
1
10.94 AC

(ROS 20808) N88°09'16"E
N88°37'55"E 892.63 (ROS 20808)
925.64(Dd) 892.49(ROS 15671)
852.58

PAR 1
300.18
PM 17704
PAR 2

18
2.80 AC

19
2.17 AC

22
5.62 AC

1038.61

ROS13678

127
7

N 3°13'59"E(ROS)
N 1°42'E

N2°45'16"E 1325.37 (MAP)

S00°42'38"E 1343.25(MAP)

SHIRLEY

301.04 N40°41'16"W
31.07
23.34

SHAHRAM WAY
105.23
S1°23'52"E
159.80
R=200

APPROX 196.88
S76°11'57"W

R=30
20.22

PAR 3
20
3.01 AC

198.82

39.85
42.16

371.15
S10°37'09"W

309

597.40

N0°13'51"W
1061.03

LOC

580

420.88

17
4.60 AC

ROS13678
1112.28
S03°53'38"E
660.94

PER

S86°07'23"W 337.71
SELY COR
DOC 60-175665
N88°44'44"E
338.42

119.06

PAR 4
21
4.32 AC

262.77

APPROX

S03°53'38"E 400.25
244.26

N11°24'41"W

W 1/4 COR

399.01(MAP)
N84°29'50"W(MAP)

27.06

573.58
N88°38'E
576.15

PM 17704
N88°09'16"E

(ROS 20808)
N88°09'16"E

440

28

29

PM 14049

N1°52'53"W
1438.61

N1°23'25"W 1161.48 (ROS)

S00°17'36"W 1345.66
N1°24'38"W 1355.46 (ROS 20808))
N1°51'45"W PER

N1°20'49"W
133.65

639.99

N89°44'47"W

POR 1
11
3.27 AC

N3°20'50"W
278.42

S85°44'E
50
365.17
PM 14049

LOT 2
LOT 1

N33°52'20"E
482.70

14
5.09 AC

156.15

S67°17'35"W
108.27
R=100
77.50

S0°11'12"W R=150 S22°53'15"W
59.43
96.54

15
1.31 AC

APPROX 342.53
N0°48'28"W

695.45 <ROS>

N10°17'23"W

N88°54'12"E 647.37

7
5.00 AC

323.68

6
5.00 AC

323.69

319.98 <ROS>

320.12

N0°59'50"W
697.55

699.55

N0°42'16"W (DD)
671.29

N0°43'11"W

31

CENTER OF SEC.

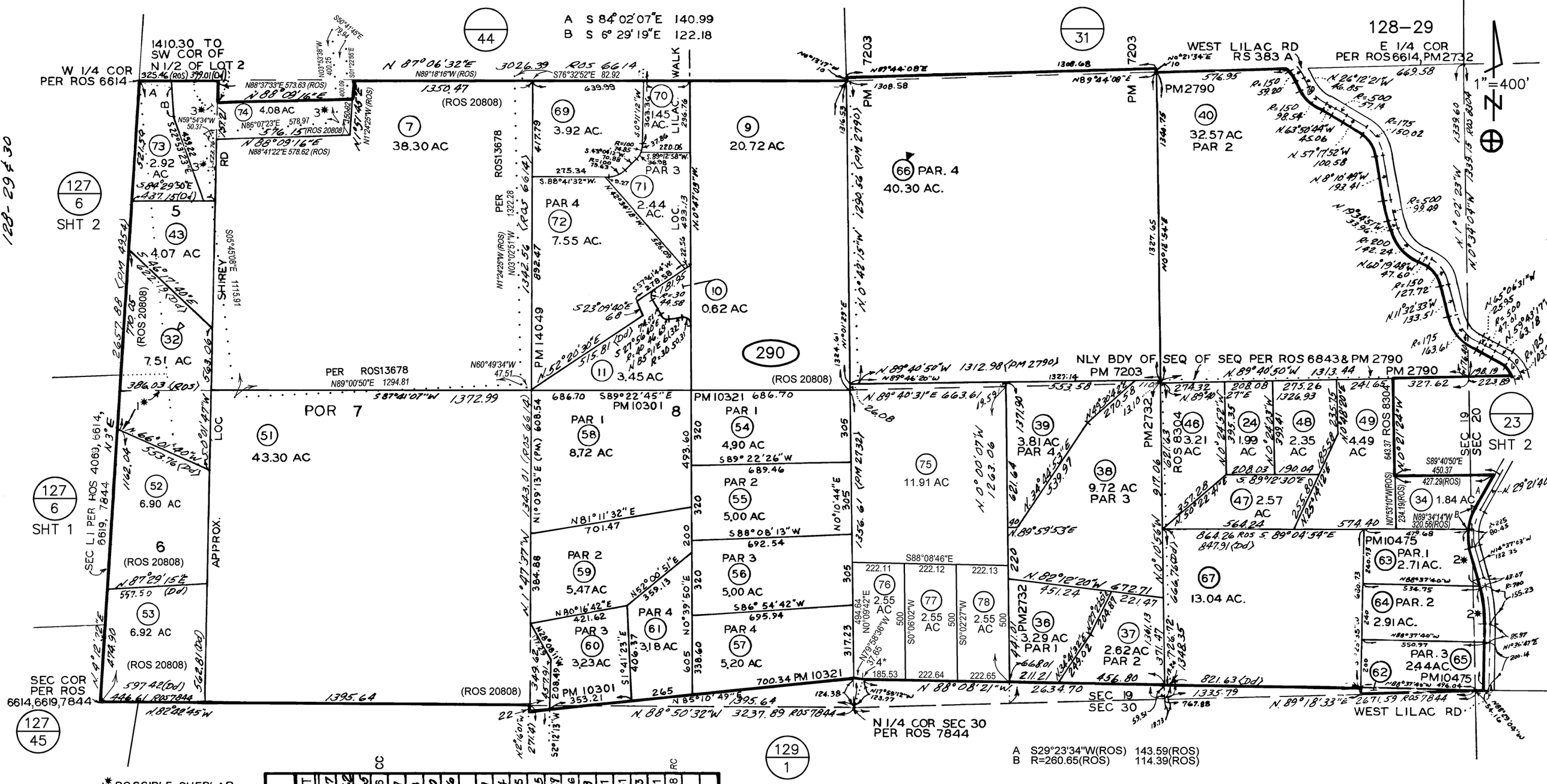
N89°15'34"E

Burkhardt 5-7-69

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, 20808



1* POSSIBLE OVERLAP

2* NO ACCESS

3* OPEN SPACE

4* S 1/4 COR PER ROS 6998 & 13090

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.

3/17/11 MGS

CHANGES

BLK	OLD	NEW	YR	CUT
290	19&28	46-49	79	2317
	VARIOUS	SAME & B/L & AC	79	5762
	4&44	50&51	79	2665
	30	52&53	80	1816
	45	54-57	81	1937
	50	58-61	81	1938
	21	62-65	81	3150
	16&18	66	81	2756
	29	67&PAR 189-310-67,68		
	41	68&PAR 189-310-67	82	1031
	18	POR 2-231-14,15	83	2804
	8	69-72	86	1785
	53	SAME & B/L CHG	89	5685
	6	POR 1-40-21	97	1429
	5&14	SAME & OP SP	97	5536
	5&14	73&74	97	1248
	52&53	SAME & BL CHG	97	5591
	52&53	SAME & BL CHG	99	5561
	7,43,51 &74	SAME & B/L CHG	02	5503
	52&53	SAME & B/L CHG	04	5661
	68	75-78	06	2028

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 128 PAGE 29

M. Elizondo 12-5-78

SEC 30 - T10S - R2W - POR NWQ
SEC 20 - T10S - R2W - POR SWQ
SEC 19 - T10S - R2W - POR S H
ROS 4069 6614 6619 6843 6998 7844 8304, 9512, 13090, 13678, 19103, 20808

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2008

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (NAPP-3C_12474-180)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-90-91_12581)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-80_10235)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1975

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AMI-SD-75_7588)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (CAS-SD_2-131)
Target Site: 33.292127, -117.133300

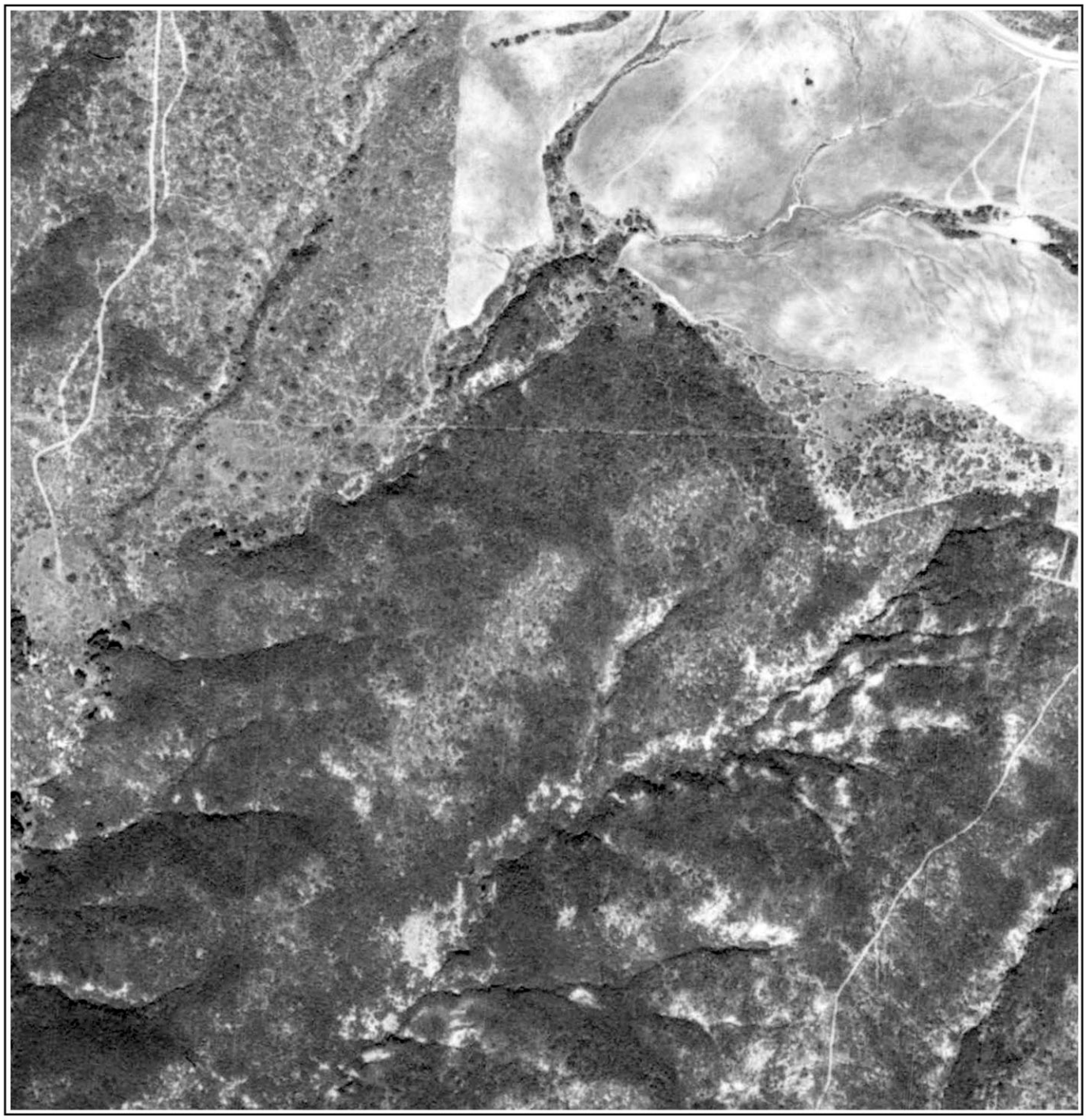
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (AXN-1953_3M-133)
Target Site: 33.292127, -117.133300

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272 (GS-CP_9-88)
Target Site: 33.292127, -117.133300

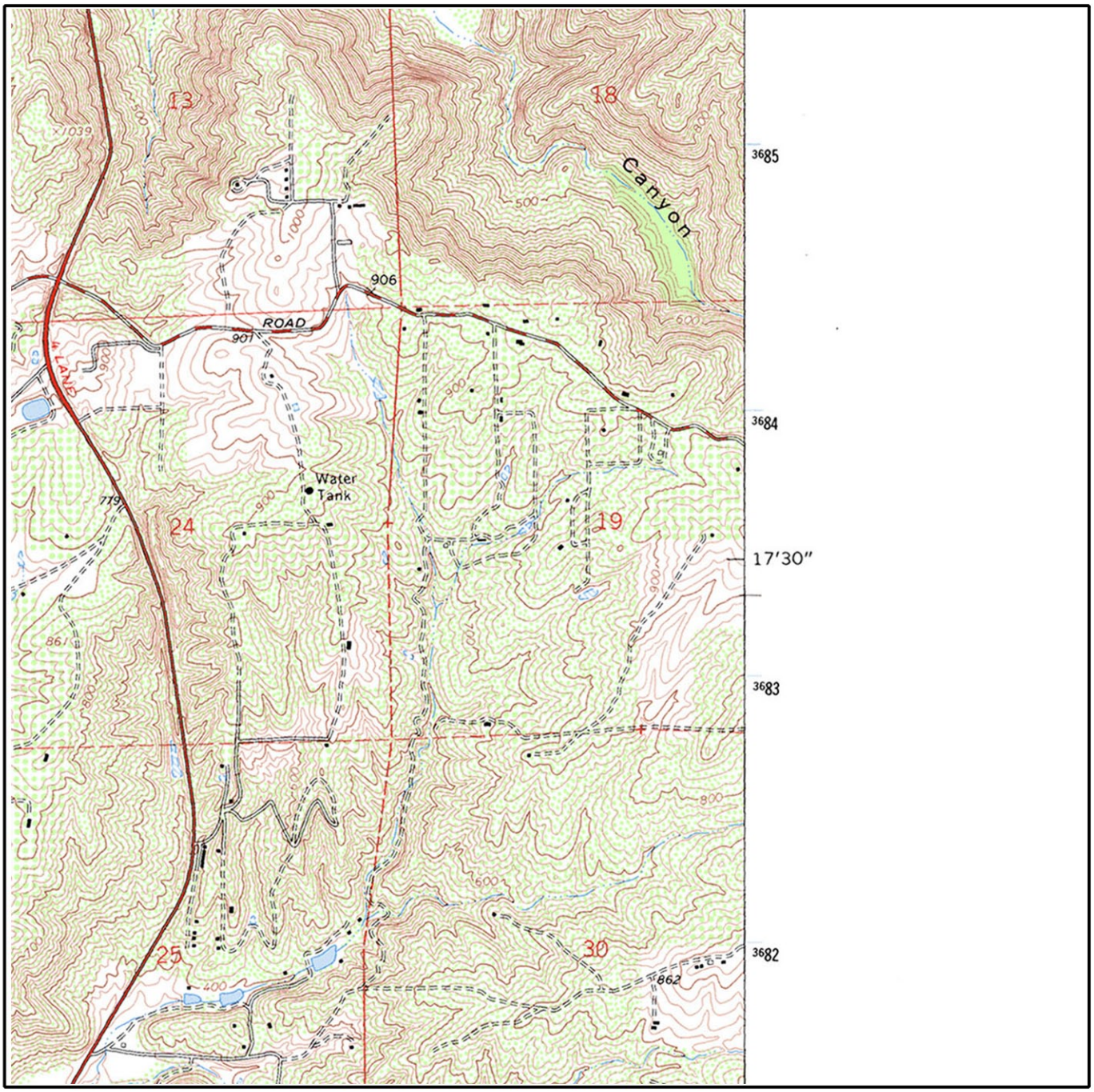
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

0 miles 0.5 1

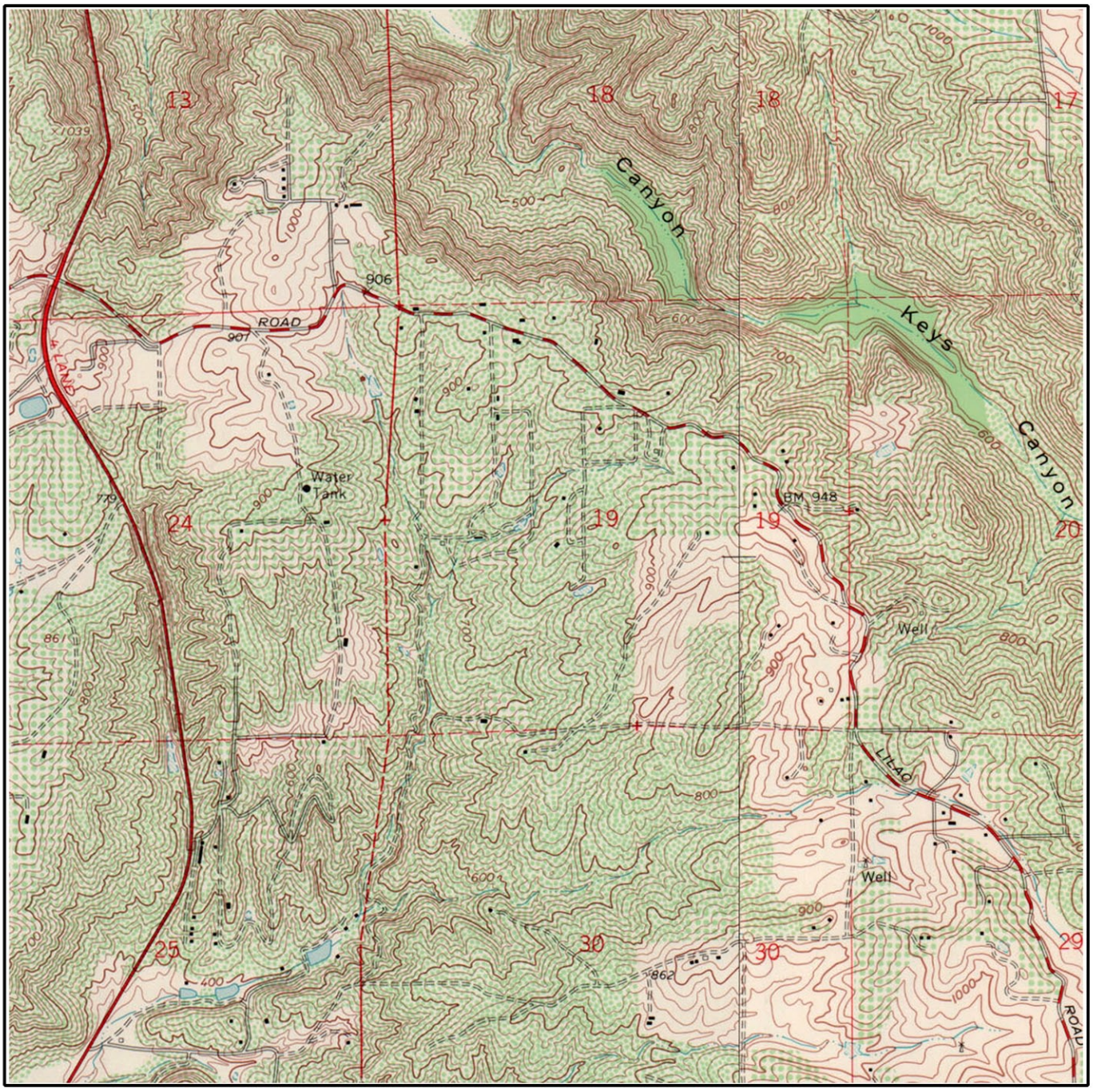
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

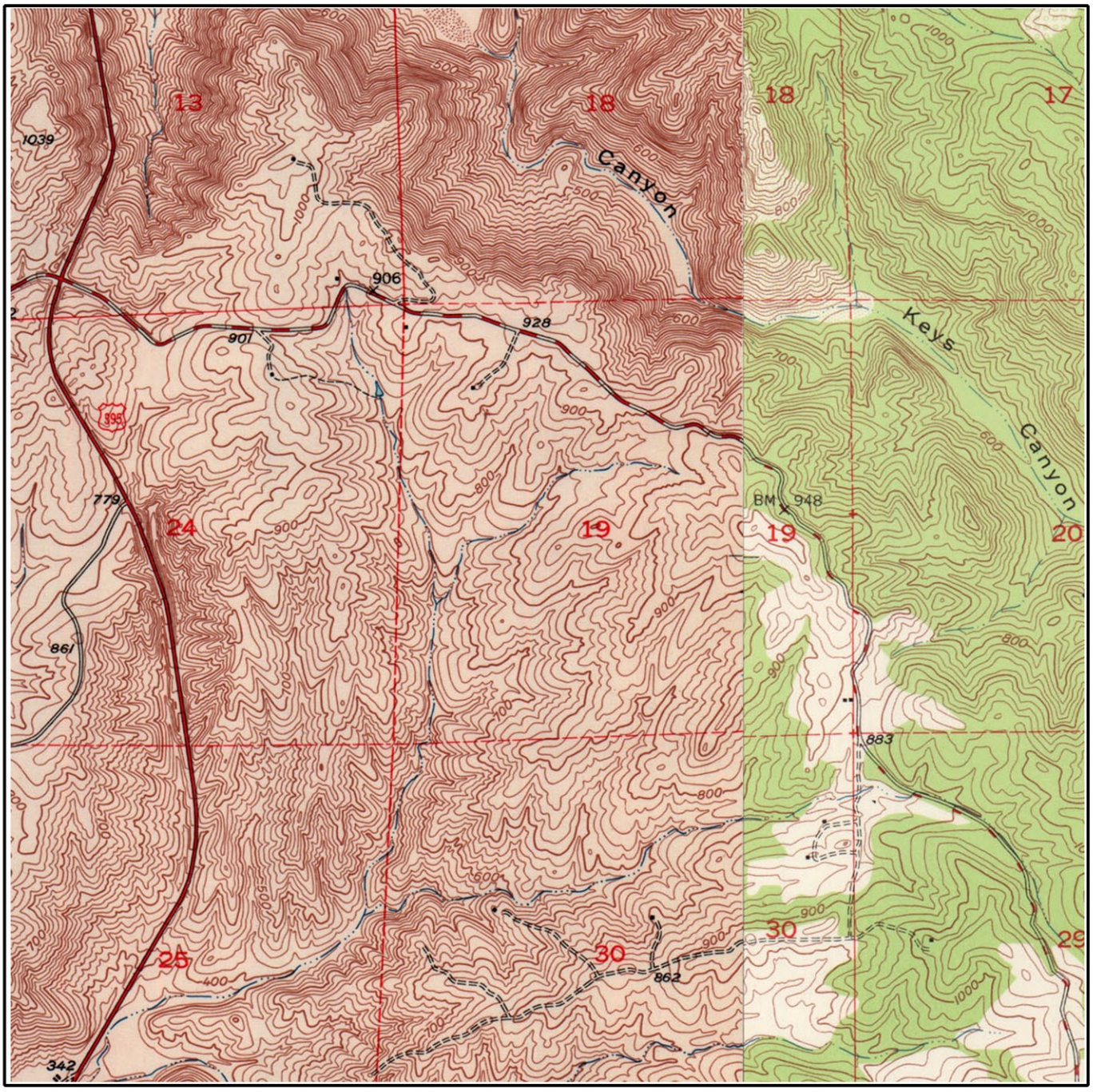
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

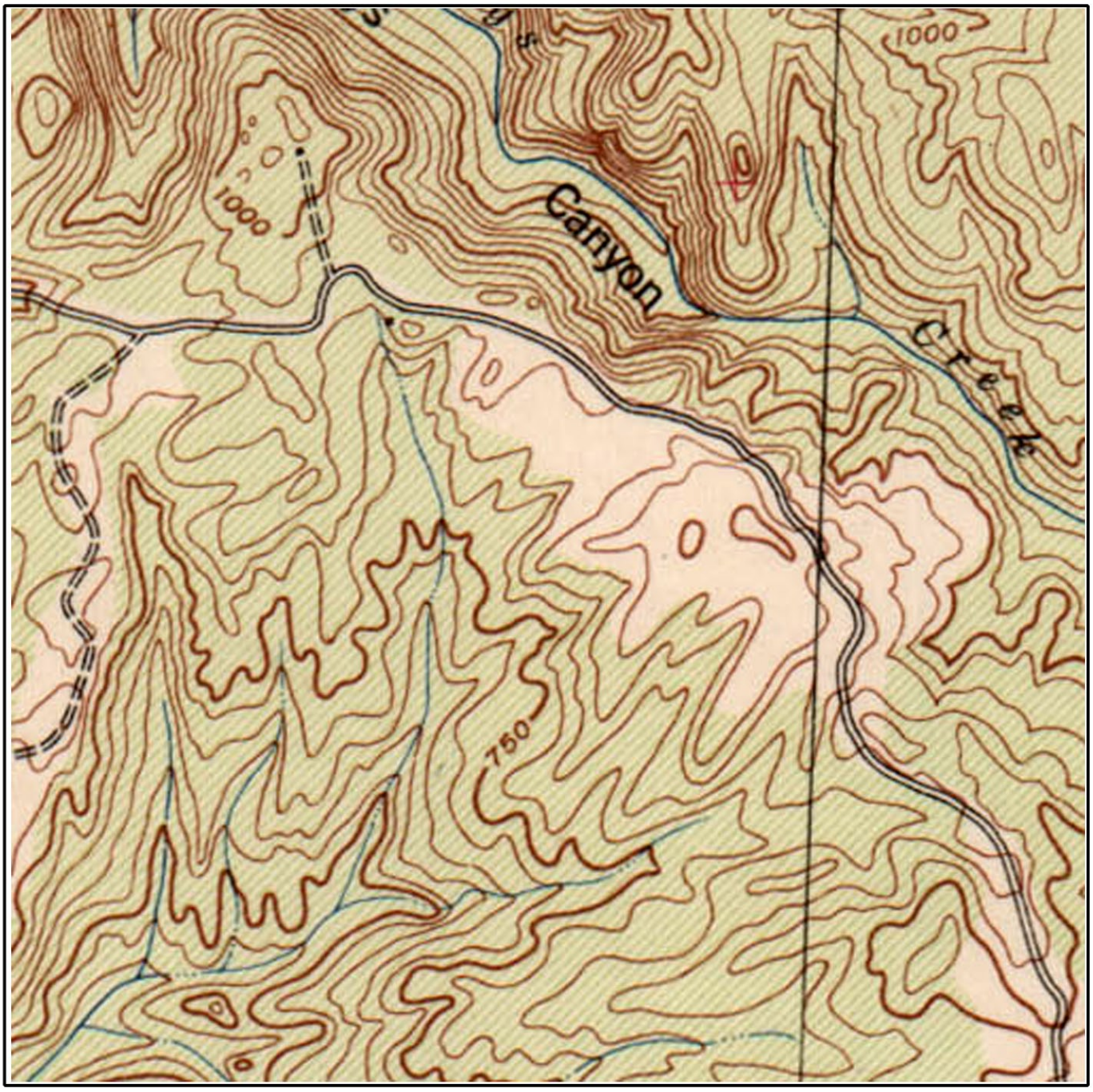
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

9553 Lilac Walk, Escondido, CA 92026



Job Number: ACR-71272
Target Site: 33.292127, -117.133300

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-71272
TIS Log No: 68017

Subject Property:
9553 Lilac Walk
Escondido, CA 92026

December 19, 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		
9547 Lilac Walk No Response	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
2007 Haines: North San Diego County p. 479		
9547 Lilac Walk No Response	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
2002 Haines: North San Diego County p. 473		
9547 Lilac Walk No Response	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1997 Haines: North San Diego County p. 358		
9547 Lilac Walk No Response	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1992 Haines: North San Diego County p. 358		
9547 Lilac Walk No Response	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
1985 Pacific Telephone: San Diego North County p. 73		
9547 Lilac Walk Frazer Walter	9553 **Lilac Walk** Davitt Joe J	Lilac Walk Highest listing odd side of street is 9553
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
COUNTY OF SAN DIEGO RECORDS

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) 128-290-30

Number of Pages: 6

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9338

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST P01179-6

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required: ☒ Yes ☐ No
Sanitarian: Chapman
Date: 9-7-83

Date AUGUST 24, 1983 (REVISED)

OWNER'S NAME DORENE ROEPKE ADDRESS 476 W. VERMONT AVE., #102

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-290-08/128-440-08 Lot (PARCEL #2) Block 128-290-70

Test Location OFF WEST LILAC ROAD, COUNTY OF SAN DIEGO
(NUMBER, STREET AND TOWN)

San Copy

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ x 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN
Last two readings shall not vary more than 10%	1.	9	-4'		1	31	35.0
	2.	10	-4'		1	38	
	3.	11	-4'		1	23	
	4.	12	-4'		1	48	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

Dorene

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

RECEIVED AUG 24 1983 HEALTH SERVICES NORTH COUNTY LAND USE

Surface: BROWNISH SILTY SAND, TRACE CLAY

1 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

2 ft. below surface BROWNISH SILTY SAND, TRACE CLAY

3 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

3-11 FEET ~~8 to 10~~ ft. below surface TANNISH SILTY SANDY DECOMPOSED GRANITE

ROEPKE,

Source of water VALLEY CENTER MUNICIPAL Depth of water table ~~10 FEET PLUS~~ see attached letter of 8/24/83

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE , and/or maximum capacity:

RECOMMENDATIONS:

SAN COPY

Size tank	1,000	gal.
Drainage tile	440	ft.
Trench width	1.5	ft.
Trench depth	4.0	ft. *
Seepage pit width		ft.
Seepage pit depth		ft.

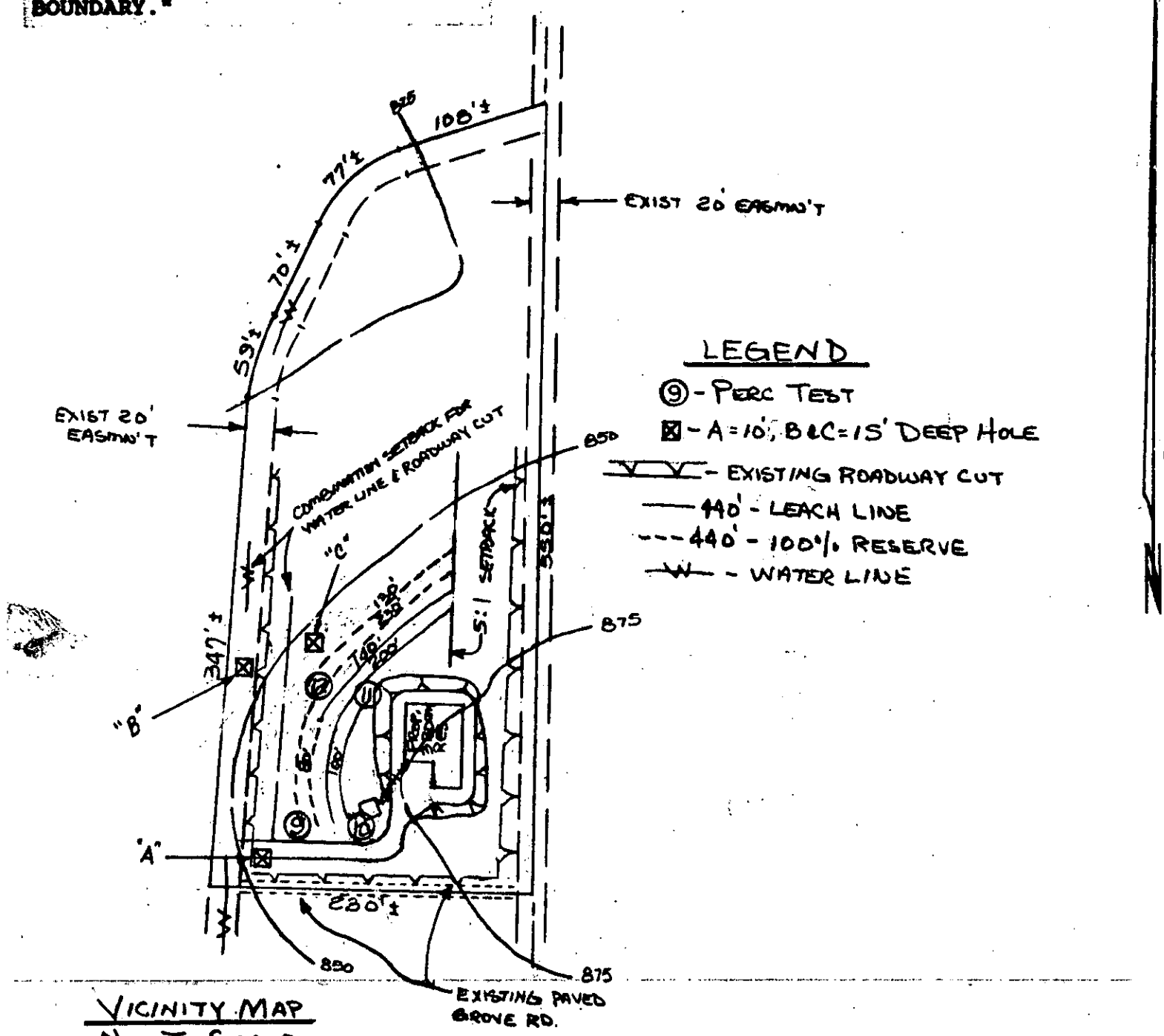
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

25115
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)
476 W. VERMONT (Address) 743-1214 (Phone) 8/24/83 (Date)

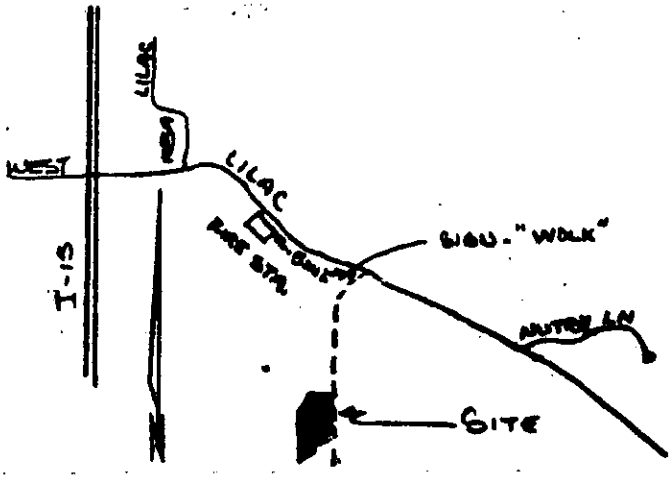
SAN 73 (Rev. 11-77) *24" rock under pipe

"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

1040-85
Pcl #: 81
2.01 AC NET



VICINITY MAP
NOT TO SCALE



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

128-290-70

ENGINEERING, INC.
476 W. Vermont Ave., Suite 102
Escondido, California 92025-6576
714-743-1214/727-1818

Job #1040-83

August 24, 1983

County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, California 92069

Attention: Mr. Chuck Pryatel

TPM FOR DORENE ROEPKE OFF WEST LILAC RD, CONTROL #P01179-6

In accordance with your request the following information is submitted:

(1) History of water table, deep boring "B"

- (a) July 1, 1983 - water at 8.5 feet.
- (b) July 12, 1983 - water at 9.5 feet.
- (c) July 26, 1983 - water at 10.5 feet.
- (d) August 5, 1982 - water at 9.5 feet, stop all irrigation for one week.
- (e) August 12, 1983 - water at 11'10", provide new deep boring "C" below reserve lines, although higher in elevation than "B".
- (f) August 15, 1983 - Hole "C" is still dry.

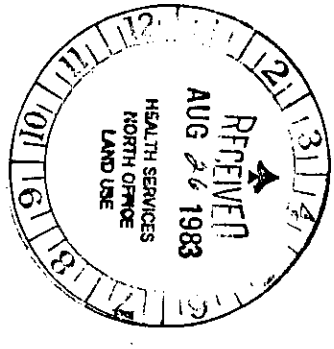
(2) It is my professional opinion that the water encountered is from irrigation. It is also my professional opinion that the highest water table elevation will not be within five feet of the proposed leach lines.

If you have any questions, please feel free to contact this office at your convenience.

MV ENGINEERING, INC.

Ralph M. Vinje
RCE #25115

et



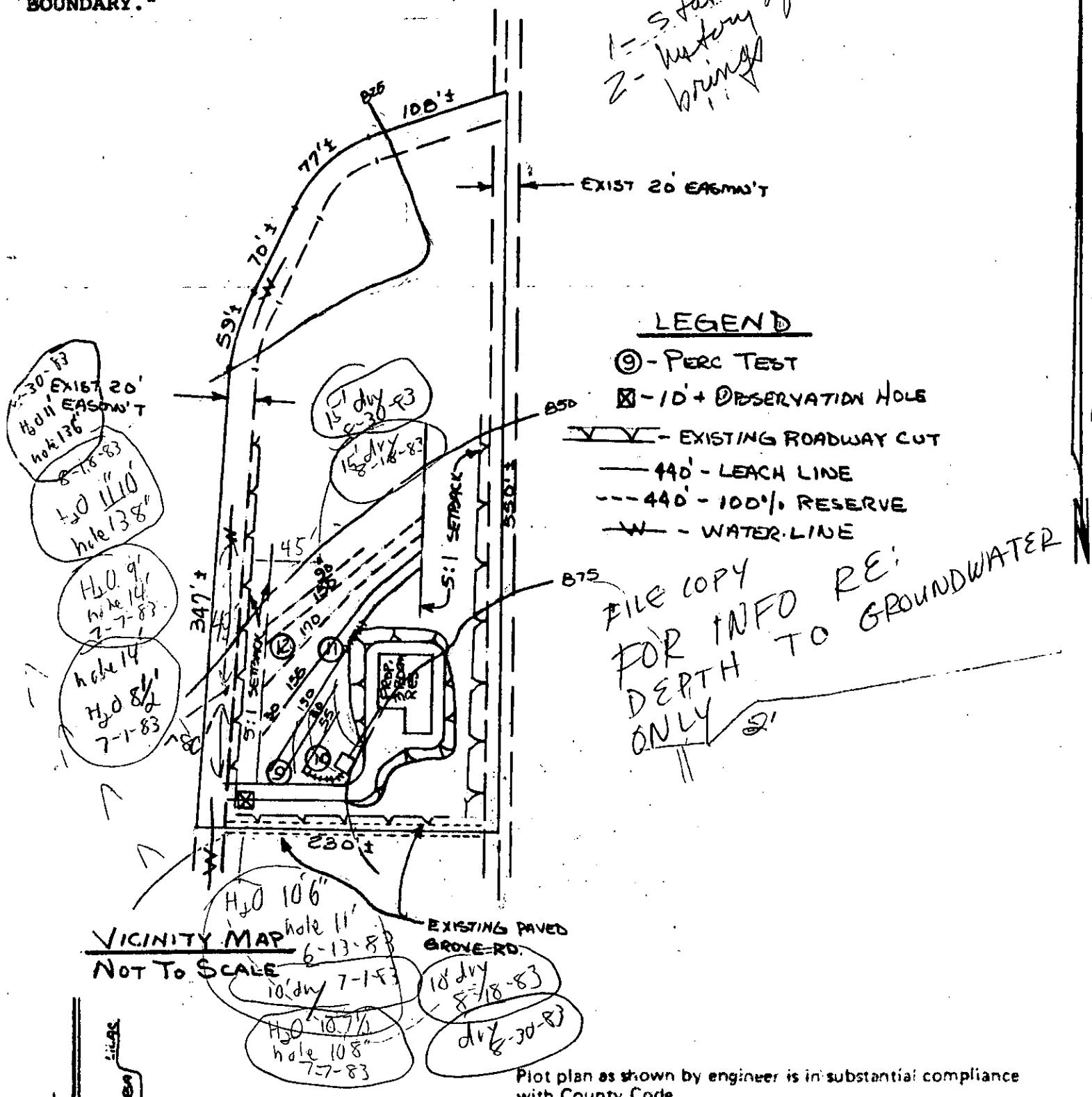
SAN COPY

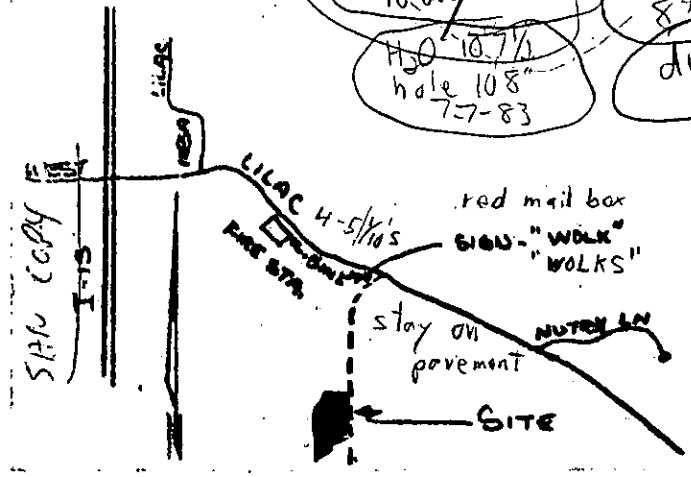
"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

retain for records

PCL #2
2.01 AC NET

1 - statement
2 - history of brings





Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY		
Issue permit	☐ Yes	☐ No
Final parcel map required	☐ Yes	☐ No
Sanitarian		
Date		

Date MAY 16, 1983 P01179-6

OWNER'S NAME DORENE ROEPKE ADDRESS 476 W. VERMONT AVE., #102

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-290-08/128-440-08 Lot (PARCEL #2) Block

Test Location OFF WEST LILAC ROAD, COUNTY OF SAN DIEGO 128-290-70
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ × 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN
Last two readings shall not vary more than 10%	1.	9	-4'		1	31	35.0
	2.	10	-4'		1	38	
	3.	11	-4'		1	23	
	4.	12	-4'		1	48	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ × 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COASTAL LAND USE

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: BROWNISH SILTY SAND, TRACE CLAY

1 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

2 ft. below surface BROWNISH SILTY SAND, TRACE CLAY

3 ft. below surface: BROWNISH SILTY SAND, TRACE CLAY

3-11 FEET ~~8 to 10~~ ft. below surface TANNISH SILTY SANDY DECOMPOSED GRANITE

Source of water VALLEY CENTER MUNICIPAL Depth of water table 10 FEET PLUS

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE, and/or maximum capacity:

RECOMMENDATIONS:

Size tank 1,000 gal.

Drainage tile 440 ft.

Trench width 1.5 ft.

Trench depth 4.0 ft.

Seepage pit width ft.

Seepage pit depth ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

25115

REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)

476 W. VERMONT (Address) 743-1214 (Phone) 5/16/83 (Date)

SAN 73 (Rev. 11-77)

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) 128-290-01

Number of Pages: 4

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9339

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required ☐ Yes ☐ No
Sanitarian: [signature]
Date: 9-7-83

Date MAY 16, 1983

P01179-6

OWNER'S NAME DORENE ROEPKE ADDRESS 476 W. VERMONT AVE., #102

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-290-08/128-440-08 Lot (PARCEL #3) Block 128-290-71

Test Location OFF WEST LILAC ROAD, COUNTY OF SAN DIEGO
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ x 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN
Last two readings shall not vary more than 10%	1.	5	-5'		1	34	39.0
	2.	6	-5'		1	32	
	3.	7	-5'		1	42	
	4.	8	-5'		1	48	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ x 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COUNTY LAND USE

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: BROWNISH SILTY SANDY CLAY

1 ft. below surface: BROWNISH SILTY SANDY CLAY

2 ft. below surface BROWNISH SILTY SANDY CLAY

~~3 ft. below~~ 3-8 FEET surface: TANNISH SILTY SAND WITH TRACE CLAY

~~8 to 10~~ 8-11 FEET ft. below surface TANNISH GRAY SILTY SANDY DECOMPOSED GRANITE

Source of water VALLEY CENTER MUNICIPAL Depth of water table 11 FEET PLUS

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE , and/or maximum capacity:

RECOMMENDATIONS:

Size tank 1,000 gal.

Drainage tile 460 ft.

Trench width 1.5 ft.

Trench depth 5.0 ft.*

Seepage pit width ft.

Seepage pit depth ft.

* 36" rock under pipe

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

[signature] 25115

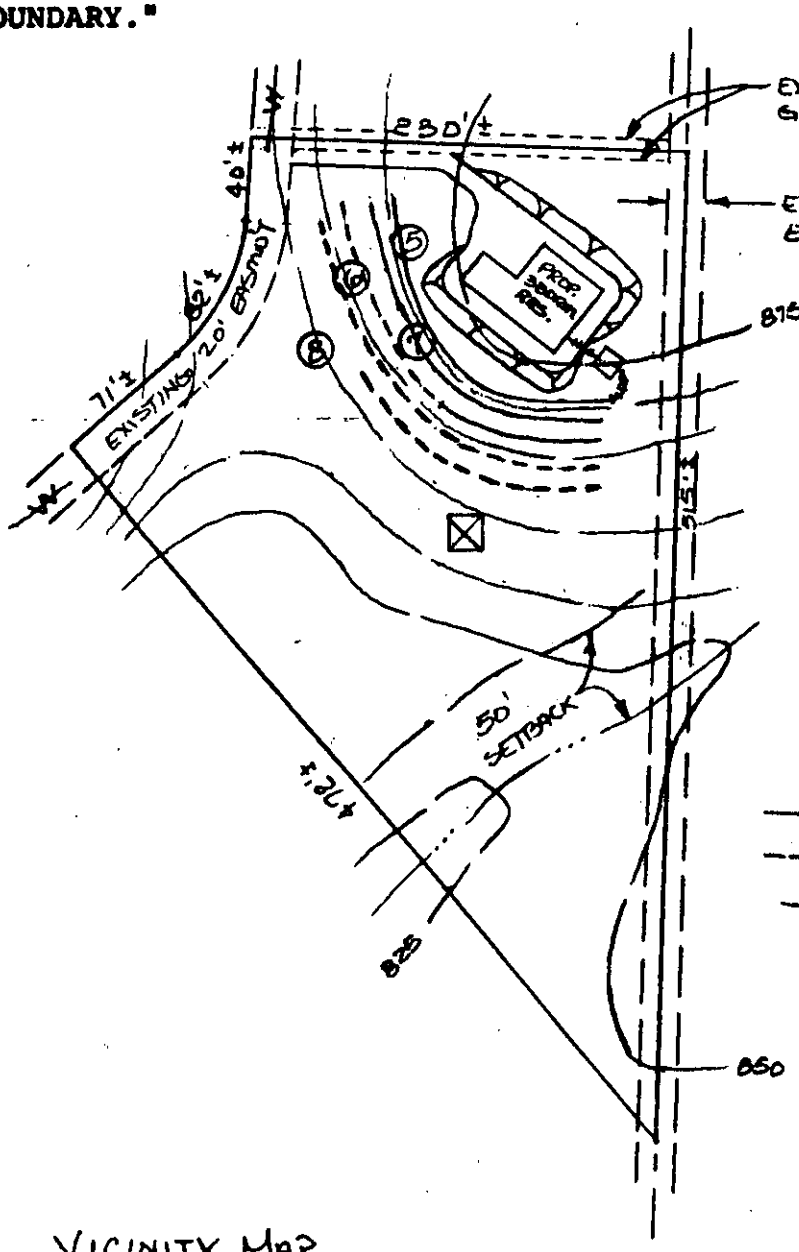
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)

476 W. VERMONT (Address) 743-1214 (Phone) 5/16/83 (Date)

SAN 73 (Rev. 11-77)

"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

1040-83
Pcl # 3
2.00 AC NET



SCALE: 1" = 100'

LEGEND

⑤ - PERC TEST

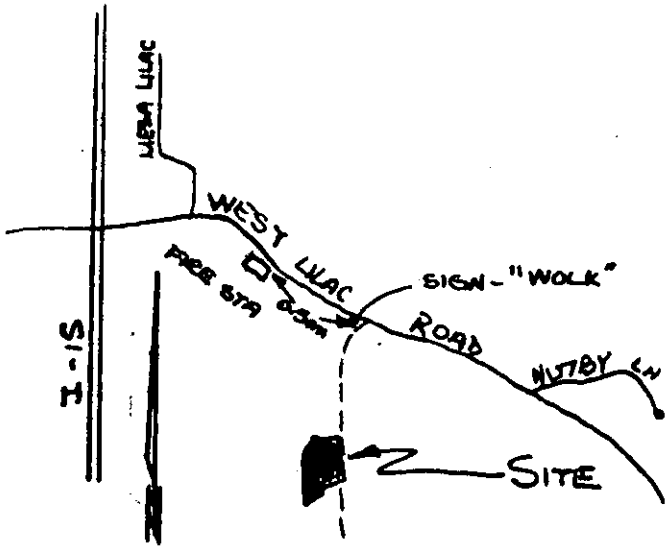
☒ - 10' + OBSERVATION HOLE

—— 460' - LEACH LINE

- - - 460' - 100% RESERVE

—W— - WATER LINE

VICINITY MAP
NOT TO SCALE



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

128-290-71

ENGINEERING, INC.
476 W. Vermont Ave., Suite 102
Escondido, California 92025-6576
714-743-1214/727-1818

Job #1040-83

August 24, 1983

County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, California 92069

Attention: Mr. Chuck Pryatel

TPM FOR DORENE ROEPKE OFF WEST LILAC RD, CONTROL #P01179-6

In accordance with your request the following information is submitted:

(1) History of water table, deep boring "B"

- (a) July 1, 1983 - water at 8.5 feet.
- (b) July 12, 1983 - water at 9.5 feet.
- (c) July 26, 1983 - water at 10.5 feet.
- (d) August 5, 1982 - water at 9.5 feet, stop all irrigation for one week.
- (e) August 12, 1983 - water at 11'10", provide new deep boring "C" below reserve lines, although higher in elevation than "B".
- (f) August 15, 1983 - Hole "C" is still dry.

(2) It is my professional opinion that the water encountered is from irrigation. It is also my professional opinion that the highest water table elevation will not be within five feet of the proposed leach lines.

If you have any questions, please feel free to contact this office at your convenience.

MV ENGINEERING, INC.

Ralph M. Vinje
RCE #25115

et

RECEIVED
AUG 26 1983
HEALTH SERVICES
NORTH OFFICE
LAND USE

SAN COPY

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) 128-290-22 _____

_____

_____

Number of Pages: 3

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9340

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required ☒ Yes ☐ No
Sanitarian: [signature]
Date: 9-7-83

P01179-6

Date MAY 16, 1983

OWNER'S NAME DORENE ROEPKE ADDRESS 476 W. VERMONT AVE., #102

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-290-08/128-440-08 Lot (PARCEL #4) Block 128-290-72

Test Location OFF WEST LILAC ROAD, COUNTY OF SAN DIEGO
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ × 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN
Last two readings shall not vary more than 10%	1.	1	-4'		1	48	46.0
	2.	2	-4'		1	32	
	3.	3	-4'		1	56	
	4.	4	-4'		1	48	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ × 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COUNTY LAND USE

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: BROWNISH SILTY SANDY CLAY

1 ft. below surface: BROWNISH SILTY SANDY CLAY

2 ft. below surface BROWNISH SILTY SANDY CLAY

2-4 FEET ~~3 ft.~~ below surface: BROWNISH SILTY SANDY CLAY

4-10 FEET ~~8 to 10 ft.~~ below surface TANNISH SILTY SANDY DECOMPOSED GRANITE

Source of water VALLEY CENTER MUNICIPAL Depth of water table 10 FEET PLUS

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE , and/or maximum capacity:

RECOMMENDATIONS:

Size tank	1,000	gal.
Drainage tile	480	ft.
Trench width	1.5	ft.
Trench depth	4.0	ft. *
Seepage pit width		ft.
Seepage pit depth		ft.

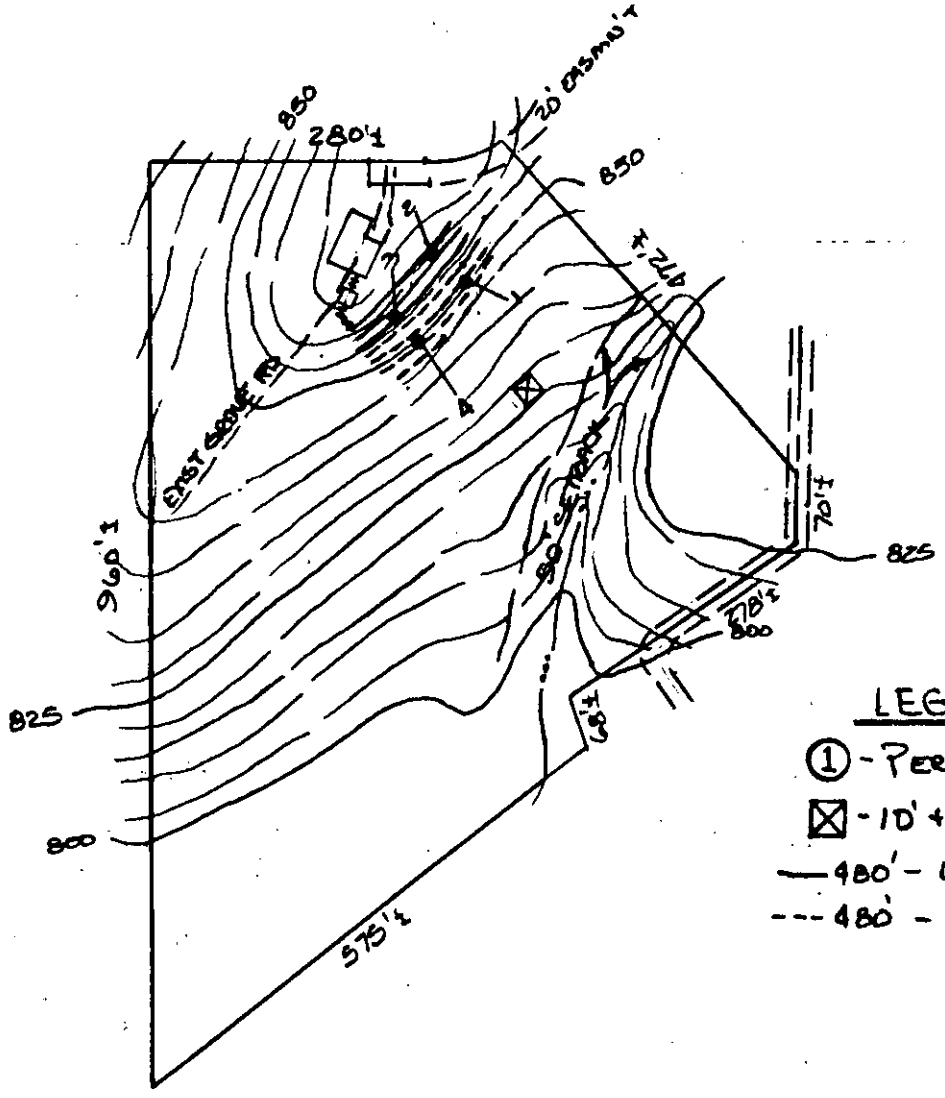
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

[signature] 25115
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)
476 W. VERMONT 743-1214 5/16/83
Address Phone Date

SAN 73 (Rev. 11-77) * 24" rock under leach pipe

"I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

1040 B3
Pcl. # 4
9.1± AC. NET.



SCALE: 1" = 200'

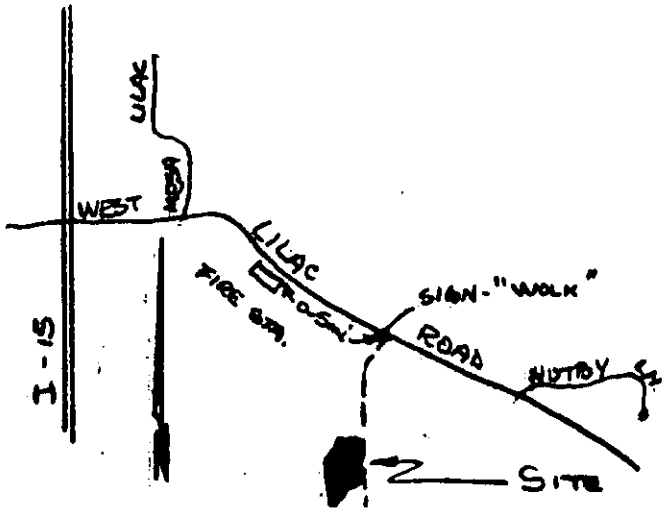
LEGEND

① - PERC TEST

⊠ - 10' ± OBSERVATION HOLE

—480'- LEACH LINE

---480' - 100% RESERVE



Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

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) 128-440-14 _____

_____

_____

Number of Pages: 5

Document Prepared by: EIC

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9445

APPLICATION AND PERMIT FOR SEPTIC TANK
EXPIRES ONE YEAR FROM APPLICATION DATE

PERMIT ISSUED BY: JK

DATE 5/11/87

T 64429

NAME OF OWNER	OWNER'S MAILING ADDRESS	PHONE
DAVITT, JOE	9553 Lilac Walk, Valley Center	

ADDRESS OR LOCATION OF JOB
9553 Lilac Walk, Valley Center

5/11/87 229046 [illegible] 0.[illegible] 186.05 90.00 CH

ASSESSOR'S PARCEL NUMBER	SEPTIC TANK CONTRACTOR	PHONE
128-440-14	Richard Crull	

SPACE BELOW FOR DEPARTMENTAL USE ONLY $90

PERMANENT [XX] TEMPORARY [ ]

SEEPAGE PIT (DEPTH) 200 gal of MCN plastic

SEPTIC TANK 1000 gal

TILE LINE 360' - 4'trench/2'rock under pipe

REMARKS

WATER SOURCE VCMWD

LAYOUT APPROVAL: GIESICK

SANITARIAN 5/8/87

DATE [X] REPAIR

PERCOLATION TEST

SUBDIVISION

C/C B/A P/M

FIELD APPROVAL

REMARKS

TYPE OF STRUCTURE: COMMERCIAL [ ] RESIDENTAL existing

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	REINSPECTION NUMBER	DATE REINSPECTED	SANITARIAN'S APPROVAL
12 May 87	12 May 87	[illegible]				

DHS:SAN LU-1 (2/85)

County of San Diego Department of Health Services
1700 Pacific Highway, San Diego, CA 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 would result in a penalty of not more than $500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed _____ Date 5-11-92

COUNTY OF SAN DIEGO

DEPARTMENT OF HEALTH SERVICES
1700 Pacific Highway, San Diego, CA 92101

EST. #: 128-440-14
PERMIT #: T64429

OFFICIAL NOTICE

[X] APPROVAL GRANTED

Repair Septic System
INSPECTION

[ ] APPROVAL DENIED
See corrections and/or additions

None

SITE ADDRESS: Valley Center 9553 Silver Walk
OWNERS NAME: Joe Davitt
ADDRESS: Same

PREFINAL or GUNITE: APPROVED DISAPPROVED / FINAL: DATE: 12 MAY 1987

CONTRACTOR: TEL. #:

[ ] REINSPECTION PERMIT REQUIRED: San Diego County Code requires that a reinspection fee of $_____ be paid before another inspection permit is issued.

SANITARIAN: [signature] RS

If there are any questions regarding this inspection, or to request a reinspection, contact:

[X] SAN MARCOS OFFICE
334 Via Vera Cruz
San Marcos, 92069
(619) 741-4203

[ ] EAST CO. REGIONAL CTR.
250 E. Main St. Box 15
El Cajon, CA 92020
(619) 579-3699

[ ] RUFFIN RD. OFFICE
5201 Ruffin Rd.
San Diego, 92123
(619) 565-5173

[ ] (619)

DHS:EHP-480 (6/85)

9553 Silver Walk V.C.

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES
Division of Environmental Health Protection

FIELD AUTHORIZATION TO ISSUE SEPTIC TANK PERMIT

NAME: Davitt (last) Joe (first)

DATE: 5-8-87

MAIL ADDRESS: 9553 Lilac Walk
Vy Ctr

JOB ADDRESS: Same

O.K. TO ISSUE A SEPTIC TANK PERMIT FOR:

1000 gal. septic tank

360' ≈ 4' trench
2' of ~~rock~~ leach pipe ft. tile line

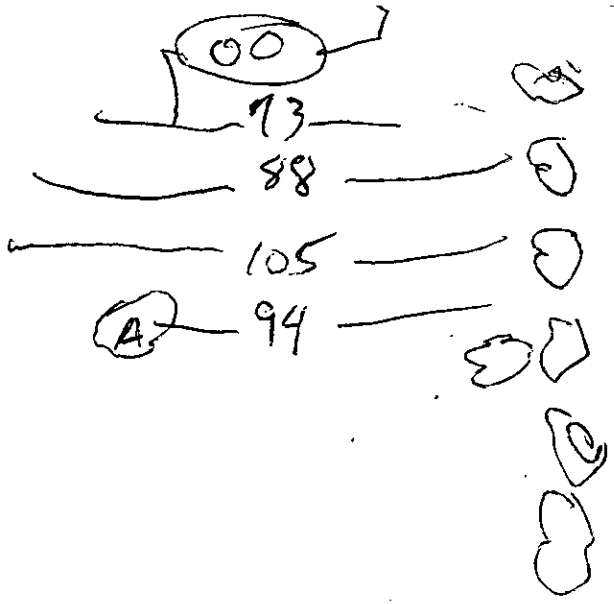
VCMWD WATER SOURCE

APN: 128-440-14 Census Tract: 186.05 NEW ____ REPAIR ✓

ROOM(S) ADDITION ____ RELOCATION ____

R. Giesick
SANITARIAN

DHS:EHP-707 (3/84)


73
88
105
A
94

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9553 LILAC WALK WALK

ESCONDIDO CA 92026

Job Number: ACR-71272

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

12-14-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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

Environmental FirstSearch
Search Summary Report

Target Site: 9553 LILAC WALK 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:	12-14-11	**Search Type:**	COORD
Requestor Name:	BRIAN BRENNAN	**Job Number:**	ACR-71272
Standard:	ASTM-05	**Filtered Report**	

Target Site: 9553 LILAC WALK 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:	-117.133300	-117:7:60	**Easting:**	487588.592
Latitude:	33.292127	33:17:32	**Northing:**	3683488.73
Elevation:	830		**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	12-14-11
Historical Topos	Yes	12-14-11
City Directories	Yes	12-14-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	12-14-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.17 NW		
Lilac Pl	0.21 SE		
Lilac Walk	0.07 NE		
LILAC WALK WALK	0.00--		
Putnam Rd	0.1 NW		
Shahram Way	0.25 NW		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

12-14-11
ACR-71272
9553 LILAC WALK 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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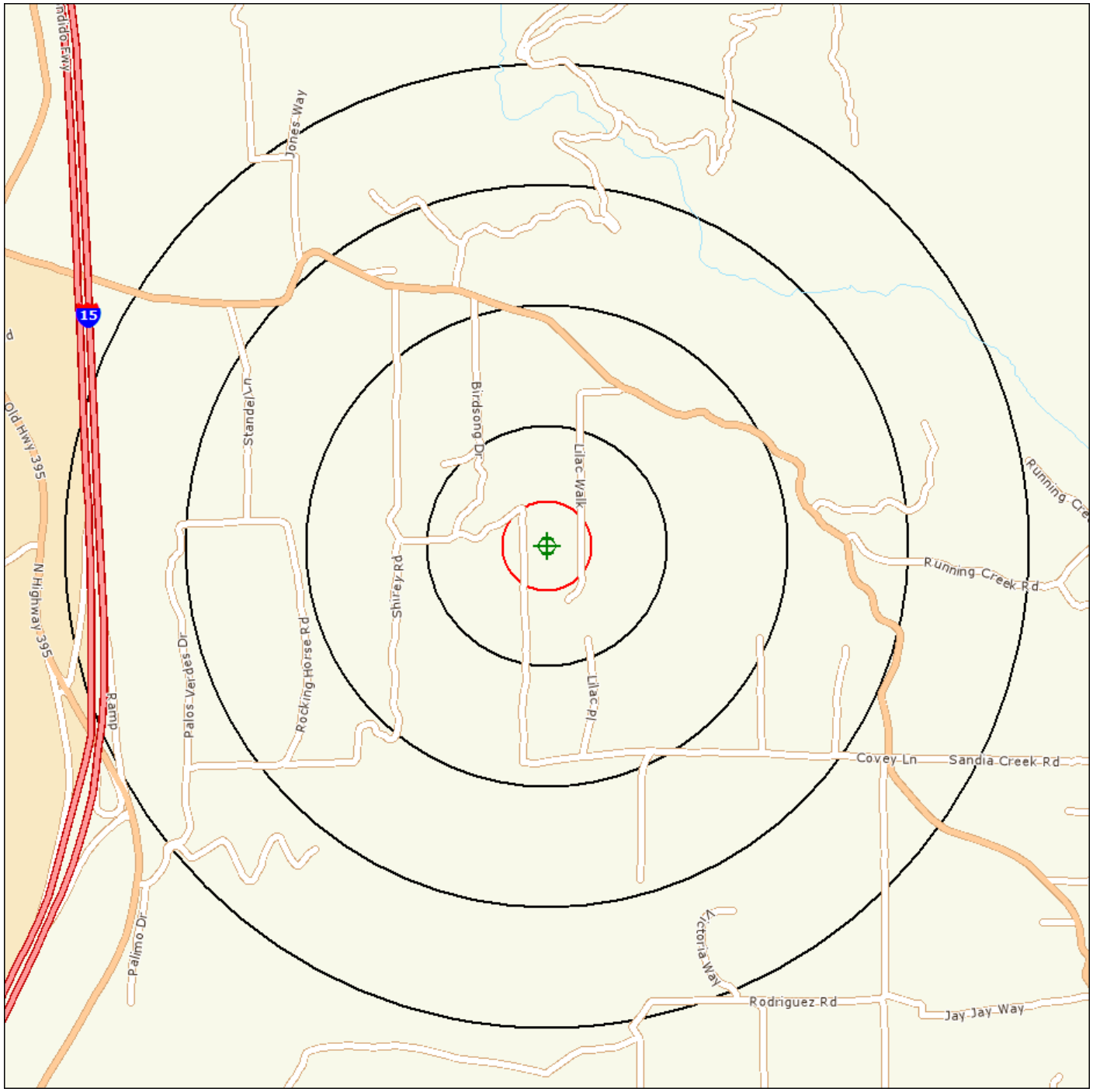
Environmental FirstSearch

1 Mile Radius

Single Map:

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.292127 Longitude: -117.133300) .....

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

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

Triballand.....

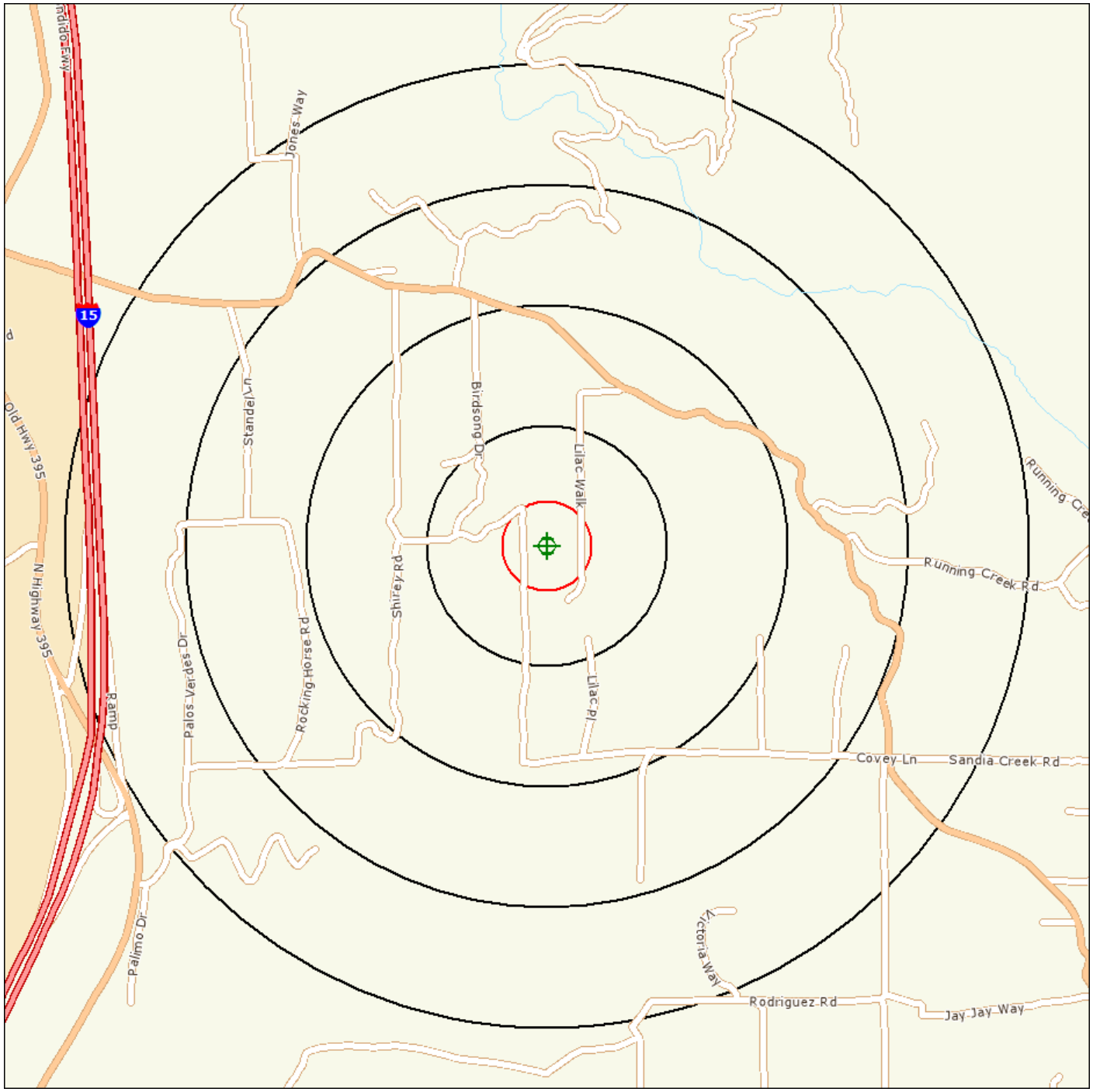
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.292127 Longitude: -117.133300) .....

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

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

Triballand.....

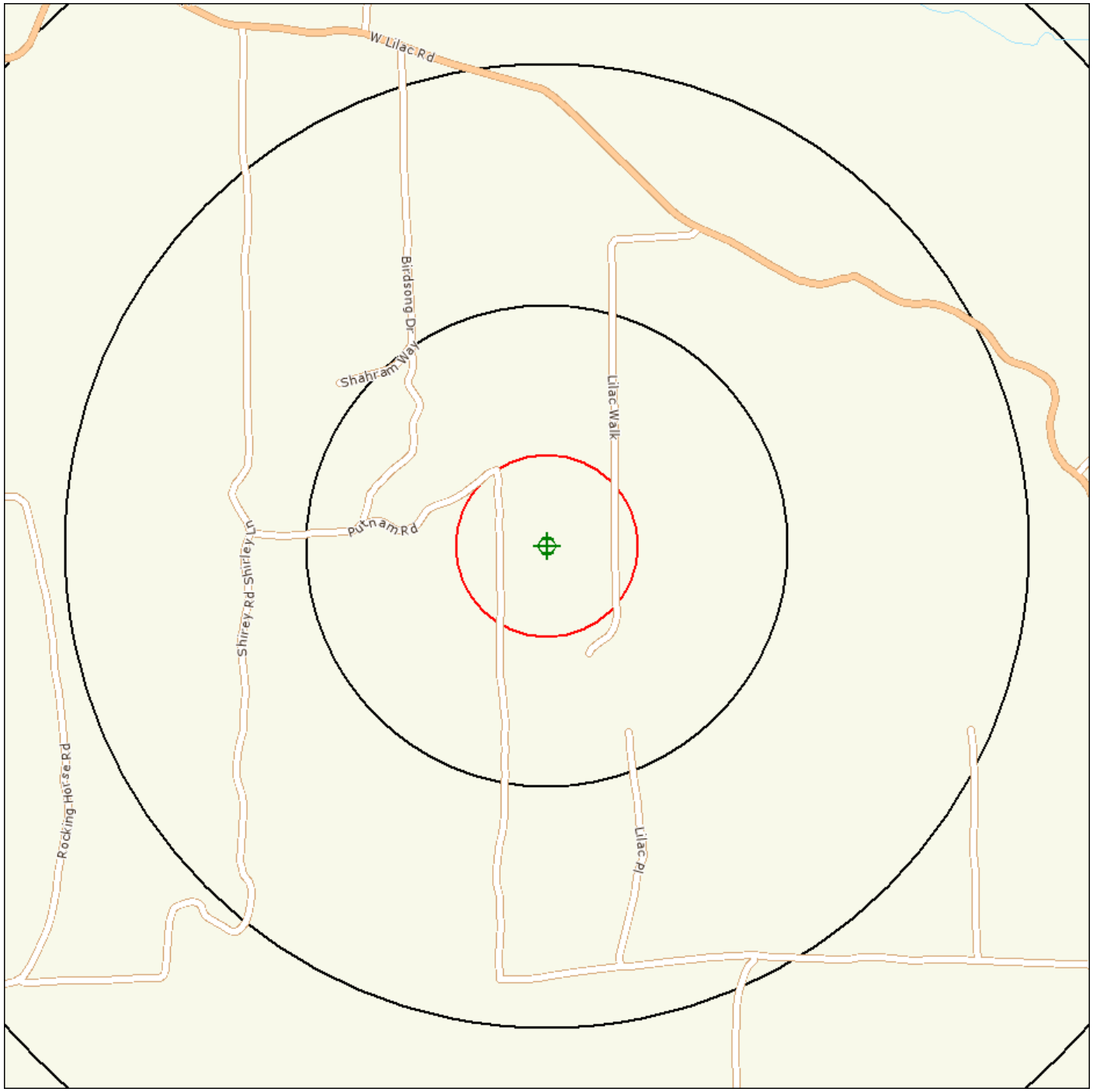
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.292127 Longitude: -117.133300) .....

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

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

Triballand.....

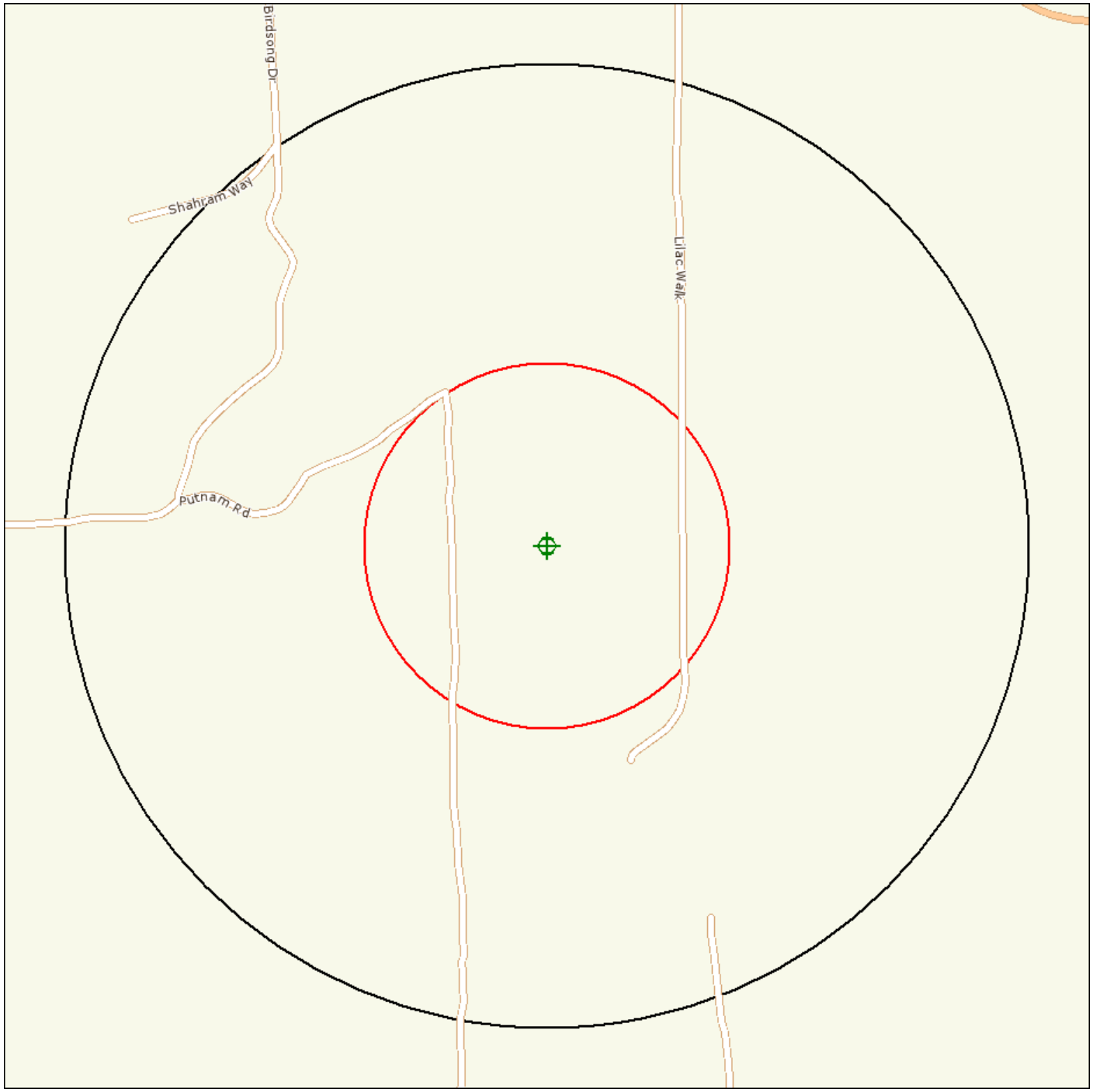
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.292127 Longitude: -117.133300) .....

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

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

Triballand.....

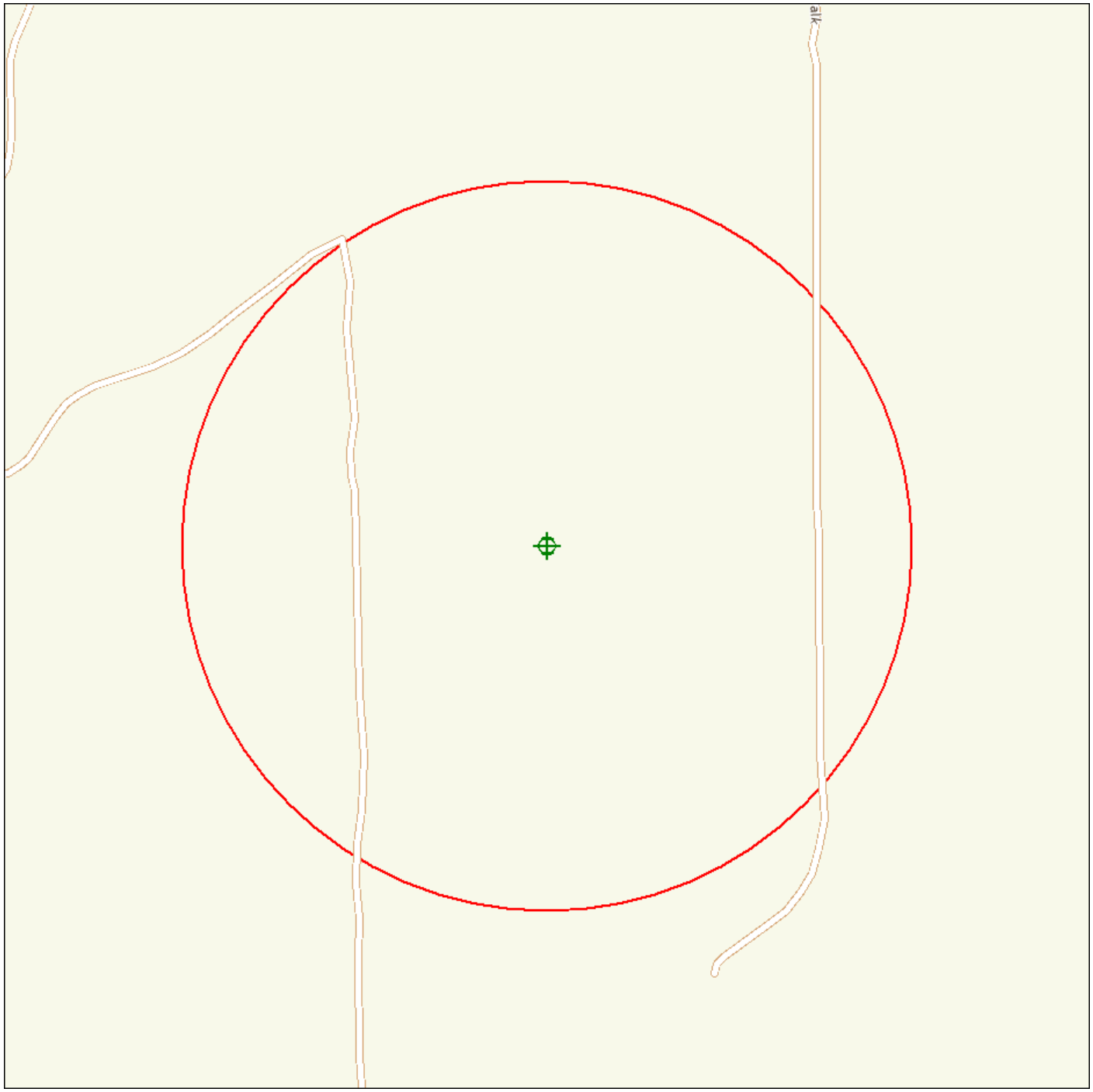
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.292127 Longitude: -117.133300) .....

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

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

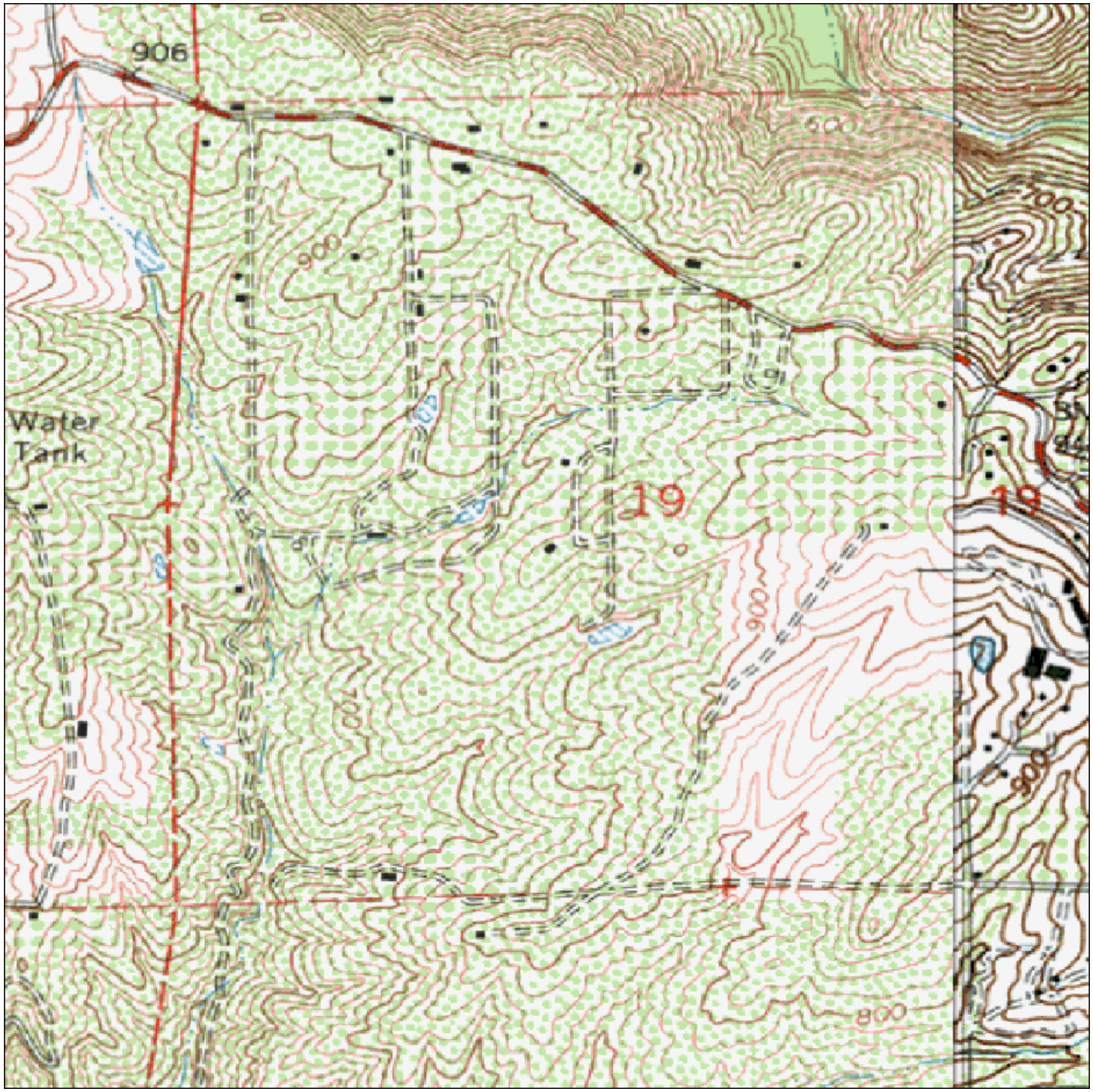
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius

9553 LILAC WALK 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:

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 F
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1527-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: **ACR-71272 / "Davitt" Property (9553 Lilac Walk)**

Subject Property: **APNs 128-290-69, -70, -71, -72 and 128-440-14 and -15**

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

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

(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 & Sale 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, INC

Address: 12275 El Camino Real Suite 110
San Diego CA 92130

Date: 12-13-2011

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking southeast. View is from the western portion of the site.



Photograph 2 – View of the subject property looking south. View is from the northern portion of the site.



Photograph 3 – View of concrete retaining wall, concrete pad, and RV, located in the northern portion of the subject property.



Photograph 4 – View of piping located on the northwest portion of the site.



Photograph 5 – View of a large storage shed located on the northeast portion of the subject property.



Photograph 6 – View of ladders, construction materials and debris in a below ground vault located in the central area of the large storage shed in the northeast portion of the site.



Photograph 10 – View of steel storage drums located beneath a collapsed structure on the northeast portion of the site.



Photograph 8 – View of a fuel pump located inside the small shed on the northeast portion of the site.



Photograph 7 – Exterior view of small shed and piping located in the northeast portion of the site. An underground storage tank (UST) was formerly located beneath the shed.



Photograph 9 – View of the shed and former UST location after the shed was removed and subsurface soil sampling was conducted on March 6, 2012.

APPENDIX H
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

23 January 2012

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

RE: Davitt

Enclosed are the results of analyses for samples received by the laboratory on 01/16/12 12:09. 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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120067-01	Soil	01/13/12 14:30	01/16/12 12:09
ACR-2	T120067-02	Soil	01/13/12 14:40	01/16/12 12:09
ACR-3	T120067-03	Soil	01/13/12 14:43	01/16/12 12:09
ACR-4	T120067-04	Soil	01/13/12 14:50	01/16/12 12:09
ACR-5	T120067-05	Soil	01/13/12 14:55	01/16/12 12:09
ACR-6	T120067-06	Soil	01/13/12 15:00	01/16/12 12:09
ACR-7	T120067-07	Soil	01/13/12 15:04	01/16/12 12:09
ACR-8	T120067-08	Soil	01/13/12 15:08	01/16/12 12:09
ACR-9	T120067-09	Soil	01/13/12 15:12	01/16/12 12:09
ACR-10	T120067-10	Soil	01/13/12 15:17	01/16/12 12:09
ACR-11	T120067-11	Soil	01/13/12 15:20	01/16/12 12:09
ACR-12	T120067-12	Soil	01/13/12 15:23	01/16/12 12:09
ACR-13	T120067-13	Soil	01/13/12 15:31	01/16/12 12:09
ACR-14	T120067-14	Soil	01/13/12 15:36	01/16/12 12:09
ACR-15	T120067-15	Soil	01/13/12 15:43	01/16/12 12:09
ACR-16	T120067-16	Soil	01/13/12 15:50	01/16/12 12:09
ACR-17	T120067-17	Soil	01/13/12 15:56	01/16/12 12:09
ACR-18	T120067-18	Soil	01/13/12 16:02	01/16/12 12:09
ACR-19	T120067-19	Soil	01/13/12 16:07	01/16/12 12:09
ACR-20	T120067-20	Soil	01/13/12 16:13	01/16/12 12:09
ACR-21	T120067-21	Soil	01/13/12 16:18	01/16/12 12:09
ACR-22	T120067-22	Soil	01/13/12 16:24	01/16/12 12:09
ACR-23	T120067-23	Soil	01/13/12 16:29	01/16/12 12:09
ACR-24	T120067-24	Soil	01/13/12 16:33	01/16/12 12:09
COMPOSITE #1	T120067-25	Soil	01/13/12 00:00	01/16/12 12:09
COMPOSITE #2	T120067-26	Soil	01/13/12 00:00	01/16/12 12:09

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

EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
COMPOSITE #3	T120067-27	Soil	01/13/12 00:00	01/16/12 12:09
COMPOSITE #4	T120067-28	Soil	01/13/12 00:00	01/16/12 12:09
COMPOSITE #5	T120067-29	Soil	01/13/12 00:00	01/16/12 12:09
COMPOSITE #6	T120067-30	Soil	01/13/12 00:00	01/16/12 12:09

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-1

T120067-01 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**4.0**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-2

T120067-02 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**7.5**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-3

T120067-03 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**5.0**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-4

T120067-04 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**10**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-5

T120067-05 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**5.4**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-6

T120067-06 (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	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**4.6**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-7

T120067-07 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**4.8**	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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-8

T120067-08 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-9

T120067-09 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-10

T120067-10 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.8**	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-11

T120067-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	**7.2**	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**5.0**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-12

T120067-12 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-13

T120067-13 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.4**	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Davitt	
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Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-14

T120067-14 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**9.3**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-15

T120067-15 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.2**	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
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ACR-16

T120067-16 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-17

T120067-17 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

ACR-18

T120067-18 (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	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**5.1**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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ACR-19

T120067-19 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-20

T120067-20 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-21

T120067-21 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-22

T120067-22 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-23

T120067-23 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-24

T120067-24 (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	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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COMPOSITE #1

T120067-25 (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	2011702	01/17/12	01/18/12	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		*82.9 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

COMPOSITE #2

T120067-26 (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	2011702	01/17/12	01/18/12	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	**5.6**	5.0	"	"	"	"	"	"	
alpha-Chlordane	**27**	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		*65.8 %*	*35-140*		"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

COMPOSITE #3

T120067-27 (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	2011702	01/17/12	01/18/12	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	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**40**	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		*59.0 %*	*35-140*		"	"	"	"	

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COMPOSITE #4

T120067-28 (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	2011702	01/17/12	01/18/12	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		*105 %*	*35-140*		"	"	"	"	

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COMPOSITE #5

T120067-29 (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	2011702	01/17/12	01/18/12	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		*91.0 %*	*35-140*		"	"	"	"	

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COMPOSITE #6

T120067-30 (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	2011702	01/17/12	01/18/12	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*		"	"	"	"	

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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

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 2011618 - EPA 3051										
Blank (2011618-BLK1)				Prepared: 01/16/12 Analyzed: 01/18/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2011618-BS1)				Prepared: 01/16/12 Analyzed: 01/18/12						
Arsenic	106	5.0	mg/kg	100		106	75-125			
Lead	107	3.0	"	100		107	75-125			
Matrix Spike (2011618-MS1)	**Source: T120067-01**			Prepared: 01/16/12 Analyzed: 01/18/12						
Arsenic	95.0	5.0	mg/kg	100	1.53	93.5	75-125			
Lead	94.9	3.0	"	100	3.98	90.9	75-125			
Matrix Spike Dup (2011618-MSD1)	**Source: T120067-01**			Prepared: 01/16/12 Analyzed: 01/18/12						
Arsenic	97.2	5.0	mg/kg	100	1.53	95.7	75-125	2.36	20	
Lead	96.8	3.0	"	100	3.98	92.8	75-125	2.01	20	
Batch 2011619 - EPA 3051										
Blank (2011619-BLK1)				Prepared: 01/16/12 Analyzed: 01/19/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2011619-BS1)				Prepared: 01/16/12 Analyzed: 01/19/12						
Arsenic	87.9	5.0	mg/kg	100		87.9	75-125			
Lead	88.4	3.0	"	100		88.4	75-125			
Matrix Spike (2011619-MS1)	**Source: T120067-21**			Prepared: 01/16/12 Analyzed: 01/19/12						
Arsenic	89.0	5.0	mg/kg	100	2.26	86.7	75-125			
Lead	89.1	3.0	"	100	2.28	86.8	75-125			

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

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 2011619 - EPA 3051										
Matrix Spike Dup (2011619-MSD1)	**Source: T120067-21**			Prepared: 01/16/12	Analyzed: 01/19/12					
Arsenic	85.2	5.0	mg/kg	100	2.26	82.9	75-125	4.39	20	
Lead	84.6	3.0	"	100	2.28	82.3	75-125	5.15	20	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

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 2011702 - EPA 3550 ECD/GCMS										
Blank (2011702-BLK1)				Prepared: 01/17/12 Analyzed: 01/18/12						
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	*70.9*		*"*	*100*		*70.9*	*35-140*			
LCS (2011702-BS1)				Prepared: 01/17/12 Analyzed: 01/18/12						
gamma-BHC (Lindane)	182	5.0	ug/kg	200		91.0	40-120			
Heptachlor	183	5.0	"	200		91.3	40-120			
Aldrin	196	5.0	"	200		98.0	40-120			
Dieldrin	204	5.0	"	200		102	40-120			
Endrin	185	5.0	"	200		92.7	40-120			
4,4´-DDT	170	5.0	"	200		85.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*125*		*"*	*100*		*125*	*35-140*			

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

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 2011702 - EPA 3550 ECD/GCMS										
Matrix Spike (2011702-MS1)	**Source: T120067-25**			Prepared: 01/17/12	Analyzed: 01/18/12					
gamma-BHC (Lindane)	180	5.0	ug/kg	200	ND	90.2	30-120			
Heptachlor	182	5.0	"	200	ND	90.8	30-120			
Aldrin	194	5.0	"	200	ND	96.9	30-120			
Dieldrin	206	5.0	"	200	ND	103	30-120			
Endrin	194	5.0	"	200	ND	96.8	30-120			
4,4´-DDT	172	5.0	"	200	ND	85.8	30-120			
Surrogate: Tetrachloro-meta-xylene	*97.4*		*"*	*100*		*97.4*	*35-140*			
Matrix Spike Dup (2011702-MSD1)	**Source: T120067-25**			Prepared: 01/17/12	Analyzed: 01/18/12					
gamma-BHC (Lindane)	181	5.0	ug/kg	200	ND	90.4	30-120	0.326	30	
Heptachlor	189	5.0	"	200	ND	94.7	30-120	4.23	30	
Aldrin	201	5.0	"	200	ND	101	30-120	3.85	30	
Dieldrin	211	5.0	"	200	ND	106	30-120	2.39	30	
Endrin	199	5.0	"	200	ND	99.4	30-120	2.63	30	
4,4´-DDT	177	5.0	"	200	ND	88.6	30-120	3.23	30	
Surrogate: Tetrachloro-meta-xylene	*92.5*		*"*	*100*		*92.5*	*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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/23/12 10:44

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

T120067

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

:E:	1/13/2012	LABORATORY:	SunStar	PAGE:	1 of 2
)JECT NAME:	Davitt	EEI PROJECT NUMBER:	ACR-71272		
)JECT LOCATION:	9553 Lilac Walk, Valley Center, CA	COLLECTOR:	EH		
PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

tronic Data Format (EDF): Yes_____ No___X___

)al ID:

AIL RESULTS TO: bbrennan@eeitiger.com

CIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #6) from the :hed sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONL	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
1	ACR-1	1/13/2012	2:30	Soil	Glass Jar								X	X						1
2	ACR-2	1/13/2012	2:40	Soil	Glass Jar								X	X						1
3	ACR-3	1/13/2012	2:43	Soil	Glass Jar								X	X						1
4	ACR-4	1/13/2012	2:50	Soil	Glass Jar								X	X						1
5	ACR-5	1/13/2012	2:55	Soil	Glass Jar								X	X						1
6	ACR-6	1/13/2012	3:00	Soil	Glass Jar								X	X						1
7	ACR-7	1/13/2012	3:04	Soil	Glass Jar								X	X						1
8	ACR-8	1/13/2012	3:08	Soil	Glass Jar								X	X						1
9	ACR-9	1/13/2012	3:12	Soil	Glass Jar								X	X						1
10	ACR-10	1/13/2012	3:17	Soil	Glass Jar								X	X						1
11	ACR-11	1/13/2012	3:20	Soil	Glass Jar								X	X						1
12	ACR-12	1/13/2012	3:23	Soil	Glass Jar								X	X						1
13	ACR-13	1/13/2012	3:31	Soil	Glass Jar								X	X						1
14	ACR-14	1/13/2012	3:36	Soil	Glass Jar								X	X						1
15	ACR-15	1/13/2012	3:43	Soil	Glass Jar								X	X						1
16	ACR-16	1/13/2012	3:50	Soil	Glass Jar								X	X						1
17	ACR-17	1/13/2012	3:56	Soil	Glass Jar								X	X						1
18	ACR-18	1/13/2012	4:02	Soil	Glass Jar								X	X						1
19	ACR-19	1/13/2012	4:07	Soil	Glass Jar								X	X						1
20	ACR-20	1/13/2012	4:13	Soil	Glass Jar								X	X						1

nquished By (signature): Elyse Hale	Date/Time: 1/13/2012	Received By (signature):	Date/Time: 1/16/12 1209
nquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T120067

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

E:	1/13/2012	LABORATORY:	SunStar	PAGE:	2 of 2
JECT NAME:	Davitt	EEI PROJECT NUMBER:	ACR-71272		
JECT LOCATION:	9553 Lilac Walk, Valley Center, CA	COLLECTOR:	EH		
PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal		

tronic Data Format (EDF): Yes____ No__X__

al ID:

AIL RESULTS TO: bbrennan@eeitiger.com

CIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Compsoite #6) from the hed sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONL	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	1/13/2012	4:18	Soil	Glass Jar								X	X						1
22	ACR-22	1/13/2012	4:24	Soil	Glass Jar								X	X						1
23	ACR-23	1/13/2012	4:29	Soil	Glass Jar								X	X						1
24	ACR-24	1/13/2012	4:33	Soil	Glass Jar								X	X						1
25	Composite #1	1/13/2012		Soil	Glass Jar										X					1
26	Composite #2	1/13/2012		Soil	Glass Jar										X					1
27	Composite #3	1/13/2012		Soil	Glass Jar										X					1
28	Composite #4	1/13/2012		Soil	Glass Jar										X					1
29	Composite #5	1/13/2012		Soil	Glass Jar										X					1
30	Composite #6	1/13/2012		Soil	Glass Jar										X					1

nquished By (signature): Elyse Dale	Date/Time: 1/13/2012	Received By (signature):	Date/Time: 1/16/12 1209
nquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T120067

EEI	ACR-712972 - Davi
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	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120067

Client Name: EEI - Carlsbad Project: Davitt

Received by: Dan M Date/Time Received: 1/16/12 1209

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

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no <u>frozen</u> containers)**

Temperature: cooler #1 3.8 °C +/- the CF (- 0.2°C) = 3.6 °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 1/16/12

Comments:

_____

_____

_____

_____

APPENDIX I
LIMITED UST SUBSURFACE SAMPLING
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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08 March 2012

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

RE: Davitt

Enclosed are the results of analyses for samples received by the laboratory on 03/06/12 15:05. 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: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
UST1-5	T120394-01	Soil	03/06/12 09:10	03/06/12 15:05
UST1-10	T120394-02	Soil	03/06/12 09:15	03/06/12 15:05
UST1-15	T120394-03	Soil	03/06/12 09:23	03/06/12 15:05
UST1-20	T120394-04	Soil	03/06/12 09:30	03/06/12 15:05
UST1-25	T120394-05	Soil	03/06/12 09:36	03/06/12 15:05

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

UST1-5

T120394-01 (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	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*90.4 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.7 %*	*73.5-148*		"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

UST1-10

T120394-02 (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	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.4 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*86.5 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

UST1-15

T120394-03 (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	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*82.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.1 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

UST1-20

T120394-04 (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	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	**13**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*83.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.6 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

UST1-25

T120394-05 (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	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.8 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.3 %*	*73.5-148*		"	"	"	"	

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

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 2030707 - EPA 3550B GC										
Blank (2030707-BLK1)				Prepared & Analyzed: 03/07/12						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*78.0*		*"*	*100*		*78.0*	*65-135*			
LCS (2030707-BS1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	530	10	mg/kg	500		106	75-125			
Surrogate: p-Terphenyl	*84.0*		*"*	*100*		*84.0*	*65-135*			
LCS Dup (2030707-BSD1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	550	10	mg/kg	500		110	75-125	3.82	20	
Surrogate: p-Terphenyl	*85.8*		*"*	*100*		*85.8*	*65-135*			

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:34

Volatile Organic Compounds by EPA Method 8021B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2030631 - EPA 5030 GC										
Blank (2030631-BLK1)				Prepared: 03/06/12 Analyzed: 03/07/12						
Benzene	ND	5.0	ug/kg							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							
Surrogate: 4-Bromofluorobenzene	*219*		"	*250*		*87.7*	*73.5-148*			
LCS (2030631-BS1)				Prepared: 03/06/12 Analyzed: 03/07/12						
Benzene	237	5.0	ug/kg	250		94.8	70-130			
Toluene	223	5.0	"	250		89.4	70-130			
Ethylbenzene	217	5.0	"	250		86.8	70-130			
m,p-Xylene	428	10	"	500		85.6	70-130			
o-Xylene	214	5.0	"	250		85.7	70-130			
Surrogate: 4-Bromofluorobenzene	*213*		"	*250*		*85.2*	*73.5-148*			
LCS Dup (2030631-BSD1)				Prepared: 03/06/12 Analyzed: 03/07/12						
Benzene	247	5.0	ug/kg	250		98.8	70-130	4.15	20	
Toluene	233	5.0	"	250		93.1	70-130	4.01	20	
Ethylbenzene	217	5.0	"	250		86.6	70-130	0.236	20	
m,p-Xylene	425	10	"	500		85.1	70-130	0.647	20	
o-Xylene	216	5.0	"	250		86.4	70-130	0.873	20	
Surrogate: 4-Bromofluorobenzene	*220*		"	*250*		*87.8*	*73.5-148*			

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EEI - Carlsbad	Project: Davitt	
2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 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

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
25712 Commercentre Dr
Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: EEI
Address: 2195 Faraday Ave #K
Phone: (760)431-3747 Fax: (760)431-3748
Project Manager: Brian Brennan

Date: 3/6/12 Page: 1 Of 1
Project Name: Davitt
Collector: Elyse Hale Client Project #: ACB-71272
Batch #: T120394 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals					Laboratory ID #	Comments/Preservative	Total # of containers
UST 1-5	3/6/12	9:10	Soil	Acetate			X		X			X						01		
UST 1-10	↓	9:15	↓	Acetate			X		X			X						02		
UST 1-15		9:23		stainless			X		X			X						03		
UST 1-20		9:30		stainless			X		X			X						04		
UST 1-25		9:36		stainless			X		X			X						05		
							↑ ignore													

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Elyse Hale	3/6/12		15:05 3-6-12
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 8.4

Turn around time: 24 hr

Notes
*Additional analysis will be conducted pending initial results

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 111457

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120394

Client Name: EEI - CARLSBAD Project: DAVITT

Received by: SUNNY Date/Time Received: 3-6-12 / 15:05

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 8.6 °C +/- the CF (- 0.2°C) = 8.4 °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 3-6-12

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED PHASE II SAMPLING

Accretive Investments, Inc.
40.59-Acre "Bialkowski" Property
APNs 127-072-20
Escondido, California 92026

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

March 19, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71294

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 PHASE II SAMPLING

Prepared for:

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

Subject property location:

40.59-Acre "Bialkowski" Property
APNs 127-072-20
Escondido, California 92026
EEI Project Number ACR-71294

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-71294

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 40.59-Acre "Bialkowski" Property

EEI Project Number: ACR-71294

Subject Property Information:
40.59-Acre "Bialkowski" Property
APNs 127-072-20
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

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: January 9, 2012 / **Report Date:** March 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 the Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located southwest of West Lilac Road and 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 subject property is located in a mixed residential/agricultural area. The 40.59-acre subject property is situated on one parcel of land identified as APN 127-072-20. The subject property is located south of West Lilac Road and east of Standel Lane, and does not have a physical address. Access to the subject property is afforded by a dirt/gravel road located at the southeast corner of West Lilac Road and Standel Lane. The subject property is bound by West Lilac Road to the north; Standel Lane to the west; and agricultural property to the south and east.

The subject property generally consists of orchards under active cultivation, and undeveloped land, accessible via unimproved roads. No permanent structures are located on the subject property; however, there are two storage sheds, a metal storage container, and an above ground diesel fuel storage tank located at the southwest property corner. According to the client, a mobile home was formerly at this location which had an associated septic tank system. 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 RR – Rural Residential.

Based on historical records such as aerial photographs and topographic maps, the subject property was undeveloped land from at least 1953. From approximately 1963 to 2010, the subject property appeared to be utilized for agricultural-related land use.

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 9, 2012, EEI personnel conducted a reconnaissance of the subject property 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 *recognized environmental conditions* was noted on the subject property during our reconnaissance efforts, except for an above ground storage tank (AST) of approximately 200-gallon capacity located on the southwest portion of the property. The AST was situated on its side and a discharge hose open on the ground. The AST was labeled as "diesel" fuel and appeared to contain residual fluids. Minor petroleum staining was noted at the discharge port on the AST along with minor soil staining directly beneath the tank. Additionally, two 5-gallon containers of what appeared to be used motor oil or oily-water were observed within a storage shed on the southwestern portion of the subject property.

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 January 9, 2012. A total of forty (40) discrete soil samples (ACR-1 through ACR-40), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, eight (8) composite samples (Composite #1 through Composite #8) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed no concentrations of arsenic or lead detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of DDE was reported above the laboratory detection limit in sample Composite # 3, 5, 6, 7, and 8 at 120 micrograms per kilogram (µg/kg), 15 µg/kg, 39 µg/kg, 75 µg/kg and 89 µg/kg, respectively.

DDD was reported above the laboratory detection limit in sample Composite # 8 at 6.4 µg/kg. DDT was reported above the laboratory detection limit in sample Composite # 7 and 8 at 7.7 µg/kg, and 11 µg/kg, respectively. No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

The reported concentrations of DDE, DDD, and DDT detected in composite soil samples collected during this investigation were less than the California Human Health Screening Levels (CHHSL) for a residential land use of 1,600 µg/kg, 2,300 µg/kg, and 1,600 µg/kg, respectively. Therefore, further investigation does not appear to be warranted at this time.

According to Accretive Investments, Inc., the AST and oil containers observed during our site reconnaissance were removed from the subject property sometime after our January 2012 site visit. EEI mobilized to the subject site on March 6, 2012 to collect subsurface samples in the area of the former AST and oil containers location to further evaluate site soils. At the AST location, stained soil and a strong petroleum odor were noted. It appeared that residual fuel in the tank had been spilled on to the ground. A hand auger was utilized to advance two (2) borings (ACR2 and ACR3) at the former AST location and stained soil, and one (1) boring (ACR1) at the former oil containers location. Samples were collected at 1-foot and 3 feet below grade in laboratory supplied glass jars, properly labeled, and stored in a chilled container.

All soil samples were submitted to a certified laboratory for analysis by EPA 8015M, carbon chain identification (TPH/CCID)**.** No concentrations of TPH were detected in the samples collected at the waste oil containers (boring ACR1). Diesel Range Organics (DRO) and Motor Oil Range Organics (MORO) were detected in one of the AST samples (ACR3) collected at 1-foot below grade. The DRO and MORO concentrations were 480 mg/kg and 38 mg/kg, respectively. No other concentrations of TPH were reported in any of the samples analyzed. The 1-foot sample from boring ACR3 was further analyzed for VOCs by EPA 8260B and metals by EPA 6010B. Low levels of select VOCs and metals were detected; however, the concentrations did not exceed residential screening levels or acceptable background concentrations. The reported DRO concentration of 480 mg/kg in sample ACR3-1 exceeds residential direct exposure screening level of 110 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 subject property located southwest of West Lilac Road, and Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has and continues to be utilized for agricultural purposes. EEI performed a limited agricultural chemical survey to evaluate site soils for the presence of restricted agricultural chemicals. Laboratory analytical results reported low levels of organochlorine pesticides; however, the concentrations were less than CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

- Diesel Range Organics (DRO) reported at 480 mg/kg at 1 feet below grade at the former AST location exceed soil direct exposure residential screening levels. Therefore, EEI recommends the soil be excavated and disposed of off-site, and confirmation samples be collected along the excavation bottom and sidewalls.

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

- According to information provided by the client, a mobile home with an associated septic tank system was formerly located on the southwest corner of the subject property. Unless planned for future use, the septic system should be properly abandoned following County Health Department guidelines.

- 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 southeast of West Lilac Road and Standel Lane, 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 in a mixed residential/agricultural area (**Figure 2**). The 40.59-acre subject property is situated on one parcel of land identified as APN 127-072-20 (**Appendix B**). The subject property is located south of West Lilac Road and east of Standel Lane, and does not have a physical address. Access to the subject property is afforded by a dirt/gravel road located at the southeast corner of West Lilac Road and Standel Lane. The subject property is bound by West Lilac Road to the north; Standel Lane to the west; and agricultural property to the south and east.

Access to the subject property is afforded by a dirt/gravel road located at the southeast corner of West Lilac Road and Standel Lane. The subject property generally consists of orchards under active cultivation, and undeveloped land, accessible via unimproved roads. No permanent structures are located on the subject property; however, there are two storage sheds, a metal storage container, and an above-ground diesel fuel storage tank located at the southwest property corner. According to the client, a mobile home was formerly at this location which had an associated septic tank system.

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 RR – Rural Residential.

Based on historical records such as aerial photographs, topographic maps, and the subject property was undeveloped land from at least 1953. From approximately 1963 to 2010, the subject property appeared utilized for agricultural-related land use.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 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) (south-central portion) to approximately 950 feet amsl (southwestern portion). A natural drainage traverses the central portion of the subject property from north to south and represents the lowest elevations on site which rise to higher elevations in both east and west directions. 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 a mix of the Cieneba course sandy loam (CIE2) and 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 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.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for information pertaining to water supply wells on or adjacent to the subject property. According to the website two (2) water supply wells appeared to be located either on the south-central portion of the subject property or in close proximity of the property margin. According to the website, the wells (well #10S03W24A001S and well #10S02W19D003S) were last measured in 1966 and 1967, and indicated that the depth-to-groundwater in the wells were recorded at 10 feet below ground surface (bgs) and 3 feet bgs, respectively.

EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to any potential water supply wells located on the subject property. According to Ms. Sandy Johnson, Senior Office Assistant with the County, no records were on file for the subject property.

Note: EEI did not observe groundwater supply wells on the subject property during our site reconnaissance. What appeared to be a pump and related piping were observed in the area of the man-made pond located on the southeast corner of the property. Irrigation-related piping was also observed along the southwest corner of the subject property. EEI requested that the Bialkowski's attorney, Mr. Robert A. DePiano inquire with the owners regarding potential water supply wells on the subject property. According to Mr. Bialkowski, no water wells are located on the subject property.

If what supply wells are encountered during future site improvement activities and will not be used for site operations, the wells should be properly abandoned according to State and County guidelines.

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 127-072-20) is identified as Vaccaro Farms, LP and Bialkowski Lilac Road, LP, with the following mailing address: 2476 Jupiter Drive, Los Angeles California 90046.

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, 1947, 1948, 1953, 1963, 1968, 1974, 1975, 1980, 1989, 1990/91, 1994, 2002, 2003, and 2008 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 at least 1953. From approximately 1963 to 2012, the subject property appeared utilized for agricultural-related land use.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property and adjacent and surrounding property appeared to be undeveloped and covered with native vegetation; with the exception of the east adjacent property which appeared with a residential structure. A natural drainage was present trending north to south through the central portion of the subject property. West Lilac Road appeared to the north.
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. A structure appeared on the adjacent property to the east. Surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph; with the exception of an unimproved road near the northern property margin. Unimproved roads appeared in the surrounding area.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. Additional unimproved roads appeared on the adjacent properties. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	The western portion of the subject property appeared utilized for agriculture; the remaining portion remained undeveloped. Additional rural residential and agricultural development appeared in the vicinity.
1968	Topographic Map 1: 24,000	Subject property appeared to be undeveloped land. Shirey Road and Standel Lane (unimproved) appeared in the site vicinity. The majority of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1974	Aerial Photograph 1:375	The majority of the subject property now appeared utilized for agriculture (orchards); as well as the adjacent property to the west and south. Increased agriculture now appeared 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 photograph.
1989	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 photograph. A structure appeared on the adjacent property to the north.
1990/91 through 2008	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1989 photograph.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of orchards throughout the property. A structure was present on the southwest property corner. An unimproved road ran from the northwest corner to the southeast and along the southern property margin. A natural drainage remained trending north to south through the central portion. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Due to the absence of development of the subject property, this information source was not researched as it was not deemed to be sufficiently useful and not researched during this Phase I ESA.

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) 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 available for the subject property.

In addition, EEI requested a search for environmental records (i.e., septic tanks) with the County. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, there are no records associated with the subject parcel. Note: According to the information provided by the Bialkowski's attorney, Mr. Robert A. DePiano, a septic system may be present along the southwest corner of 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 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.

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 – One listing was reported within one-half mile of the subject property. **Green Co Farms** (32163 Old Highway 395, 0.70 miles southwest) was reported as a composting facility for green waste. Based on the nature of the waste accepted, this site is not considered an environmental concern.

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, located east of the subject property), was listed as the site of a diesel fuel UST with a regulatory status listed as "removed" as of March 18, 1997. Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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, east of the subject property). The site was dual listed on the UST database above. State permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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 on 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: 127-072-20. 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 (SWRCB). 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, Sections 19 and 24).

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, Mr. Randolph Bialkowski, was not available for interview. EEI was instructed by Accretive Investments, Inc. , Inc. to provide an owner questionnaire to Mr. Bialkowski's attorney, Mr. Robert A. DePiano for review prior to Mr. Bialkowski's completion. Information provided on the questionnaire by Mr. Bialkowski is provided below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Bialkowski stated that the past and present use of the subject property have been as agricultural. He added that approved agricultural products have been used on the subject property. Mr. Bialkowski added that a made water pond, fed by rainwater, is located on the subject property.

3.5.2 Environmental Liens or Governmental Notification

Mr. Bialkowski 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 subject property or any facility located on the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Bialkowski was not aware of any past or present environmental violations with respect to the subject property or any facility located on the subject property. Mr. Bialkowski added that an empty above ground tank was placed on subject property by the previous property owners, which has never been used by the current owners (i.e., since approximately 2006). Mr. Bialkowski also stated that an electrical pedestal (i.e., pole-mounted transformer) is located on the subject property; however, is unlikely to contain PCB's (polychlorinated biphenyls).

3.5.4 Previous Assessments

Mr. Bialkowski was not aware of any previous assessments conducted at the subject property.

3.5.5 Legal Proceedings

Mr. Bialkowski 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 county requirements related to the purchase of the property.

3.7 Previous Assessments

Based on the information provided by the property owner, Mr. Bialkowski, 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. With the exception of storage sheds located on the southwestern portion, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

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.

With the exception of storage sheds located on the southwest portion, the subject property consists of vacant land Based on this information, the presence of lead based paint is not considered likely.

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 western portion of the site, along with a single pole-mounted transformer. 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 January 9, 2012, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential recognized environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

The subject property is located in a mixed residential/agricultural area. The 40.59-acre subject property is situated on one parcel of land identified as APN 127-072-20. The subject property is located south of West Lilac Road and east of Standel Lane, and does not have a physical address. Access to the subject property is afforded by a dirt/gravel road located at the southeast corner of West Lilac Road and Standel Lane. The subject property is bound by West Lilac Road to the north; Standel Lane to the west; and agricultural property to the south and east.

The subject property is an active avocado and citrus farm. Several dirt roads bisect the subject property. A large drainage is located along the central portion of the subject property, which is oriented north to south. A man made pond is situated along the southern portion of the subject property. A water pump and related equipment was observed on the southern end of the pond. Signs of above and below ground irrigation piping were observed throughout the subject property.

The central portion of the subject property contains a number of commercial beehives. Adjacent to the hives were five (5) plastic, 55-gallon capacity storage drums that contained water. The subject property has two structures, which are situated along the southwest portion of the property. The structures are constructed of wood, plastic and steel corrugated siding and roofing, and appear to be utilized as storage sheds. One shed contained two 5-gallon containers filled with what appeared to be used motor oil or oily-water. The floor of the shed contained petroleum hydrocarbon staining. The other storage shed in the southwest portion of the subject property contains two wooden tables/benches, a number of glass bottles, some boots, clothes, and foam padding. The southwest corner of the subject property also contains a metal storage container with pallets of fertilizer stacked nearby. EEI was unable to inspect the interior of the metal storage container; however, according to the on-site workers, contained various hand tools, irrigation fittings, fertilizers, and related farming equipment. Adjacent to the metal storage container was a steel, aboveground storage tank (AST) of approximately 200-gallon capacity. The AST was situated on its side and was labeled as "diesel" fuel. The AST appeared to contain residual fluids. Minor petroleum staining was noted at the discharge port on the AST along with minor soil staining directly beneath the tank.

Based on EEI's site reconnaissance, with the exceptions noted previously, no other evidence of contamination, distressed vegetation, surface spills, chemical containers, additional USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during on the subject property.

TABLE 2
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	Minor petroleum staining was observed beneath the AST and 5-gallon containers located in the southwest corner of the subject property.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	One (1) man-made pond was observed on the property.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	~~No~~ Yes	One (1) diesel AST was observed in the southwest corner of the property.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Small quantities of metal and scrap were observed in several locations in the central portion of the subject property.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Properties on all sides of the subject site are for the most part open, agricultural land. Rural residential properties are also located in the area. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. No evidence of dumping was observed.
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 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), EEI performed a limited agricultural chemical survey (i.e., soil sampling) 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 (40.59-acres), and EEI's experience at similar sites, a total of 40 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 January 9, 2019, 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 forty (40) discrete locations (identified as ACR-1 through ACR-40, **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 40 discrete soil samples (ACR-1 through ACR-40) 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 eight (8) composite samples (identified as Composite #1 through Composite #8) from the discrete samples at a ratio of 5:1. All eight (8) composite samples (Composite #1 through Composite #8) 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 or lead were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

- DDE was reported above the laboratory detection limit in sample Composite # 3, 5, 6, 7, and 8 at 120 micrograms per kilogram (µg/kg), 15 µg/kg, 39 µg/kg, 75 µg/kg and 89 µg/kg, respectively. No other samples analyzed detected DDE above the laboratory reporting limit (i.e., "non-detect").

- DDD was reported above the laboratory detection limit in sample Composite # 8 at 6.4 µg/kg. No other samples analyzed detected DDD above the laboratory reporting limit (i.e., "non-detect").

- DDT was reported above the laboratory detection limit in sample Composite # 7 and 8 at 7.7 µg/kg, and 11 µg/kg, respectively. No other samples analyzed detected DDT 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.

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

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	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA

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-10	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-16	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-26	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-31	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-32	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-33	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-34	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-35	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-36	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-37	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-38	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-39	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-40	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA

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				
Composite #1	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #2	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #3	6	1/9/2012	NA	NA	<5	**120**	<5	<5	<5-200
Composite #4	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #5	6	1/9/2012	NA	NA	<5	**15**	<5	<5	<5-200
Composite #6	6	1/9/2012	NA	NA	<5	**39**	<5	<5	<5-200
Composite #7	6	1/9/2012	NA	NA	<5	**75**	<5	**7.7**	<5-200
Composite #8	6	1/9/2012	NA	NA	<5	**89**	**6.4**	**11**	<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.

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed no concentrations of arsenic or lead above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of DDE was reported above the laboratory detection limit in sample Composite # 3, 5, 6, 7, and 8 at 120 µg/kg, 15 µg/kg, 39 µg/kg, 75 µg/kg and 89 µg/kg, respectively.

DDD was reported above the laboratory detection limit in sample Composite # 8 at 6.4 µg/kg. DDT was reported above the laboratory detection limit in sample Composite # 7 and 8 at 7.7 µg/kg, and 11 µg/kg, respectively. No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

EEI compared the reported DDE, DDD, and DDT 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 DDE concentrations of 20 µg/kg, 15 µg/kg, 39 µg/kg, 75 µg/kg and 89 µg/kg, detected in site soils is less than the CHHSL residential screening level of 1,600 µg/kg.

- The reported DDD concentration of 6.4 µg/kg, detected in site soils is less than the CHHSL residential screening level of 2,300 µg/kg.

- The reported DDT concentrations of 7.7 µg/kg, and 11 µg/kg, detected in site soils are less than the CHHSL residential screening level of 1,600 µg/kg.

6.0 LIMITED AST SUBSURFACE SAMPLING

According to Accretive Investments, Inc., the AST and oil containers observed during our site reconnaissance were removed from the subject property sometime after our January 2012 site visit. EEI mobilized to the subject site on March 6, 2012 to collect subsurface samples in the area of the former AST and oil containers location to further evaluate site soils. At the AST location, stained soil and a strong petroleum odor were noted. It appeared that residual fuel in the tank had been spilled on to the ground. A hand auger was utilized to advance two (2) borings (ACR2 and ACR3) at the former AST location and stained soil, and one (1) boring (ACR1) at the former oil containers location (**Figure 3**). Samples were collected at 1-foot and 3 feet below grade in laboratory supplied glass jars, properly labeled, and stored in a chilled container.

All soil samples were submitted to a certified laboratory for analysis by EPA 8015M, carbon chain identification (TPH/CCID). Complete laboratory analytical reports are included in **Appendix H.** No concentrations of TPH were detected in the samples collected at the waste oil containers (boring ACR1). Diesel Range Organics (DRO) and Motor Oil Range Organics (MORO) were detected in one of the AST samples (ACR3) collected at 1-foot below grade. The DRO and MORO concentrations were 480 mg/kg and 38 mg/kg, respectively. No other concentrations of TPH were reported in any of the samples analyzed. The 1-foot sample from boring ACR3 was further analyzed for VOCs by EPA 8260B and metals by EPA 6010B. Low levels of select VOCs and metals were detected; however, the concentrations did not exceed residential screening levels or acceptable background concentrations. The reported DRO concentration of 480 mg/kg in sample ACR3-1 exceeds residential direct exposure screening level of 110 mg/kg.

7.0 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), a limited agricultural chemical survey (i.e., soil sampling) was performed by EEI.

      The results of our agricultural chemical survey (see section 5.0 –Limited Agricultural Chemical Survey) revealed no concentrations of arsenic or lead in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of organochlorine pesticides (DDE, DDD, and DDT) were detected in select soil samples; however, the levels were less than CHHSL residential screening values. Therefore, further investigation does not appear to be warranted at this time.

- An above ground storage tank (AST) of approximately 200-gallon capacity formerly occupied the southwest portion of the subject property. Minor petroleum staining was noted at the discharge port on the AST along with minor soil staining directly beneath the tank, during our January 2012 site reconnaissance. In March 2012, EEI returned to the site and conducted limited soil sampling at the AST location, which had since been relocated or removed from the subject property. The results of EEI's sampling revealed concentrations of Diesel Range Organics in near-surface soils are present above residential screening levels; therefore, warranting further investigation and possible mitigation.

- 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.

8.0 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."

8.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

8.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

8.3 On-site Data Gaps

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

8.4 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.

9.0 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 southwest of West Lilac Road, and Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has and continues to be utilized for agricultural purposes. EEI performed a limited agricultural chemical survey to evaluate site soils for the presence of restricted agricultural chemicals. Laboratory analytical results reported low levels of organochlorine pesticides; however, the concentrations were less than CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

- Diesel Range Organics (DRO) reported at 480 mg/kg at 1 feet below grade at the former AST location exceed soil direct exposure residential screening levels. Therefore, EEI recommends the soil be excavated and disposed of off-site, and confirmation samples be collected along the excavation bottom and sidewalls.

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

- According to information provided by the Client, a mobile home with an associated septic tank system was formerly located on the southwest corner of the subject property. Unless planned for future use, the septic system should be properly abandoned following County Health Department guidelines.

- 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.

10.0 REFERENCES

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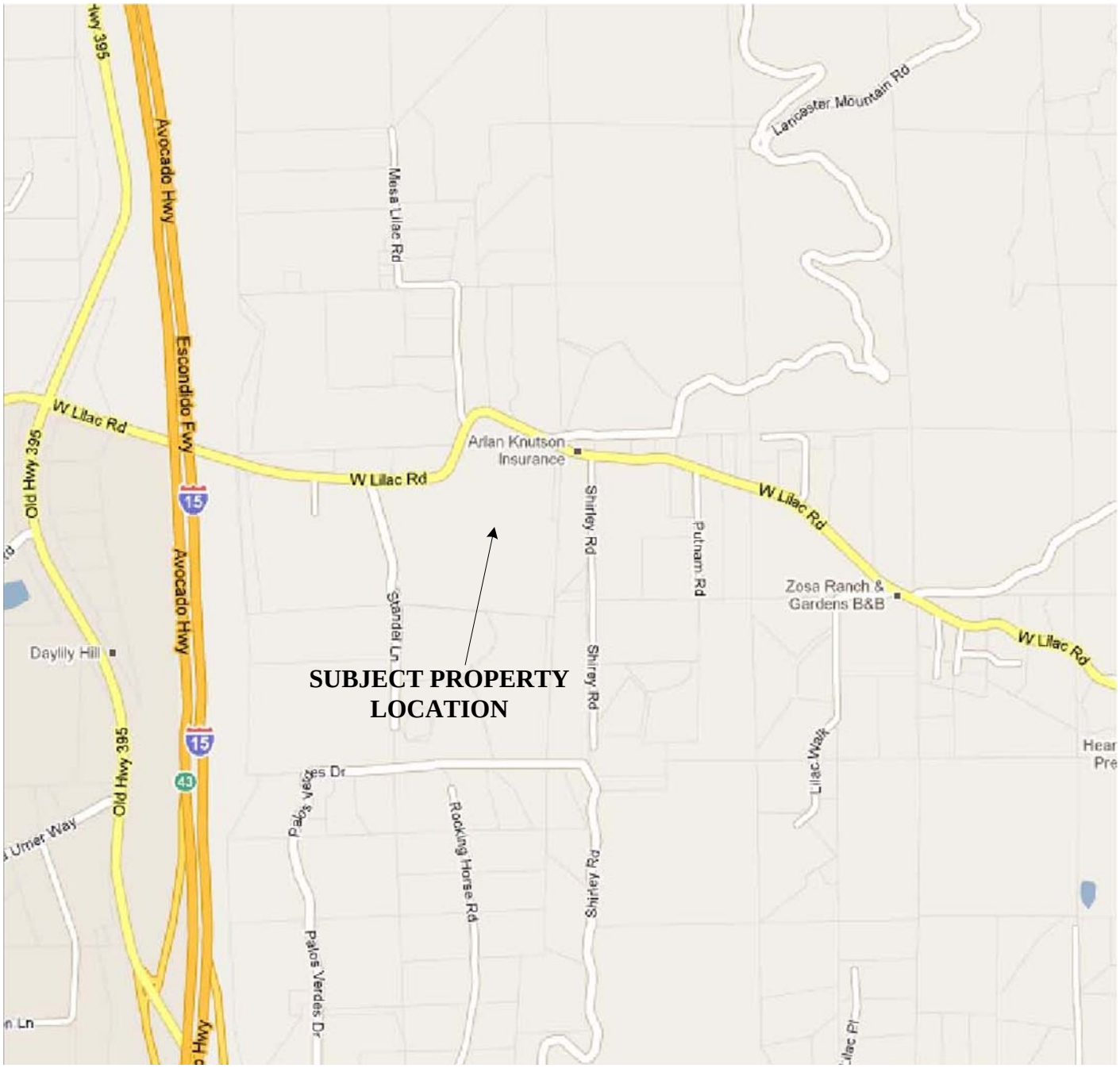
FIGURES



Map Source: Google Maps®, Accessed, February 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

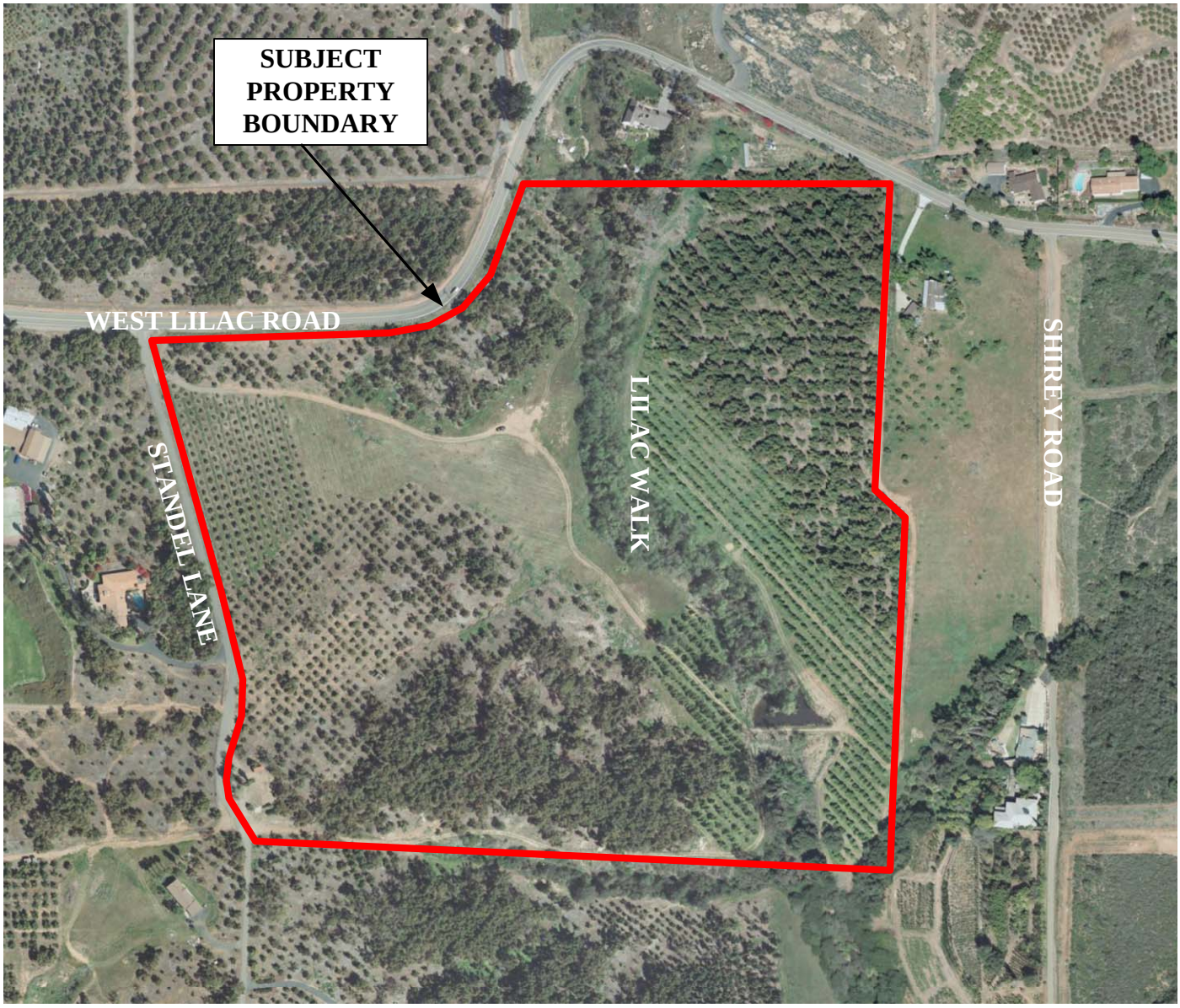
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
40.59-Acre "Bialkowski" Property
APN 127-072-20
Escondido, California 92026
EEI Project No. ACR-71294
Created February 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 300'

0 180 FT 300 FT 600 FT

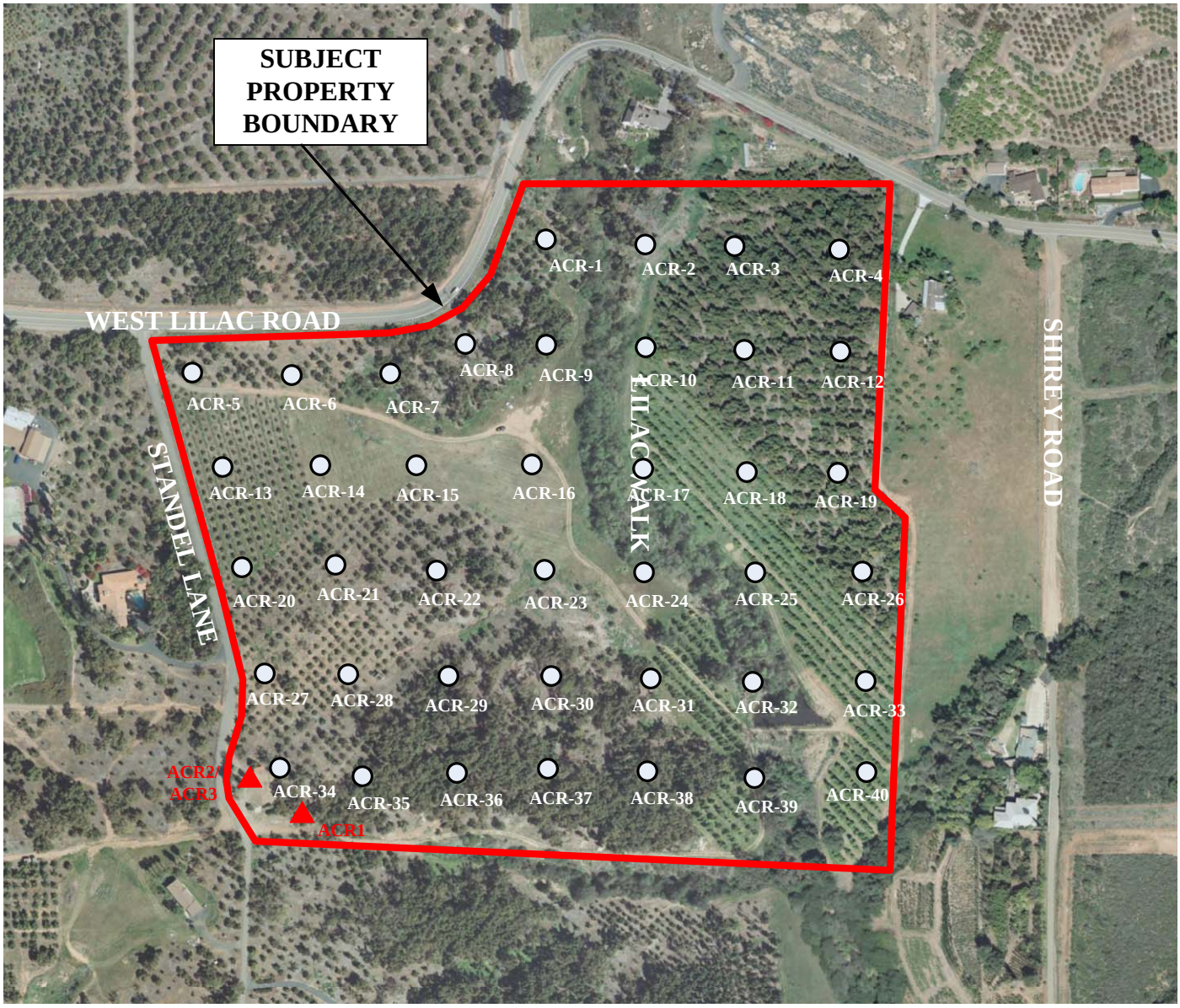
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
40.59-Acre "Bialkowski" Property
APN 127-072-20
Escondido, California 92026
EEI Project No. ACR-71294
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 — Soil boring location

ACR-1 — AST and oil buckets boring location

N

Scale: 1" = 300'

0 180 FT 300 FT 600 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
40.59-Acre "Bialkowski" Property
APN 127-072-20
Escondido, California 92026
EEI Project No. ACR-71294
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

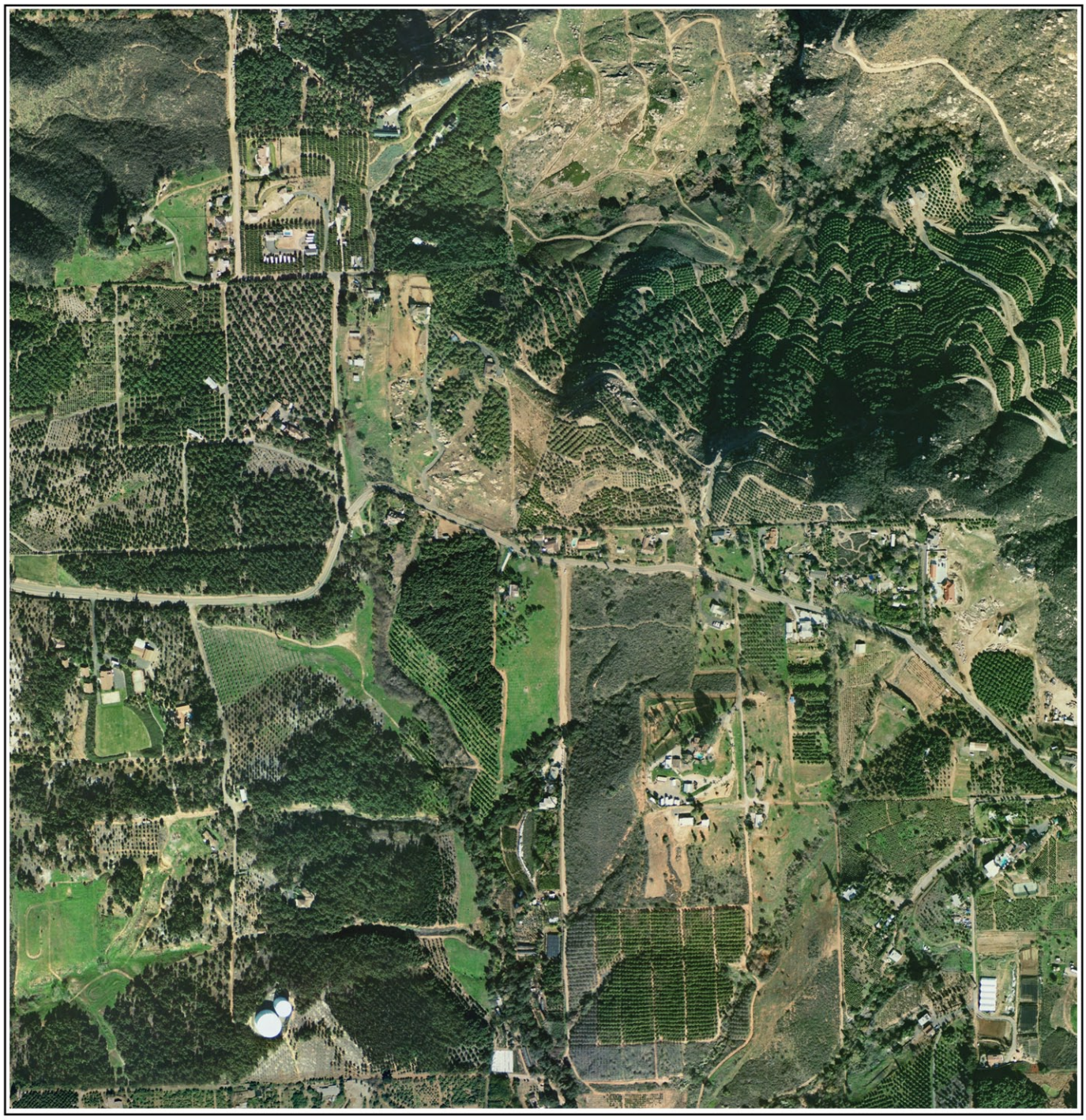
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2008

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (EarthExplorer)
Target Site: 33.300012, -117.139015

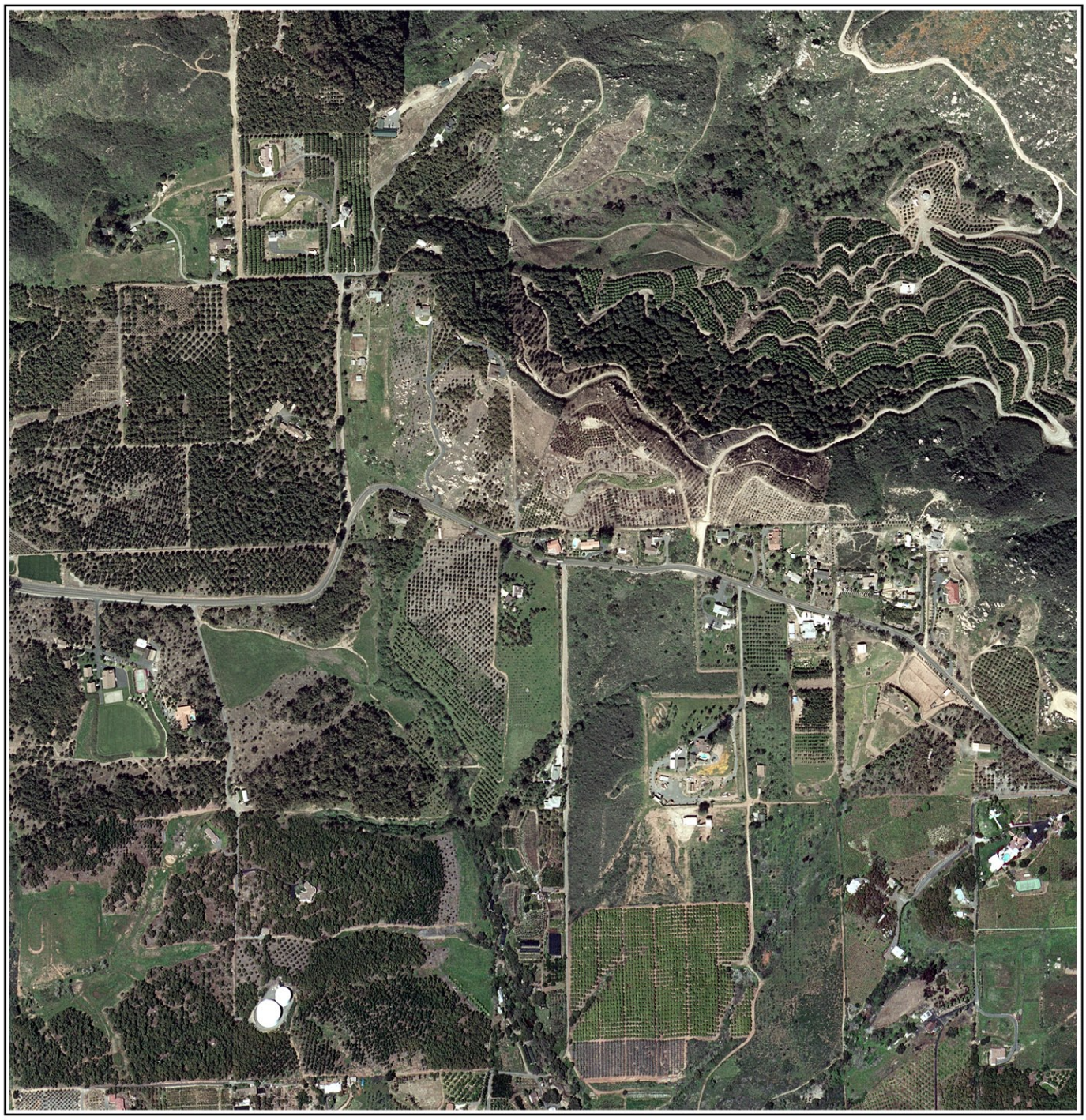
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2003

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (EarthExplorer)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (NAPP-3C_12474-180)
Target Site: 33.300012, -117.139015

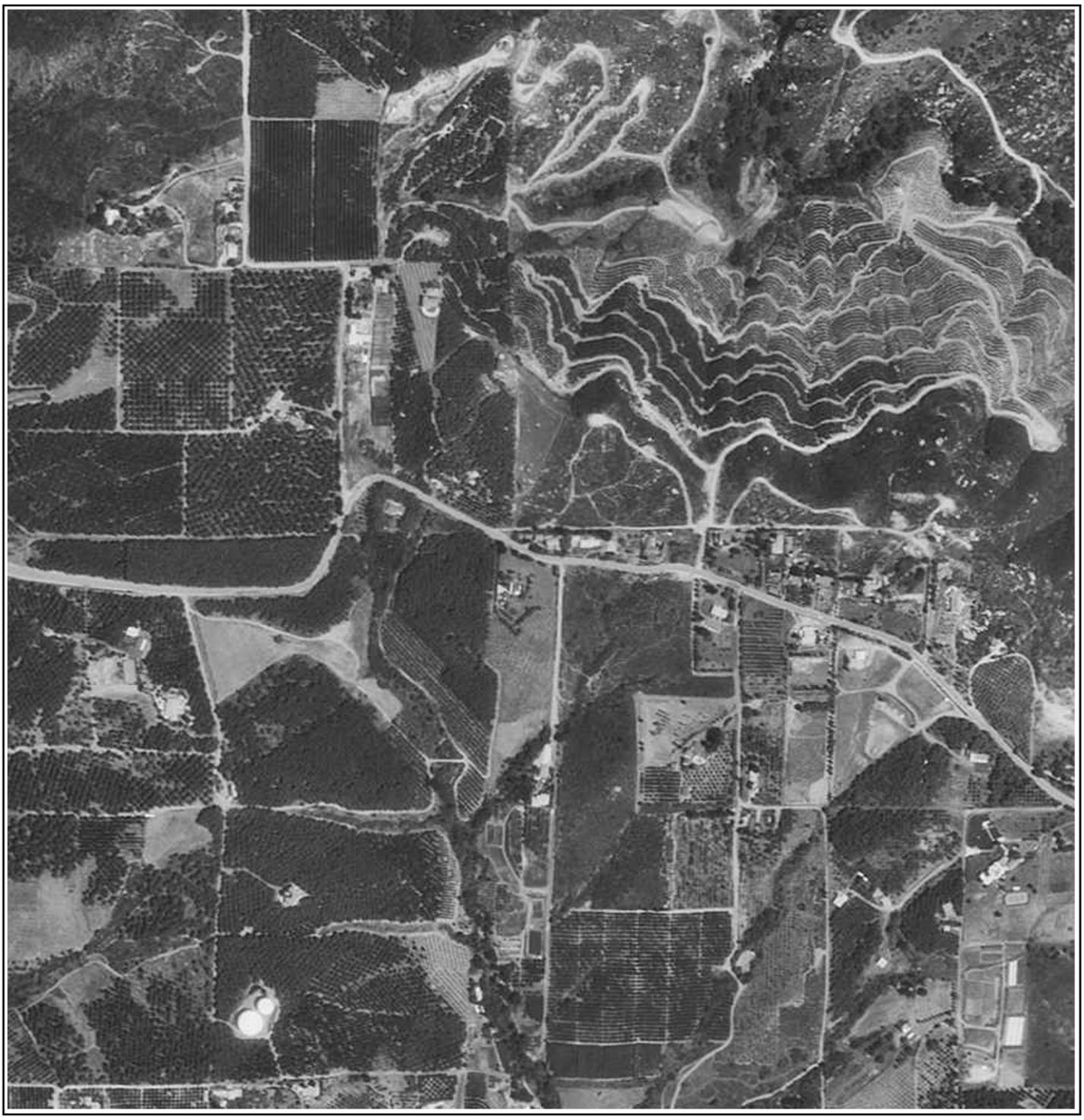
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1994

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (NAPP-2C_6865-27)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (AMI-SD-90-91_12576)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1989

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (NAPP_1836-80)
Target Site: 33.300012, -117.139015

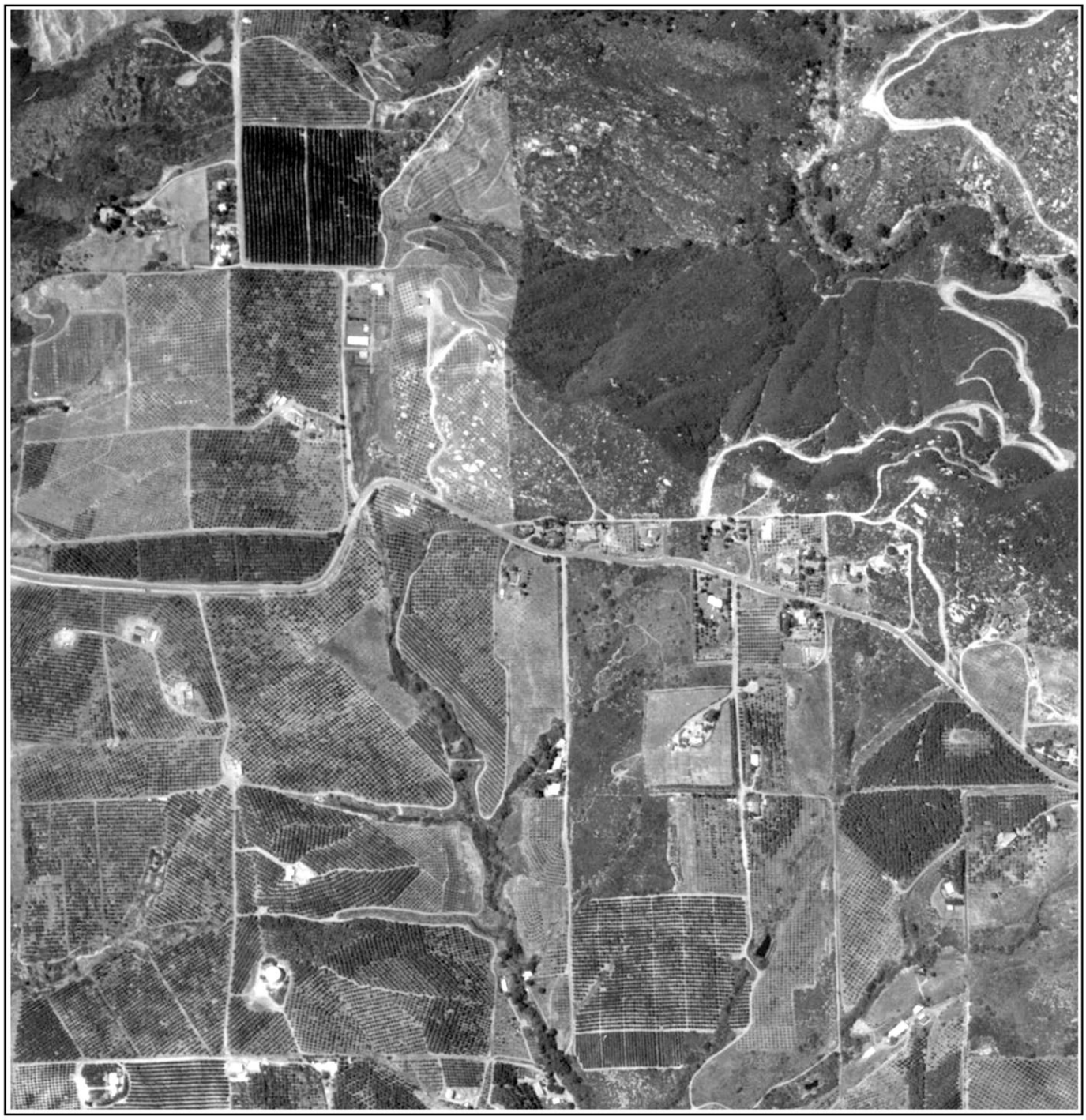
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (AMI-SD-80_10235)
Target Site: 33.300012, -117.139015

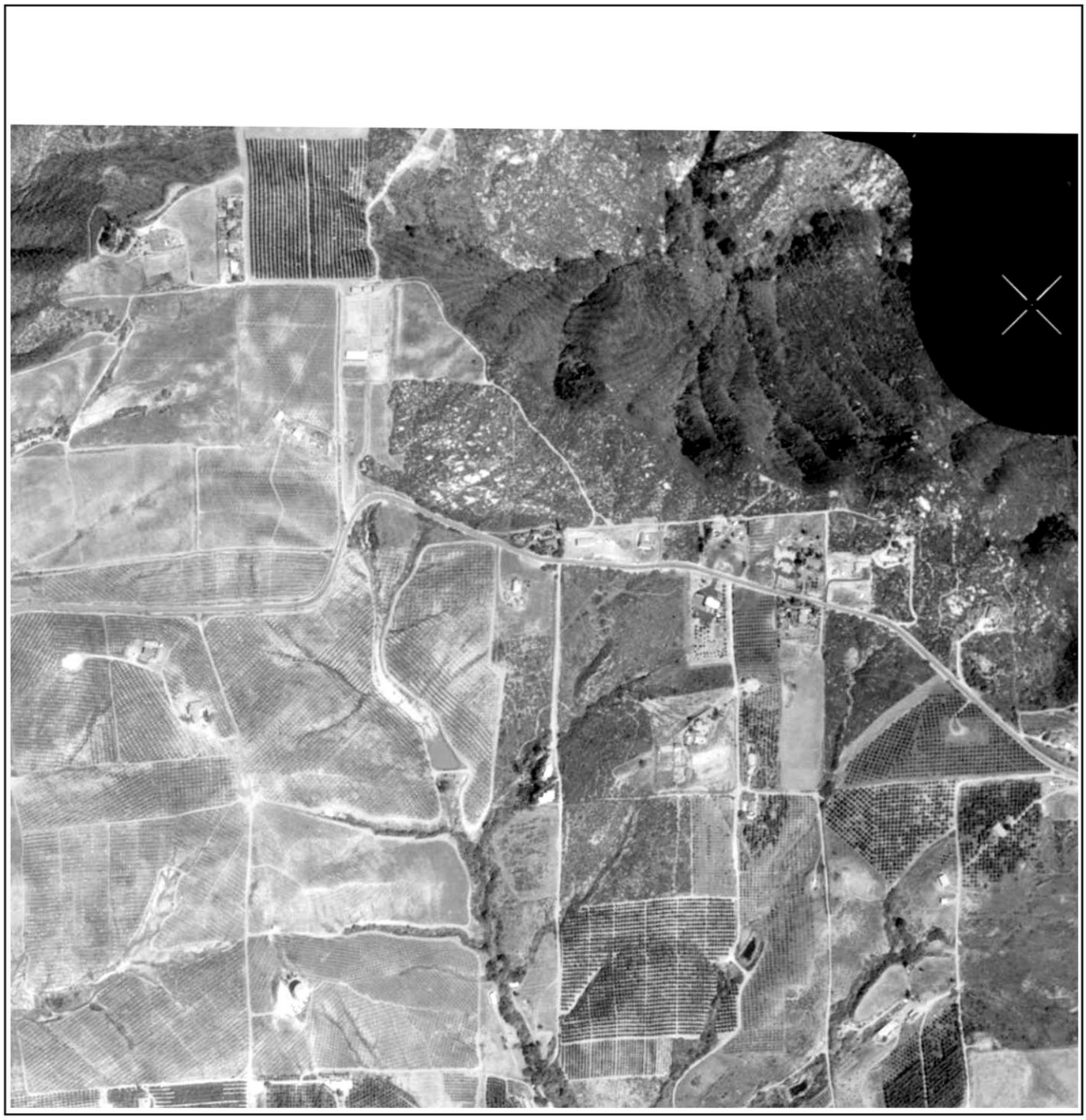
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1974

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (AMI-SD-74_7005)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (CAS-SD_2-132)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (AXN-1953_3M-158)
Target Site: 33.300012, -117.139015

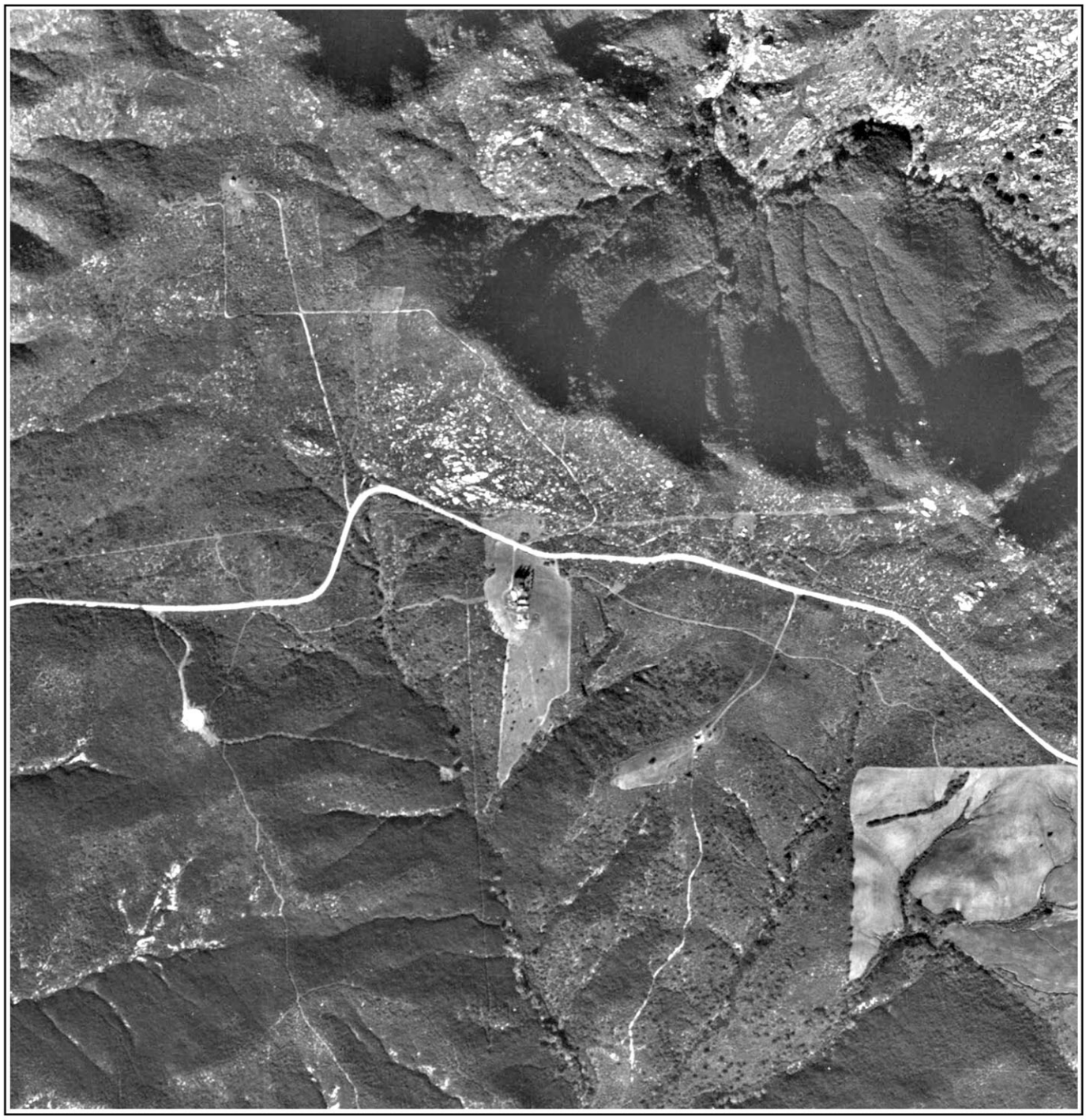
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1947

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (GS-CP_9-87)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1939

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294 (C-5750_271-18)
Target Site: 33.300012, -117.139015

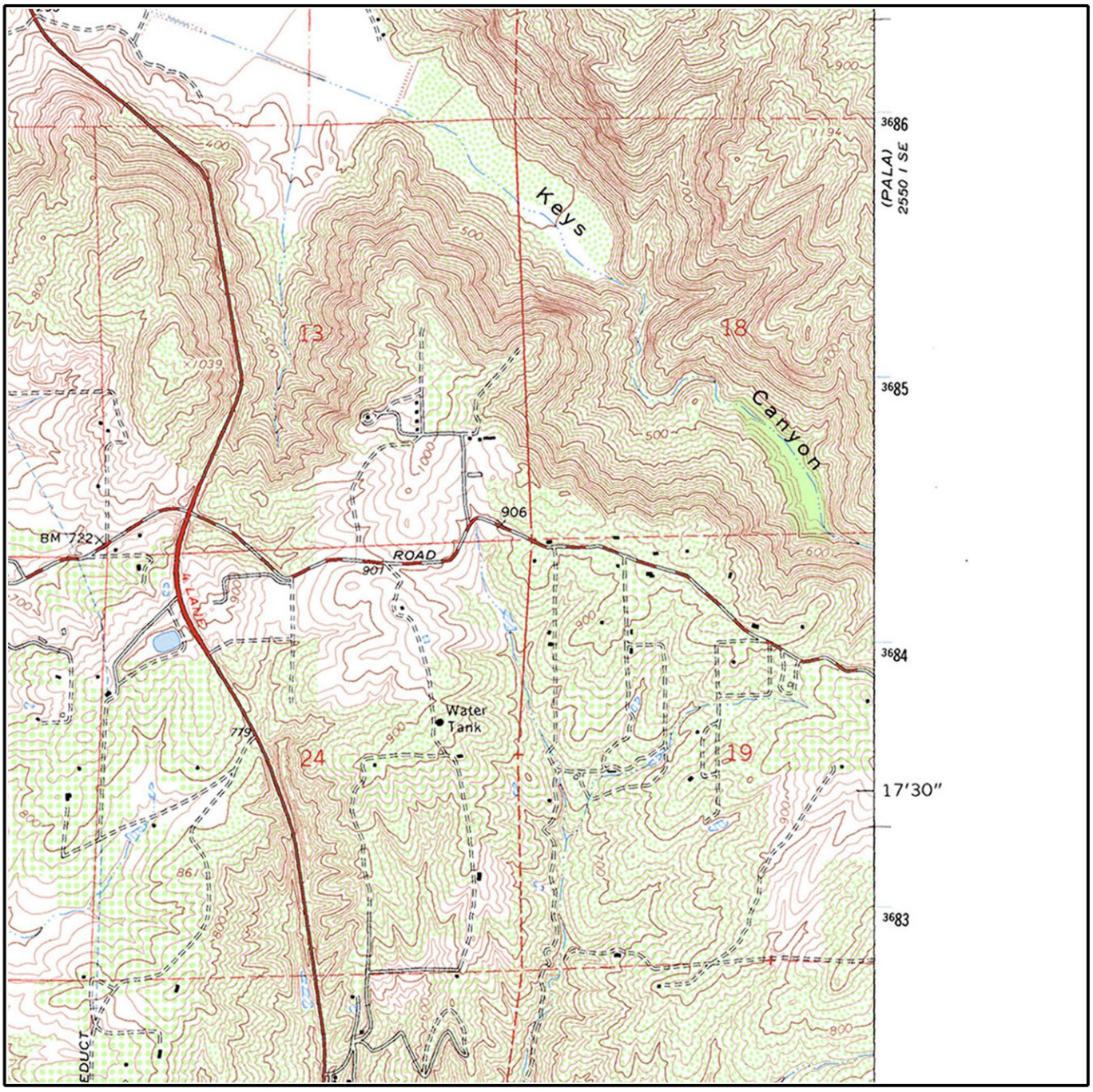
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

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

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294
Target Site: 33.300012, -117.139015

0 miles 0.5 1

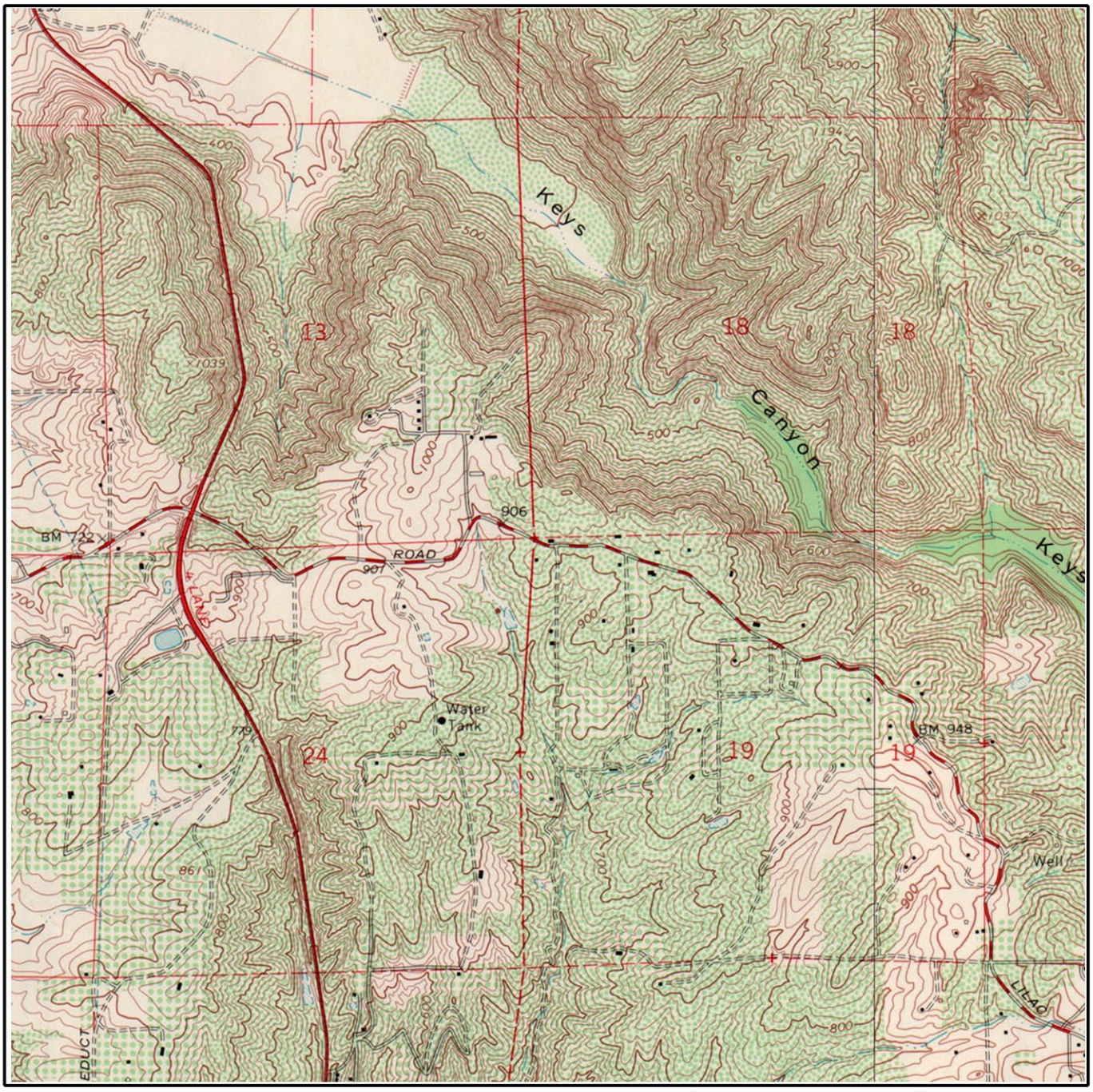
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294
Target Site: 33.300012, -117.139015

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

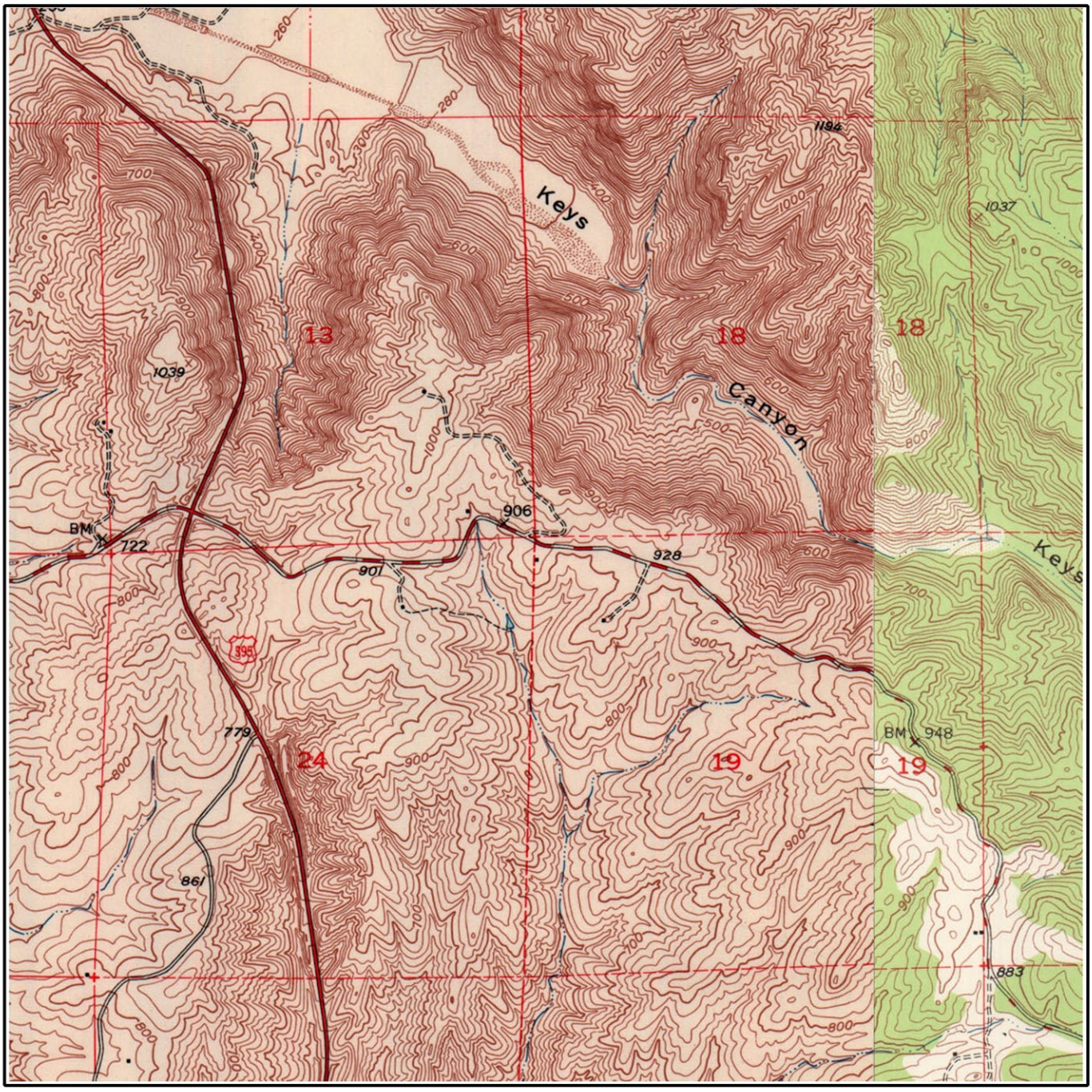
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294
Target Site: 33.300012, -117.139015

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

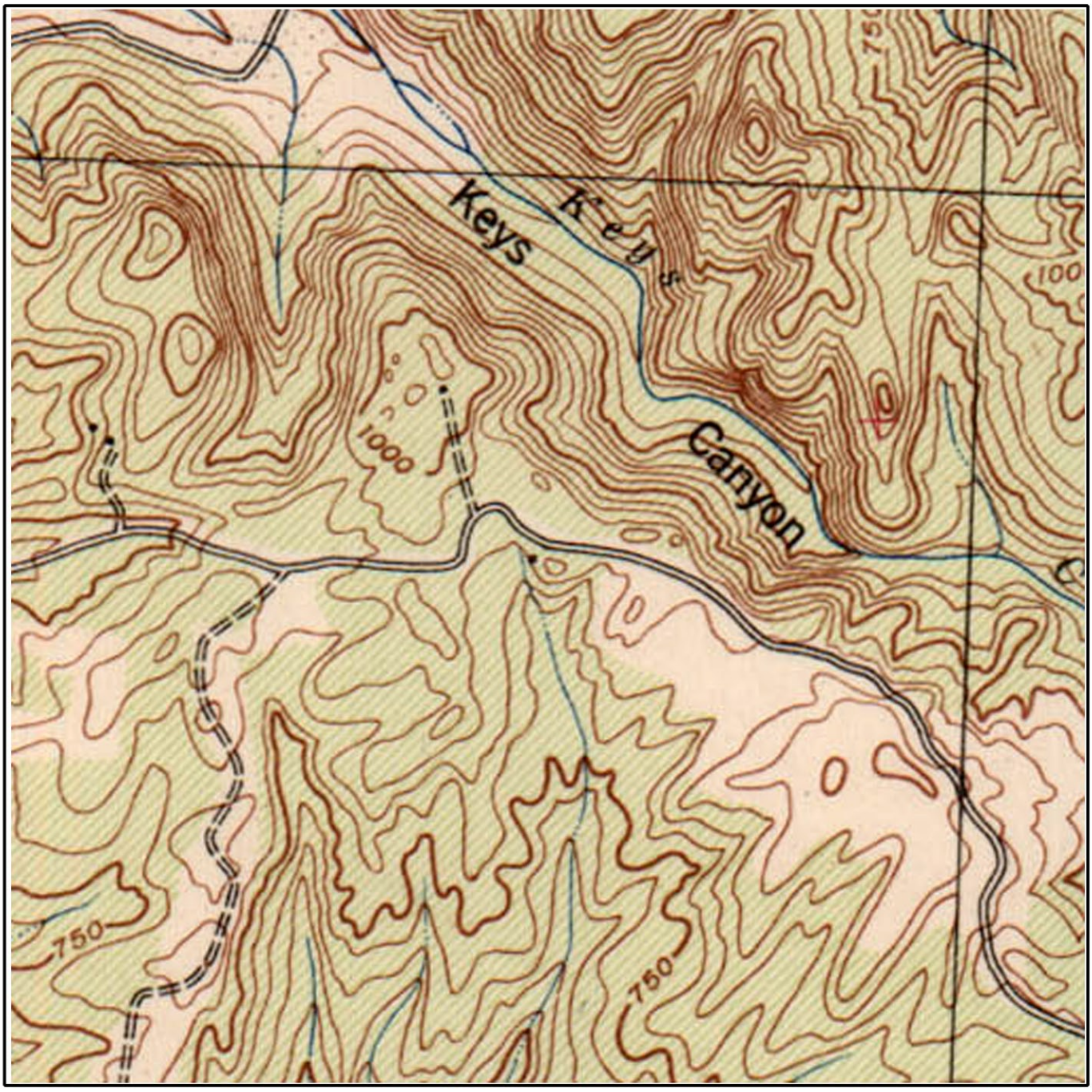
Building
Railroad
Topo Contour
Tanks
Depression
Primary Highway
Quarry or Open Pit Mine
Trail

Environmental FirstSearch

Historical Topographic Map

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

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71294
Target Site: 33.300012, -117.139015

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

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property: Bialkowski Property

WEST LILAC ROAD

ESCONDIDO CA 92026

Job Number: ACR_71294

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

01-09-12

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site: 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	10-25-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-25-11	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	12-01-11	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	1	-	0	1
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	1	-	-	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	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	1	1	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: 01-09-12
Requestor Name: POLLY IVERS
Standard: ASTM-05

Search Type: AREA
0.06 sq mile(s)
Job Number: ACR_71294
Filtered Report

Target Site: 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:	-117.139015	-117:8:20	**Easting:**	487057.639
Latitude:	33.300012	33:18:0	**Northing:**	3684363.572
Elevation:	914		**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	01-09-12
Historical Topos	Yes	01-09-12
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	01-09-12

Environmental FirstSearch
Target Site Summary Report

Target Property: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

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: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

TOTAL: 3 **GEOCODED:** 2 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	MILLER FIRE STATION CDF HE17H20344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.19 NE	- 14	1
2	SWL	GREEN CO FARMS SWIS37-AA-0941/PLANNED	32163 OLD HWY. 395 BONSALL CA	0.42 SW	N/A	2

Environmental FirstSearch
Sites Summary Report

Target Property: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

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: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

UST

SEARCH ID: 1 **DIST/DIR:** 0.19 NE **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

Environmental FirstSearch
Site Detail Report

Target Property: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

SWL

SEARCH ID: 3 **DIST/DIR:** 0.42 SW **ELEVATION:** **MAP ID:** 2

NAME:	GREEN CO FARMS	**REV:**	03/21/00
ADDRESS:	32163 OLD HWY. 395	**ID1:**	SWIS37-AA-0941
	BONSALL CA	**ID2:**	
	SAN DIEGO	**STATUS:**	PLANNED
CONTACT:		**PHONE:**	
SOURCE:			

Activity: Composting Facility (Green Waste)
Accepted Waste:
Operational Status: Planned
Regulatory Status Proposed
Closure Date:
Closure Type:
Permitted Throughput with Units: 0
Permitted Capacity with Units: 0
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: 0
Permitted Disposal Acreage:
Last Tire Inspection Count: 0
Last Tire Inspection Count Date:
Original Tire Inspection Count: 0
Last Tire Inspection Count Date:
Inspection Frequency: None

Target Property: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

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 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: WEST LILAC ROAD
ESCONDIDO CA 92026

JOB: ACR_71294

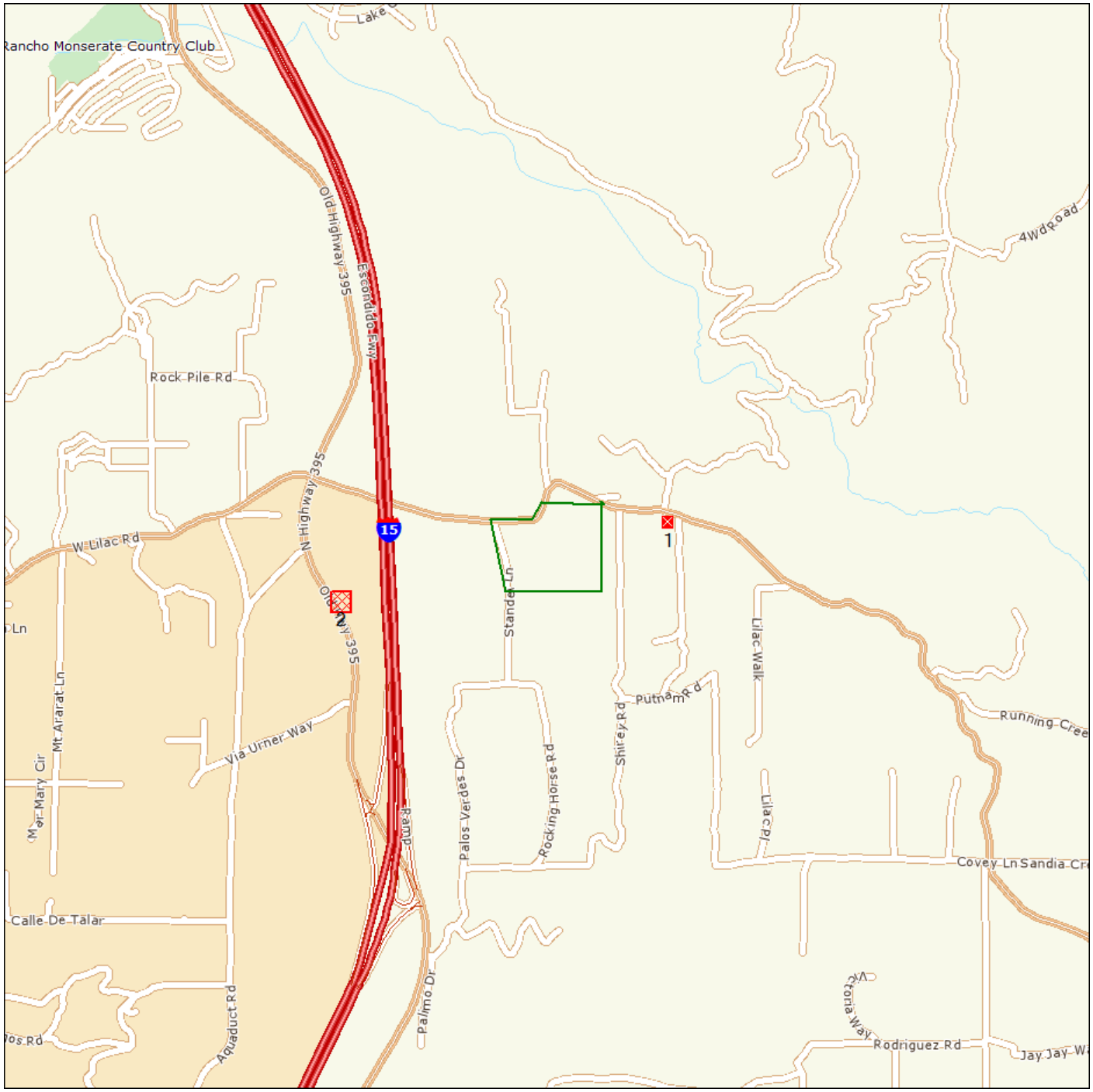
Street Name	Dist/Dir	Street Name	Dist/Dir
4Wd Road	0.01 NE		
Birdsong Dr	0.21 SE		
Jones Way	0.25 NW		
Lancaster Mountain Rd	0.17 NE		
Mesa Lilac Rd	0.03 NW		
Palos Verdes Dr	0.25 SW		
Rocking Horse Rd	0.25 SW		
Shahram Way	0.2 SE		
Shirey Rd	0.04 SE		
Shirley Ln	0.04 SE		
Standel Ln	0.00--		
W Lilac Rd	0.00--		
WEST LILAC RD	0.00--		

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

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.....

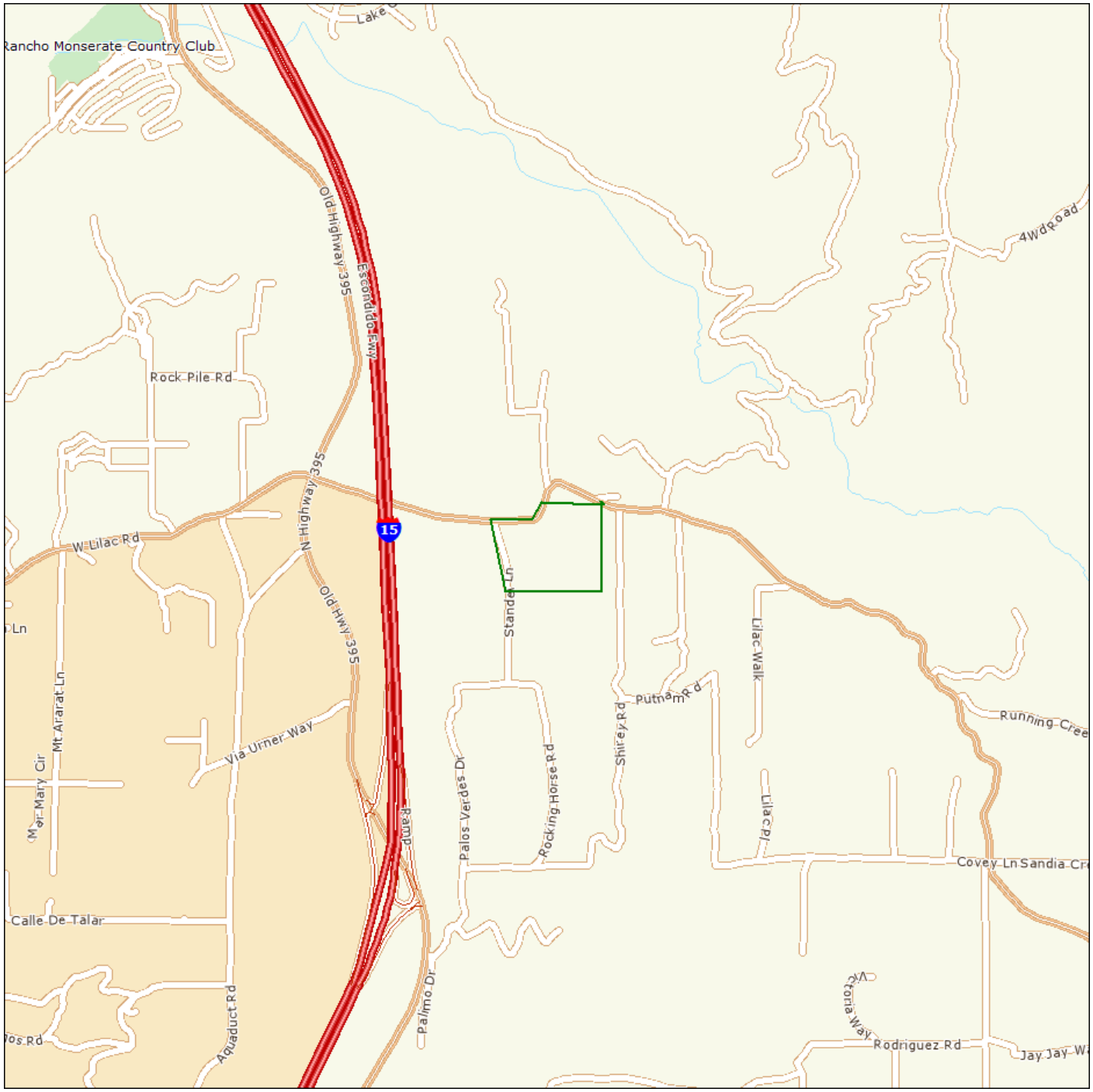
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

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.....

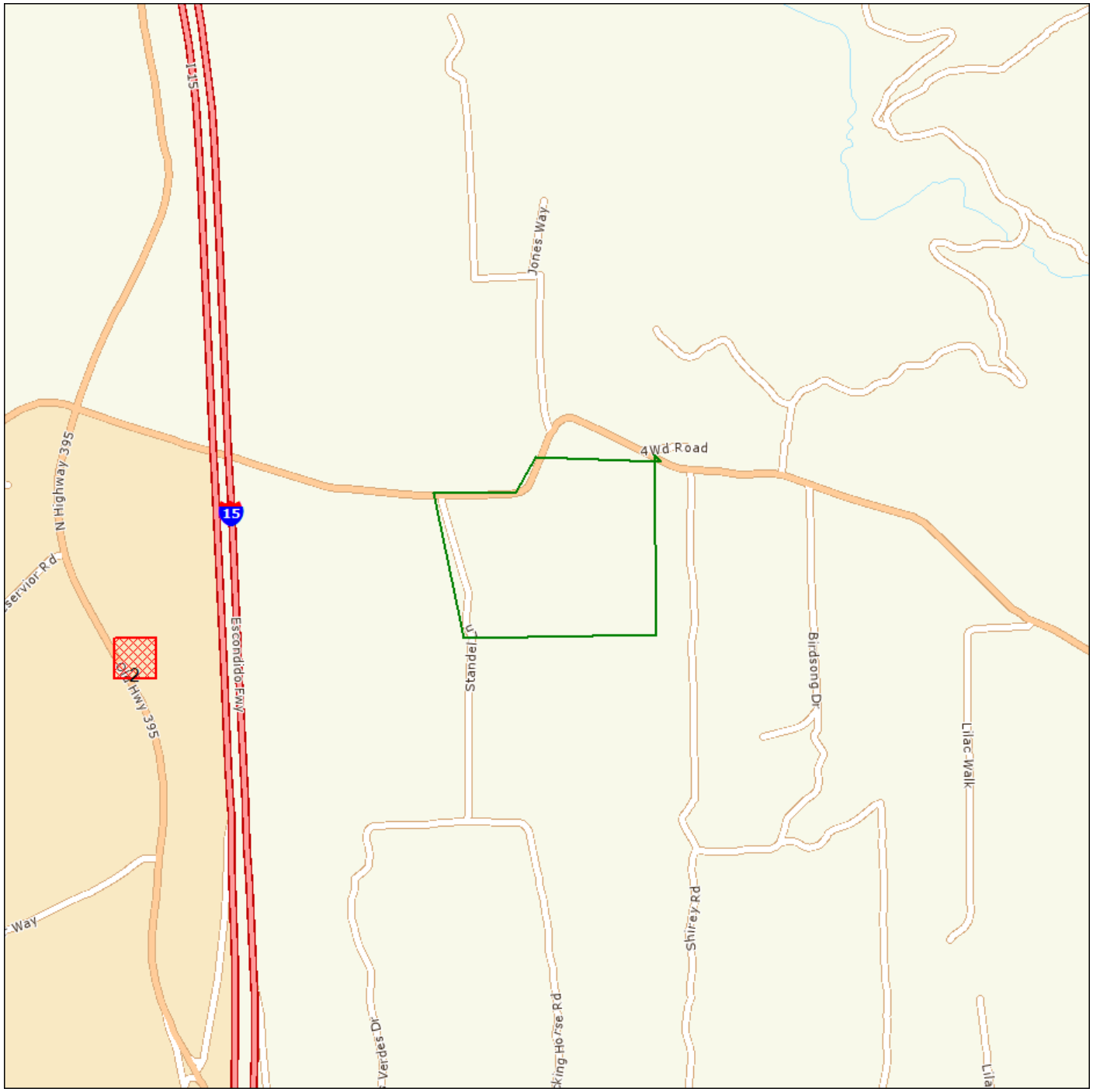
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

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.....

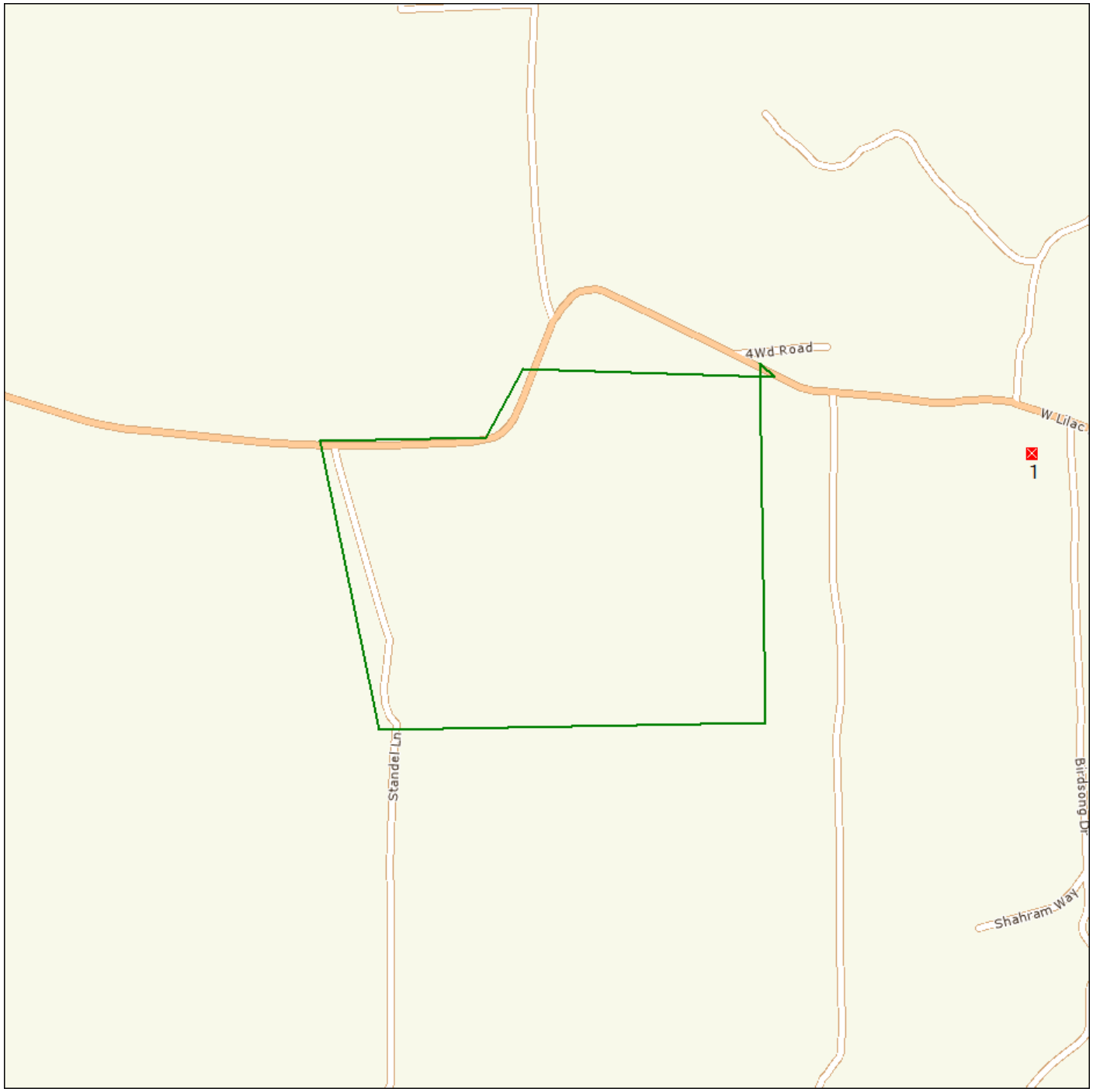
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

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.....

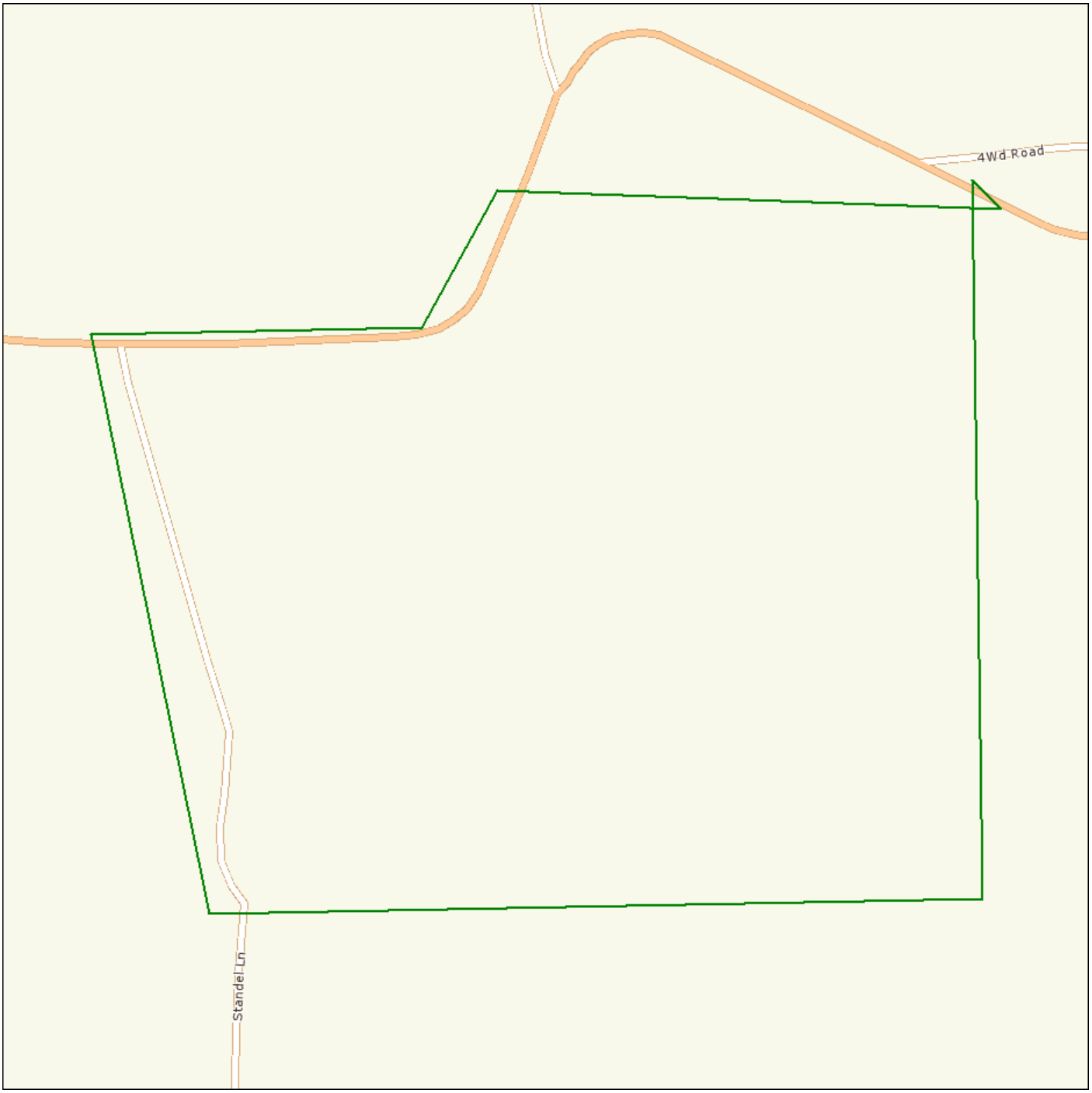
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

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

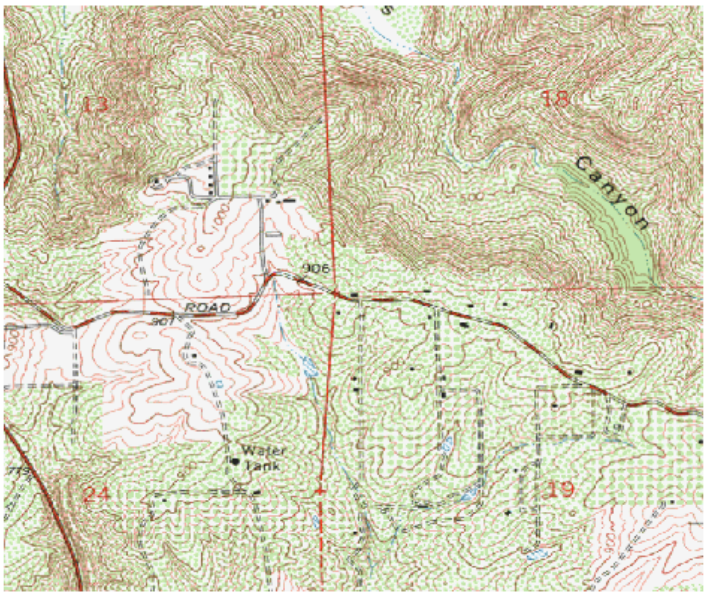
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius from Area

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-71294 / 40.59-acre "Bialkowski" Property (APN 127-072-20)

Project Address: West Lilac Road and Shirey 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

Date: 1-10-12

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking north. View is from the central portion of the property.



Photograph 2 – View of the subject property looking southeast. View is from the central portion of the site.



Photograph 3 – View of the small man-made pond located in the southern of the subject property. Note the pumping equipment on in the foreground.



Photograph 4 – View of the above ground storage (AST) located in the southwest corner of the subject property.



Photograph 5 – View of stained soil south of the metal storage container located on the southwest corner of site. Connex storage container and pallets of fertilizer also in view.



Photograph 6 – View of a wooden storage shed and wooden pallets in the southwest corner of the site.



Photograph 7 – View of unlabeled buckets in storage shed on southwest corner of site.



Photograph 8 – View of a second wooden shed in the southwest portion of the subject property. View is to the northeast.



Photograph 9 – View of the interior of the wooden shed located on the southwest portion of the site.



Photograph 10 – View of above ground piping located on southeast portion of the subject property. The piping appeared to be irrigation lines from the man-made pond.

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

16 January 2012

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

RE: Bialkowski

Enclosed are the results of analyses for samples received by the laboratory on 01/09/12 14:55. 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: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120031-01	Soil	01/09/12 10:49	01/09/12 14:55
ACR-2	T120031-02	Soil	01/09/12 11:28	01/09/12 14:55
ACR-3	T120031-03	Soil	01/09/12 11:32	01/09/12 14:55
ACR-4	T120031-04	Soil	01/09/12 11:35	01/09/12 14:55
ACR-5	T120031-05	Soil	01/09/12 10:38	01/09/12 14:55
ACR-6	T120031-06	Soil	01/09/12 10:41	01/09/12 14:55
ACR-7	T120031-07	Soil	01/09/12 10:43	01/09/12 14:55
ACR-8	T120031-08	Soil	01/09/12 10:46	01/09/12 14:55
ACR-9	T120031-09	Soil	01/09/12 10:53	01/09/12 14:55
ACR-10	T120031-10	Soil	01/09/12 11:44	01/09/12 14:55
ACR-11	T120031-11	Soil	01/09/12 11:40	01/09/12 14:55
ACR-12	T120031-12	Soil	01/09/12 11:38	01/09/12 14:55
ACR-13	T120031-13	Soil	01/09/12 11:07	01/09/12 14:55
ACR-14	T120031-14	Soil	01/09/12 11:04	01/09/12 14:55
ACR-15	T120031-15	Soil	01/09/12 11:01	01/09/12 14:55
ACR-16	T120031-16	Soil	01/09/12 10:58	01/09/12 14:55
ACR-17	T120031-17	Soil	01/09/12 11:47	01/09/12 14:55
ACR-18	T120031-18	Soil	01/09/12 11:50	01/09/12 14:55
ACR-19	T120031-19	Soil	01/09/12 11:55	01/09/12 14:55
ACR-20	T120031-20	Soil	01/09/12 11:09	01/09/12 14:55
ACR-21	T120031-21	Soil	01/09/12 14:05	01/09/12 14:55
ACR-22	T120031-22	Soil	01/09/12 13:59	01/09/12 14:55
ACR-23	T120031-23	Soil	01/09/12 12:43	01/09/12 14:55
ACR-24	T120031-24	Soil	01/09/12 12:26	01/09/12 14:55
ACR-25	T120031-25	Soil	01/09/12 11:23	01/09/12 14:55
ACR-26	T120031-26	Soil	01/09/12 11:15	01/09/12 14:55

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-27	T120031-27	Soil	01/09/12 13:40	01/09/12 14:55
ACR-28	T120031-28	Soil	01/09/12 13:49	01/09/12 14:55
ACR-29	T120031-29	Soil	01/09/12 13:55	01/09/12 14:55
ACR-30	T120031-30	Soil	01/09/12 13:09	01/09/12 14:55
ACR-31	T120031-31	Soil	01/09/12 12:08	01/09/12 14:55
ACR-32	T120031-32	Soil	01/09/12 11:32	01/09/12 14:55
ACR-33	T120031-33	Soil	01/09/12 11:06	01/09/12 14:55
ACR-34	T120031-34	Soil	01/09/12 13:35	01/09/12 14:55
ACR-35	T120031-35	Soil	01/09/12 13:27	01/09/12 14:55
ACR-36	T120031-36	Soil	01/09/12 13:22	01/09/12 14:55
ACR-37	T120031-37	Soil	01/09/12 13:14	01/09/12 14:55
ACR-38	T120031-38	Soil	01/09/12 11:56	01/09/12 14:55
ACR-39	T120031-39	Soil	01/09/12 11:42	01/09/12 14:55
ACR-40	T120031-40	Soil	01/09/12 11:00	01/09/12 14:55
COMPOSITE #1	T120031-41	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #2	T120031-42	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #3	T120031-43	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #4	T120031-44	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #5	T120031-45	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #6	T120031-46	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #7	T120031-47	Soil	01/09/12 00:00	01/09/12 14:55
COMPOSITE #8	T120031-48	Soil	01/09/12 00:00	01/09/12 14:55

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Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-1

T120031-01 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-2

T120031-02 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-3

T120031-03 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-4

T120031-04 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-5

T120031-05 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-6

T120031-06 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-7

T120031-07 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-8

T120031-08 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-9

T120031-09 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-10

T120031-10 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-11

T120031-11 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-12

T120031-12 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-13

T120031-13 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-14

T120031-14 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-15

T120031-15 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-16

T120031-16 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-17

T120031-17 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-18

T120031-18 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-19

T120031-19 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-20

T120031-20 (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	2011003	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-21

T120031-21 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-22

T120031-22 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-23

T120031-23 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-24

T120031-24 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-25

T120031-25 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-26

T120031-26 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-27

T120031-27 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-28

T120031-28 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-29

T120031-29 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-30

T120031-30 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-31

T120031-31 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-32

T120031-32 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-33

T120031-33 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-34

T120031-34 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-35

T120031-35 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-36

T120031-36 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-37

T120031-37 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-38

T120031-38 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-39

T120031-39 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

ACR-40

T120031-40 (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	2011004	01/10/12	01/16/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #1

T120031-41 (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	2010910	01/09/12	01/11/12	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		*90.2 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #2

T120031-42 (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	2010910	01/09/12	01/11/12	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		*91.8 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #3

T120031-43 (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	2010910	01/09/12	01/11/12	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	**120**	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		*83.4 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #4

T120031-44 (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	2010910	01/09/12	01/11/12	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		*70.9 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #5

T120031-45 (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	2010910	01/09/12	01/11/12	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	**15**	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		*75.0 %*	*35-140*		"	"	"	"	

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

EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #6

T120031-46 (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	2010910	01/09/12	01/11/12	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	**39**	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		*72.2 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #7

T120031-47 (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	2010910	01/09/12	01/11/12	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	**75**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**7.7**	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*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

COMPOSITE #8

T120031-48 (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	2010910	01/09/12	01/11/12	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	**89**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	**6.4**	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		*54.3 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

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 2011003 - EPA 3051										
Blank (2011003-BLK1)				Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2011003-BS1)				Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	97.2	5.0	mg/kg	100		97.2	75-125			
Lead	99.2	3.0	"	100		99.2	75-125			
Matrix Spike (2011003-MS1)	**Source: T120031-01**			Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	90.9	5.0	mg/kg	100	ND	90.9	75-125			
Lead	96.2	3.0	"	100	ND	96.2	75-125			
Matrix Spike Dup (2011003-MSD1)	**Source: T120031-01**			Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	92.5	5.0	mg/kg	100	ND	92.5	75-125	1.78	20	
Lead	97.2	3.0	"	100	ND	97.2	75-125	1.03	20	
Batch 2011004 - EPA 3051										
Blank (2011004-BLK1)				Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2011004-BS1)				Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	88.2	5.0	mg/kg	100		88.2	75-125			
Lead	88.8	3.0	"	100		88.8	75-125			
Matrix Spike (2011004-MS1)	**Source: T120031-21**			Prepared: 01/10/12 Analyzed: 01/16/12						
Arsenic	84.0	5.0	mg/kg	100	ND	84.0	75-125			
Lead	87.3	3.0	"	100	0.977	86.3	75-125			

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

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 2011004 - EPA 3051										
Matrix Spike Dup (2011004-MSD1)	**Source: T120031-21**			Prepared: 01/10/12	Analyzed: 01/16/12					
Arsenic	89.4	5.0	mg/kg	100	ND	89.4	75-125	6.29	20	
Lead	91.7	3.0	"	100	0.977	90.7	75-125	4.89	20	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

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 2010910 - EPA 3550 ECD/GCMS										
Blank (2010910-BLK1)				Prepared: 01/09/12 Analyzed: 01/11/12						
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	*106*		*"*	*100*		*106*	*35-140*			
LCS (2010910-BS1)				Prepared: 01/09/12 Analyzed: 01/11/12						
gamma-BHC (Lindane)	168	5.0	ug/kg	200		84.1	40-120			
Heptachlor	171	5.0	"	200		85.3	40-120			
Aldrin	212	5.0	"	200		106	40-120			
Dieldrin	200	5.0	"	200		100	40-120			
Endrin	195	5.0	"	200		97.3	40-120			
4,4´-DDT	148	5.0	"	200		74.0	33-147			
Surrogate: Tetrachloro-meta-xylene	*103*		*"*	*100*		*103*	*35-140*			

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

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 2010910 - EPA 3550 ECD/GCMS										
Matrix Spike (2010910-MS1)	**Source: T120030-01**			Prepared: 01/09/12	Analyzed: 01/11/12					
gamma-BHC (Lindane)	159	5.0	ug/kg	200	ND	79.5	30-120			
Heptachlor	181	5.0	"	200	ND	90.3	30-120			
Aldrin	182	5.0	"	200	ND	91.2	30-120			
Dieldrin	188	5.0	"	200	ND	93.8	30-120			
Endrin	192	5.0	"	200	ND	96.0	30-120			
4,4´-DDT	156	5.0	"	200	ND	77.8	30-120			
Surrogate: Tetrachloro-meta-xylene	*52.9*		*"*	*100*		*52.9*	*35-140*			
Matrix Spike Dup (2010910-MSD1)	**Source: T120030-01**			Prepared: 01/09/12	Analyzed: 01/11/12					
gamma-BHC (Lindane)	142	5.0	ug/kg	200	ND	71.1	30-120	11.1	30	
Heptachlor	163	5.0	"	200	ND	81.6	30-120	10.1	30	
Aldrin	186	5.0	"	200	ND	93.0	30-120	2.03	30	
Dieldrin	196	5.0	"	200	ND	98.2	30-120	4.61	30	
Endrin	167	5.0	"	200	ND	83.4	30-120	14.0	30	
4,4´-DDT	153	5.0	"	200	ND	76.3	30-120	2.06	30	
Surrogate: Tetrachloro-meta-xylene	*104*		*"*	*100*		*104*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

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Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	01/16/12 13:27

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

T120031

DATE:	1/9/2012	LABORATORY:	SunStar
PROJECT NAME:	Bialkowski	EEI PROJECT NUMBER:	ACR-71294
PROJECT LOCATION:	Southeast of Standel Lane and West Lilac Road	COLLECTOR:	EH
EEI PROJECT MANAGER:	Brian R. Brennan	TURN AROUND TIME:	Normal

PAGE: 1 of 3

TEMP 20.0

Electronic Data Format (EDF): Yes_____ No___X___

Global ID:

EMAIL RESULTS TO: bbrennan@eeitiger.com

~~SPECIAL INSTRUCTIONS/NOTES: Create composite samples (Composite #1 through Composite #8) from the~~ attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	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	1/9/2012	1049	Soil	Glass Jar								X	X						1
02	ACR-2	1/9/2012	1128	Soil	Glass Jar								X	X						1
03	ACR-3	1/9/2012	1132	Soil	Glass Jar								X	X						1
04	ACR-4	1/9/2012	1135	Soil	Glass Jar								X	X						1
05	ACR-5	1/9/2012	1038	Soil	Glass Jar								X	X						1
06	ACR-6	1/9/2012	1041	Soil	Glass Jar								X	X						1
07	ACR-7	1/9/2012	1043	Soil	Glass Jar								X	X						1
08	ACR-8	1/9/2012	1046	Soil	Glass Jar								X	X						1
09	ACR-9	1/9/2012	1053	Soil	Glass Jar								X	X						1
10	ACR-10	1/9/2012	1144	Soil	Glass Jar								X	X						1
11	ACR-11	1/9/2012	1140	Soil	Glass Jar								X	X						1
12	ACR-12	1/9/2012	1138	Soil	Glass Jar								X	X						1
13	ACR-13	1/9/2012	1107	Soil	Glass Jar								X	X						1
14	ACR-14	1/9/2012	1104	Soil	Glass Jar								X	X						1
15	ACR-15	1/9/2012	1101	Soil	Glass Jar								X	X						1
16	ACR-16	1/9/2012	1058	Soil	Glass Jar								X	X						1
17	ACR-17	1/9/2012	1147	Soil	Glass Jar								X	X						1
18	ACR-18	1/9/2012	1150	Soil	Glass Jar								X	X						1
19	ACR-19	1/9/2012	1155	Soil	Glass Jar								X	X						1
20	ACR-20	1/9/2012	1109	Soil	Glass Jar								X	X						1

Relinquished By (signature): Elyse Hall	Date/Time: 1/9/12 2:55PM	Received By (signature):	Date/Time: 1/9/12 1455
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

T120031

DATE:	1/9/2012	LABORATORY:	SunStar	PAGE:	2 of 3
PROJECT NAME:	Bialkowski	EEI PROJECT NUMBER:	ACR-71294		
PROJECT LOCATION:	Southeast of Standel Lane and West Lilac Road	COLLECTOR:	EH		
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: ~~Create composite samples (Composite #1 through Composite #8) from the~~ attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	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	1/9/2012	2:05	Soil	Glass Jar								X	X						1
22	ACR-22	1/9/2012	1:59	Soil	Glass Jar								X	X						1
23	ACR-23	1/9/2012	12:43	Soil	Glass Jar								X	X						1
24	ACR-24	1/9/2012	12:26	Soil	Glass Jar								X	X						1
25	ACR-25	1/9/2012	11:23	Soil	Glass Jar								X	X						1
26	ACR-26	1/9/2012	11:15	Soil	Glass Jar								X	X						1
27	ACR-27	1/9/2012	1:40	Soil	Glass Jar								X	X						1
28	ACR-28	1/9/2012	1:49	Soil	Glass Jar								X	X						1
29	ACR-29	1/9/2012	1:55	Soil	Glass Jar								X	X						1
30	ACR-30	1/9/2012	1:09	Soil	Glass Jar								X	X						1
31	ACR-31	1/9/2012	12:08	Soil	Glass Jar								X	X						1
32	ACR-32	1/9/2012	11:32	Soil	Glass Jar								X	X						1
33	ACR-33	1/9/2012	11:06	Soil	Glass Jar								X	X						1
34	ACR-34	1/9/2012	1:35	Soil	Glass Jar								X	X						1
35	ACR-35	1/9/2012	1:27	Soil	Glass Jar								X	X						1
36	ACR-36	1/9/2012	1:22	Soil	Glass Jar								X	X						1
37	ACR-37	1/9/2012	1:14	Soil	Glass Jar								X	X						1
38	ACR-38	1/9/2012	11:56	Soil	Glass Jar								X	X						1
39	ACR-39	1/9/2012	11:42	Soil	Glass Jar								X	X						1
40	ACR-40	1/9/2012	11:00	Soil	Glass Jar								X	X						1

Relinquished By (signature): Elyse Hall	Date/Time: 1/9/12 2:55PM	Received By (signature):	Date/Time: 1/9/12 1455
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

CHAIN OF CUSTODY

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

T120031

DATE:	1/9/2012	LABORATORY:	SunStar	PAGE:	3 of 3
PROJECT NAME:	Bialkowski	EEI PROJECT NUMBER:	ACR-71294		
PROJECT LOCATION:	Southeast of Standel Lane and West Lilac Road	COLLECTOR:	EH		
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: Create composite samples (Composite #1 through Composite #8) from the attached sample matrix sheet. All composite samples require Organochlorine Pesticide analysis by USEPA 8081A.

	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	Composite #1	1/9/2012		Soil	Glass Jar										X					1
42	Composite #2	1/9/2012		Soil	Glass Jar										X					1
43	Composite #3	1/9/2012		Soil	Glass Jar										X					1
44	Composite #4	1/9/2012		Soil	Glass Jar										X					1
45	Composite #5	1/9/2012		Soil	Glass Jar										X					1
46	Composite #6	1/9/2012		Soil	Glass Jar										X					1
47	Composite #7	1/9/2012		Soil	Glass Jar										X					1
48	Composite #8	1/9/2012		Soil	Glass Jar										X					1

Relinquished By (signature): Elyse Hale	Date/Time: 1/9/12 2:55PM	Received By (signature):	Date/Time: 1/9/12 1455
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

EEI	ACR-71294
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	
ACR-6	Composite #2
ACR-7	
ACR-8	
ACR-9	
ACR-10	
ACR-11	Composite #3
ACR-12	
ACR-13	
ACR-14	
ACR-15	
ACR-16	Composite #4
ACR-17	
ACR-18	
ACR-19	
ACR-20	
ACR-21	Composite #5
ACR-22	
ACR-23	
ACR-24	
ACR-25	
ACR-26	Composite #6
ACR-27	
ACR-28	
ACR-29	
ACR-30	
ACR-31	Composite #7
ACR-32	
ACR-33	
ACR-34	
ACR-35	
ACR-36	Composite #8
ACR-37	
ACR-38	
ACR-39	
ACR-40	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120031

Client Name: EEI - CARLSBAD Project: BIALKOWSKI

Received by: DAN Date/Time Received: 1-9-12 / 14:55

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 20.2 °C +/- the CF (- 0.2°C) = 20.0 °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 SL 1-9-12

Comments:

APPENDIX H
LIMITED AST SUBSURFACE 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 March 2012

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

RE: Bialkowski

Enclosed are the results of analyses for samples received by the laboratory on 03/06/12 15:05. 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: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR1-1	T120395-01	Soil	03/06/12 10:45	03/06/12 15:05
ACR1-3	T120395-02	Soil	03/06/12 10:50	03/06/12 15:05
ACR2-1	T120395-03	Soil	03/06/12 11:30	03/06/12 15:05
ACR2-3	T120395-04	Soil	03/06/12 11:35	03/06/12 15:05
ACR3-1	T120395-05	Soil	03/06/12 11:40	03/06/12 15:05
ACR3-3	T120395-06	Soil	03/06/12 11:45	03/06/12 15:05

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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Providing Quality Analytical Services Nationwide

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949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR1-1

T120395-01 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*84.2 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR1-3

T120395-02 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*85.9 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR2-1

T120395-03 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.5 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR2-3

T120395-04 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.1 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR3-1

T120395-05 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	**480**	10	"	"	"	"	"	"	
C29-C40 (MORO)	**38**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.2 %*	*65-135*		"	"	"	"	

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

ACR3-3

T120395-06 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*85.9 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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949.297.5027 Fax

EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

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 2030707 - EPA 3550B GC										
Blank (2030707-BLK1)				Prepared & Analyzed: 03/07/12						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*78.0*		"	*100*		*78.0*	*65-135*			
LCS (2030707-BS1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	530	10	mg/kg	500		106	75-125			
Surrogate: p-Terphenyl	*84.0*		"	*100*		*84.0*	*65-135*			
LCS Dup (2030707-BSD1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	550	10	mg/kg	500		110	75-125	3.82	20	
Surrogate: p-Terphenyl	*85.8*		"	*100*		*85.8*	*65-135*			

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: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/08/12 10:38

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.
25712 Commercentre Dr
Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: EEI
Address: 2195 Faraday Ave #K
Phone: (760)431-3747 Fax: (760)431-3748
Project Manager: Brian Brennan

Date: 3/6/12 Page: 1 Of 1
Project Name: Bialkowski
Collector: Elyse Hale Client Project #: ACR-71294
Batch #: T120395 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals					Laboratory ID #	Comments/Preservative	Total # of containers
ACR1-1	3/6/12	1045	Soil	GlassJar					X			X	X					01		1
ACR1-3		1050							X			X						02		1
ACR2-1		1130							X			X						03		1
ACR 2-3		1135							X			X						04		1
ACR 3-1		1140							X			X	X					05		1
ACR 3-3		1145							X			X						06		1

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Elyse Hale	3/6/12		15:05 3-6-12
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 6
Chain of Custody seals Y/N/NA: NA
Seals intact? Y/N/NA: NA
Received good condition/cold: 8.4

Turn around time: ~~NORMAL 5 DAY~~ 48 hr ~~days~~

Notes
* Run 8260 VOC on highest + Title 22 Metals on highest

Additional analysis will be conducted pending initial results

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 111456

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120395

Client Name: EEI - CARLSBAD Project: BIALKOWSKI

Received by: SUNNY Date/Time Received: 3-6-12 / 15:05

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 8.6 °C +/- the CF (- 0.2°C) = 8.4 °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 3-6-12

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 March 2012

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

RE: Bialkowski

Enclosed are the results of analyses for samples received by the laboratory on 03/06/12 15:05. 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
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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR3-1	T120395-05	Soil	03/06/12 11:40	03/06/12 15:05

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

ACR3-1

T120395-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	2030705	03/07/12	03/07/12	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**96**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**15**	2.0	"	"	"	"	"	"	
Cobalt	**14**	2.0	"	"	"	"	"	"	
Copper	**16**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**6.4**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**61**	5.0	"	"	"	"	"	"	
Zinc	**31**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	2030706	03/07/12	03/20/12	EPA 7471A Soil	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	2031604	03/16/12	03/19/12	EPA 8260B	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	**17**	5.0	"	"	"	"	"	"	
sec-Butylbenzene	**10**	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

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: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

ACR3-1

T120395-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chloroform	ND	5.0	ug/kg	1	2031604	03/16/12	03/19/12	EPA 8260B	
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	"	"	"	"	"	"	
p-Isopropyltoluene	**14**	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	"	"	"	"	"	"	

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

ACR3-1

T120395-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Tetrachloroethene	ND	5.0	ug/kg	1	2031604	03/16/12	03/19/12	EPA 8260B	
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	**12**	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		*108 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*92.8 %*	*95.7-135*		"	"	"	"	*S-GC*
Surrogate: Toluene-d8		*98.6 %*	*85.5-116*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

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 2030705 - EPA 3051										
Blank (2030705-BLK1)				Prepared & Analyzed: 03/07/12						
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 (2030705-BS1)				Prepared & Analyzed: 03/07/12						
Arsenic	102	5.0	mg/kg	100		102	75-125			
Barium	95.5	1.0	"	100		95.5	75-125			
Cadmium	96.7	2.0	"	100		96.7	75-125			
Chromium	99.3	2.0	"	100		99.3	75-125			
Lead	103	3.0	"	100		103	75-125			
LCS Dup (2030705-BSD1)				Prepared & Analyzed: 03/07/12						
Arsenic	89.3	5.0	mg/kg	100		89.3	75-125	13.6	20	
Barium	83.4	1.0	"	100		83.4	75-125	13.5	20	
Cadmium	85.2	2.0	"	100		85.2	75-125	12.6	20	
Chromium	87.1	2.0	"	100		87.1	75-125	13.1	20	
Lead	89.5	3.0	"	100		89.5	75-125	13.7	20	

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2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

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 2030706 - EPA 7471A Soil										
Blank (2030706-BLK1)				Prepared: 03/07/12 Analyzed: 03/20/12						
Mercury	ND	0.10	mg/kg							
LCS (2030706-BS1)				Prepared: 03/07/12 Analyzed: 03/20/12						
Mercury	0.363	0.10	mg/kg	0.417		87.1	80-120			
LCS Dup (2030706-BSD1)				Prepared: 03/07/12 Analyzed: 03/20/12						
Mercury	0.280	0.10	mg/kg	0.417		67.1	80-120	25.9	20	QR-04

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

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 2031604 - EPA 5030 GCMS										
Blank (2031604-BLK1)				Prepared & Analyzed: 03/16/12						
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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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

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 2031604 - EPA 5030 GCMS										
Blank (2031604-BLK1)				Prepared & Analyzed: 03/16/12						
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	*44.2*		"	*40.0*		*111*	*81.2-123*			
Surrogate: Dibromofluoromethane	*40.6*		"	*40.0*		*101*	*95.7-135*			
Surrogate: Toluene-d8	*41.8*		"	*40.0*		*104*	*85.5-116*			
LCS (2031604-BS1)				Prepared & Analyzed: 03/16/12						
Chlorobenzene	82.8	5.0	ug/kg	100		82.8	75-125			
1,1-Dichloroethene	91.2	5.0	"	100		91.2	75-125			
Trichloroethene	92.2	5.0	"	100		92.2	75-125			
Benzene	85.4	5.0	"	100		85.4	75-125			
Toluene	85.8	5.0	"	100		85.8	75-125			
Surrogate: 4-Bromofluorobenzene	*39.9*		"	*40.0*		*99.8*	*81.2-123*			
Surrogate: Dibromofluoromethane	*43.8*		"	*40.0*		*109*	*95.7-135*			
Surrogate: Toluene-d8	*40.3*		"	*40.0*		*101*	*85.5-116*			

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

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 2031604 - EPA 5030 GCMS										
Matrix Spike (2031604-MS1)	**Source: T120395-05**			Prepared & Analyzed: 03/16/12						
Chlorobenzene	82.5	5.0	ug/kg	100	ND	82.5	75-125			
1,1-Dichloroethene	93.6	5.0	"	100	ND	93.6	75-125			
Trichloroethene	84.7	5.0	"	100	ND	84.7	75-125			
Benzene	80.6	5.0	"	100	ND	80.6	75-125			
Toluene	82.0	5.0	"	100	ND	82.0	75-125			
Surrogate: 4-Bromofluorobenzene	*38.6*		"	*40.0*		*96.4*	*81.2-123*			
Surrogate: Dibromofluoromethane	*43.8*		"	*40.0*		*109*	*95.7-135*			
Surrogate: Toluene-d8	*40.0*		"	*40.0*		*99.9*	*85.5-116*			
Matrix Spike Dup (2031604-MSD1)	**Source: T120395-05**			Prepared & Analyzed: 03/16/12						
Chlorobenzene	95.9	5.0	ug/kg	100	ND	95.9	75-125	15.0	20	
1,1-Dichloroethene	105	5.0	"	100	ND	105	75-125	11.2	20	
Trichloroethene	113	5.0	"	100	ND	113	75-125	28.8	20	QR-02
Benzene	104	5.0	"	100	ND	104	75-125	25.1	20	QR-02
Toluene	103	5.0	"	100	ND	103	75-125	22.6	20	QR-02
Surrogate: 4-Bromofluorobenzene	*35.8*		"	*40.0*		*89.5*	*81.2-123*			
Surrogate: Dibromofluoromethane	*43.2*		"	*40.0*		*108*	*95.7-135*			
Surrogate: Toluene-d8	*38.8*		"	*40.0*		*97.1*	*85.5-116*			

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EEI - Carlsbad	Project: Bialkowski	
2195 Faraday Ave., Ste K	Project Number: ACR-71294	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/20/12 14:45

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
QR-04	The pecent recovery and/or RPD was outside acceptance criteria. Results accepted based upon percent recovery results in duplicate QC sample and the CCV and CCB results.
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 Chavez, Project Manager

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SunStar Laboratories, Inc.
25712 Commercentre Dr
Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: EEI
Address: 2195 Faraday Ave #K
Phone: (760)431-3747 Fax: (760)431-3748
Project Manager: Brian Brennan

Date: 3/6/12 Page: 1 Of 1
Project Name: Bialkowski
Collector: Elyse Hale Client Project #: ACR-71294
Batch #: T120395 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals					Laboratory ID #	Comments/Preservative	Total # of containers
ACR1-1	3/6/12	1045	Soil	GlassJar					X			X	X					01		1
ACR1-3		1050							X			X						02		1
ACR2-1		1130							X			X						03		1
ACR 2-3		1135							X			X						04		1
ACR 3-1		1140							X			X	X					05		1
ACR 3-3		1145							X			X						06		1

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Elyse Hale	3/6/12		15:05 3-6-12
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 6
Chain of Custody seals Y/N/NA: NA
Seals intact? Y/N/NA: NA
Received good condition/cold: 8.4

Turn around time: ~~NORMAL 5 DAY~~ 48 hr ~~days~~

Notes
* Run 8260 VOC on highest + Title 22 Metals on highest

Additional analysis will be conducted pending initial results

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 111456

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120395

Client Name: EEI - CARLSBAD Project: BIALKOWSKI

Received by: SUNNY Date/Time Received: 3-6-12 / 15:05

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 8.6 °C +/- the CF (- 0.2°C) = 8.4 °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 3-6-12

Comments:

EEI
Geotechnical & Environmental Solutions

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
12.72-Acre "Dawson" Property
APNs 129-011-16 and 129-011-17
Escondido, California 92026

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

April 18, 2012

EEI Project Number ACR-71445

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:

12.72-Acre ñDawsonò Property
APNs 129-011-16 and 129-011-17
Escondido, California 92026
EEI Project Number ACR-71445

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-71445

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 12.72-Acre ñDawsonò Property

EEI Project Number: ACR-71445

Subject Property Information:
APNs 129-011-16 and 129-011-17
Escondido, California 92026
EEI Project Number ACR-71445

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

Consultant Information:
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Inspection Date: March 14, 2012 / **Report Date:** April 18, 2012

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 ï 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 ï 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 ï Senior Project Manager

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. (ñClientò), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located approximately 500 feet north of the intersection of Rodriguez Road and Nelson Way, 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 encompasses a total of 12.72-acres on two contiguous parcels identified as Assessorôs Parcel Numbers (APNs) 129-011-16 and 129-011-17. According to the County of San Diego Assessor, the subject property does not have a physical address.

Access to the subject property can be obtained from the east at Rodriguez Road, where an unimproved access road traverses the northern portion of the property from east to west. The subject property consists of agricultural land including field crops and an existing orchard grove in the western portion. A single, wood structure is located in the northwest portion of the property, and appeared to be used by the farm workers as a staging area and for agricultural activities.

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 ï Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property, from approximately 1947 to 2012, the subject property appeared utilized for agricultural-related land use.

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.

March 16, 2012, EEI personnel conducted a reconnaissance of the subject property 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 conditions* (RECs) 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 March 16, 2012. A total of 12 discrete soil samples (ACR-1 through ACR-12), were collected at 6-inches below ground surface and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, four (4) composite samples (Composite #1 through Composite #4) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed that no concentrations of arsenic or organochlorine pesticides were detected above the laboratory reporting limit (i.e., ñnon-detectò) in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-3 and ACR-10 at 4.9 milligrams per kilogram (mg/kg) and 4.3 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., ñnon-detectò).

The reported lead concentrations of 4.9 mg/kg and 4.3 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 identified as APN 129-011-06 and -17, and located northwest of Rodriguez Road and Nelson Way, 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 comment:

- Based on the subject propertyôs 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 approximately 500 feet north of the intersection of Rodriguez Road and Nelson Way, 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:

- Å A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.

- Å A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.

- Å A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.

- Å 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.

- Å A subject property reconnaissance to ascertain current conditions on the subject property.

- Å Interviews with person(s) knowledgeable of the subject property.

- Å A limited agricultural chemical survey, which consisted of collecting and analyzing soil samples from the subject property.

- Å 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, FirstSearchÈ (i.e., agency database search), various state and federal agencies, and EEIôs 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 approximately 500 feet north of the intersection of Rodriguez Road and Nelson Way, Escondido, California (**Figure 2**). The subject property encompasses a total of 12.72-acres on two contiguous parcels identified as Assessorôs Parcel Numbers (APNs) 129-011-16 and 129-011-17 (**Appendix B**). According to the County of San Diego Assessor, the subject property does not have a physical address.

Access to the subject property can be obtained from the east at Rodriguez Road, where an unimproved access road traverses the northern portion of the property from east to west. The subject property consists of agricultural land including field crops and an existing orchard grove in the western portion. A single, wood structure is located in the northwest portion of the property, and appeared to be used by the farm workers as a staging area for agricultural activities.

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 ï Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property, from approximately 1947 to 2012, the subject property appeared utilized for agricultural-related land use.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Pala, 7.5-Minute Quadrangle (USGS, 1997). 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 840 feet above mean sea level (amsl) (northwestern portion) to approximately 900 feet amsl (southeastern portion). Based on topographic relief, surface water drainage appears to be predominately to the northeast.

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 site and in the vicinity of the site have been identified by the United States Department of Agriculture ï Natural Resources Conservation Service, Web Soil Survey as the Bonsall Sandy Loam (BID2); Cieneba Coarse Sandy Loam (CIE2); and steep gullied land (StG) (USDA, 2012). 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 subject property is located within the groundwater designation of the Bonsall Subarea (HSA ï 903.12), which is a part of the lower San Luis Hydrologic Area (HA ï 903.10) and located within the San Luis Rey Hydrologic Unit (HU ï 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 any water supply well permits associated with the subject property. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, there are no records associated with the two subject parcels APNs 129-011-16 and -17.

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for more information pertaining any well(s) on or adjacent to the subject property. According to the website no water supply wells were located on the subject property. Two (2) water supply wells were located in close proximity to the northern subject property boundary. One well was located to the northeast (well 10S02W29E002S) and a second well was located to the east (well 10S02W29E001S). 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 34 feet bgs, 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, FIRM coverage for the subject property was not available for review (Panel No. 06073C0492F). 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 129-011-16 and 129-011-17) is identified as Clyde and Ethel Dawson Survivor Trust, with the following mailing address: c/o Larry Dawson, 9842 Hot Springs Drive, Huntington Beach, California 92646.

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, 1949, 1950, 1953, 1963, 1968, 1976, 1980, 1982, 1988, 1990-91, 1997, and 2002 were obtained and reviewed from Track Info Services/FirstSearchÈ , 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/FirstSearchÈ are included in **Appendix C**. According to the information reviewed, from approximately 1947 to 2010, the subject property appeared utilized for agricultural-related land use.

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 1:750	Subject property appeared to be developed for agriculture. Adjacent property was a mix of undeveloped and agricultural land. A dirt road, oriented north to south, was visible along the eastern portion of the subject property. Agricultural land appeared to the north and south. .
1949	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the east, and drive with two small buildings was present to the north. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1950	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1949 topographic map.
1953	Aerial Photograph 1:750	Subject property remained in agricultural use. No changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	No changes were noted on the subject property or adjacent and surrounding property since the 1953 photograph, except for the addition of orchards in the surrounding area.
1968	Topographic Map 1: 24,000	Subject property appeared to be undeveloped land. Unimproved roads, Rodriguez Road and Nelson Way appeared near the property. Other unimproved roads were present in the surrounding area. A well and pond was present to the east of the property. Surrounding area was shaded green, which signified agricultural-related land use.
1976	Aerial Photograph 1:375	The northern and western portions of the subject property now appeared with orchards. Orchards now appeared in the south and east adjacent property and surrounding area.
1982	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map. Buildings were present adjacent and south of the property.
1980	Aerial Photograph 1:375	Small buildings appeared on the northwest property corner. Orchards were now less apparent and a circular driveway was present on the subject property. No other changes were noted in the adjacent and surrounding area.
1988	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1982 topographic map.
1990/91	Aerial Photograph 1:375	Buildings remained on the northwestern portion of the subject property and the remaining portion appeared as an agricultural field. No apparent changes were noted in the adjacent and surrounding area.
1997	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1988 topographic map.
2002	Aerial Photograph 1:375	Subject property appeared with agricultural fields and buildings on the northwest property corner. Adjacent and surrounding property appeared with a mix of orchards, rural residences, and undeveloped land.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of an agricultural field with a small building on the northwest portion. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Due to the absence of development of the subject property or an associated physical address, this information source was not researched as it was not deemed to be sufficiently useful and not researched during this Phase I ESA.

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 Libraryôs 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) 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 two subject property parcels APNs: 129-011-16 and 129-011-17.

In addition, EEI requested a search for environmental records (i.e., wells or septic tanks) with the County. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, there are no records associated with the two subject parcels APNs 129-011-16 and -17.

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 FirstSearchÈ, an environmental information/database retrieval service. A copy of the FirstSearchÈ 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) ï No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

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

Emergency Response Notification System (ERNS) ï 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 ï One listing was reported: **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 ï No listings were reported within one mile of the subject property.

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

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

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

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

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

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

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

State Permits ï One listing was reported within one-quarter mile of the subject property: **Rodriguez Ranch** (31030 Rodriguez Road, adjacent and to the southwest). 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 ï 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: 129-011-16 and 129-011-17. 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 30).

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

EEI contacted the property owner, Mr. Larry Dawson for information regarding the subject property. Mr. Dawson provided the information documented below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Dawson stated that his family utilized the subject property for cultivating palm trees from approximately 1958 through approximately 1976, at which time it became fallow. Mr. Dawson noted that no agricultural chemicals were used at the property and that he is not aware of any current or previous uses of the subject property or any adjoining property which may create an environmental concern.

3.5.2 Environmental Liens or Governmental Notification

Mr. Dawson stated that he is not aware of any 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. Dawson stated that he is not aware of any hazardous substance and environmental violations related to the subject property.

3.5.4 Previous Assessments

Mr. Dawson stated that he is not aware of any previous environmental reports prepared for the subject property.

3.5.5 Legal Proceedings

Ms. Dawson 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 ñuserò (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. Rillingôs 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 his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

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 county requirements related to the purchase of the subject property.

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, no previous site investigation activities 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, ñthermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materialsò applied before 1980 are considered presumed asbestos containing materials (PACM). Other building materials such as ñfloor or ceiling tiles, siding, roofing, transite panelsò (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. With the exception of a single, wood storage structure, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

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.

With the exception of a single, wood storage structure, the subject property consists of vacant land Based on this information, the presence of lead based paint is not considered likely.

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 US with the potential for elevated indoor radon levels. U.S. EPAôs 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 (PCBôs) are used in electrical equipment, particularly in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCBôs 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 PCBôs. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCBôs, 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 PCBôs 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, PCBôs 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 eastern property boundary at Rodriguez Road, along with a single pole-mounted transformer. 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 March 16, 2012, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Ms. Cassandra Costa with Accretive Investments, Inc. 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 approximately 500 feet northwest of the intersection of Rodriguez Road and Nelson Way, Escondido, California (**Figure 2**). The subject property encompasses a total of 12.72-acres on two contiguous parcels. The subject property does not have a physical address.

Access to the subject property can be obtained from the east at Rodriguez Road, where an unimproved access road traverses the northern portion of the property from east to west. The subject property consists of agricultural land including field crops and an existing orchard grove in the western portion. The property is unfenced, except for a portion along the northern property boundary where a chain link fence separates the property from the adjacent residence.

A single structure is located in the northwest portion of the property and is surrounded by several mature trees and bushes. The structure, a wooden constructed storage/living area, appeared to be used by the farm workers as a staging area for agricultural activities. EEI observed an underground irrigation system consisting of PVC piping and sprinklers. Various farm and irrigation supplies and miscellaneous debris was observed surrounding the structure, including PVC irrigation piping, tables, and household debris. An abandoned hoop style green house was observed on the west side of the structure. The subject property is surrounded by agricultural related land use, and rural residences.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling *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	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 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. 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 ñ*Interim Guidance For Sampling Agricultural Propertiesò*, 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 (12.72-acres), and EEIôs experience at similar sites, a total of twelve (12) 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 March 16, 2012, 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 twelve discrete locations (identified as ACR-1 through ACR-12, **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 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 four (4) composite samples (identified as Composite #1 through Composite #4) from the discrete samples at a ratio of 3:1. All four (4) composite samples (Composite #1 through Composite #4) 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 or organochlorine pesticides were detected above the laboratory reporting limit (i.e., ñnon-detect) in any of the samples analyzed.

- Lead was reported in samples ACR-3 at 4.9 milligrams per kilogram (mg/kg) and ACR-10 at 4.3 mg/kg. No other samples reported lead above the laboratory reporting limit (i.e., ñnon-detectò).

The attached Table 4 summarizes laboratory analytical results for chemicals of concern. 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 Õg/kg				
ACR-1	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	3/16/12	<5	**4.9**	NA	NA	NA	NA	NA
ACR-4	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/16/12	<5	**4.3**	NA	NA	NA	NA	NA
ACR-11	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	3/16/12	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/16/12	NA	NA	<5	<5	<5	<5	<5-200
Composite #2	6	3/16/12	NA	NA	<5	<5	<5	<5	<5-200
Composite #3	6	3/16/12	NA	NA	<5	<5	<5	<5	<5-200
Composite #4	6	3/16/12	NA	NA	<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., ñnon-detectò) in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-3and ACR-10 at 4.9 mg/kg and 4.3 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., ñnon-detectò).

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 4.9 mg/kg and 4.3 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 ï 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. 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 revealed no detectable concentrations of arsenic or organochlorine pesticides in the 12 soil samples collected from the subject property. Concentrations of lead were detected in two of the twelve 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 RECôs ï No historical RECôs have been revealed during the preparation of this ESA.

- *De Minimis* Conditions ï 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 ña lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information.ò

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. Accordingly, 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 identified as APNs 129-011-06 and -17, and located northwest of Rodriguez Road and Nelson Way, 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 comment:

- Based on the subject propertyôs 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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California Environmental Protection Agency (CalEPA), 2005, ñUse of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties.ò

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

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

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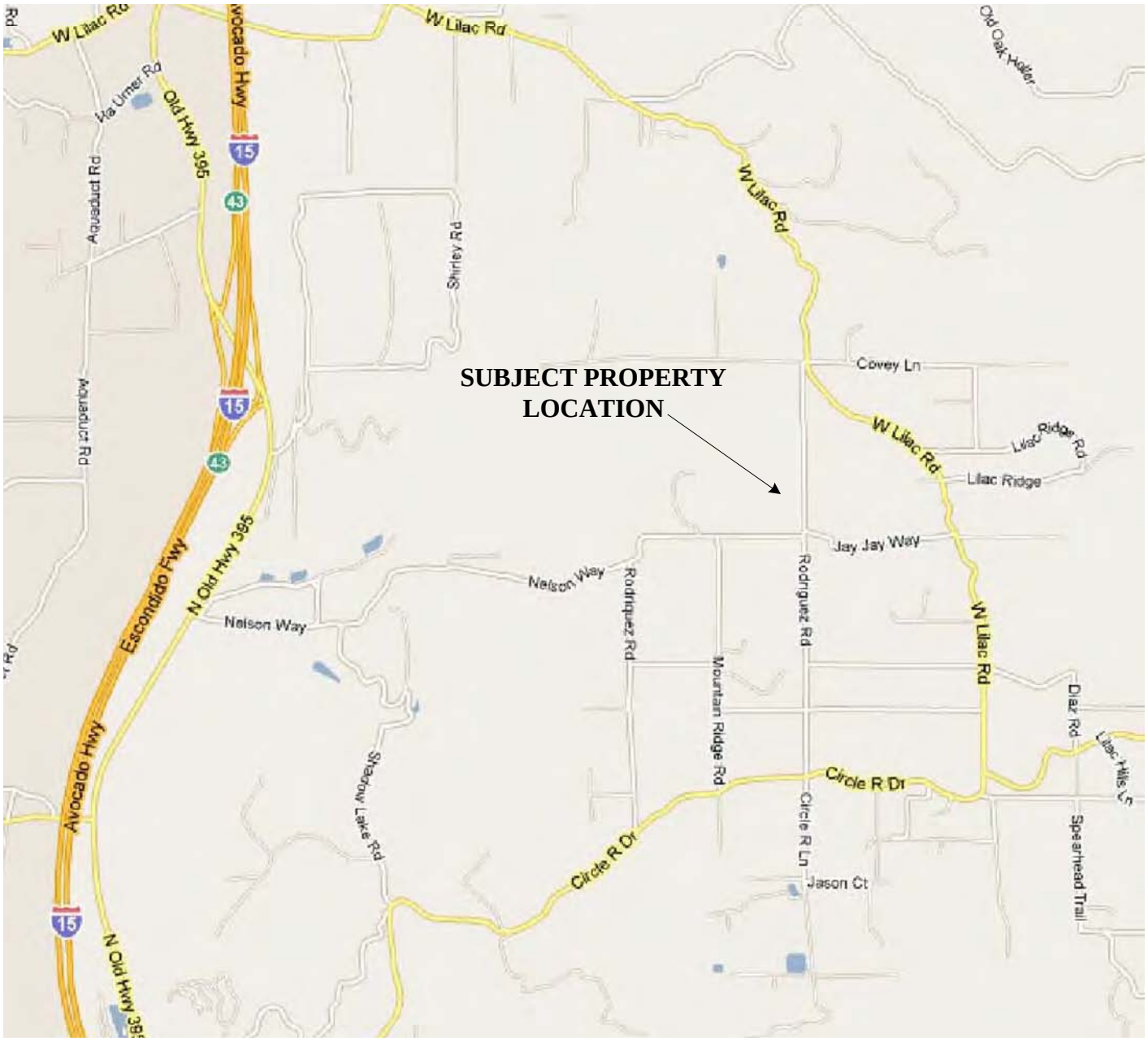
FIGURES



Map Source: Google Maps®, Accessed, March 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

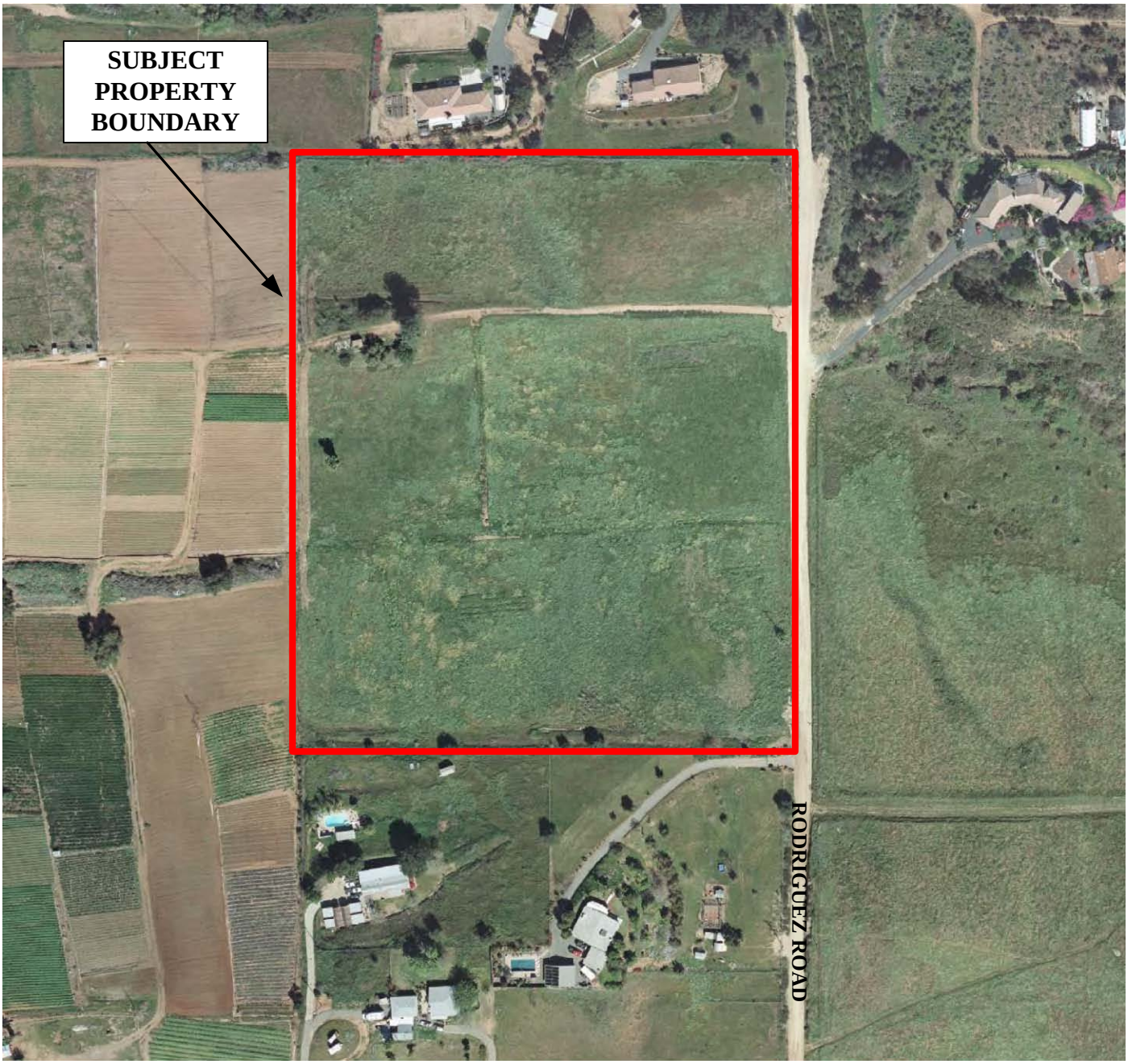
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
12.27-Acre "Dawson" Property
APNs 129-011-16 and 129-011-17
Escondido, California 92026
EEI Project Number ACR-71445
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 200'

0 120 FT 200 FT 400 FT

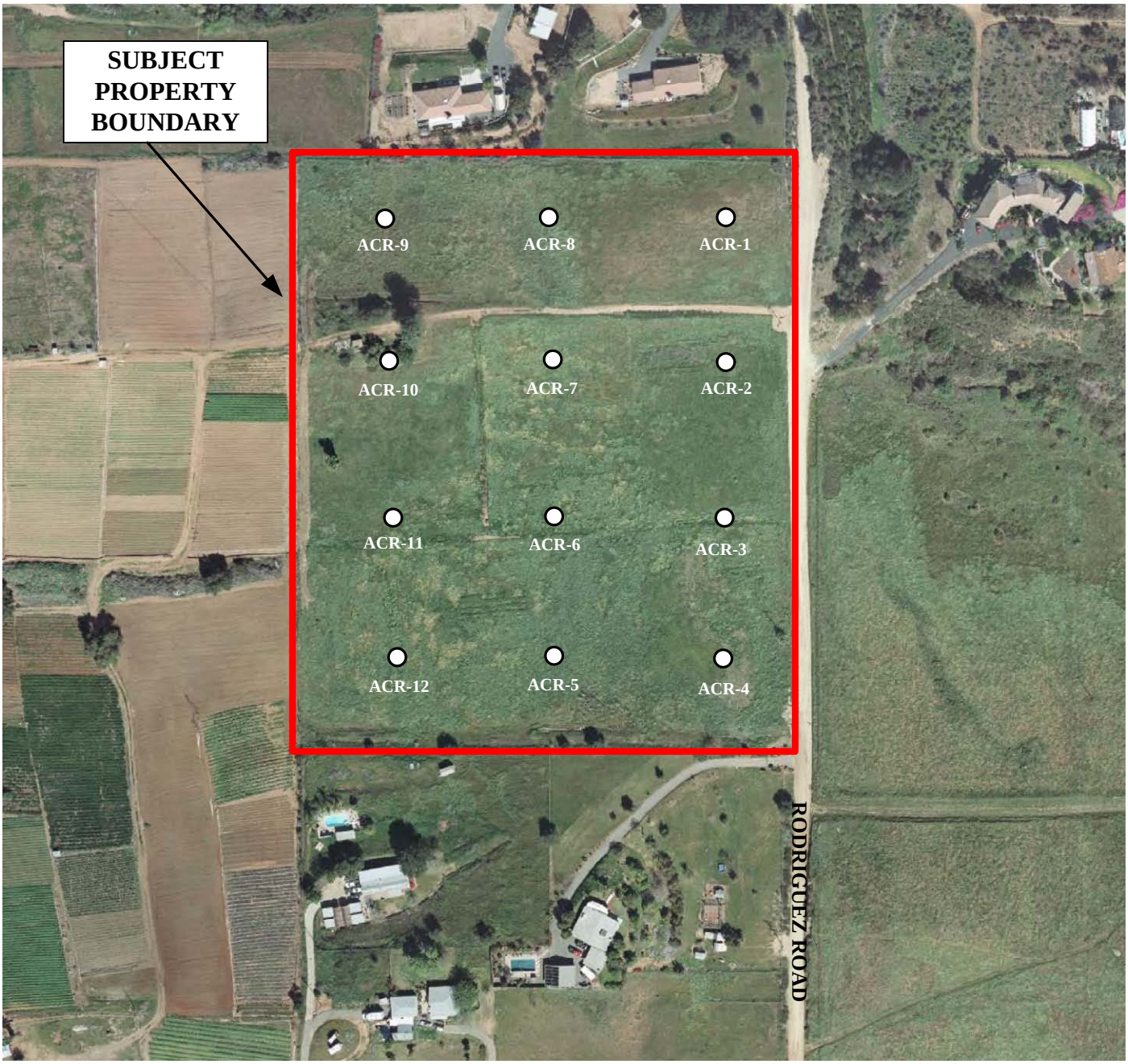
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
12.27-Acre "Dawson" Property
APN 129-011-16 and 129-011-17
Escondido, California 92026
EEI Project No. ACR-71344
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 — EEI 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.
12.27-Acre "Dawson" Property
APN 129-011-16 and 129-011-17
Escondido, California 92026
EEI Project No. ACR-71344
Created 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)

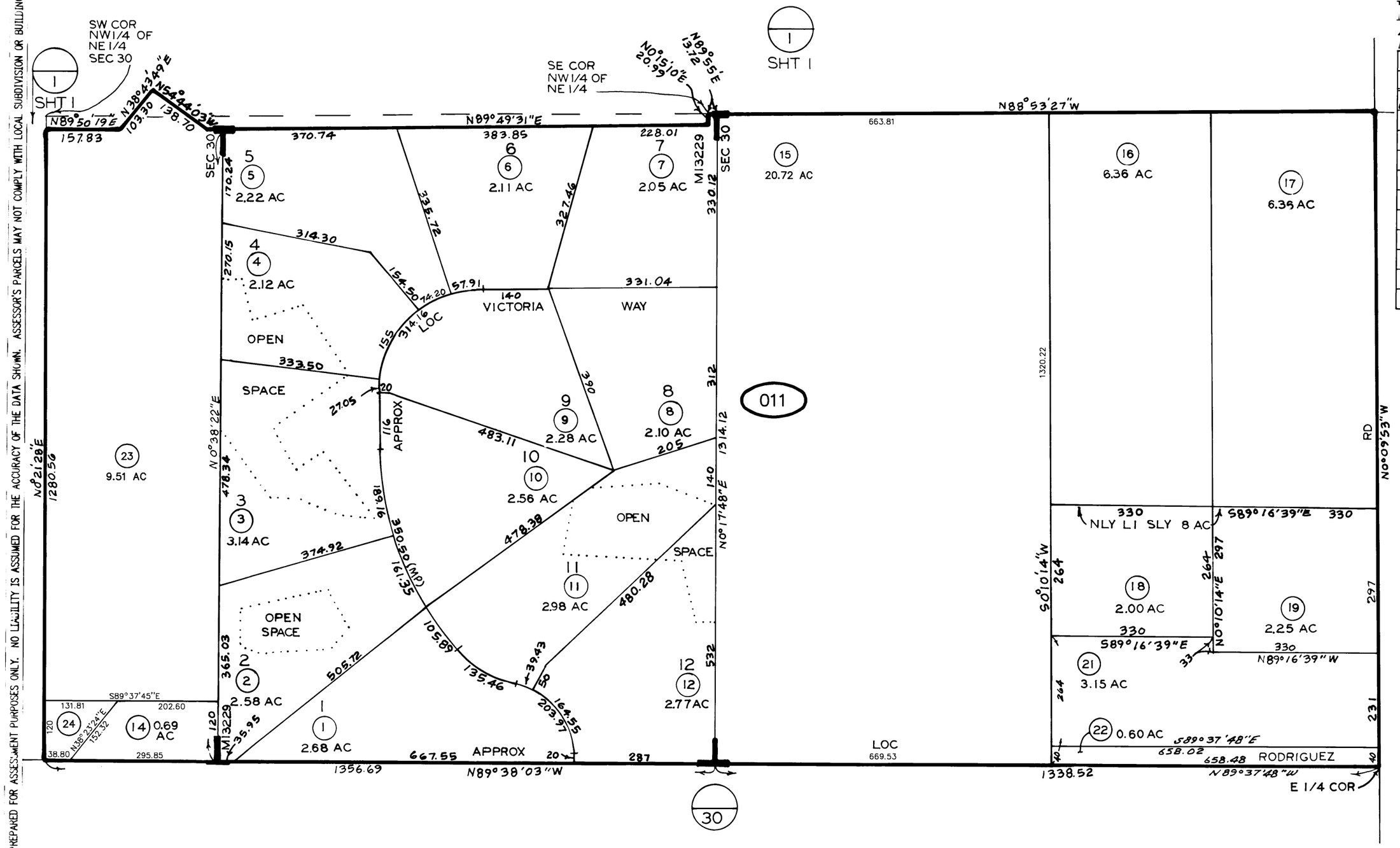
Certifications
40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)
AHERA Asbestos Building Inspector

APPENDIX B
SAN DIEGO COUNTY ASSESSORôS PARCEL MAP

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.

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2002

Rodriguez Road, Escondido, CA 92026



Job No. ACR-71445 (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 No. ACR-71445 (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 No. ACR-71445 (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 No. ACR-71445 (AMI-SD-76_8432)

Target Site: 33.278451, -117.125722

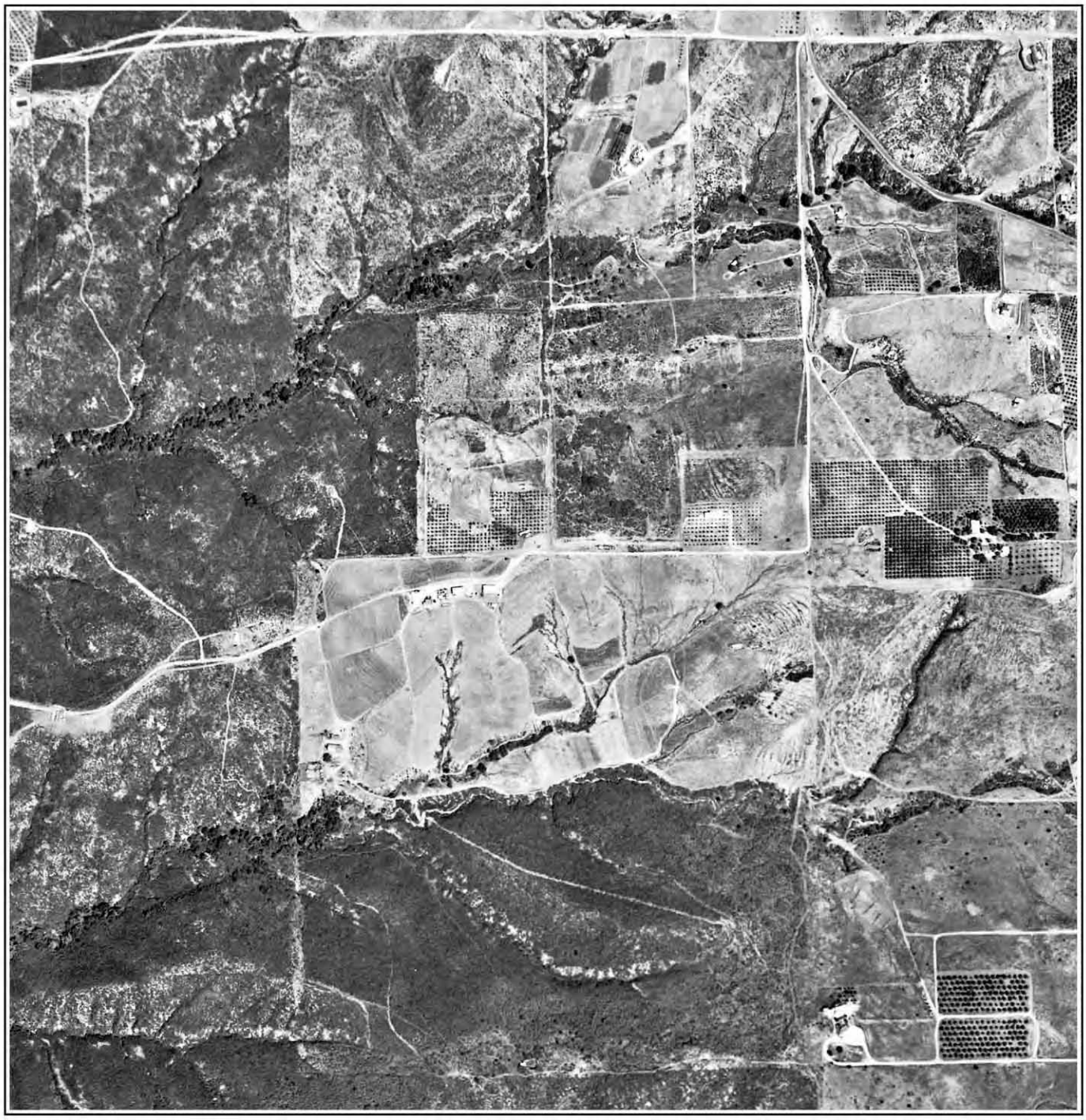
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Rodriguez Road, Escondido, CA 92026



Job No. ACR-71445 (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 No. ACR-71445 (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 No. ACR-71445 (GS-CP_9-107)

Target Site: 33.278451, -117.125722

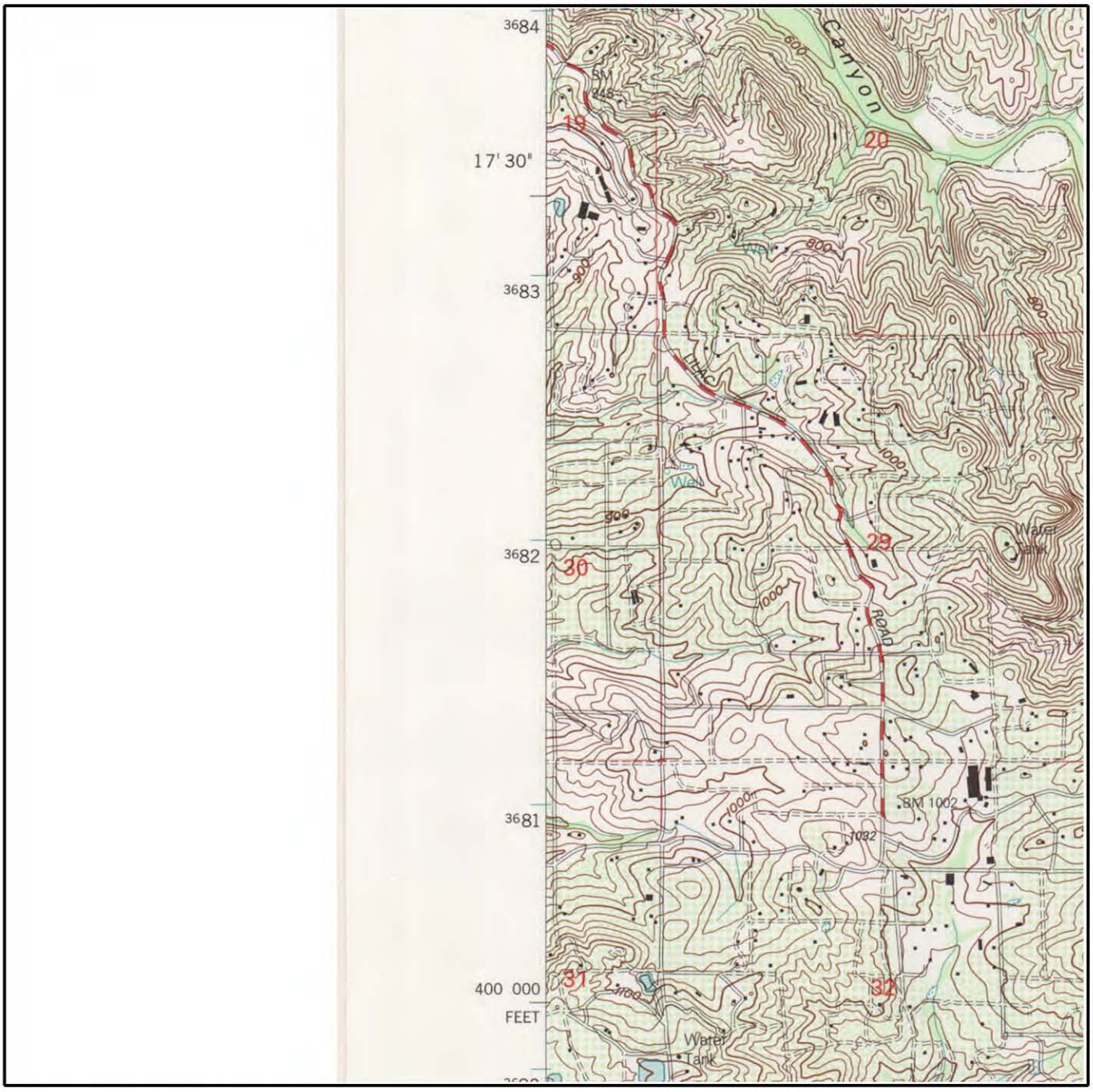
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1997 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

0 miles 0.5 1

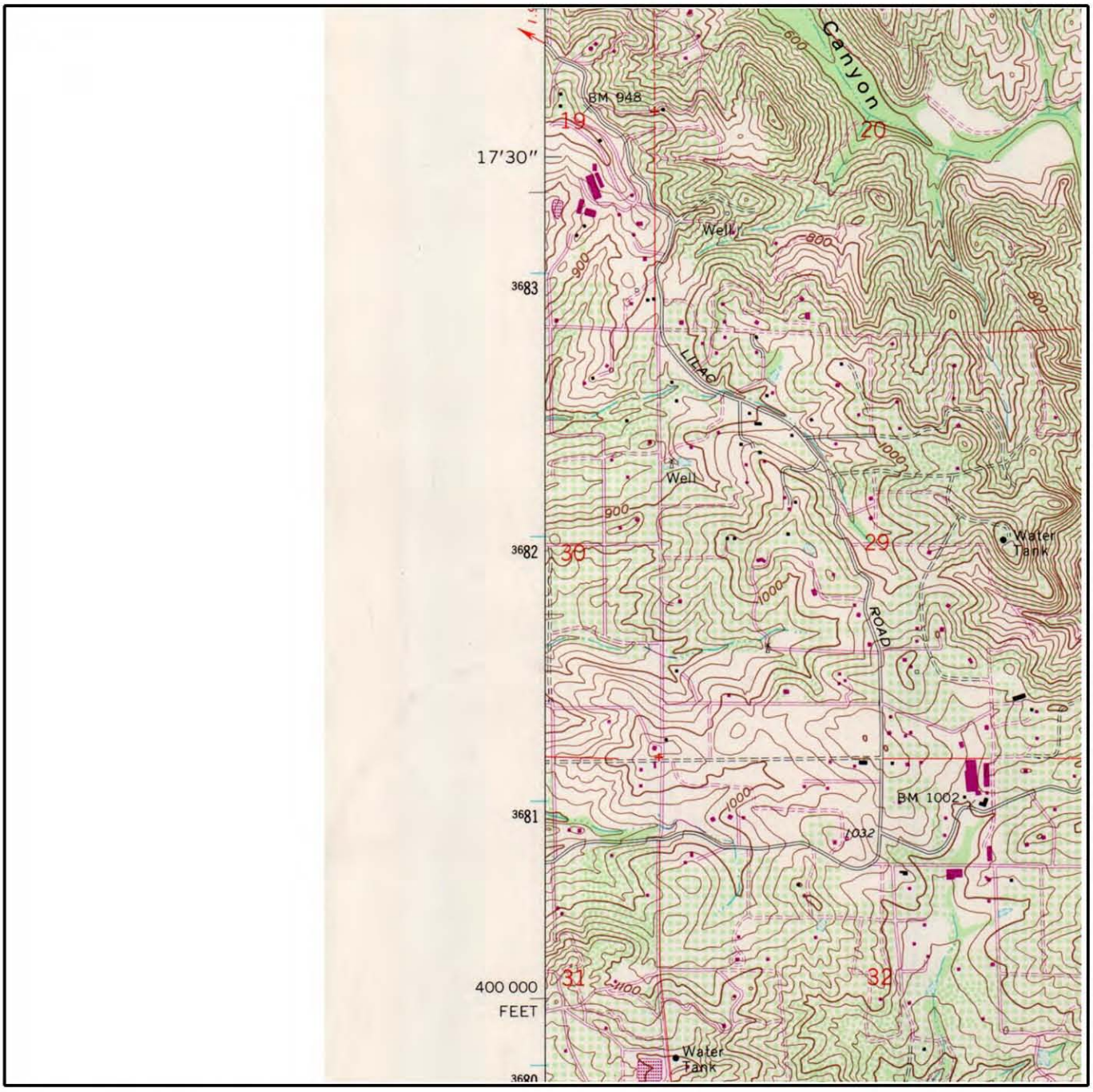
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1988 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

0 miles 0.5 1

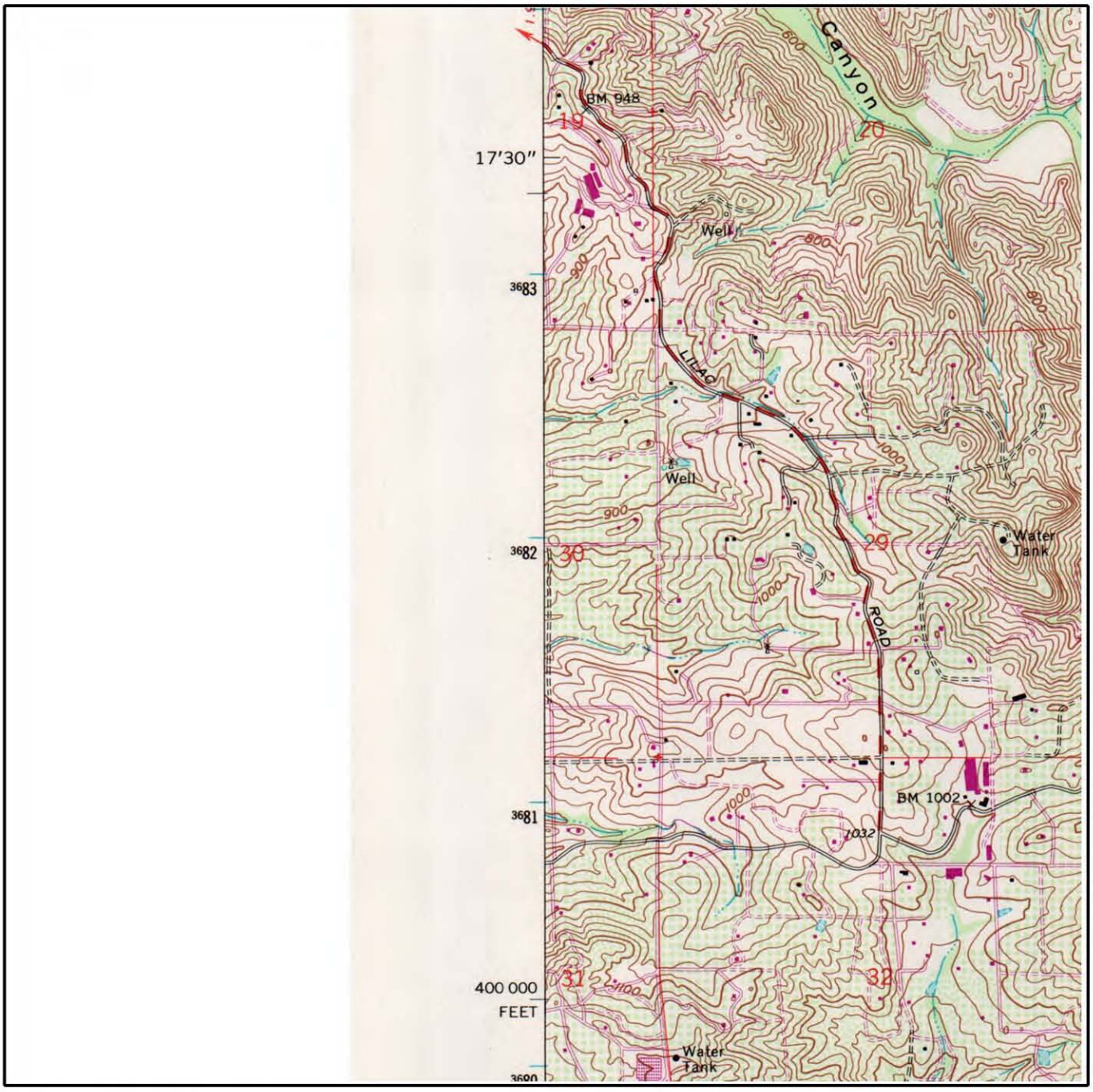
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1982 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

0 miles 0.5 1

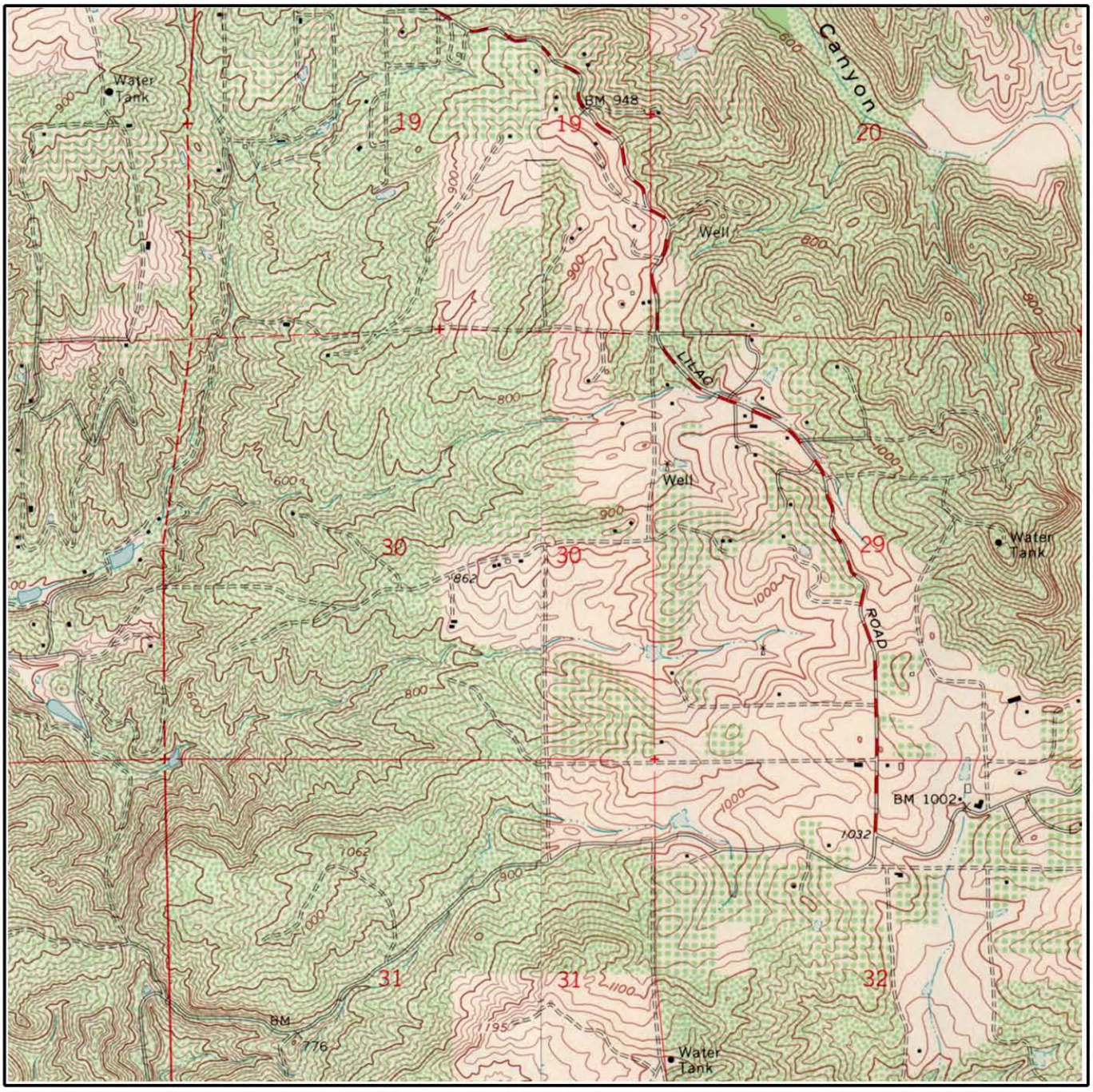
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1968

0 miles 0.5 1

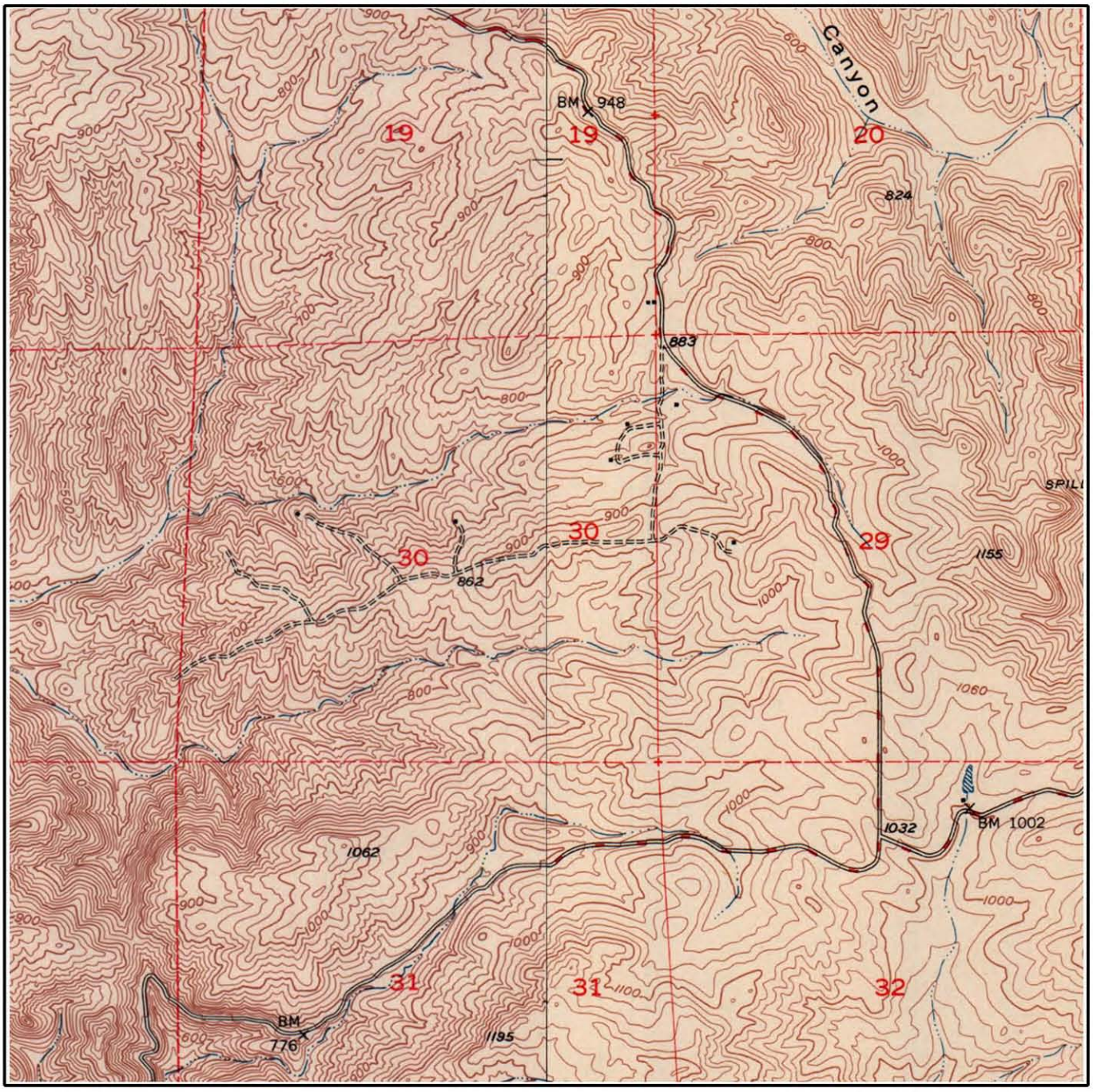
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

Quad Name: Pala, CA
Year: 1950 Original Map Scale: 1:24,000

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1948

0 miles 0.5 1

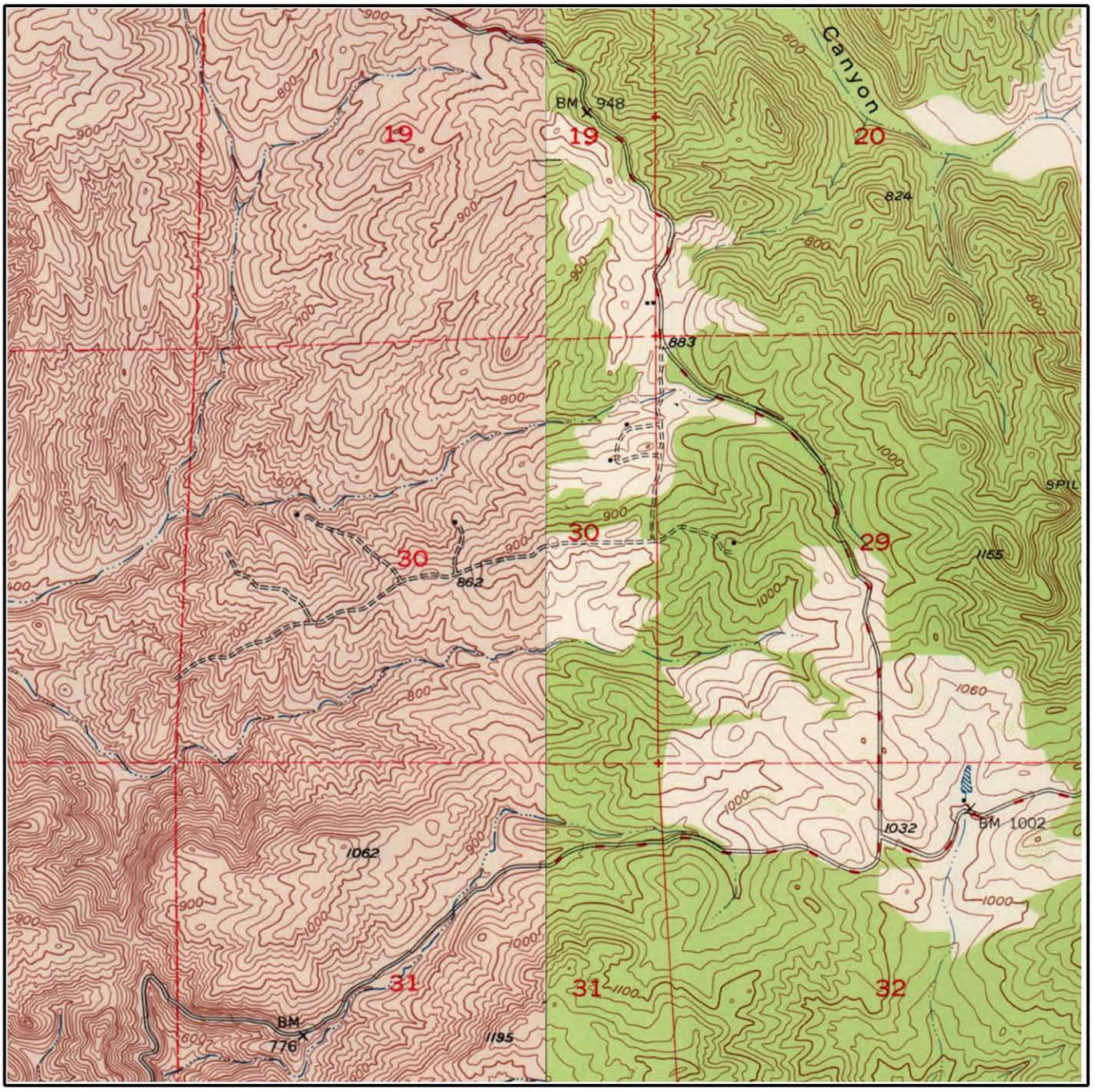
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
Target Site: 33.278451, -117.125722

W Quad Name: Bonsall, CA
Year: 1948

0 miles 0.5 1

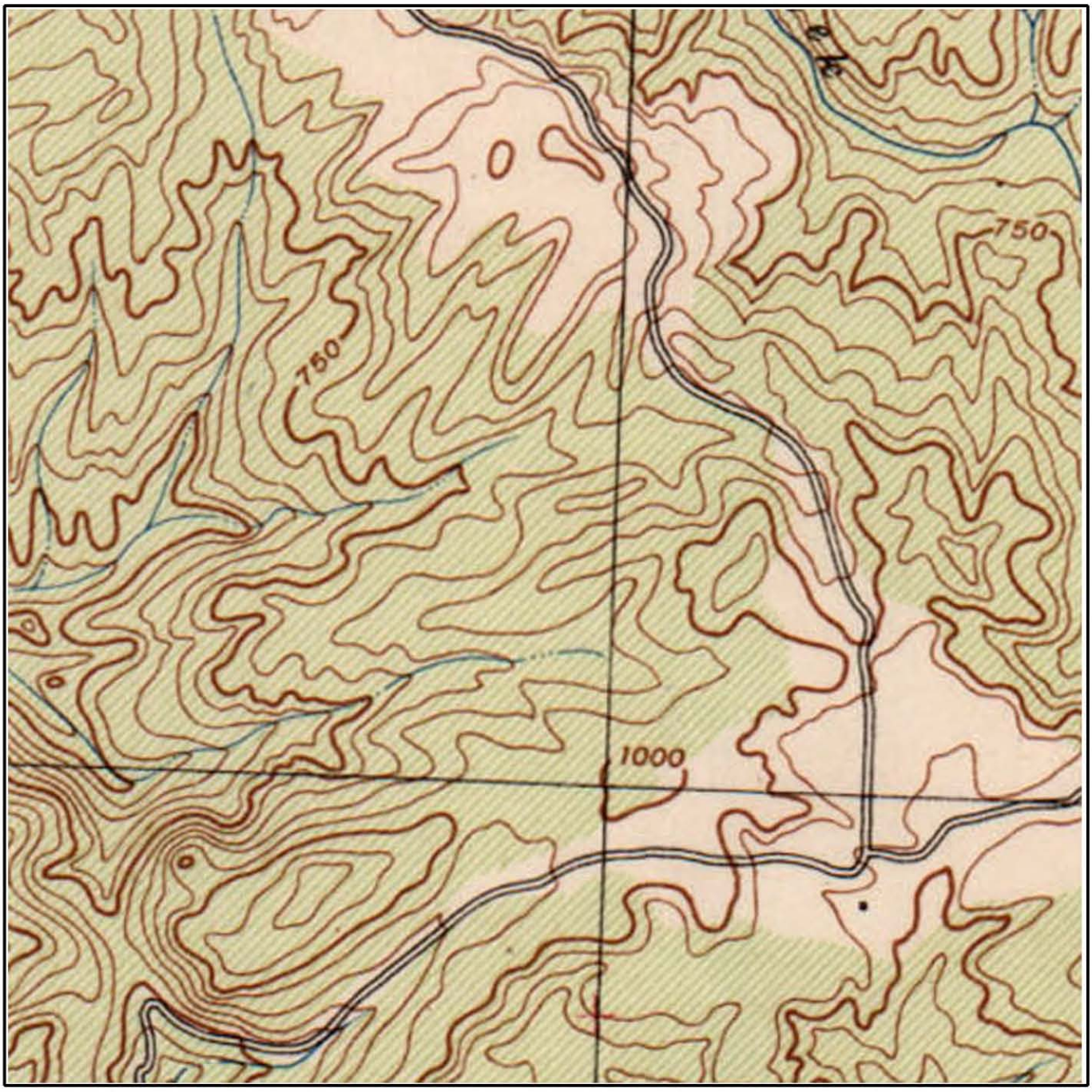
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Rodriguez Rd, Escondido, CA 92026



Job No. ACR-71445
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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

RODRIGUEZ RD

ESCONDIDO CA 92026

Job Number: ACR_71445

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

03-14-12

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site: RODRIGUEZ RD
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-01-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-01-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-01-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-01-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-10-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-10-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-10-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-10-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	02-01-12	0.25	0	0	0	-	-	0	0
ERNS	Y	01-11-12	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	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	01-10-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	01-10-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	01-10-12	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	01-18-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	01-10-12	0.12	0	1	-	-	-	0	1
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-13-12	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	1	0	0	0	1	2

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: 03-14-12
Requestor Name: POLLY IVERS
Standard: ASTM-05

Search Type: COORD
Job Number: ACR_71445
Filtered Report

Target Site: RODRIGUEZ RD
ESCONDIDO CA 92026

Demographics

Sites:	2	**Non-Geocoded:**	1	**Population:**	NA
Radon:	0.4 PCI/L				

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.122775	-117:7:22	**Easting:**	488567.113
Latitude:	33.281001	33:16:52	**Northing:**	3682254.078
Elevation:	857		**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	No	
Historical Topos	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	03-14-12

Environmental FirstSearch
Target Site Summary Report

Target Property: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

TOTAL: 2 **GEOCODED:** 1 **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: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	PERMITS	RODRIGUEZ RANCH HE17199266/NOT REPORTED	31030 RODRIGUEZ RD ESCONDIDO CA 92026	0.11 SW	- 32	1

Environmental FirstSearch
Sites Summary Report

Target Property: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

TOTAL: 2 **GEOCODED:** 1 **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: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

PERMITS

SEARCH ID: 2 **DIST/DIR:** 0.11 SW **ELEVATION:** 825 **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:**	
SOURCE:	SAN DIEGO CO DEH		

DETAILS NOT AVAILABLE

Target Property: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

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: RODRIGUEZ RD
ESCONDIDO CA 92026

JOB: ACR_71445

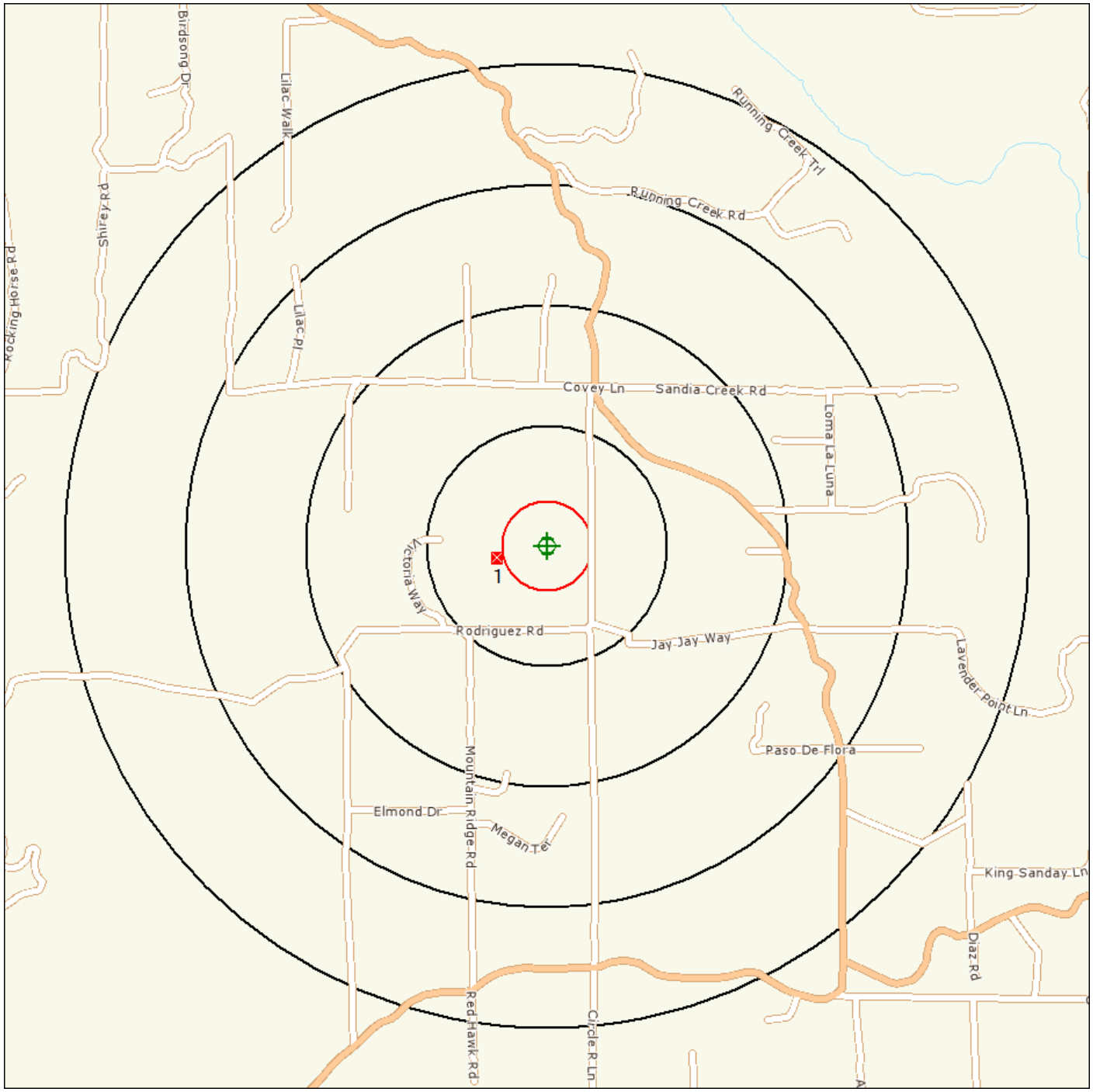
Street Name	Dist/Dir	Street Name	Dist/Dir
Jay Jay Way	0.18 SE		
Mountain Ridge Rd	0.25 SW		
RODRIGUEZ RD	0.00--		
Victoria Way	0.22 SW		

Environmental FirstSearch

1 Mile Radius

Single Map:

RODRIGUEZ RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.281001 Longitude: -117.122775) .....

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

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

Triballand.....

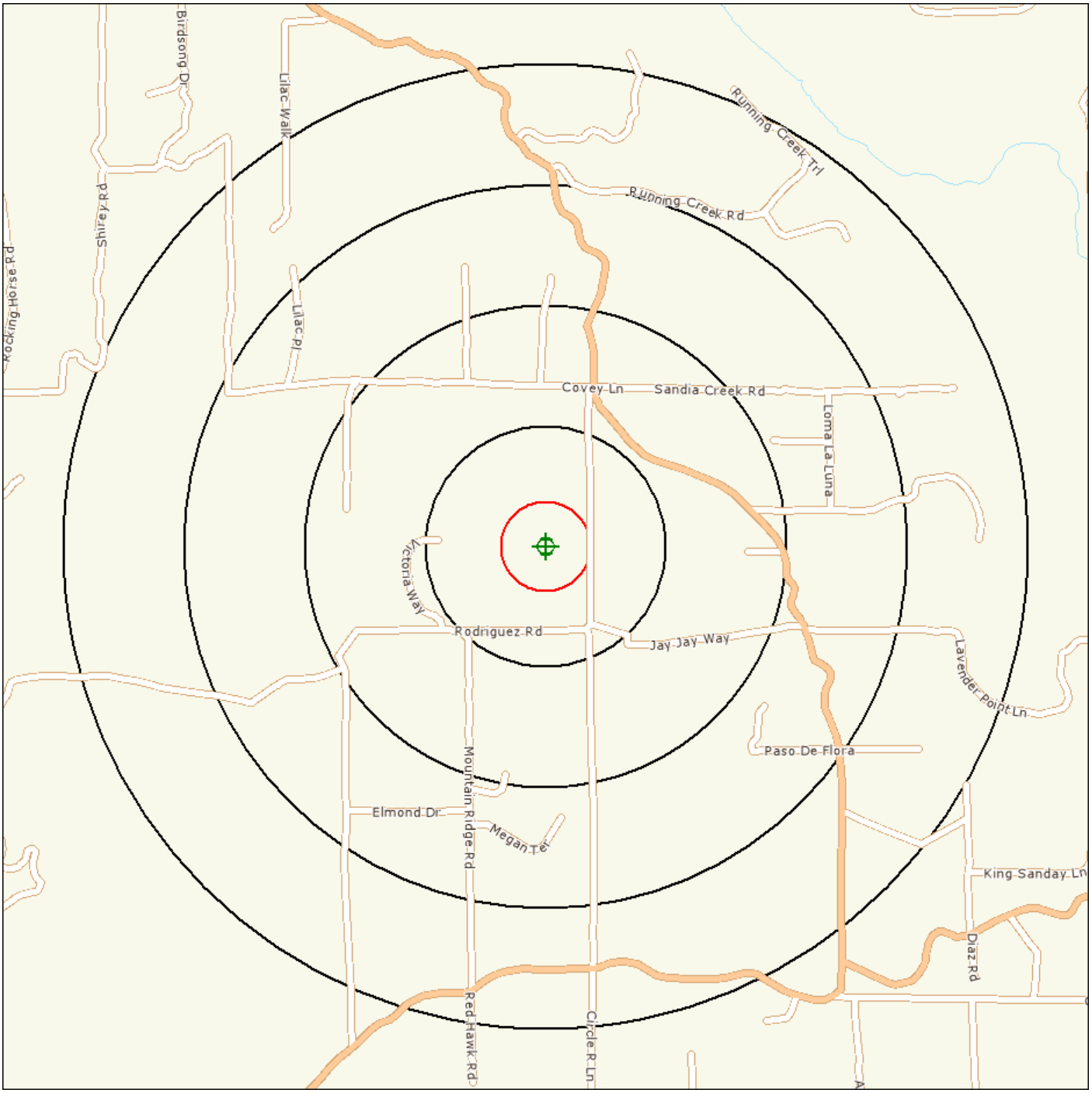
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

RODRIGUEZ RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.281001 Longitude: -117.122775) .....

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

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

Triballand.....

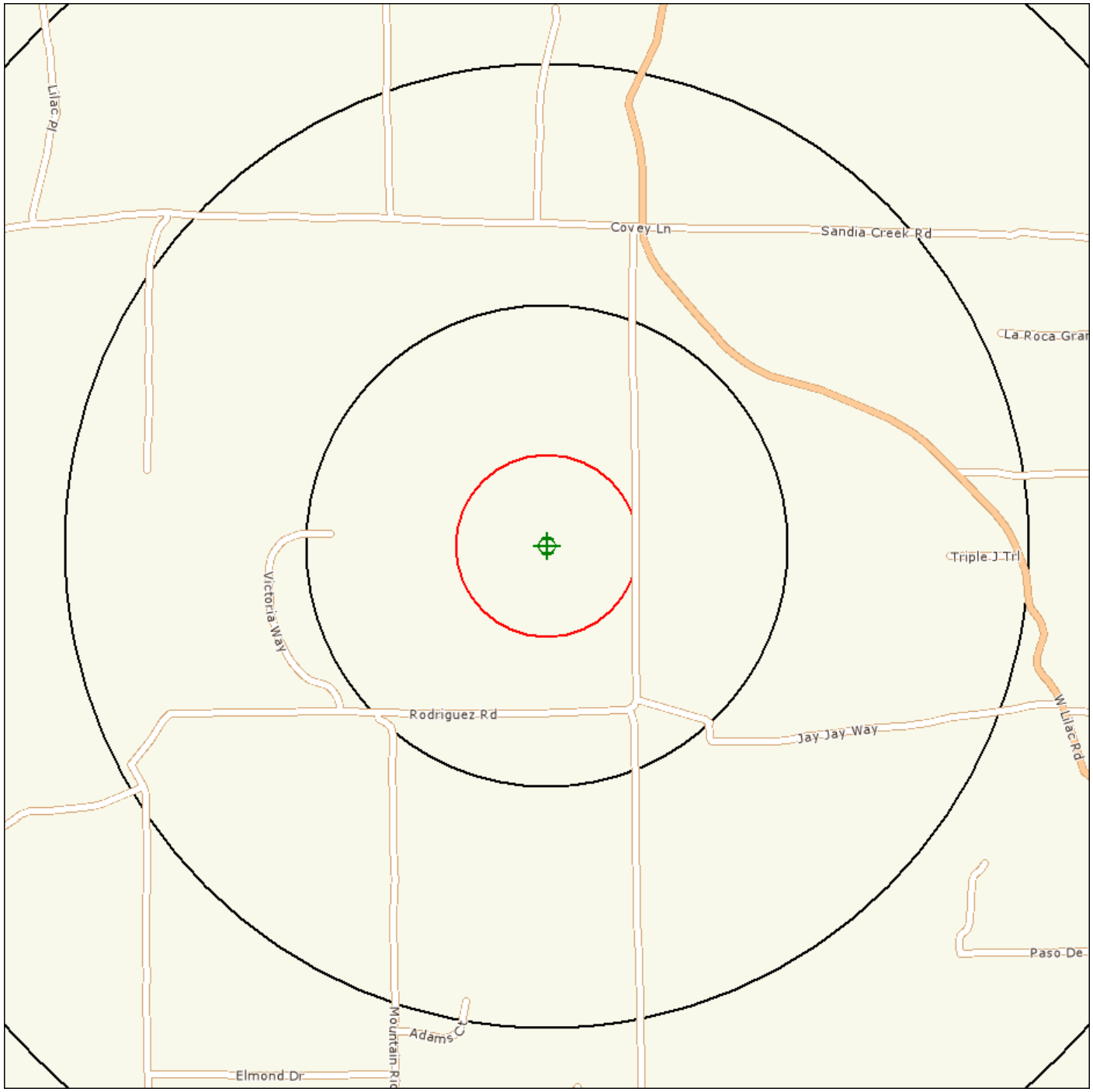
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

RODRIGUEZ RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.281001 Longitude: -117.122775) .....

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

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

Triballand.....

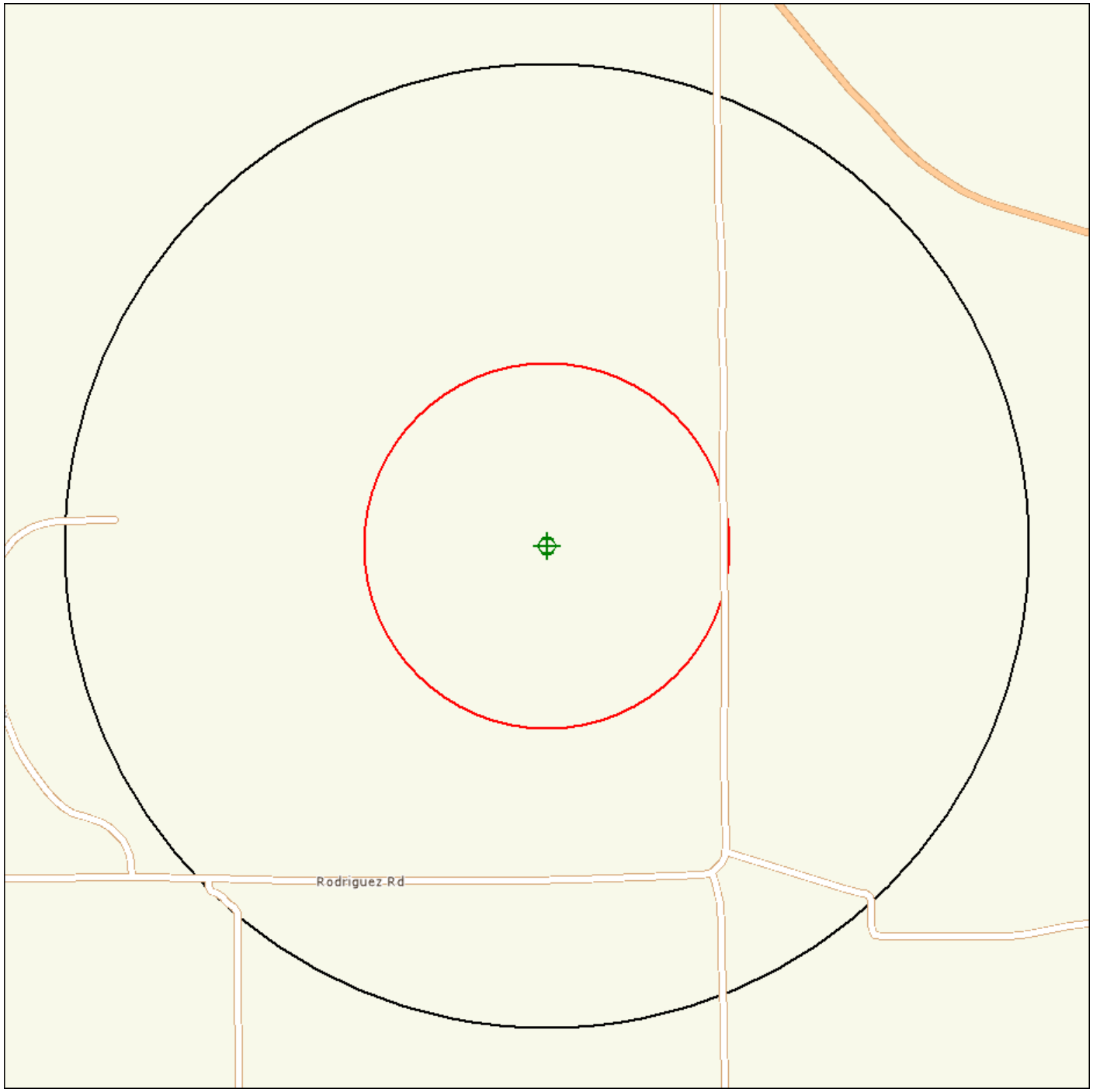
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

RODRIGUEZ RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.281001 Longitude: -117.122775) .....

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

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

Triballand.....

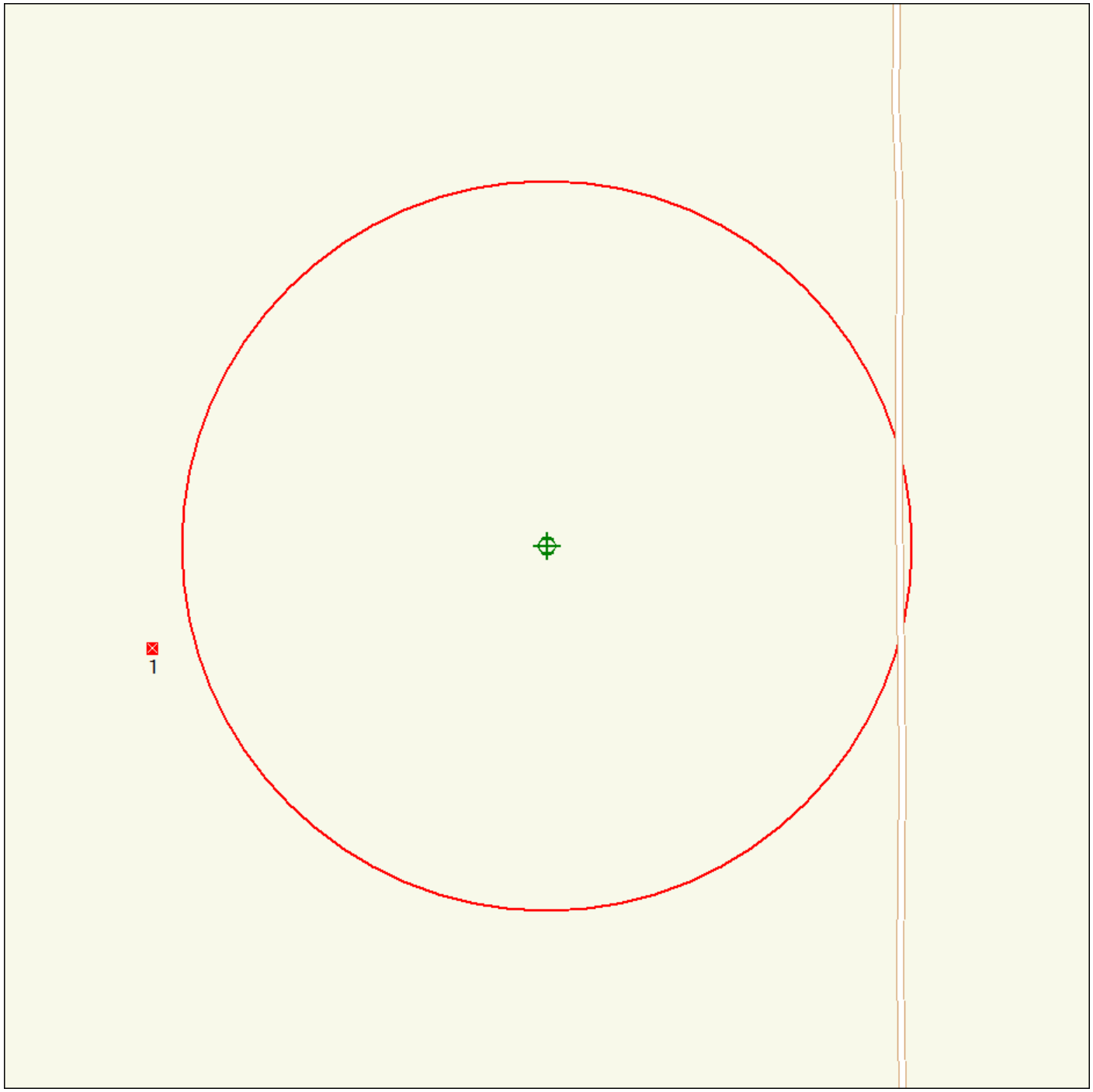
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

RODRIGUEZ RD, ESCONDIDO CA 92026



Source: Tele Atlas

Target Site (Latitude: 33.281001 Longitude: -117.122775) .....

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

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

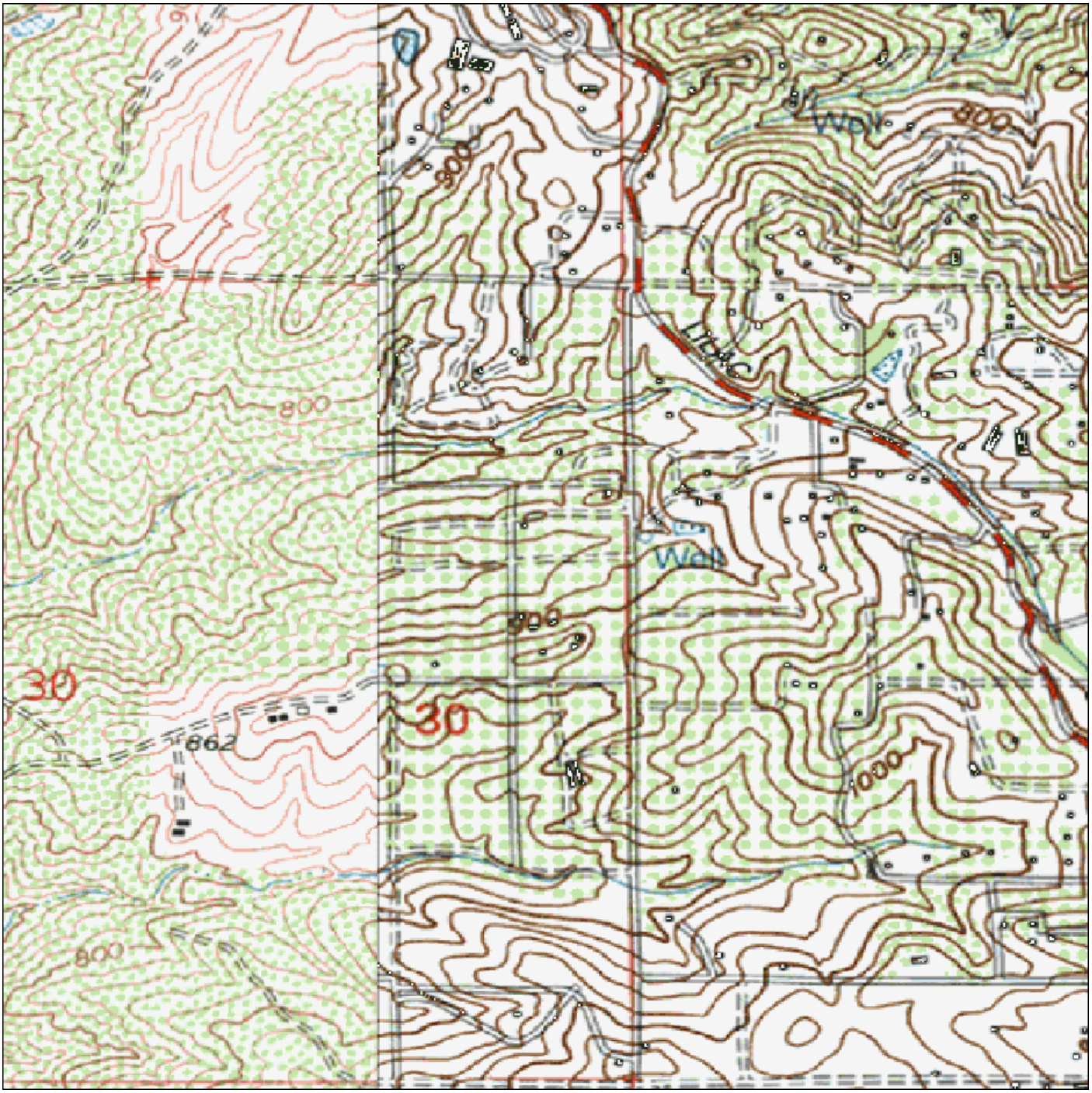
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius

RODRIGUEZ 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: PALA
Map Reference Code: 33117-C1-TF-024

Date Created: 1997--
Contour Interval: 20 feet

Date Revised: None--
Elevation:

FIGURE NO. 1

APPENDIX E
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71445 / 12 72 -Acre Property, APN 129-011-16 and 129-011-17

Project Address: Northwest of Rodriguez Road and Nelson Way, 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)

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 Inc

Address: 12275 El Camino Real, Suite 110

Signature:

Date: 3-14-12

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking south from the northeast corner. Rodriguez Road is in view along the eastern property margin.



Photograph 2 – View of the subject property from the northeast corner. View is to the west.

.



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



Photograph 4 – View of the irrigation piping observed throughout the subject property. A piece of farming equipment is also in view.



Photograph 5 – View of the existing orchard grove on the western portion of the property. A structure located on the northwest corner of the property is in view.



Photograph 6 – View of the farming supplies located on the northwest portion of the property.



Photograph 7 – View of the structure and surrounding debris located on the northwest portion of the property.



Photograph 8 – View of the interior of the structure located on the northwest portion of the property.



Photograph 9 – View of the abandoned hoop house located on the northwest portion of the property.



Photograph 10 – View of irrigation supplies located on the northwest portion of the 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 March 2012

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

RE: Dawson Property

Enclosed are the results of analyses for samples received by the laboratory on 03/16/12 16:28. 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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120469-01	Soil	03/16/12 13:30	03/16/12 16:28
ACR-2	T120469-02	Soil	03/16/12 13:40	03/16/12 16:28
ACR-3	T120469-03	Soil	03/16/12 13:50	03/16/12 16:28
ACR-4	T120469-04	Soil	03/16/12 14:00	03/16/12 16:28
ACR-5	T120469-05	Soil	03/16/12 14:10	03/16/12 16:28
ACR-6	T120469-06	Soil	03/16/12 14:20	03/16/12 16:28
ACR-7	T120469-07	Soil	03/16/12 14:30	03/16/12 16:28
ACR-8	T120469-08	Soil	03/16/12 14:40	03/16/12 16:28
ACR-9	T120469-09	Soil	03/16/12 14:50	03/16/12 16:28
ACR-10	T120469-10	Soil	03/16/12 15:00	03/16/12 16:28
ACR-11	T120469-11	Soil	03/16/12 15:10	03/16/12 16:28
ACR-12	T120469-12	Soil	03/16/12 15:20	03/16/12 16:28
COMPOSITE #1	T120469-13	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #2	T120469-14	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #3	T120469-15	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #4	T120469-16	Soil	03/16/12 00:00	03/16/12 16:28

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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-1

T120469-01 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-2

T120469-02 (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	2031913	03/19/12	03/22/12	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-3

T120469-03 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	**4.9**	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-4

T120469-04 (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	2031913	03/19/12	03/22/12	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-5

T120469-05 (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	2031913	03/19/12	03/22/12	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-6

T120469-06 (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	2031913	03/19/12	03/22/12	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-7

T120469-07 (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	2031913	03/19/12	03/22/12	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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-8

T120469-08 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-9

T120469-09 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-10

T120469-10 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	**4.3**	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-11

T120469-11 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-12

T120469-12 (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	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #1

T120469-13 (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	2031916	03/19/12	03/22/12	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		*72.1 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #2

T120469-14 (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	2031916	03/19/12	03/22/12	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		*77.0 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #3

T120469-15 (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	2031916	03/19/12	03/22/12	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		*75.5 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #4

T120469-16 (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	2031916	03/19/12	03/22/12	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		*70.5 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

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 2031913 - EPA 3051										
Blank (2031913-BLK1)				Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2031913-BS1)				Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	100	5.0	mg/kg	100		100	75-125			
Lead	98.9	3.0	"	100		98.9	75-125			
Matrix Spike (2031913-MS1)	**Source: T120469-01**			Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	89.3	5.0	mg/kg	100	ND	89.3	75-125			
Lead	86.4	3.0	"	100	ND	86.4	75-125			
Matrix Spike Dup (2031913-MSD1)	**Source: T120469-01**			Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	93.9	5.0	mg/kg	100	ND	93.9	75-125	5.05	20	
Lead	90.3	3.0	"	100	ND	90.3	75-125	4.50	20	

SunStar Laboratories, Inc.

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

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 2031916 - EPA 3550 ECD/GCMS										
Blank (2031916-BLK1)				Prepared: 03/19/12 Analyzed: 03/21/12						
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	*72.6*		*"*	*100*		*72.6*	*35-140*			
LCS (2031916-BS1)				Prepared: 03/19/12 Analyzed: 03/21/12						
gamma-BHC (Lindane)	168	5.0	ug/kg	200		84.2	40-120			
Heptachlor	166	5.0	"	200		82.9	40-120			
Aldrin	171	5.0	"	200		85.4	40-120			
Dieldrin	171	5.0	"	200		85.7	40-120			
Endrin	165	5.0	"	200		82.6	40-120			
4,4´-DDT	154	5.0	"	200		77.0	33-147			
Surrogate: Tetrachloro-meta-xylene	*79.7*		*"*	*100*		*79.7*	*35-140*			

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

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 2031916 - EPA 3550 ECD/GCMS										
Matrix Spike (2031916-MS1)	**Source: T120442-01**			Prepared: 03/19/12	Analyzed: 03/22/12					
gamma-BHC (Lindane)	187	5.0	ug/kg	200	ND	93.7	30-120			
Heptachlor	183	5.0	"	200	ND	91.6	30-120			
Aldrin	189	5.0	"	200	ND	94.7	30-120			
Dieldrin	190	5.0	"	200	ND	95.1	30-120			
Endrin	211	5.0	"	200	ND	106	30-120			
4,4´-DDT	144	5.0	"	200	ND	72.0	30-120			
Surrogate: Tetrachloro-meta-xylene	*89.5*		*"*	*100*		*89.5*	*35-140*			
Matrix Spike Dup (2031916-MSD1)	**Source: T120442-01**			Prepared: 03/19/12	Analyzed: 03/22/12					
gamma-BHC (Lindane)	177	5.0	ug/kg	200	ND	88.6	30-120	5.62	30	
Heptachlor	164	5.0	"	200	ND	82.1	30-120	10.9	30	
Aldrin	178	5.0	"	200	ND	89.2	30-120	5.97	30	
Dieldrin	179	5.0	"	200	ND	89.3	30-120	6.21	30	
Endrin	195	5.0	"	200	ND	97.3	30-120	8.20	30	
4,4´-DDT	147	5.0	"	200	ND	73.7	30-120	2.28	30	
Surrogate: Tetrachloro-meta-xylene	*89.5*		*"*	*100*		*89.5*	*35-140*			

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

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

T120469

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:	3/16/12	LABORATORY:	Sunstar	PAGE:	1 of 1
PROJECT NAME:	Dawson, Property	EEI PROJECT NUMBER:	ACR-71445		
PROJECT LOCATION:	Escondido, CA	COLLECTOR:	Elizabeth		
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard (5 to 7 days)		

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

4.2°

EMAIL RESULTS TO:

SPECIAL INSTRUCTIONS/NOTES: create four (4) composite samples on a 3:1 ratio & analyze them for Organochlorine Pesticides by EPA 8081A

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE
ACR-1	3/16/12	1:30	Soil	Glass Jar
ACR-2		1:40		
ACR-3		1:50		
ACR-4		2:00		
ACR-5		2:10		
ACR-6		2:20		
ACR-7		2:30		
ACR-8		2:40		
ACR-9		2:50		
ACR-10		3:00		
ACR-11		3:10		
ACR-12		3:20		
Composite#1				
Composite#2				
Composite#3				
Composite#4				

	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
ACR-1								X	X						
ACR-2								X	X						
ACR-3								X	X						
ACR-4								X	X						
ACR-5								X	X						
ACR-6								X	X						
ACR-7								X	X						
ACR-8								X	X						
ACR-9								X	X						
ACR-10								X	X						
ACR-11								X	X						
ACR-12								X	X						
Composite#1										X					
Composite#2										X					
Composite#3										X					
Composite#4										X					

Relinquished By (signature): Elizabeth Hall	Date/Time: 3/16/12	Received By (signature):	Date/Time: 3/16/12 1628
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T120469

Composite Matrix

Composite #1	ACR-1 ACR-2 ACR-3
Composite #2	ACR-4 ACR-5 ACR-6
Composite #3	ACR-7 ACR-8 ACR-9
Composite #4	ACR-10 ACR-11 ACR-12

SunStar Laboratories, Inc.
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SAMPLE RECEIVING REVIEW SHEET

BATCH # T120469

Client Name: EEI - Carlsbad Project: Dawson Property

Received by: Dan M Date/Time Received: _____

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 4.4 °C +/- the CF (- 0.2°C) = 4.2 °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 3/16/12

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
34.99-Acre "Nelson" Property
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026

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

March 28, 2012

EEI Project Number ACR-71397

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
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12275 El Camino Real, Suite 110
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Subject property location:

34.99-Acre "Nelson" Property
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71397

Prepared and Edited by:



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EEI Project No. ACR-71397

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 34.99-Acre "Nelson" Property

EEI Project Number: ACR-71397

Subject Property Information:
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71397

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

Consultant Information:
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Inspection Date: March 21, 2012 / **Report Date:** March 28, 2012

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

Site Assessor:
Elyse Hale – Staff Scientist

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 8709 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 approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane and encompasses a total of 34.99-acres on four contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-38, -40, -41, and -46. According to the County of San Diego Assessor, subject parcels 127-072-38 and -40 have a physical address of 8709 West Lilac Road. The remaining two subject parcels do not have a physical address.

The subject property consists of mainly agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. A single family residence is located in the northwest portion of the property and is occupied by the property owner. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. In addition, storage tanks utilized by the Valley Center Municipal Water District are located within an easement on the southwest portion of the property (APN 127-072-46), and are not included as part of this Phase I ESA.

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 RR – Rural Residential.

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. The water storage tanks have been located on the southwest portion of the property since approximately 1963.

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.

March 21, 2012, EEI personnel conducted a reconnaissance of the subject property 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 conditions* (RECs) 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 March 21, 2012. A total of 30 discrete soil samples (ACR-1 through ACR-30), 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.

The results of our agricultural chemical survey revealed that no concentrations of arsenic 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-3, ACR-4, ACR-5, ACR-15, and ACR-17. Concentrations of lead ranged from 3.0 mg/kg (ACR-5) to 5.4 mg/kg (ACR-3). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

Concentrations of DDE were detected in samples Composite # 1 through Composite #6. Concentrations of DDE ranged from 81 µg/kg (Composite #2) to 320 µg/kg (Composite #5). . ~~No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect").~~ Concentrations of DDT were reported in sample Composite #1 through Composite # 6. Concentrations of DDT ranged from 31 µg/kg (Composite #3) to 42 µg/kg (Composite #1). ~~No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect").~~ No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

The reported concentrations of lead, DDE, and DDT detected in composite soil samples collected during this investigation were less than the California Human Health Screening Levels (CHHSL) for a residential land use of 150 mg/kg (lead) and 1,600 µg/kg (DDE and DDT). 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 identified as APN 127-072-38, -40, -41, and -46, at 8709 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.

In addition EEI has the following comment:

- Three 55-gallon storage drums, two of which were full (contents unknown), are located on the subject property. No leaks or stains were noted on or beneath the drums. EEI recommends that these drums be removed, and properly disposed of offsite.

- County records indicate the existence of permits for Septic Tank Installation and percolation tests for three proposed single family dwellings on the subject property (APNs 127-072-40, -41, and -46); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on these subject parcels during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any septic systems (and/or water supply wells), either associated with the aforementioned permits or with the existing onsite residences, should be properly abandoned following County Health Department guidelines.

- 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 8709 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. 71397

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.
- 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 approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 34.99-acres on four contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-38, -40, -41, and -46 (**Appendix B**). According to the County of San Diego Assessor, subject parcels 127-072-38 and -40 have a physical address of 8709 West Lilac Road. The remaining two subject parcels do not have a physical address.

The subject property consists of mainly agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. A single family residence is located in the northwest portion of the property and is occupied by the property owner. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. In addition, storage tanks utilized by the Valley Center Municipal Water District are located within an easement on the southwest portion of the property (APN 127-072-46), and are not included as part of this Phase I ESA.

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 RR – Rural Residential.

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. The water storage tanks have been located on the southwest portion of the property since approximately 1963.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 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 780 feet above mean sea level (amsl) (southeastern portion) to approximately 950 feet amsl (northwestern portion). Based on topographic relief, surface water drainage appears to be predominately to the southeast.

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 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), and the Cieneba coarse sandy loam series (CIG2) (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 65 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 more information. According to the website, a water well exists near the southeast corner of the subject property. According to the website, the well (Well No. 10S02W19E002S) was last measured in 1967, and indicated that the depth the-to-groundwater in the well was 11 feet below ground surface (bgs).

EEI requested a search for environmental records (i.e., wells or septic tanks) with the County. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, there are no water supply well records associated with the subject parcels APNs 127-072-38, -40, -41 and -46; however, three septic tank permits were on file and are discussed in 3.2.4 County of San Diego Land Use and Environmental Group.

Four (4) additional water supply wells were located to the south 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 to 11 feet below ground surface.

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, FIRM coverage for the subject property was not available for review (Panel No. 06073C0492F). 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 a Chicago Title Company Preliminary report dated October 13, 2011, provided by the client, the current owner of the subject property (APNs 127-072-38, -40, -41 and -46), is identified as the Dolores J. Nelson Revocable Trust. The current owner was listed with a mailing address: 32475 Standel Lane, 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 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 with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. Also, a water storage tanks have been located within an easement on the southwest portion of the property since approximately 1963. The property where the water tanks are located is not a part of the subject property.

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 traversed north to south in the general site vicinity to the east. 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. Surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph.
1948/ 1951	Topographic Map 1:24,000/25,000	No apparent changes were noted to the subject property since the 1942 topographic map. Interstate 15 (I-15) was present to the west.
1953	Aerial Photograph 1:750	Subject property appeared to be undeveloped. An unimproved road, presumably Shirey Road, was present to the east. Numerous unimproved roads were visible in the surrounding area.
1963	Aerial Photograph 1:375	A water storage tank appeared within the southwest corner of the subject property. The remaining portion of the property appeared as undeveloped land. Orchards and residences appeared adjacent and to the south and southeast. Rural residential development appeared to the north.
1968	Topographic Map 1: 24,000	A water tank was present within the southwest corner of the subject property. The subject property and surrounding area was shaded green, which signified agricultural-related land use. Standel Lane and Shirey Road were present in the site vicinity.
1974	Aerial Photograph 1:375	The majority of the subject property appeared utilized for agricultural purposes as orchards. The water tank remained within southwest portion of the property. Unimproved road bisected the central portion of the property from east to west. Increased agricultural use (orchards) 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	A clearing and a structure were present on the northwest portion of the subject property. No other 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 the addition of another water tank within the southwest portion.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1990-91 aerial photograph. Additional development was observed to the east.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of a residence on the northwest portion and agricultural land use on the remaining portions. Two water tanks remained within the southwest portion of the property. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (8709 West Lilac Road) was requested from Track Info Services/FirstSearch®, an environmental information/database retrieval service. At the time of this report, the information had not been received. Based on the information gathered from readily available sources, and the residential nature of the subject property and surrounding area, EEI does not consider the absence of this information to affect the validity of this Phase I ESA.

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) 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: 8709 West Lilac Road; and APNs: 127-072-38, -40, -41 and -46.

In addition, EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to any septic or water supply well permits associated with the subject property. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, permits were on file for three of the four subject parcels. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 127-072-40: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. Address listed as 8709 West Lilac Road.

- APN 127-072-41: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. Address listed as 8709 West Lilac Road.

- APN 127-072-46: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling.

Each of the above referenced permits was issued to Mr. and Mrs. Stanley Nelson. There was no indication that any of the three permits were ever finalized or any inspections completed.

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

For discussion purposes, the term "non-geocoded" is applied to sites that either have non-existent or incomplete addresses. EEI has located these sites, based on the location description provided in the records search. Following is a list of databases that were reviewed in the preparation of this report.

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 Brownfield – 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 non geocoded listing was reported: **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 – One listing was reported within one-quarter mile of the subject property: **Green Co. Farms** (32163 Old Highway 395, 0.44 miles west). The waste type was listed as "green waste." Based on this information and the location (i.e. greater than one-quarter mile from the subject property), the listing is not considered to be an environmental concern at this time.

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-eighth mile of the subject property.

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

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

HW Manifest – 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.

3.4 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: 127-072-38, -40, -41 and -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 (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 and 24).

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 being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

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 his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

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 county requirements related to the purchase of the subject property.

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, no previous site investigation activities 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 on-site structure (constructed between 1974 and 1980), there is a likely hood of ACM 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 is conducted 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 (constructed between 1974 and 1980), 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 lead-based paint testing of building materials is conducted 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 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 originating at the northwest property corner (at Standel Lane) and running northwest to southeast within the western portion of the subject property. Three pole-mounted transformers were observed on the line located within the subject property. 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 March 21, 2012, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Ms. Cassandra Costa with Accretive Investments, Inc. provided access to the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 34.99-acres on four contiguous parcels. A residence is located on the northwest portion of the subject property and is identified as 8709 West Lilac Road.

Access to the subject property can be obtained from the northeast along Standel Lane, which borders the majority of the western property boundary. The subject property consists of agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. An occupied single family residence is located in the northwest portion of the property. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. The property is unfenced. Unimproved access roads were observed throughout the property and include an east to west trending road which traverses the center of the property.

A natural drainage which runs north to south is located just outside the eastern property margin. Two smaller natural drainages trend west off of this drainage and onto the subject property in two areas of lower elevation at the northeast corner and east-central portion.

Two above ground water storage tanks, utilized by Valley Center Municipal Water District are located within an easement on the southwestern portion of the subject property. The area of water tanks was not included in this Phase I ESA.

The single family structure located in the northwest portion of the property is accessed from the west along Standel Lane and is surrounded by mature orchards. The structure, a single family residence occupied by the property owner, appeared in good and newer condition. An interior reconnaissance of the structure was not conducted. A smaller, secondary structure, which is also occupied, is located south of the main residence just east of, and accessed from, Standel Lane. EEI observed several plastic storage crates near the smaller structure. South of the smaller structure, EEI observed calcium nitrate fertilizer stored on pallets along with miscellaneous construction materials. Also in this area, EEI observed three (3) metal storage drums labeled as "Valvoline," two of which were full. No leaks or stains were noted on the drums or the surface below the drums. Further to the south (just north of the water storage tanks), EEI observed two empty plastic above ground storage tanks (ASTs), one of which was in disrepair. A third AST, constructed of metal and filled with sand was noted in this area. Associated piping and valves was observed near the metal AST. Several bottles of phosphorous acid fertilizer containers were observed near the plastic ASTs. Various farm and irrigation supplies and miscellaneous farming equipment was observed on this portion of the subject property. The subject property is surrounded by agricultural related land use, and rural residences.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling *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	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 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. 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 (34.99-acres), and EEI's experience at similar sites, a total of thirty (30) 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 March 21, 2012, 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 thirty discrete locations (identified as ACR-1 through ACR-30, **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 30 discrete soil samples (ACR-1 through ACR-30) 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 5:1. 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) in any of the samples analyzed.
- Lead was reported in samples ACR-1, ACR-2, ACR-3, ACR-4, ACR-5, ACR-15, and ACR-17 at 3.5 milligrams per kilogram (mg/kg), 3.5 mg/kg, 5.0. mg/kg, 4.9 mg/kg, 3.0 mg/kg, 5.4 mg/kg, and 4.8 mg/kg. . No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").
- DDE was reported in sample Composite # 1 through Composite #6 at 240 micrograms per kilogram (µg/kg), 81 µg/kg, 150 µg/kg, 140 µg/kg, 320 µg/kg, and 210 µg/kg, respectively. ~~No other samples analyzed detected DDE above the laboratory reporting limit (i.e., "non-detect").~~
- DDT was reported above the laboratory detection limit in sample Composite # 1 through Composite #6 at 42 micrograms per kilogram (µg/kg), 35 µg/kg, 31 µg/kg, 37 µg/kg, 35 µg/kg, and 41 µg/kg, respectively. ~~No other samples analyzed detected DDT 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 for chemicals of concern. 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	3/21/2012	<5	**3.5**	NA	NA	NA	NA	NA
ACR-2	6	3/21/2012	<5	**3.5**	NA	NA	NA	NA	NA
ACR-3	6	3/21/2012	<5	**5.0**	NA	NA	NA	NA	NA
ACR-4	6	3/21/2012	<5	**4.9**	NA	NA	NA	NA	NA
ACR-5	6	3/21/2012	<5	**3.0**	NA	NA	NA	NA	NA
ACR-6	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/21/2012	<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-8	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	3/21/2012	<5	**5.4**	NA	NA	NA	NA	NA
ACR-16	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	3/21/2012	<5	**4.8**	NA	NA	NA	NA	NA
ACR-18	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-26	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/21/2012	NA	NA	<5	**240**	<5	**42**	<5-200
Composite #2	6	3/21/2012	NA	NA	<5	**81**	<5	**35**	<5-200
Composite #3	6	3/21/2012	NA	NA	<5	**150**	<5	**31**	<5-200
Composite #4	6	3/21/2012	NA	NA	<5	**140**	<5	**37**	<5-200
Composite #5	6	3/21/2012	NA	NA	<5	**320**	<5	**35**	<5-200
Composite #6	6	3/21/2012	NA	NA	<5	**210**	<5	**41**	<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				
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.

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed no concentrations of arsenic 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-3, ACR-4, ACR-5, ACR-15, and ACR-17. Concentrations of lead ranged from 3.0 mg/kg (ACR-5) to 5.4 mg/kg (ACR-3). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

Concentrations of DDE were detected in samples Composite # 1 through Composite #6. Concentrations of DDE ranged from 81 µg/kg (Composite #2) to 320 µg/kg (Composite #5). . No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported in sample Composite #1 through Composite # 6. Concentrations of DDT ranged from 31 µg/kg (Composite #3) to 42 µg/kg (Composite #1). No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect"). No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

EEI compared the reported lead, DDE and DDT 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 ranging from 3.0 mg/kg and 5.4 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).

The reported DDE and DDT concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 1,600 µg/kg (DDE and DDT).

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. 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 in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of lead and organochlorine pesticides (DDE and DDT) were detected in select soil samples; however, the levels were less than CHHSL 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

Based on the information obtained during the course of this investigation, the following historical data gaps were encountered.

Specific Gaps
The current and past owners of the subject property were unavailable; therefore, this historical source was not researched.

Resolution Efforts
EEI researched historic topographic maps, historic aerial photographs, and internet research to supplement historical information.

Opinions on Data Gap Significance
Based on the information gathered from readily available sources, EEI does not consider the absence of this interview to effect the validity of this Phase I ESA.

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. Accordingly, 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 identified as APN 127-072-38, -40, -41, and -46, at 8709 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.

In addition EEI has the following comment:

- Three 55-gallon storage drums, two of which were full (contents unknown), are located on the subject property. No leaks or stains were noted on or beneath the drums. EEI recommends that these drums be removed, and properly disposed of offsite.

- County records indicate the existence of permits for Septic Tank Installation and percolation tests for three proposed single family dwellings on the subject property (APNs 127-072-40, -41, and -46); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on these subject parcels during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any septic systems (and/or water supply wells), either associated with the aforementioned permits or with the existing onsite residences, should be properly abandoned following County Health Department guidelines.

- 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 March 2012.

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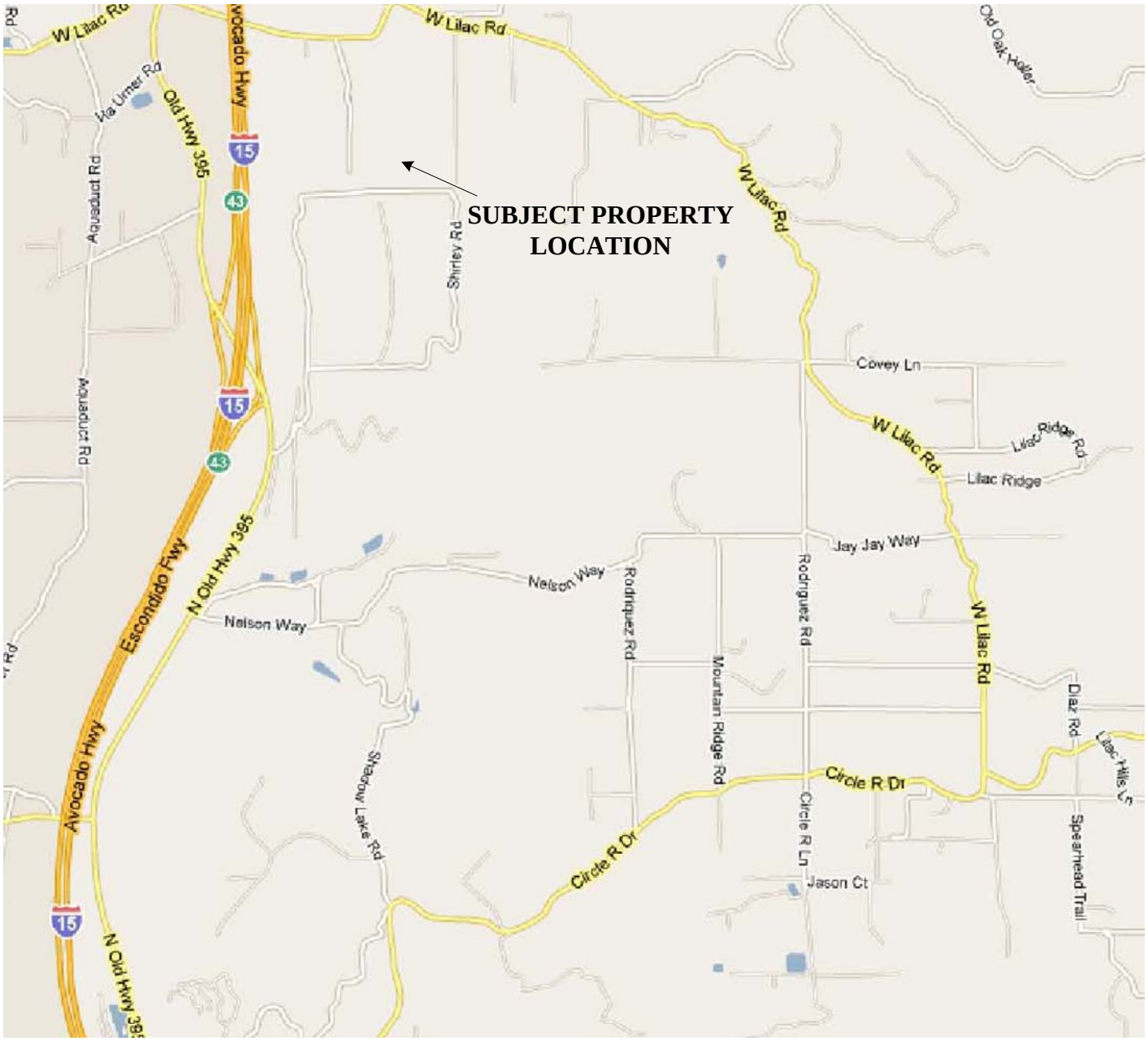
FIGURES



Map Source: Google Maps®, Accessed, March 2012

N

Scale: 1" = 2,500'

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

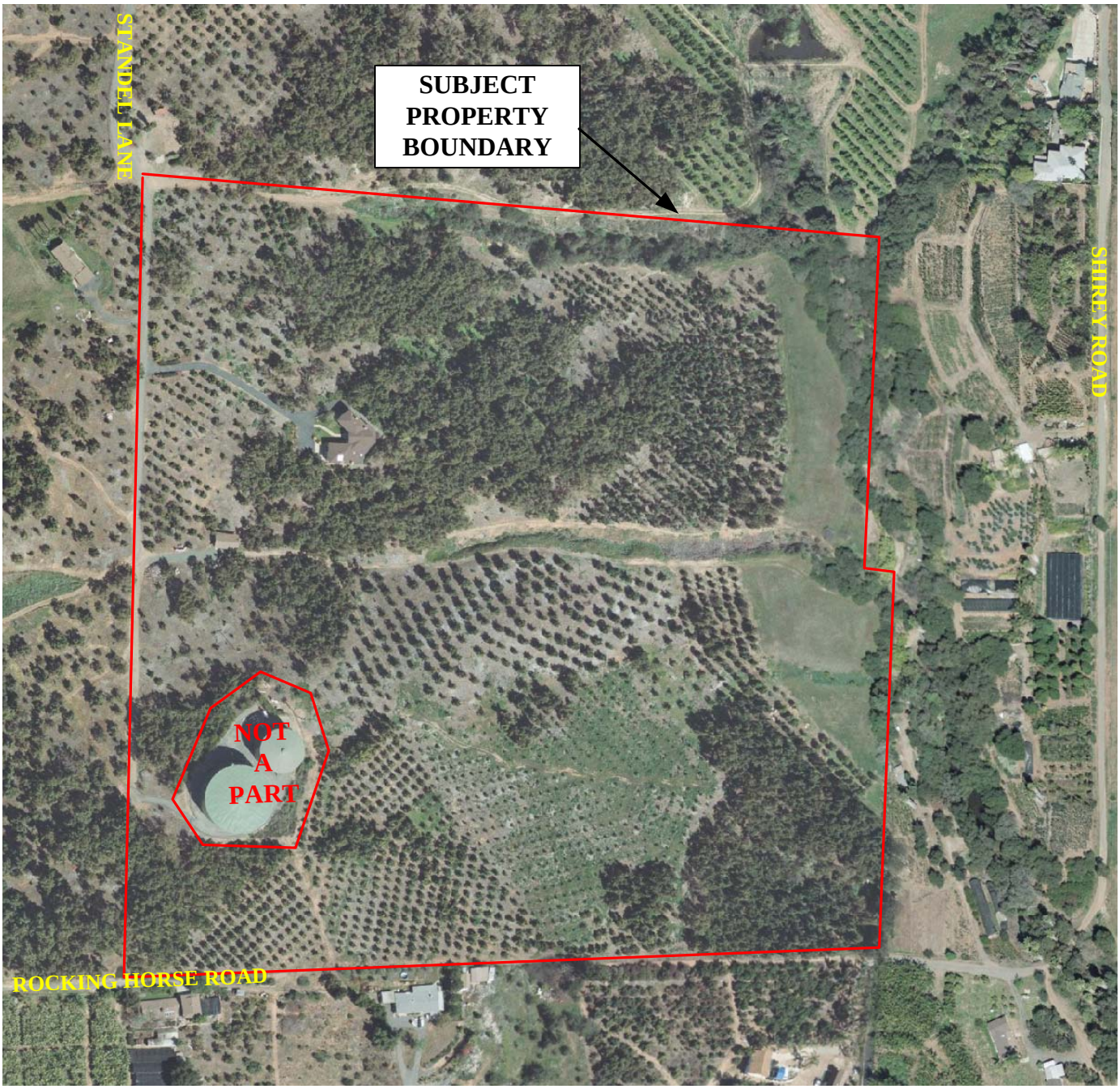
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 250'

0 150 FT 250 FT 500 FT

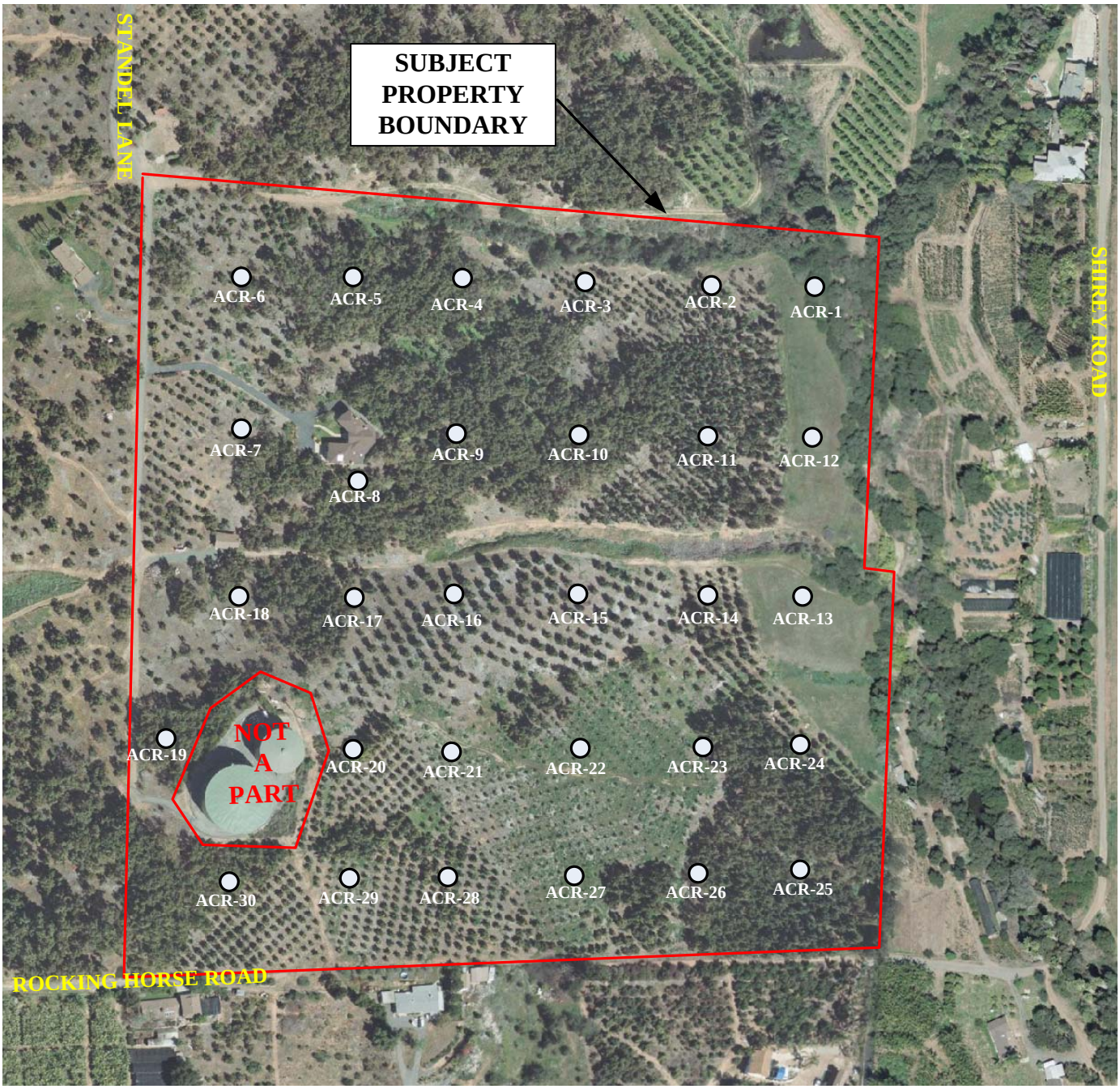
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-12 Soil Boring Location

N

Scale: 1" = 250'

0 150 FT 250 FT 500 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created 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

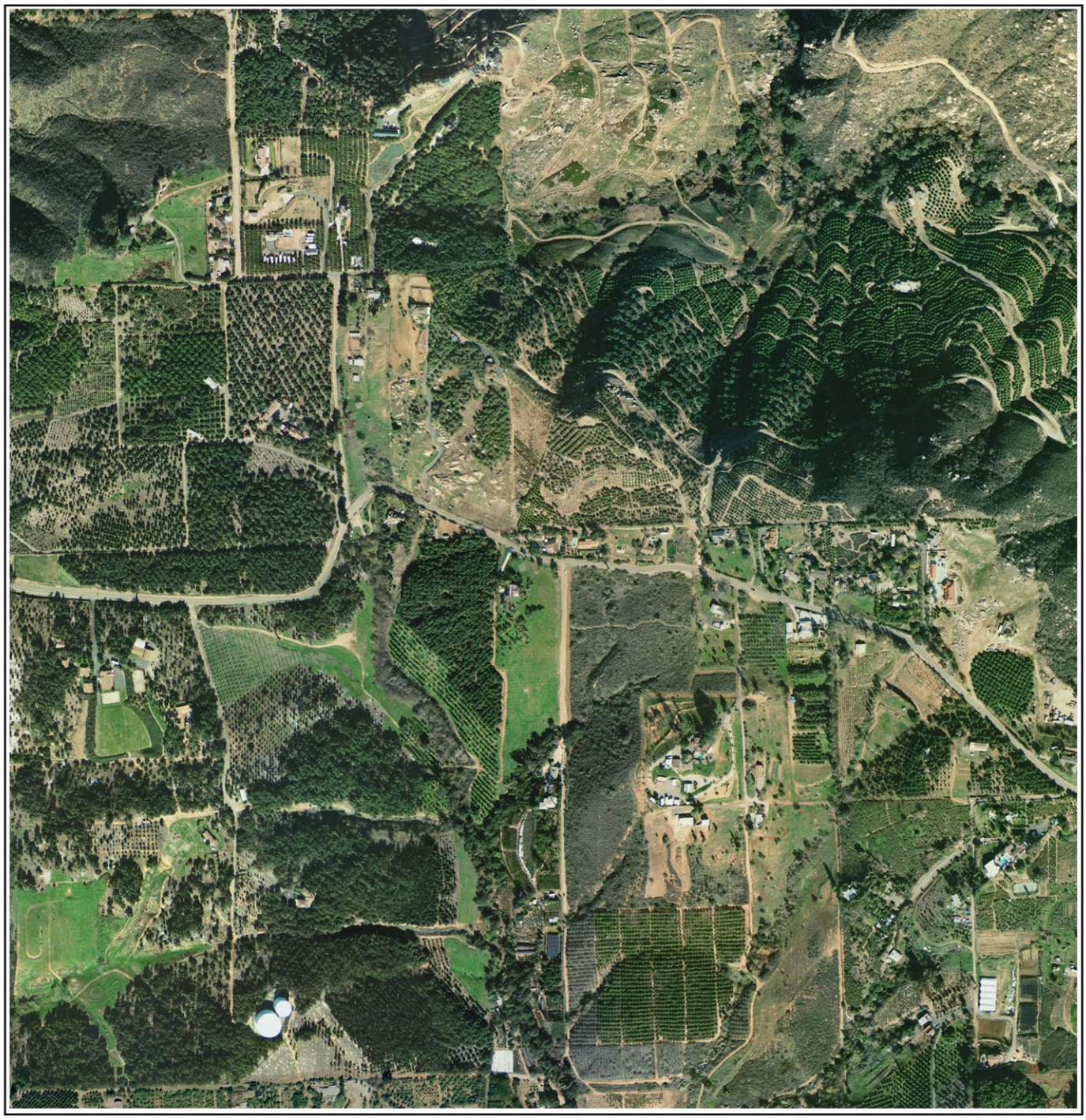
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2008

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 EarthExplorer)
Target Site: 33.300012, -117.139015

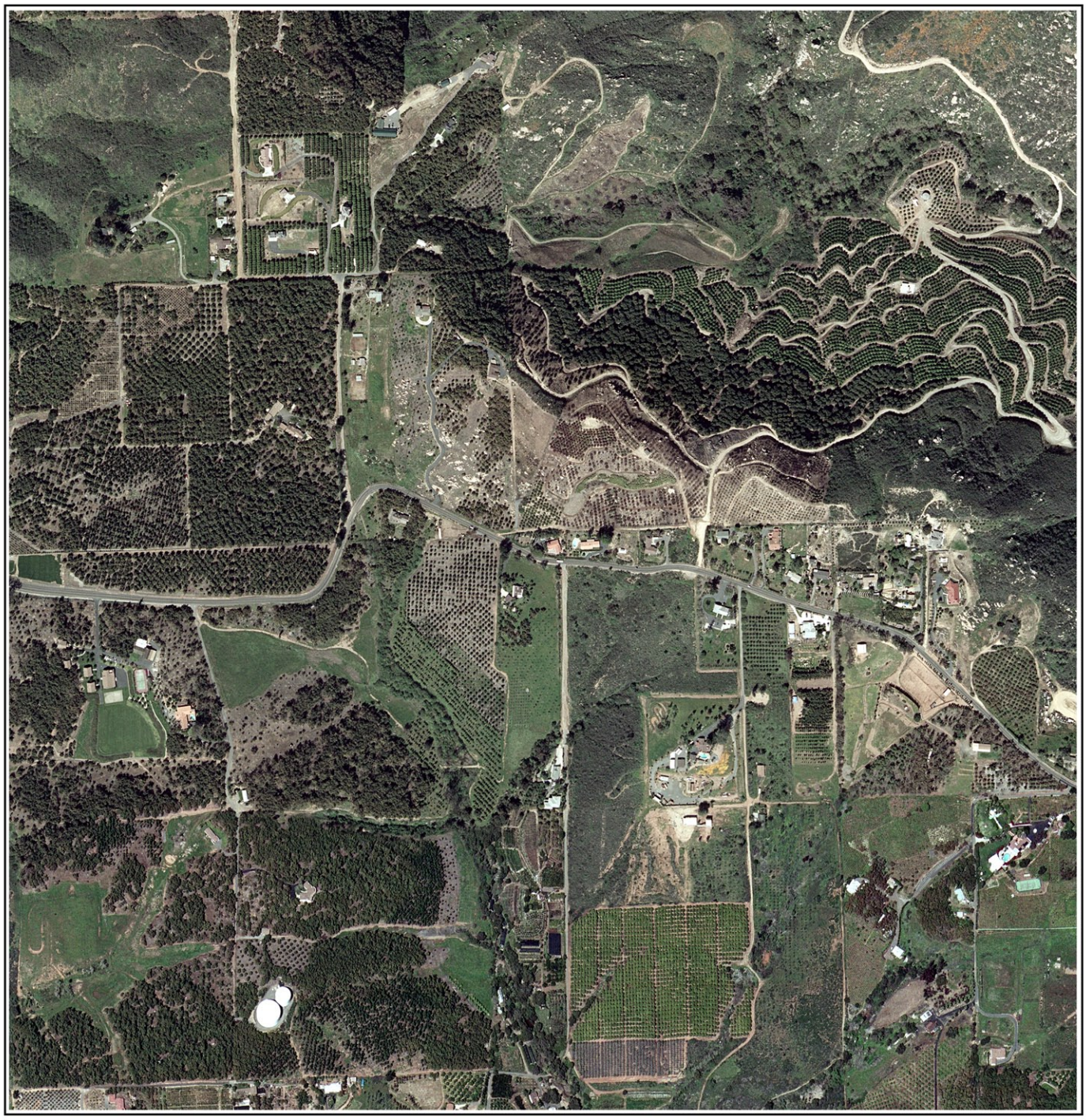
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2003

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 EarthExplorer)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 NAPP-3C_12474-180)
Target Site: 33.300012, -117.139015

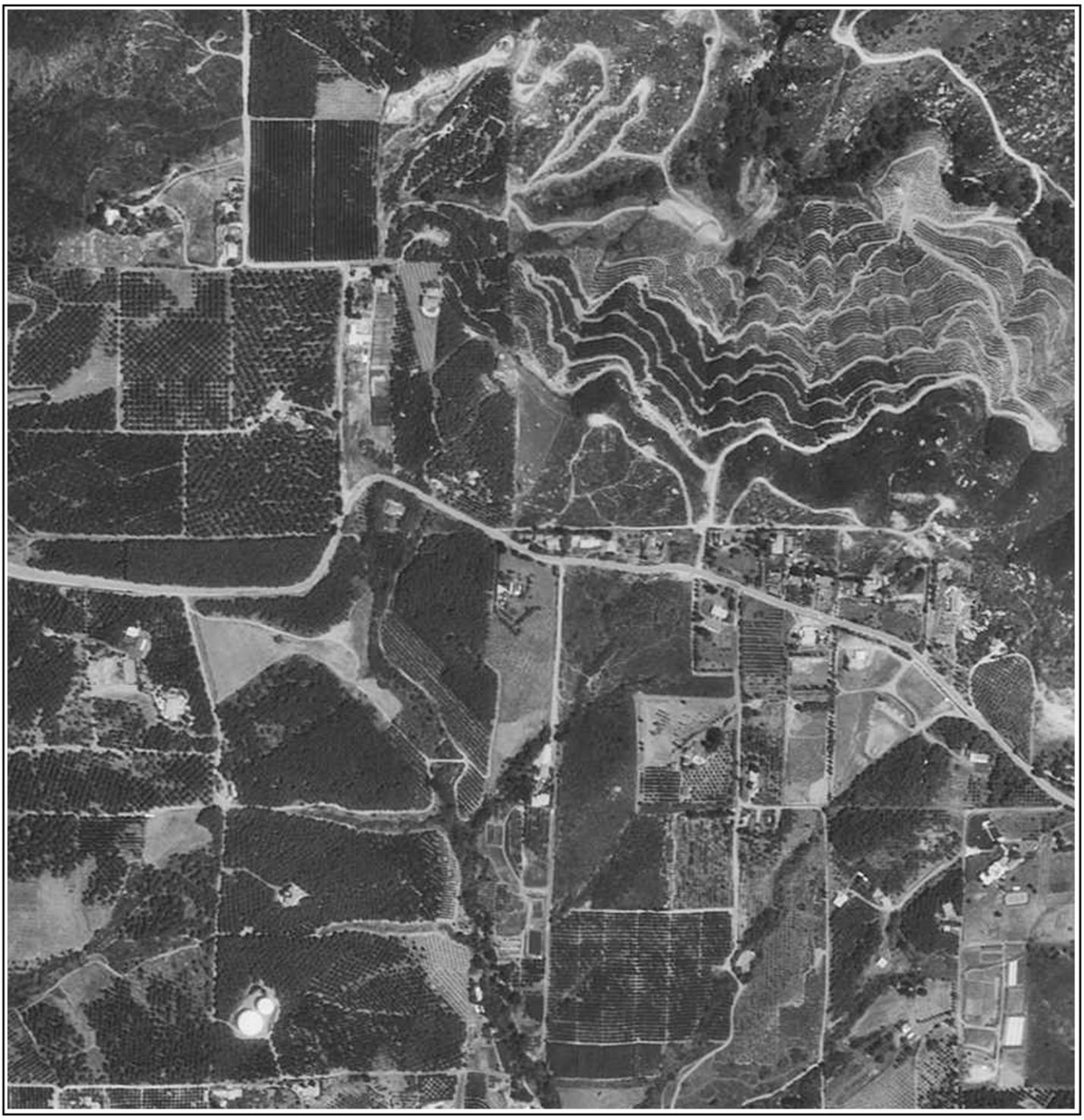
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1994

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR 71397 (NAPP-2C_6865-27)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 (AMI-SD-90-91_12576)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1989

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 NAPP_1836-80)
Target Site: 33.300012, -117.139015

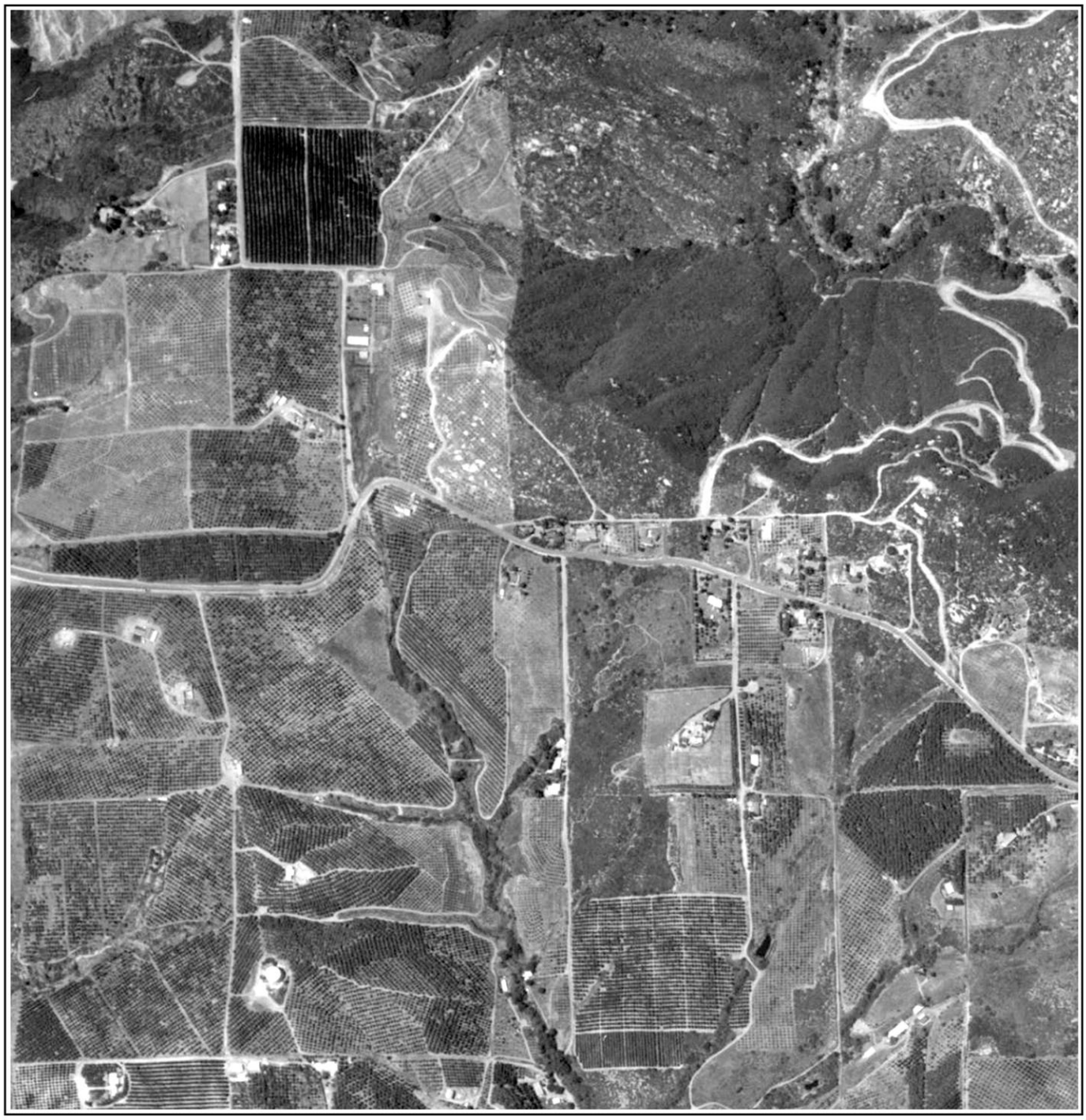
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR 71397 (AMI-SD-80_10235)
Target Site: 33.300012, -117.139015

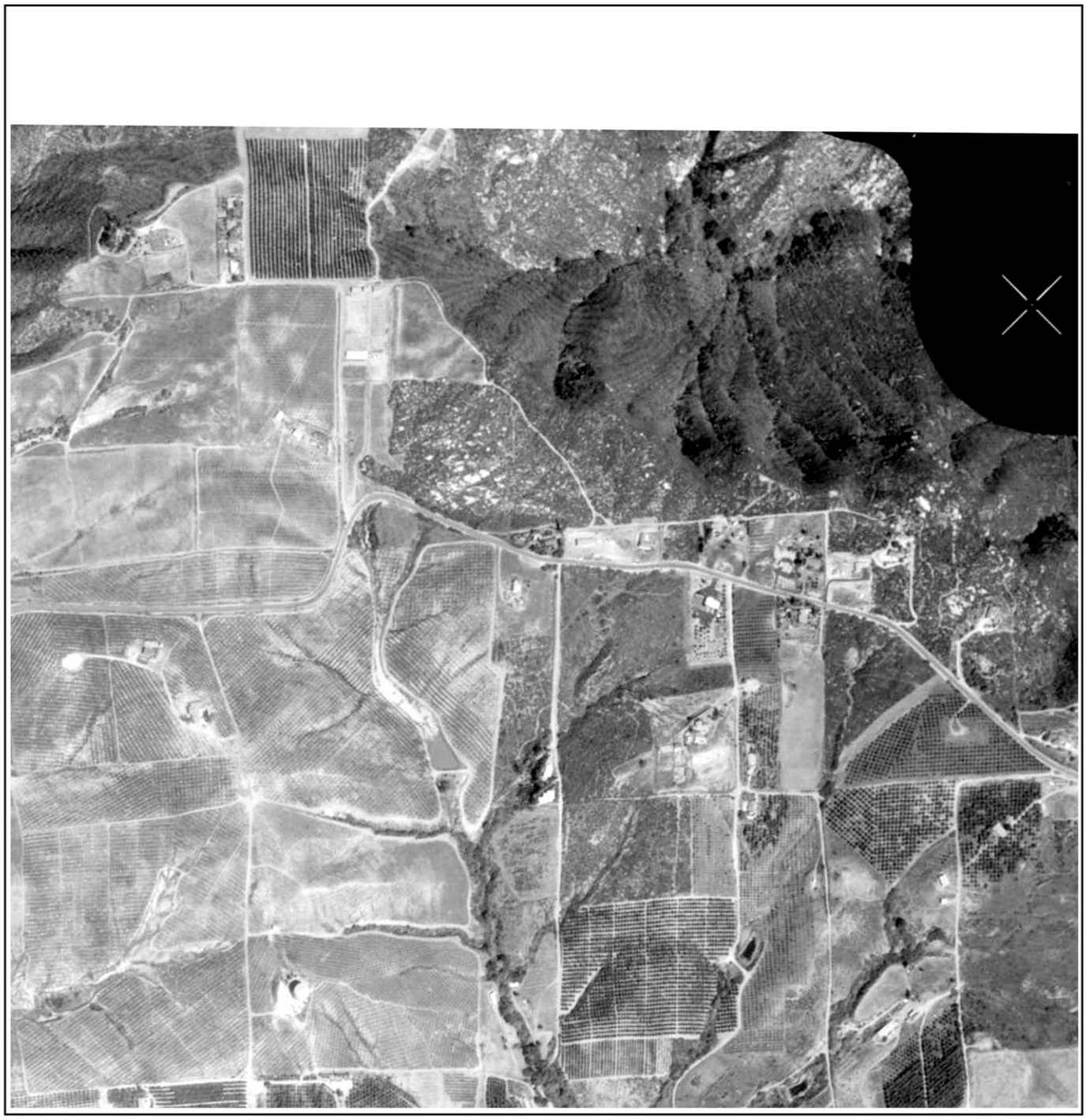
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1974

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 AMI-SD-74_7005)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 CAS-SD_2-132)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR 71397 (AXN-1953_3M-158)
Target Site: 33.300012, -117.139015

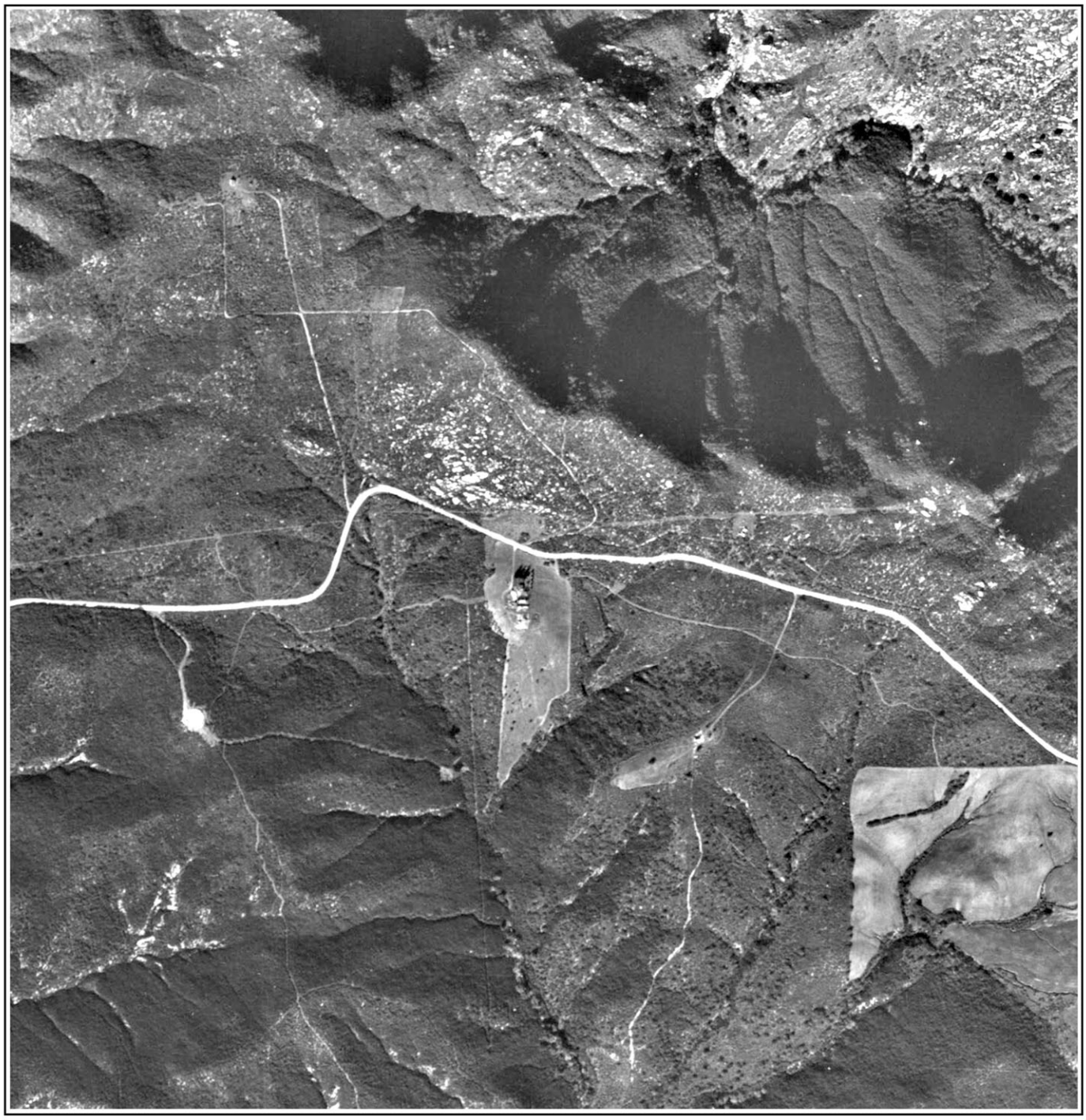
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1947

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 GS-CP_9-87)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1939

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_71397 (C-5750_271-18)
Target Site: 33.300012, -117.139015

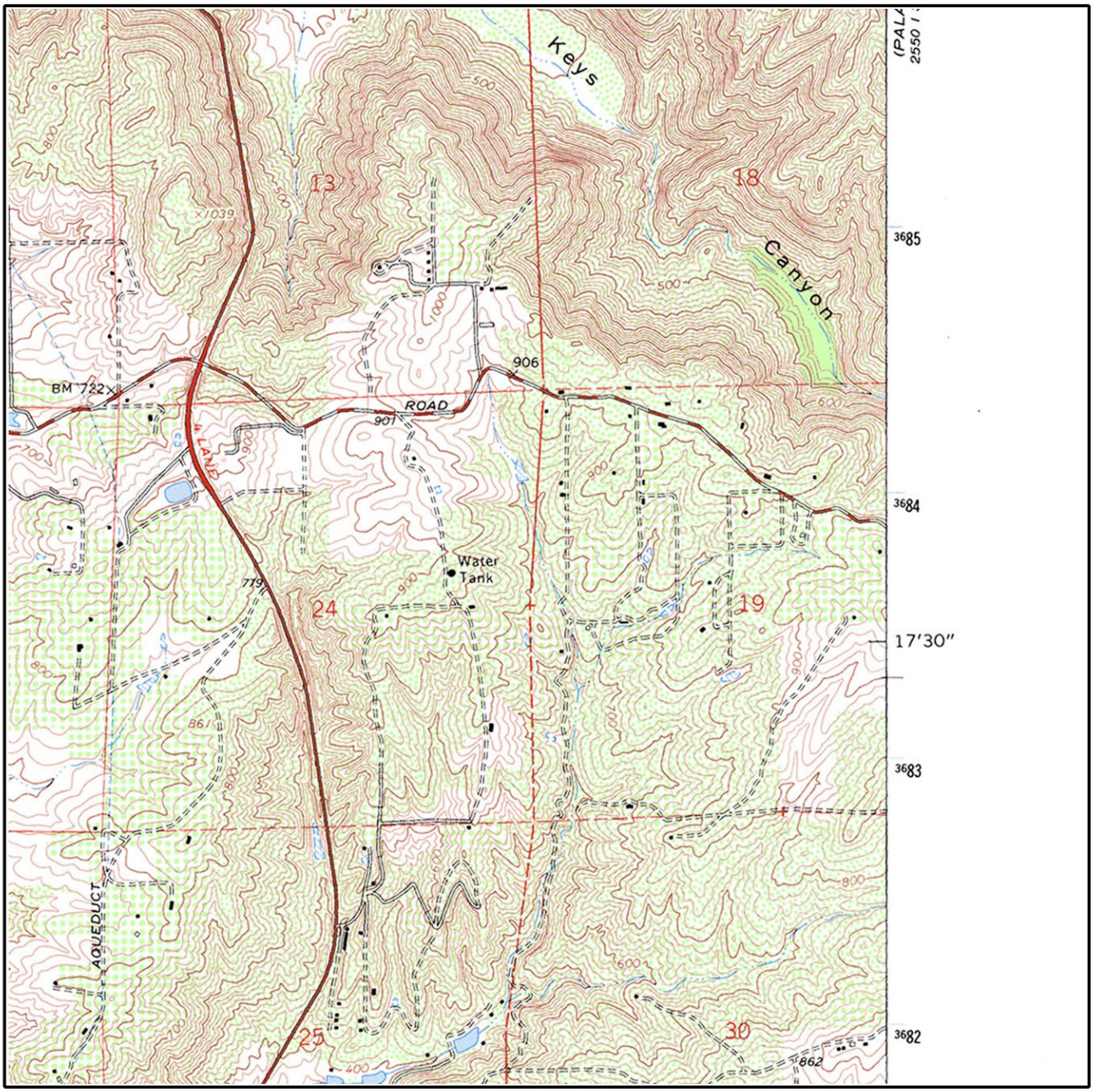
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_ 71397
Target Site: 33.294918, -117.139467

0 miles 0.5 1

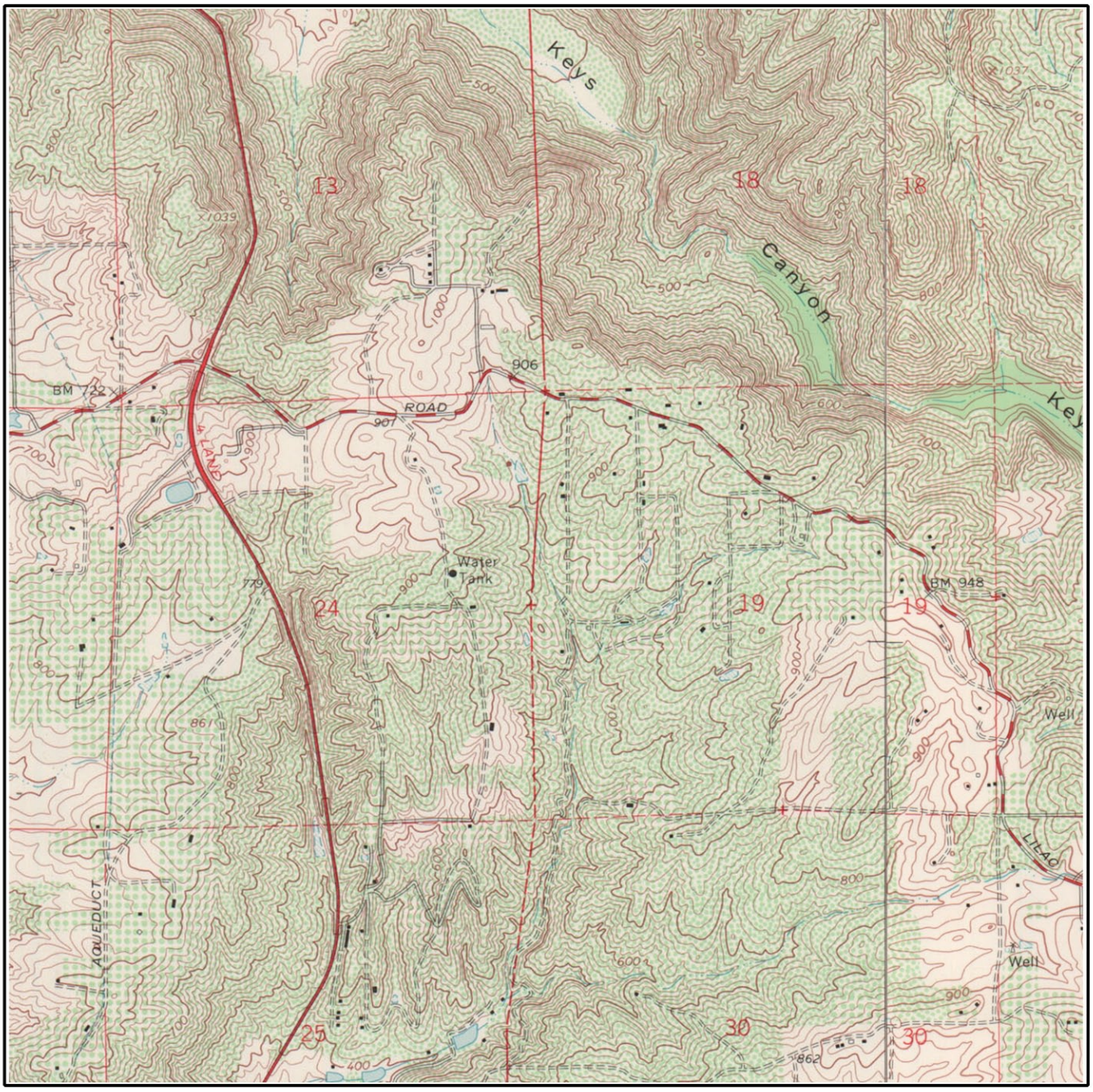
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_ 71397
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_ 71397
Target Site: 33.294918, -117.139467

0 miles 0.5 1

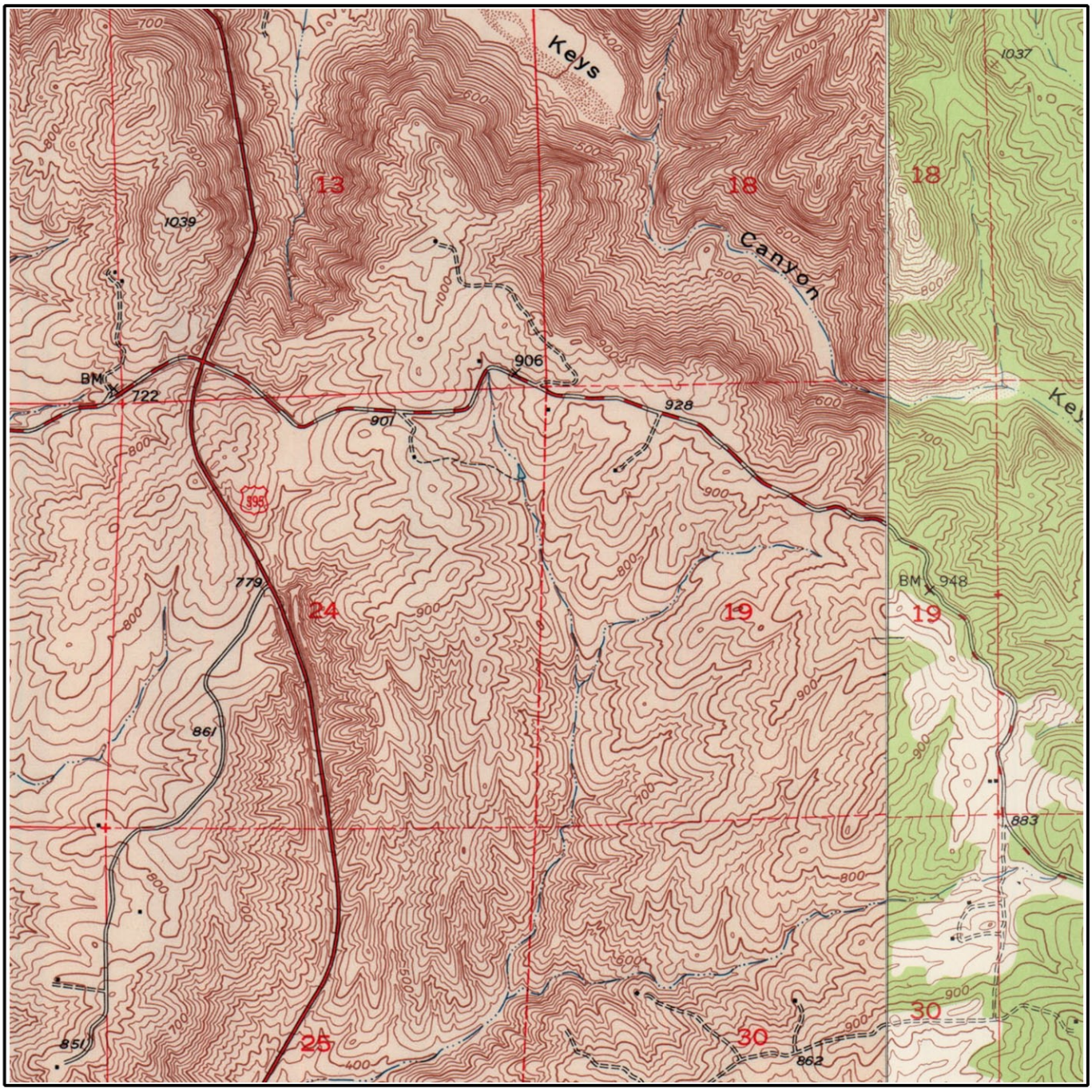
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_ 71397
Target Site: 33.294918, -117.139467

E Quad Name: Pala, CA
Year: 1949

0 miles 0.5 1

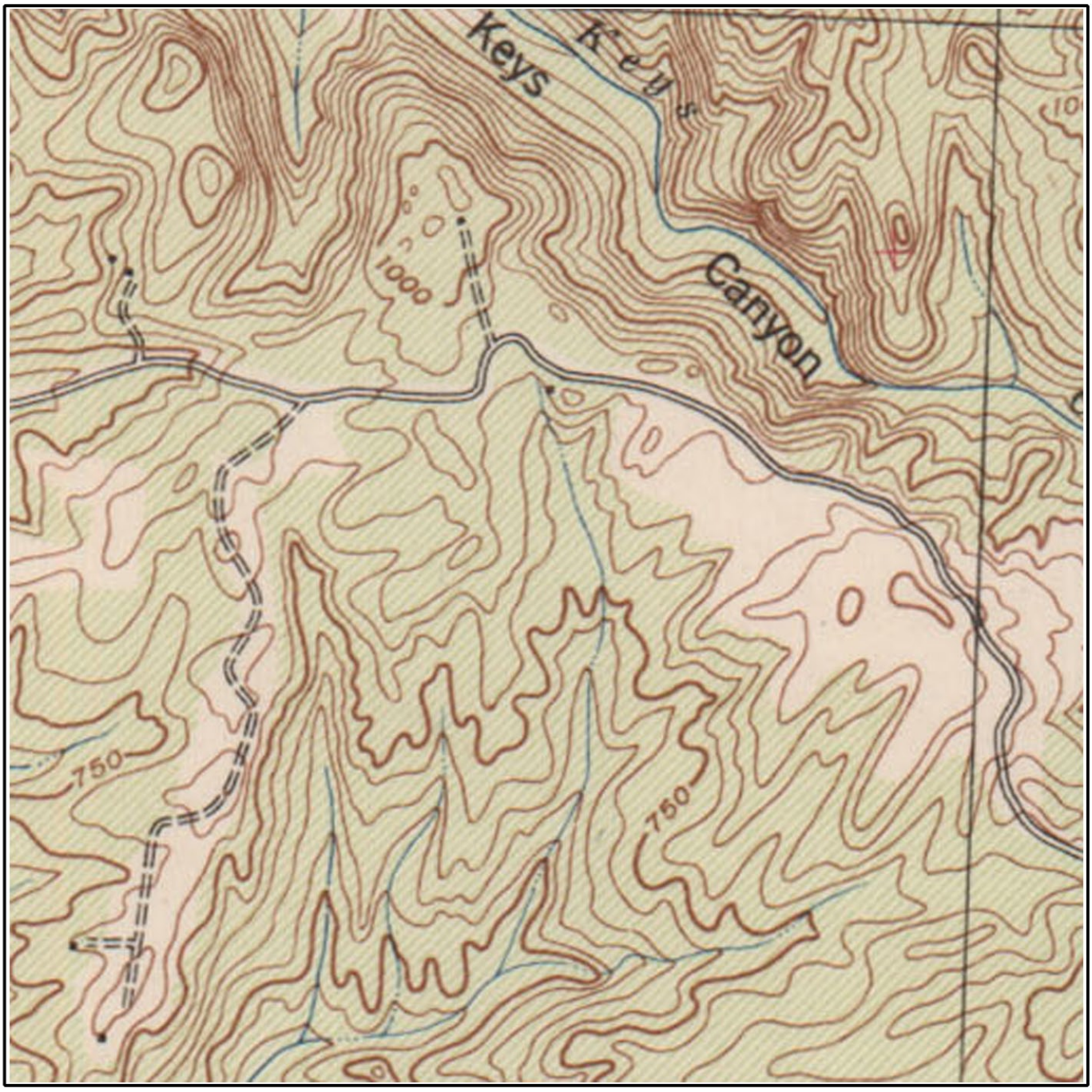
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR_71397
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

APPENDIX D
COUNTY OF SAN DIEGO RECORDS

NEWDOC

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

Document Name: LARC _____
(LARC_KIVA Per Num_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-40

Number of Pages: 3

Document Prepared by: ap

Document Preparation Date: 9-24-09

Office Source: San Marcos

8336

PARCEL 5

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST E17-JD62943

USE ONLY
Issue permit: ☐ Yes ☒ No
Final parcel map required: ☐ Yes ☐ No
Sanitarian: G. Wood
Date: 10-26-81

see note *

Date SEPT. 9, 1981

OWNER'S NAME MR & MRS STANLEY NELSON ADDRESS 8709 W. LILAC RD., ESC., CA.

CONTRACTOR DOWLING & ASSOCIATES ADDRESS P.O. BOX 337, BONSALL, CA.

Legal Location POR. OF SE¼ OF NE¼ OF SEC. 24 T10S, R3W, SB.M. Lot — Block — * 127-072-40 *

Test Location 8709 WEST LILAC ROAD, ESCONDIDO, CALIF. 92026 Pg. 3 PM 13313
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	4 FT		-	21	32.5 M/N
	2.	2	4 FT		-	40	
	3.	3	4 FT		-	32	
	4.	4	4 FT		-	37	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 3½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
—	—	—	—	—	—

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: D.G. WITH CLAYEY SILT

1 ft. below surface: D.G. WITH CLAYEY SILT

2 ft. below surface

3 ft. below surface: D.G.

8 to 10 ft. below surface D.G.

RECEIVED SEP 17 1981 HEALTH SERVICES HEALTH OFFICE LAND USE

Source of water MUNICIPAL W.D. Depth of water table GREATER THAN 15'

Proposed structure: No. 1 Type SINGLE FAMILY DWELLING

No. of bedrooms: 3, and/or maximum capacity: —

RECOMMENDATIONS: * Provide 24" of rock under lead line

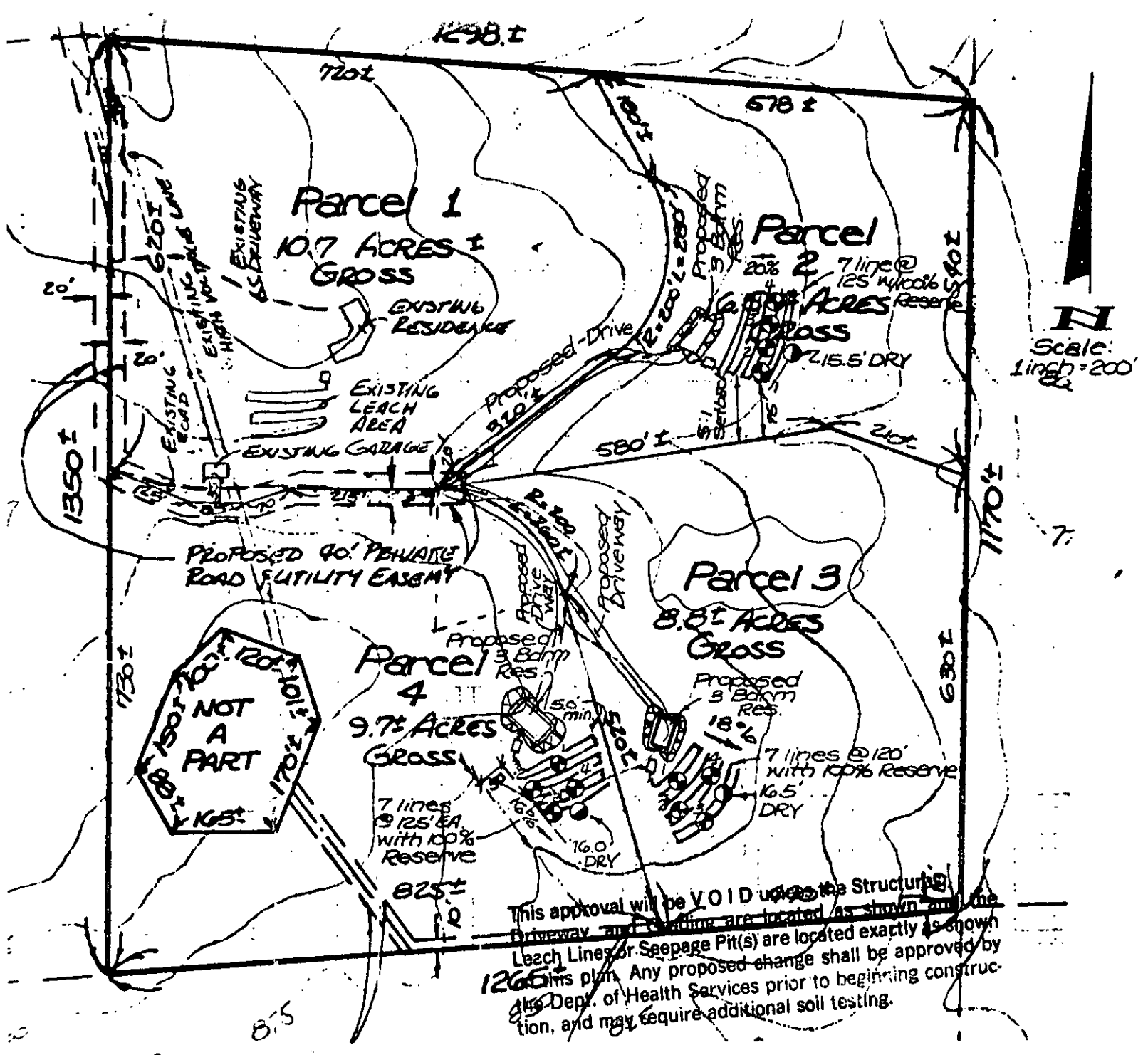
Size tank	1000	gal.
Drainage tile	430	ft.
Trench width	1.5	ft.
Trench depth	4.0	ft.
Seepage pit width	—	ft.
Seepage pit depth	—	ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

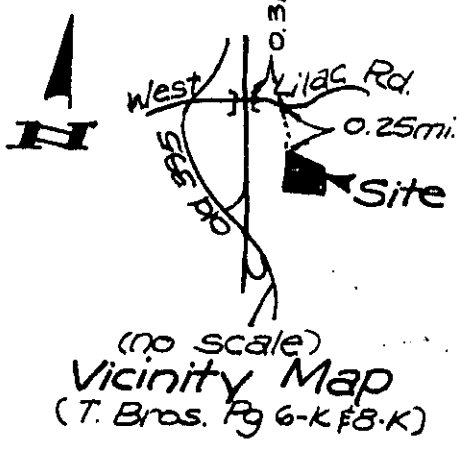
31915
REGISTERED ENGINEER DAVID H. LOWEN (REG. NO.)

P.O. BOX 337 BONSALL 941 4665 9-9-81
Address Phone Date

Nelson, Stanley



I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundries



(no scale)
Vicinity Map
(T. Bros. Pg 6-K & 8-K)

Prepared For:
Mr & Mrs. Stanley T. Nelson
8709 West Lilac Road
Escondido, Ca. 92026
(714) 728-4427

Prepared By:
Dowling & Assoc.
P.O. Box 332
Bonsall, Ca. 92003
(714) 941-4865

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian D. J. Wing

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

NEWDOC

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

Document Name: LARC _____
(LARC_KIVA Per Num_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-41

Number of Pages: 3

Document Prepared by: ep

Document Preparation Date: 9-24-09

Office Source: San Marcos

8337

PARCEL 4

SAN DIEGO [illegible]

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST E17-TD029-13

DEPARTMENT USE ONLY
Issue permit: ☐ Yes ☒ No
Final parcel map required: ☒ Yes ☐ No
Sanitarian: D. K. Woods
Date: 10-29-81

Date SEPT. 9, 1981

OWNER'S NAME MR & MRS. STANLEY NELSON ADDRESS 8703 W. LILAC RD., ESC., CA.

CONTRACTOR DOWLING & ASSOCIATES ADDRESS P.O. BOX 332, BONSALL, CA.

Legal Location POB. OF SE¼ OF NE¼ OF SEC. 24 T10S, R3W, SB.M. Lot — Block — 127-072-41

Test Location 8703 WEST LILAC ROAD, ESCONDIDO, CALIF. 92026
(NUMBER, STREET AND TOWN)

R. 4 PM 13313

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 FT		-	33	30.5 M/IN.
	2.	2	3 FT		-	33	
	3.	3	3 FT		-	29	
	4.	4	3FT		-	27	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
—	—	—	—	—	—

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: D.G. WITH CLAYEY SILT

1 ft. below surface: D.G. WITH CLAYEY SILT

2 ft. below surface

3 ft. below surface: D.G.

8 to 10 ft. below surface D.G.

RECEIVED SEP 17 1981 HEALTH SERVICES ENVIRONMENTAL HEALTH SECTION LAND USE

Source of water MUNICIPAL W.D. Depth of water table GREATER THAN 15'

Proposed structure: No. 1 Type SINGLE FAMILY DWELLING

No. of bedrooms: 3, and/or maximum capacity: —

RECOMMENDATIONS:

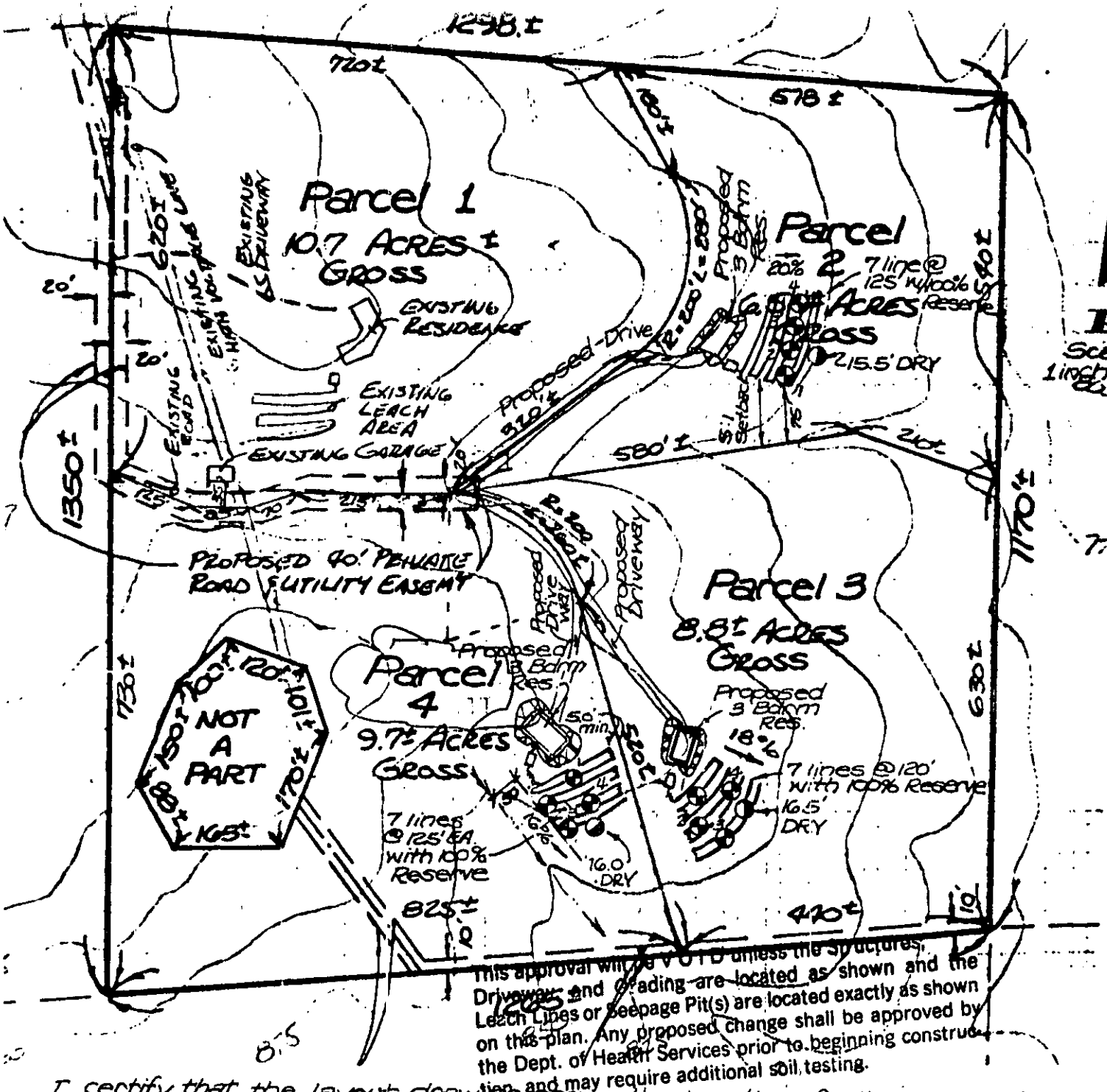
Size tank 1000 gal.
Drainage tile 420 ft.
Trench width 1.5 ft.
Trench depth 3.0 ft.
Seepage pit width — ft.
Seepage pit depth — ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

DAVID H. LOWEN 31915
REGISTERED ENGINEER (REG. NO.)

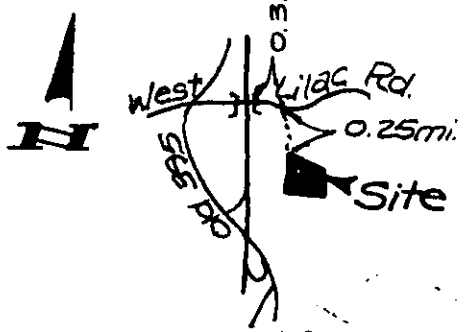
P.O. BOX 332, BONSALL 941 4865 9-9-81
Address Phone Date

Nelson, Stanley



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.

I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundries.



Vicinity Map
(T. Bros. Pg 6-K & 8-K)

Prepared For:
Mr & Mrs. Stanley T. Nelson
8709 West Lilac Road
Escondido, Ca. 92026
(714) 728-4627

Prepared By:
Dowling & Assoc.
P.O. Box 332
Bonsall, Ca. 92003
(714) 941-4865

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

NEWDOC

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

Document Name: LARC _____
(LARC_KIVA Per Num_APN)

Document Type: Legacy Septic System Documents

APN(s) 127-072-46

Number of Pages: 4

Document Prepared by: EP

Document Preparation Date: 9-24-09

Office Source: San Marcos

8341

COUNTY OF SAN DIEGO

PLAT

127-072-46

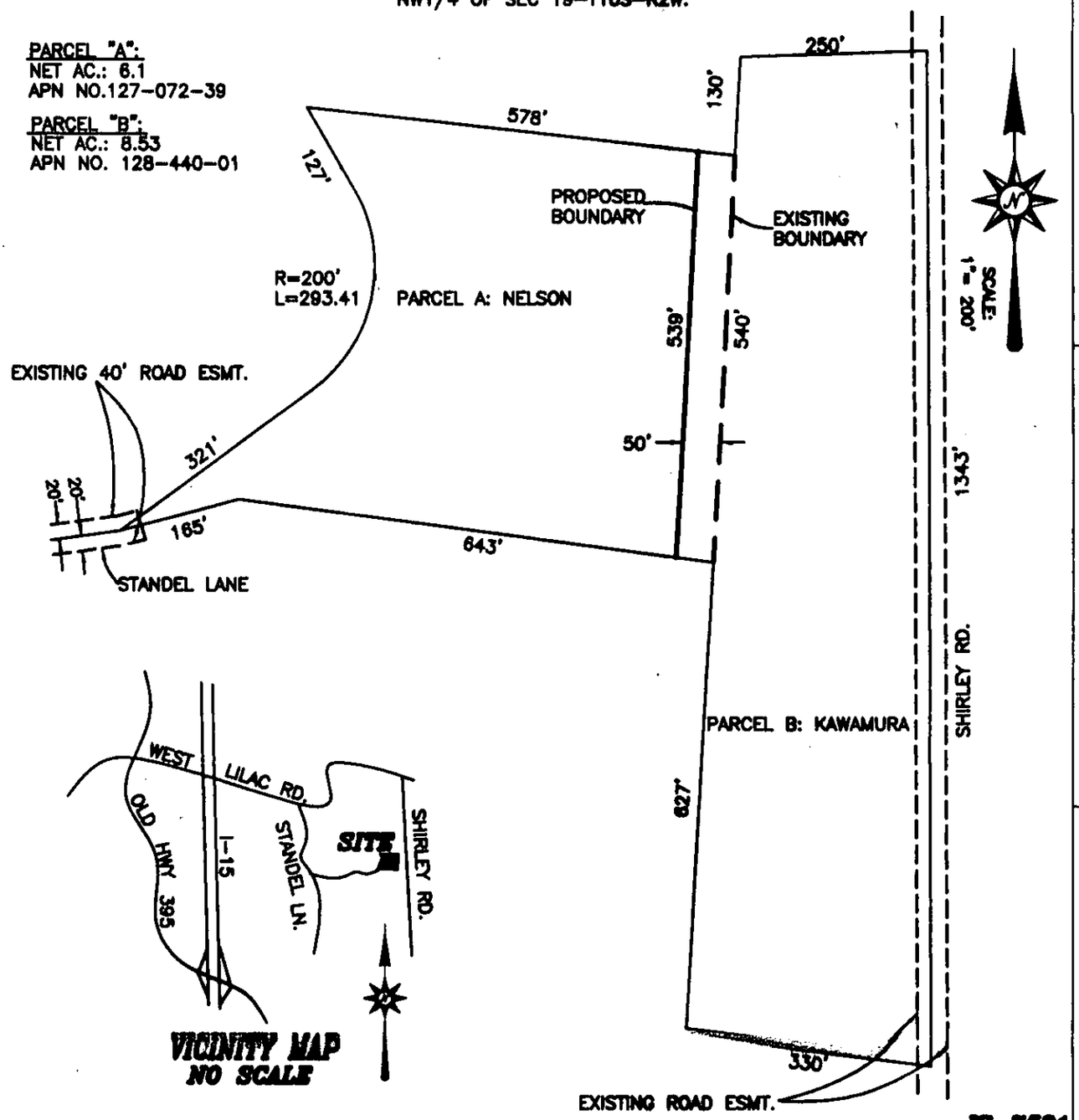
B 60926 (E 26)

SCALE 1"= 200'

LEGEL:
PARCEL 2 OF PARCEL MAP NO. 13313 AND PTN OF THE NW1/4 OF SEC 19-T10S-R2W.

PARCEL "A":
NET AC.: 6.1
APN NO.127-072-39

PARCEL "B":
NET AC.: 8.53
APN NO. 128-440-01



JS-7621

HEALTH DEPARTMENT CERTIFICATE

Boundary adjustment approved.
Parcel A - 430' leach line +100% reserve required for 3-bedroom SFD
See data and recommendations under name of Stanley Nelson by David Lowen RCE 31915. Detailed layout required.
Parcel B - Existing SFD

NOTE
PROPOSED BOUNDARY: ——
EXISTING BOUNDARY: — — —
DIFFERENT ZONES: ——

Approved
Department of Environmental Health
Specialist — Date 8/24/98

DATE FILED
REC'D BY
PRELIMINARY ACTION DATE:
SIGNED BY:
FINAL ACTION DATE:
SIGNED BY:
PLAT NO.

PARCEL A: OWNER(S) STANLEY T.& DELORES J. NELSON
ADDRESS 8709 W. LILAC RD.
CITY ESCONDIDO, CA ZIP 92026 PHONE (760) 728-4627

PARCEL B: OWNER(S) SHIGEMASA KAWAMURA
ADDRESS 5952 E. APPIAN WAY
CITY LONG BEACH,CA ZIP 90803 PHONE

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: (OWNER'S SIGN HERE) (PRINT NAME HERE) STANLEY T. NELSON — DELORES J. NELSON

SHIGEMASA KAWAMURA

PARCEL C: OWNER(S) (OR APPLICANT) NONE
ADDRESS
CITY ZIP PHONE

MAP PREPARED BY: (PRINT NAME HERE) HADLEY JOHNSON LS/RE# 14870
WILLIAM KARN SURVEYING, INC.
ADDRESS 129 W FIG ST
CITY FALLBROOK, CA ZIP 92028 PHONE (760) 728-1134

PARCEL 2

SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST E17-70629-13

DEPARTMENT USE ONLY
Issue permit: ☐ Yes ☒ No
Final parcel map required: ☒ Yes ☐ No
Sanitarian: R.K. Wang
Date: 10-19-81

127-072-46 Date SEPT. 9, 1981

OWNER'S NAME MR & MRS STANLEY NELSON ADDRESS 8709 W. LILAC RD., ESC., CA.

CONTRACTOR DOWLING & ASSOCIATES ADDRESS P.O. BOX 332, BONSALL, CA.

Legal Location POB. OF SE¼ OF NE¼ OF SEC. 24 T10S, R3W, SB.M. Lot — Block 127-072-39

Test Location 8709 WEST LILAC ROAD, ESCONDIDO, CALIF. 92026 (NUMBER, STREET AND TOWN) Par 2 PM 13313

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 FT		-	26	31.5 M/IN
	2.	2	3 FT		-	51	
	3.	3	3 FT		-	30	
	4.	4	3 FT		-	19	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA
—	—	—	—	—	—

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: D.G. WITH CLAYEY SILT

1 ft. below surface: D.G. WITH CLAYEY SILT

2 ft. below surface

3 ft. below surface: D.G.

8 to 10 ft. below surface D.G.

RECEIVED SEP 17 1981 SAN DIEGO COUNTY HEALTH SERVICES NORTH COUNTY OFFICE LAND USE

Source of water MUNICIPAL W.D. Depth of water table GREATER THAN 15'

Proposed structure: No. 1 Type SINGLE FAMILY DWELLING

No. of bedrooms: 3, and/or maximum capacity: —

RECOMMENDATIONS:

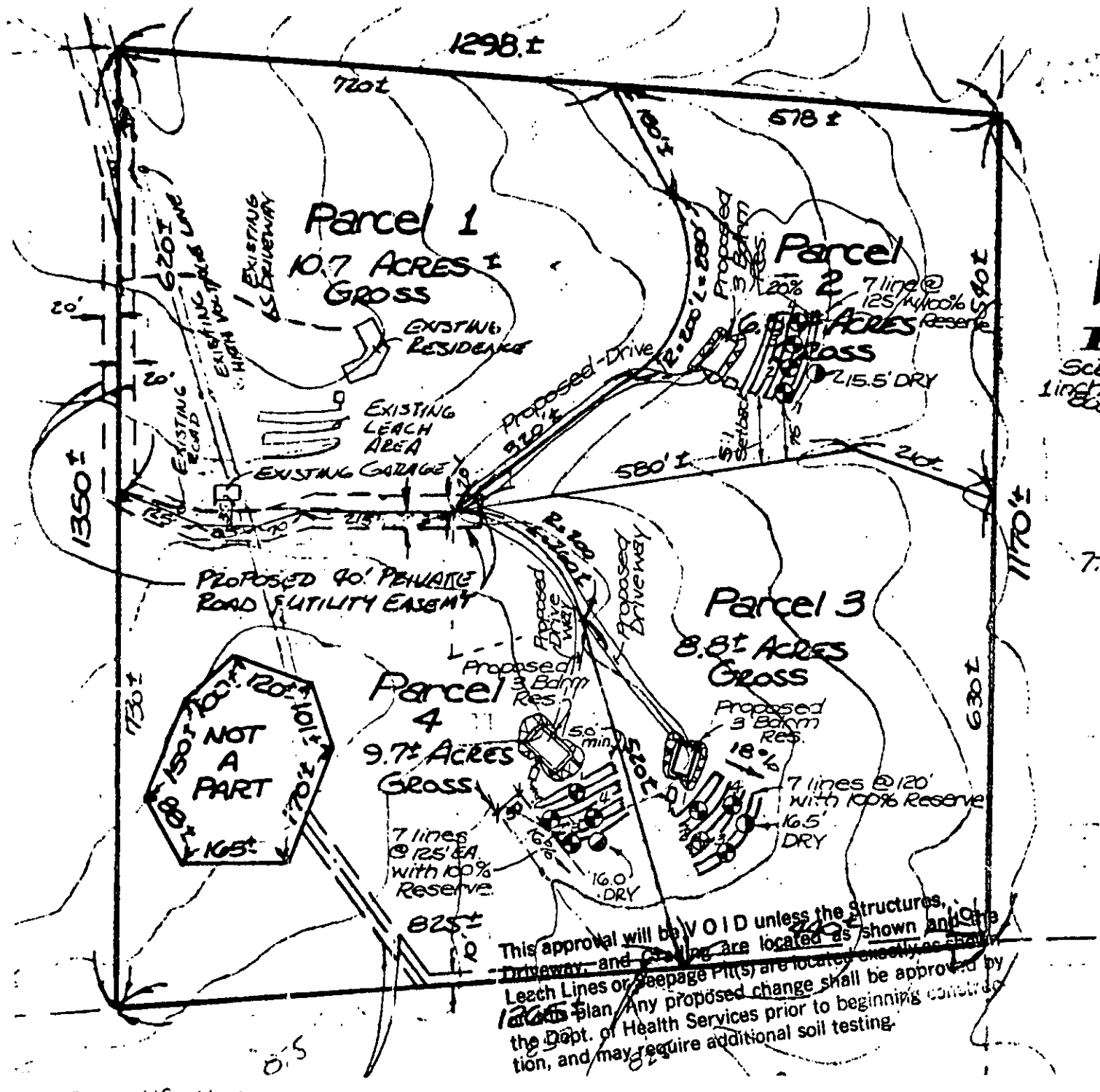
Size tank	1000	gal.
Drainage tile	430	ft.
Trench width	1.5	ft.
Trench depth	3.0	ft.
Seepage pit width	—	ft.
Seepage pit depth	—	ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

31915
REGISTERED ENGINEER DAVID H. LOWEN (REG. NO.)
P.O. BOX 332, BONSALL 9414865 9-9-81
Address Phone Date

Nelson, Stanley

SAW



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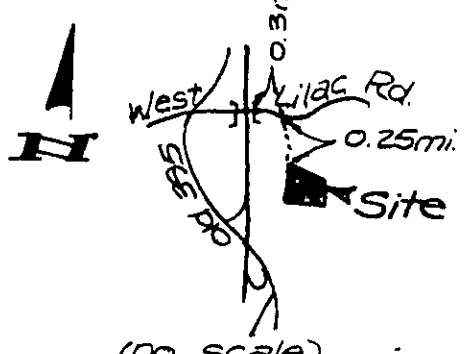
I certify that the layout drawing shows the location of all public water lines on the lot and all public water lines that are within 20 feet of the lot boundries.



(no scale)
Vicinity Map
(T. Bros. Pg 6-K & 8-K)

Prepared For:
Mr & Mrs. Stanley T. Nelson
8709 West Lilac Road
Escondido, Ca. 92026
(714) 728-4627

Prepared By:
Dowling & Assoc.
P.O. Box 332
Bonsall, Ca. 92003
(714) 941-4865

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian: _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: [illegible]243

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

STANDEL LANE

ESCONDIDO CA 92026

Job Number: ACR_71397

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

03-21-12

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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

Environmental FirstSearch
Search Summary Report

Target Site: STANDEL LANE
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-01-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-01-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-01-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-01-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-10-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-10-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-10-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-10-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	02-01-12	0.25	0	0	0	-	-	0	0
ERNS	Y	01-11-12	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	02-08-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	01-10-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	01-10-12	0.50	0	0	0	1	-	0	1
State/Tribal LUST	Y	01-10-12	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	01-18-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	02-08-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	01-10-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-13-12	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	1	0	1	2

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: 03-21-12
Requestor Name: POLLY IVERS
Standard: ASTM-05

Search Type: AREA
0.04 sq mile(s)
Job Number: ACR_71397
Filtered Report

Target Site: STANDEL LANE
ESCONDIDO CA 92026

Demographics

Sites:	2	**Non-Geocoded:**	1	**Population:**	NA
Radon:	0.4 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-117.108500	-117:6:31	**Easting:**	489885.125
Latitude:	33.182899	33:10:58	**Northing:**	3671376.926
Elevation:	979		**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	No	
Historical Topos	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	03-21-12

Environmental FirstSearch
Target Site Summary Report

Target Property: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

TOTAL: 2 **GEOCODED:** 1 **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: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SWL	GREEN CO FARMS SWIS37-AA-0941/PLANNED	32163 OLD HWY. 395 BONSALL CA	0.45 NW	N/A	1

Environmental FirstSearch
Sites Summary Report

Target Property: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

TOTAL: 2 **GEOCODED:** 1 **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: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

SWL

SEARCH ID: 2 **DIST/DIR:** 0.45 NW **ELEVATION:** **MAP ID:** 1

NAME: GREEN CO FARMS
ADDRESS: 32163 OLD HWY. 395
BONSALL CA
SAN DIEGO
CONTACT:
SOURCE:

REV: 03/21/00
ID1: SWIS37-AA-0941
ID2:
STATUS: PLANNED
PHONE:

Activity: Composting Facility (Green Waste)
Accepted Waste:
Operational Status: Planned
Regulatory Status Proposed
Closure Date:
Closure Type:
Permitted Throughput with Units: 0
Permitted Capacity with Units: 0
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: 0
Permitted Disposal Acreage:
Last Tire Inspection Count: 0
Last Tire Inspection Count Date:
Original Tire Inspection Count: 0
Last Tire Inspection Count Date:
Inspection Frequency: None

Target Property: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

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: STANDEL LANE
ESCONDIDO CA 92026

JOB: ACR_71397

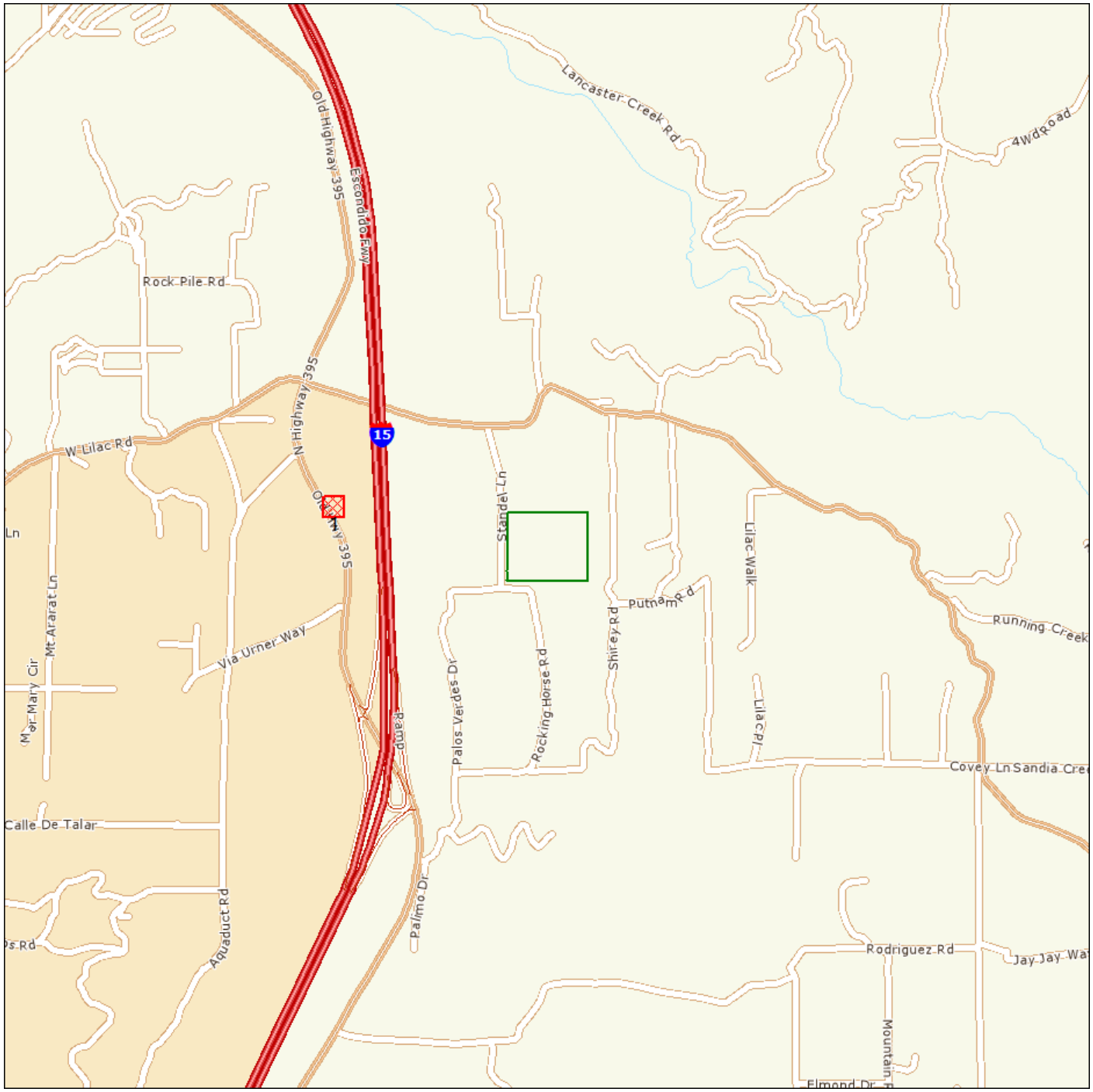
Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.2 NE		
Palos Verdes Dr	0.03 SW		
Putnam Rd	0.09 SE		
Rocking Horse Rd	0.02 SW		
Shahram Way	0.17 NE		
Shirey Rd	0.06 SE		
Shirley Ln	0.06 SE		
STANDEL LANE	0.00--		
Standel Ln	0.02 NW		
W Lilac Rd	0.24 NE		

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

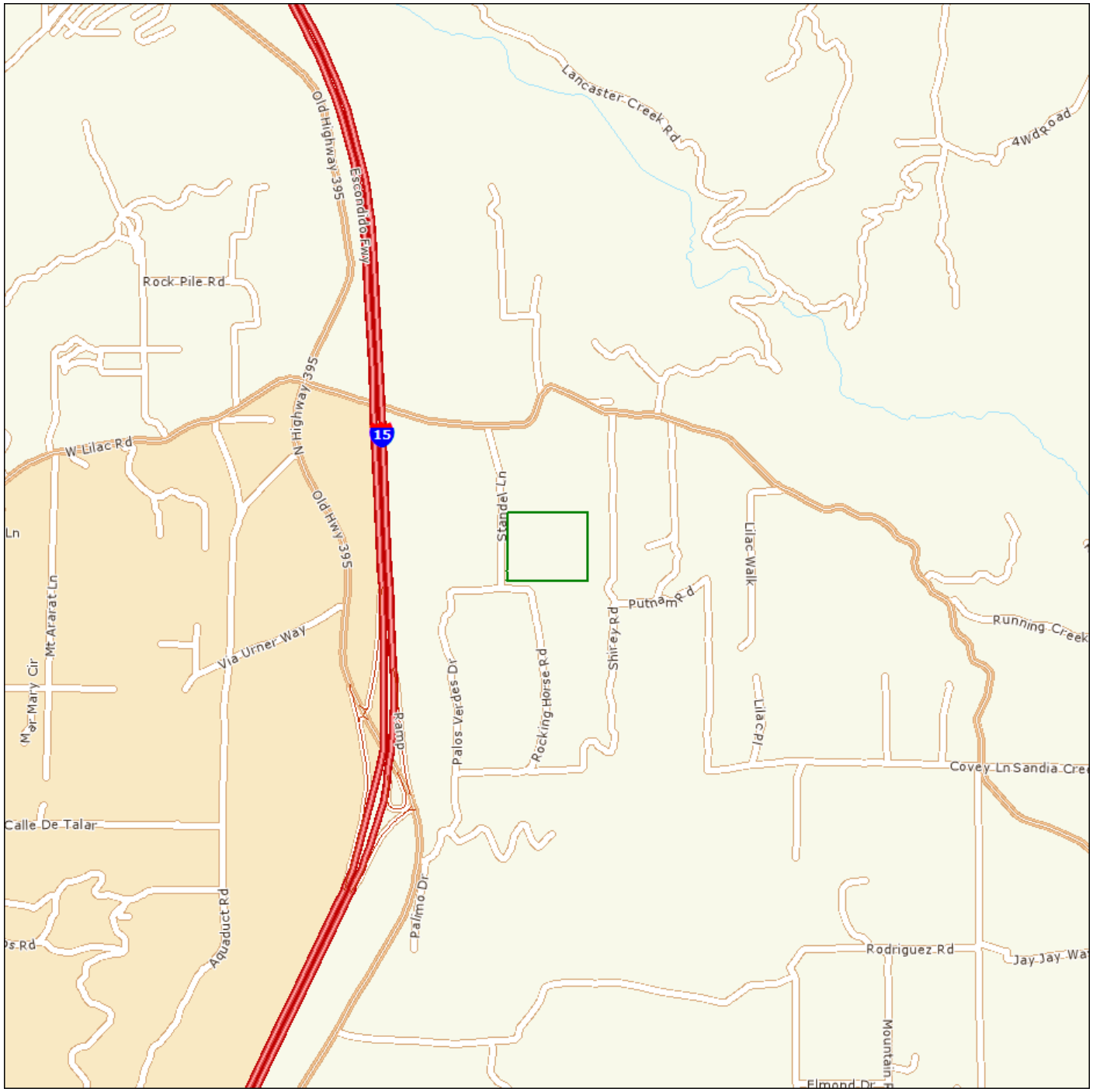
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

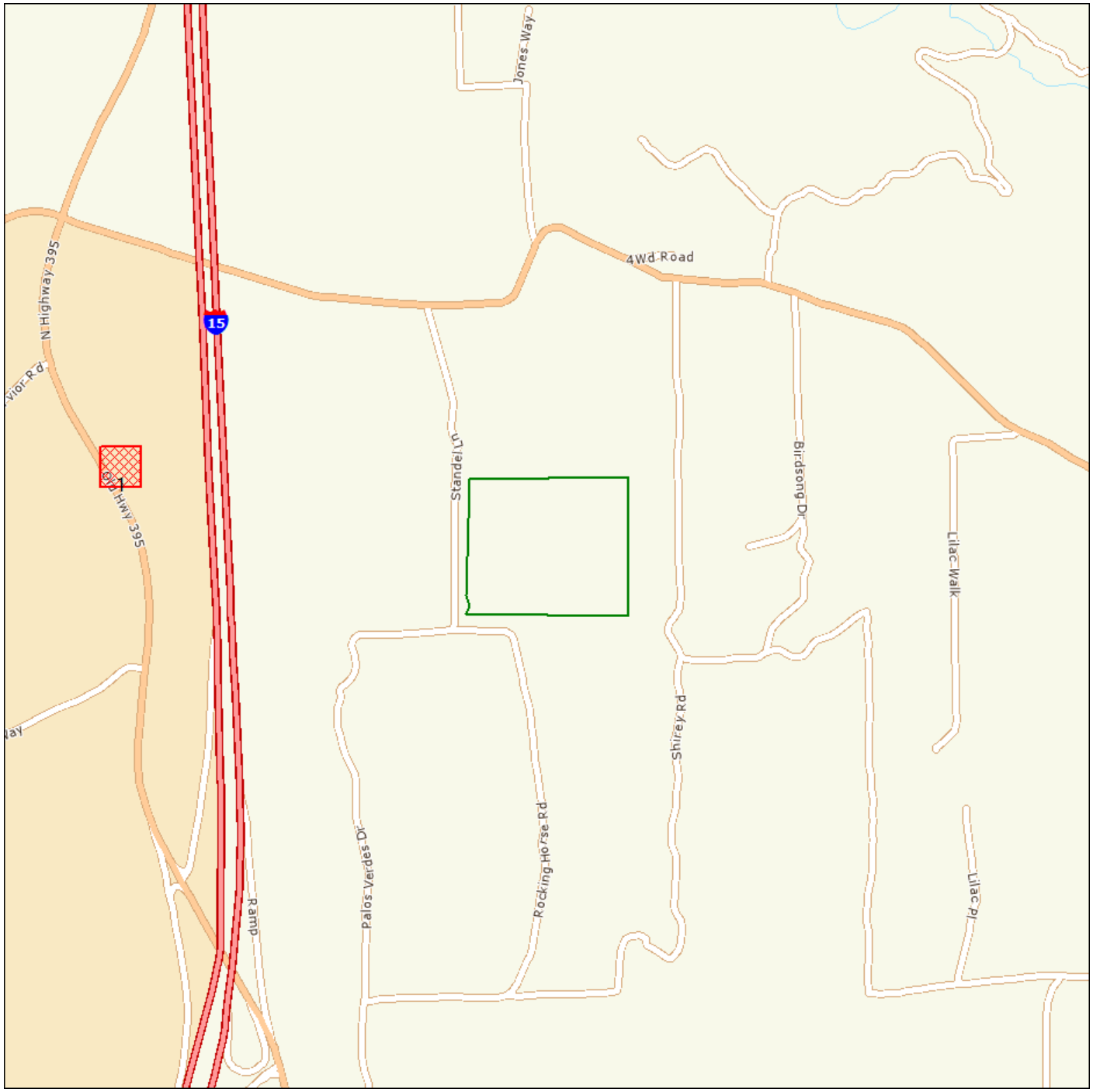
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

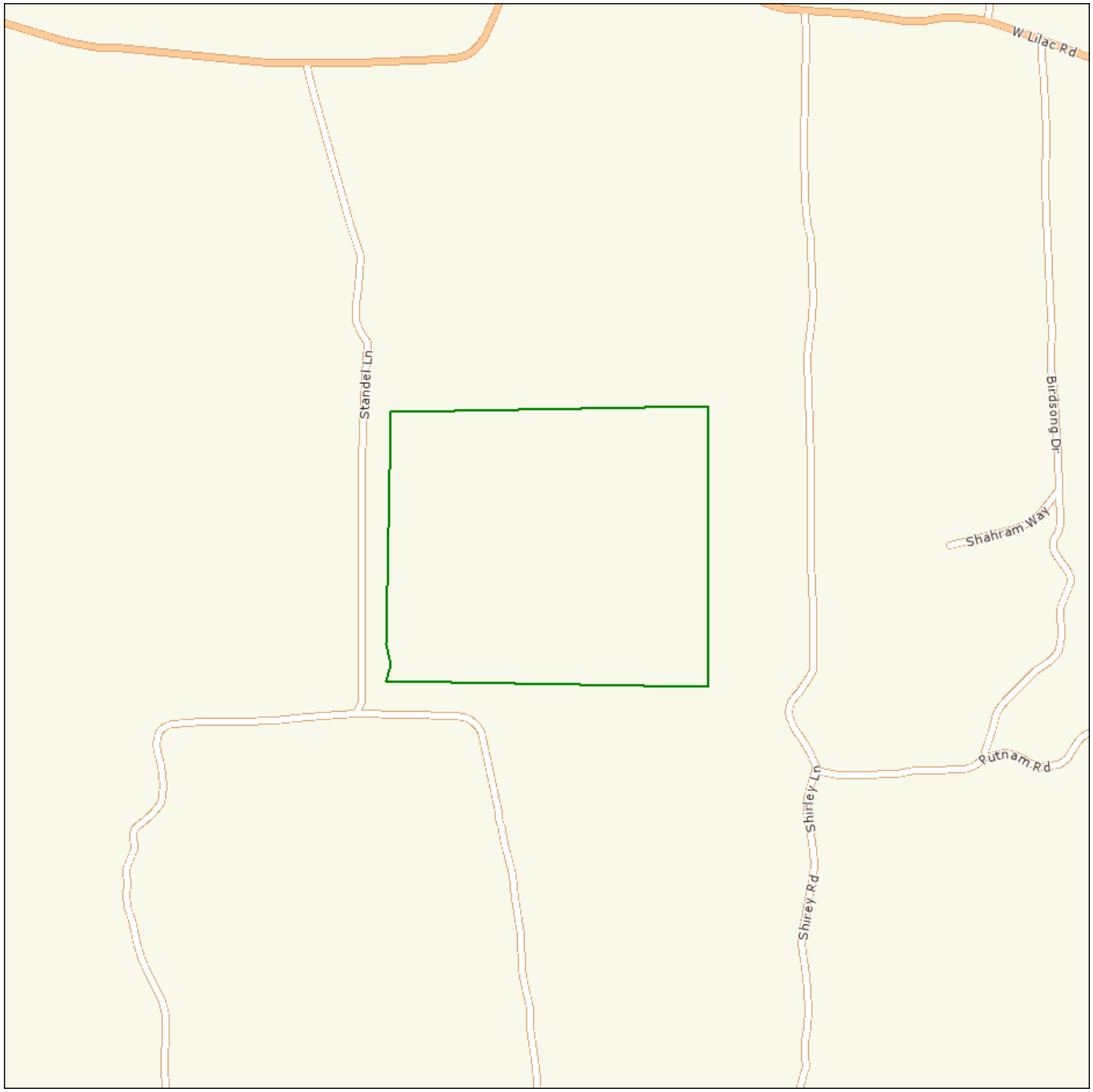
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

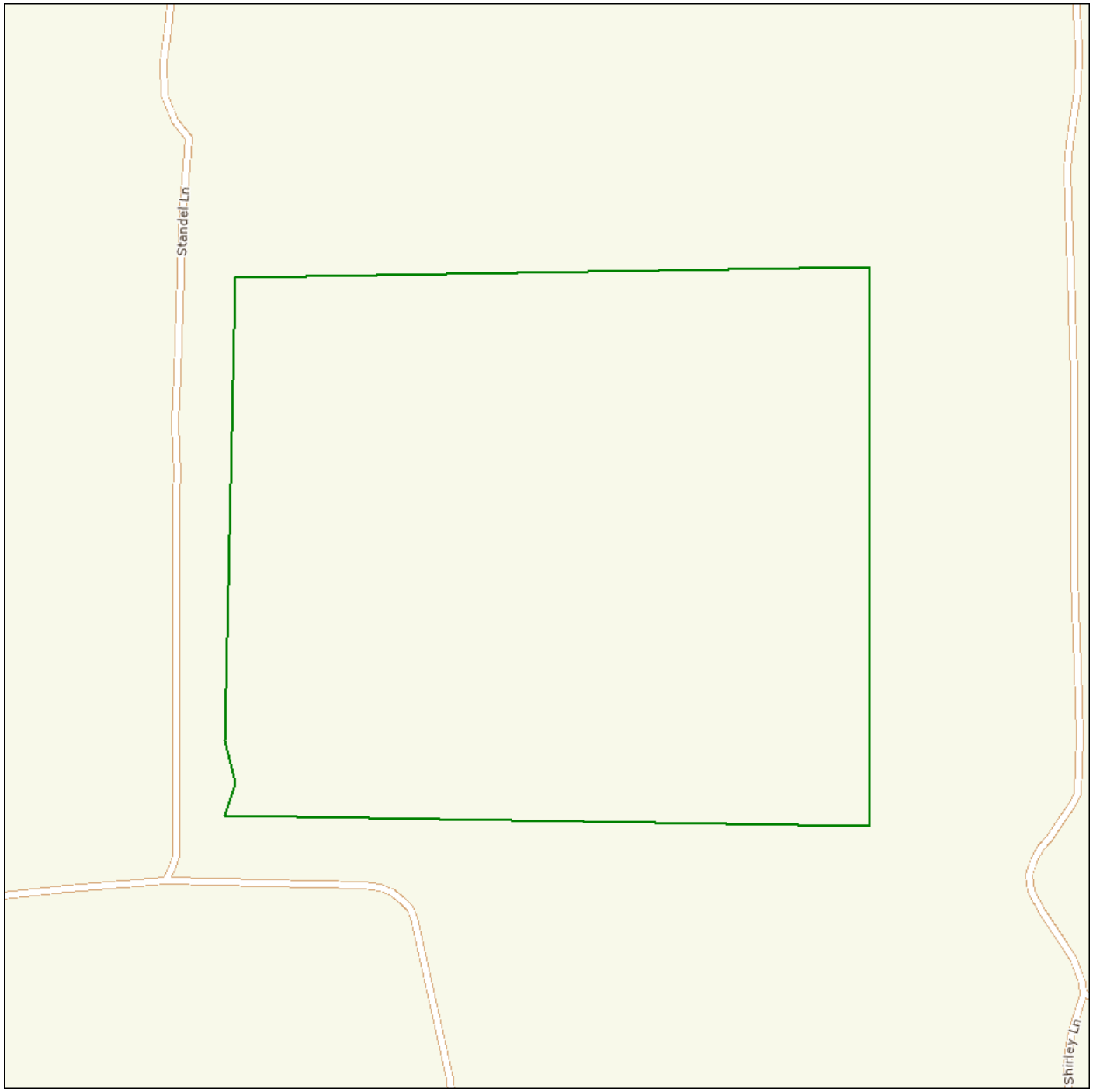
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

STANDEL LANE, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

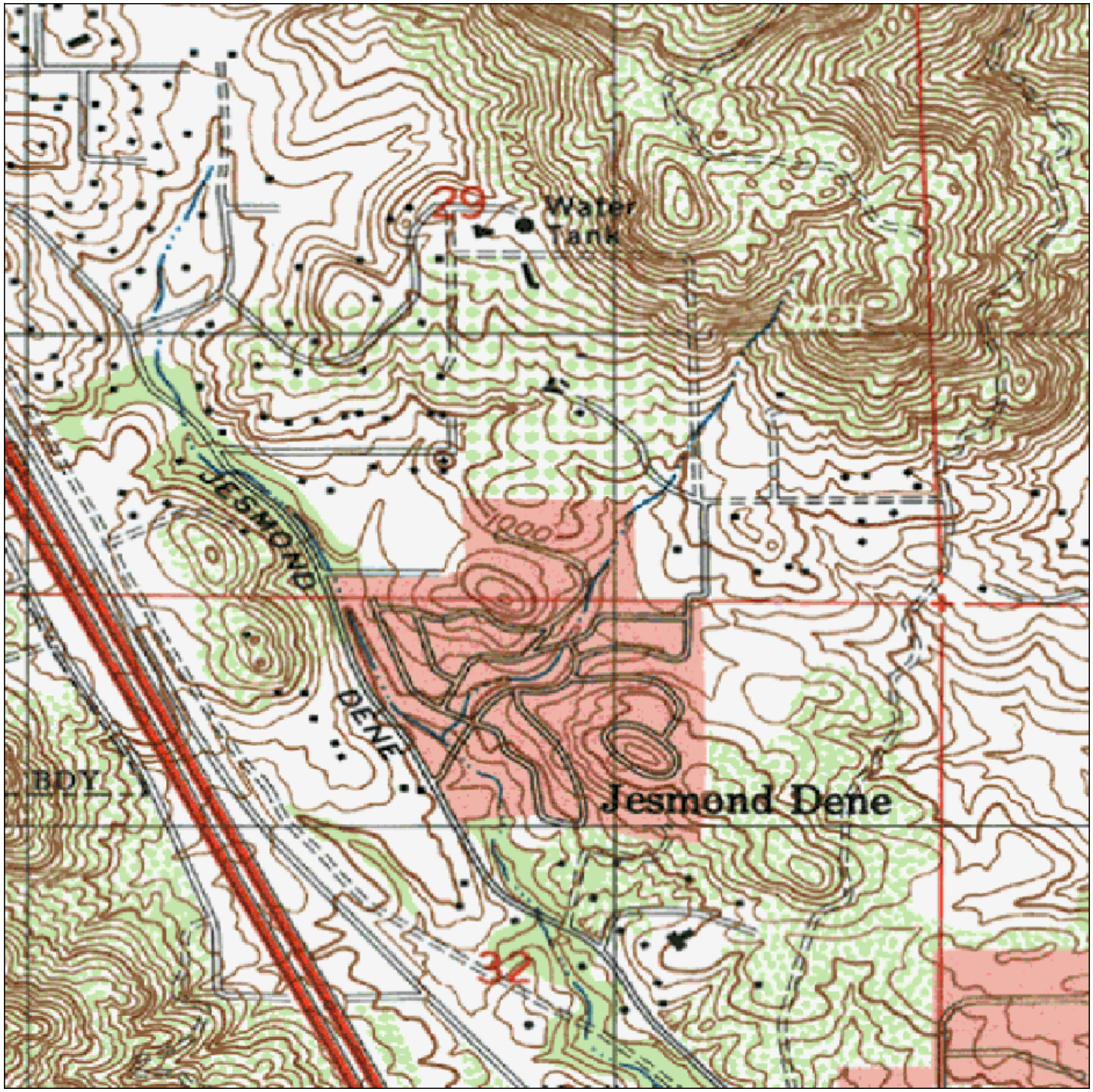
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius from Area

STANDEL LANE, 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: VALLEY CENTER
Map Reference Code: 33117-B1-TF-024

Date Created: 1996--
Contour Interval: 20 feet

Date Revised: None--
Elevation:

FIGURE NO. 1

APPENDIX F
USER PROVIDED INFORMATION

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71397 / 34.99-Acre Property, APN 127-072-38, -40, -41, and -46

Project Address: NE of Standel Ln. and Rocking Horse Rd., 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)

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 San Diego DPLU

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

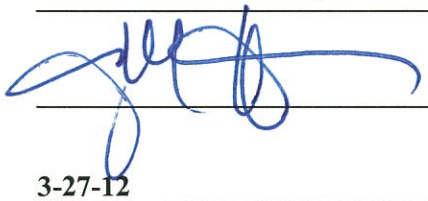
(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

(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 Invesments, Inc.**

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

Signature: 

Date: **3-27-12**

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking south. View is from the northwest corner of the property. Overhead power lines are in view.



Photograph 2 – View of the subject property looking northeast. View is from the southwest corner of the property.



Photograph 3 – View looking west towards the central drainage from the eastern edge of the property.



Photograph 4 – View of a structure utilized as a staging area for agricultural workers located on the west-central portion of the property.



Photograph 5 – View of a trailer and construction materials in the western central portion of the property.



Photograph 6 – View of construction equipment and a pallet of calcium nitrate fertilizer on the western central portion of the site.



Photograph 7 – View of 55-gallon storage drums (two full) and piping located on the western central portion of the property. Drums are labeled "Valvoline."



Photograph 8 – View of metal AST (filled with sand) located on the southwestern portion of the site. Empty phosphorous acid fertilizer containers are in view.



Photograph 9 – View of plastic ASTs and phosphorous acid fertilizer located on the southwestern portion of the property. Water tanks in the background are not part of the Phase I ESA.



Photograph 10 – Phosphorous acid fertilizer located on the southwestern portion of the 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

26 March 2012

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

RE: Nelson Property

Enclosed are the results of analyses for samples received by the laboratory on 03/21/12 15:57. 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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120496-01	Soil	03/21/12 10:22	03/21/12 15:57
ACR-2	T120496-02	Soil	03/21/12 10:28	03/21/12 15:57
ACR-3	T120496-03	Soil	03/21/12 10:40	03/21/12 15:57
ACR-4	T120496-04	Soil	03/21/12 10:45	03/21/12 15:57
ACR-5	T120496-05	Soil	03/21/12 10:48	03/21/12 15:57
ACR-6	T120496-06	Soil	03/21/12 10:52	03/21/12 15:57
ACR-7	T120496-07	Soil	03/21/12 11:05	03/21/12 15:57
ACR-8	T120496-08	Soil	03/21/12 11:09	03/21/12 15:57
ACR-9	T120496-09	Soil	03/21/12 11:17	03/21/12 15:57
ACR-10	T120496-10	Soil	03/21/12 11:21	03/21/12 15:57
ACR-11	T120496-11	Soil	03/21/12 11:25	03/21/12 15:57
ACR-12	T120496-12	Soil	03/21/12 11:29	03/21/12 15:57
ACR-13	T120496-13	Soil	03/21/12 11:59	03/21/12 15:57
ACR-14	T120496-14	Soil	03/21/12 12:05	03/21/12 15:57
ACR-15	T120496-15	Soil	03/21/12 12:10	03/21/12 15:57
ACR-16	T120496-16	Soil	03/21/12 12:14	03/21/12 15:57
ACR-17	T120496-17	Soil	03/21/12 12:19	03/21/12 15:57
ACR-18	T120496-18	Soil	03/21/12 12:27	03/21/12 15:57
ACR-19	T120496-19	Soil	03/21/12 12:32	03/21/12 15:57
ACR-20	T120496-20	Soil	03/21/12 12:50	03/21/12 15:57
ACR-21	T120496-21	Soil	03/21/12 12:54	03/21/12 15:57
ACR-22	T120496-22	Soil	03/21/12 12:58	03/21/12 15:57
ACR-23	T120496-23	Soil	03/21/12 13:01	03/21/12 15:57
ACR-24	T120496-24	Soil	03/21/12 13:06	03/21/12 15:57
ACR-25	T120496-25	Soil	03/21/12 13:14	03/21/12 15:57
ACR-26	T120496-26	Soil	03/21/12 13:20	03/21/12 15:57

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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-27	T120496-27	Soil	03/21/12 13:25	03/21/12 15:57
ACR-28	T120496-28	Soil	03/21/12 13:28	03/21/12 15:57
ACR-29	T120496-29	Soil	03/21/12 13:32	03/21/12 15:57
ACR-30	T120496-30	Soil	03/21/12 13:37	03/21/12 15:57
COMP #1	T120496-31	Soil	03/21/12 00:00	03/21/12 15:57
COMP #2	T120496-32	Soil	03/21/12 00:00	03/21/12 15:57
COMP #3	T120496-33	Soil	03/21/12 00:00	03/21/12 15:57
COMP #4	T120496-34	Soil	03/21/12 00:00	03/21/12 15:57
COMP #5	T120496-35	Soil	03/21/12 00:00	03/21/12 15:57
COMP #6	T120496-36	Soil	03/21/12 00:00	03/21/12 15:57

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-1

T120496-01 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**3.5**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-2

T120496-02 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**3.5**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-3

T120496-03 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**5.0**	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-4

T120496-04 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**4.9**	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-5

T120496-05 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**3.0**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-6

T120496-06 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-7

T120496-07 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-8

T120496-08 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-9

T120496-09 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-10

T120496-10 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-11

T120496-11 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-12

T120496-12 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-13

T120496-13 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-14

T120496-14 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-15

T120496-15 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**5.4**	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-16

T120496-16 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-17

T120496-17 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	**4.8**	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-18

T120496-18 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-19

T120496-19 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-20

T120496-20 (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	2032203	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-21

T120496-21 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-22

T120496-22 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-23

T120496-23 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-24

T120496-24 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-25

T120496-25 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-26

T120496-26 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-27

T120496-27 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

ACR-28

T120496-28 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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ACR-29

T120496-29 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-30

T120496-30 (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	2032204	03/22/12	03/26/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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COMP #1

T120496-31 (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	2032136	03/21/12	03/23/12	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	**240**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**42**	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		*87.6 %*	*35-140*		"	"	"	"	

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COMP #2

T120496-32 (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	2032136	03/21/12	03/23/12	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	**81**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**35**	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		*84.4 %*	*35-140*		"	"	"	"	

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COMP #3

T120496-33 (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	2032136	03/21/12	03/23/12	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	**150**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**31**	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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COMP #4

T120496-34 (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	2032136	03/21/12	03/23/12	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	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**37**	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		*81.2 %*	*35-140*		"	"	"	"	

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COMP #5

T120496-35 (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	2032136	03/21/12	03/23/12	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	**320**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**35**	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		*98.9 %*	*35-140*		"	"	"	"	

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COMP #6

T120496-36 (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	2032136	03/21/12	03/23/12	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	**210**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**41**	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*		"	"	"	"	

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Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

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 2032203 - EPA 3051										
Blank (2032203-BLK1)				Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2032203-BS1)				Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	99.6	5.0	mg/kg	100		99.6	75-125			
Lead	102	3.0	"	100		102	75-125			
Matrix Spike (2032203-MS1)	**Source: T120496-01**			Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	88.6	5.0	mg/kg	100	0.113	88.5	75-125			
Lead	91.5	3.0	"	100	3.47	88.0	75-125			
Matrix Spike Dup (2032203-MSD1)	**Source: T120496-01**			Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	97.6	5.0	mg/kg	100	0.113	97.5	75-125	9.61	20	
Lead	99.6	3.0	"	100	3.47	96.1	75-125	8.51	20	
Batch 2032204 - EPA 3051										
Blank (2032204-BLK1)				Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2032204-BS1)				Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	91.1	5.0	mg/kg	100		91.1	75-125			
Lead	91.4	3.0	"	100		91.4	75-125			
Matrix Spike (2032204-MS1)	**Source: T120496-21**			Prepared: 03/22/12 Analyzed: 03/26/12						
Arsenic	87.9	5.0	mg/kg	100	0.122	87.7	75-125			
Lead	89.7	3.0	"	100	1.49	88.2	75-125			

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2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

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 2032204 - EPA 3051										
Matrix Spike Dup (2032204-MSD1)	**Source: T120496-21**			Prepared: 03/22/12	Analyzed: 03/26/12					
Arsenic	88.5	5.0	mg/kg	100	0.122	88.4	75-125	0.715	20	
Lead	91.2	3.0	"	100	1.49	89.7	75-125	1.63	20	

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2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

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 2032136 - EPA 3550 ECD/GCMS										
Blank (2032136-BLK1)				Prepared: 03/21/12 Analyzed: 03/23/12						
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	*74.0*		*"*	*100*		*74.0*	*35-140*			
LCS (2032136-BS1)				Prepared: 03/21/12 Analyzed: 03/23/12						
gamma-BHC (Lindane)	160	5.0	ug/kg	200		80.2	40-120			
Heptachlor	166	5.0	"	200		83.0	40-120			
Aldrin	154	5.0	"	200		77.1	40-120			
Dieldrin	148	5.0	"	200		73.8	40-120			
Endrin	159	5.0	"	200		79.6	40-120			
4,4´-DDT	149	5.0	"	200		74.3	33-147			
Surrogate: Tetrachloro-meta-xylene	*72.4*		*"*	*100*		*72.4*	*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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

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 2032136 - EPA 3550 ECD/GCMS										
Matrix Spike (2032136-MS1)	**Source: T120491-02**			Prepared: 03/21/12	Analyzed: 03/23/12					
gamma-BHC (Lindane)	172	5.0	ug/kg	200	ND	86.0	30-120			
Heptachlor	191	5.0	"	200	ND	95.3	30-120			
Aldrin	179	5.0	"	200	ND	89.5	30-120			
Dieldrin	174	5.0	"	200	ND	86.8	30-120			
Endrin	190	5.0	"	200	ND	95.2	30-120			
4,4´-DDT	184	5.0	"	200	11.3	86.4	30-120			
Surrogate: Tetrachloro-meta-xylene	*81.6*		*"*	*100*		*81.6*	*35-140*			
Matrix Spike Dup (2032136-MSD1)	**Source: T120491-02**			Prepared: 03/21/12	Analyzed: 03/23/12					
gamma-BHC (Lindane)	182	5.0	ug/kg	200	ND	90.9	30-120	5.52	30	
Heptachlor	198	5.0	"	200	ND	99.2	30-120	4.00	30	
Aldrin	185	5.0	"	200	ND	92.7	30-120	3.51	30	
Dieldrin	179	5.0	"	200	ND	89.3	30-120	2.91	30	
Endrin	197	5.0	"	200	ND	98.5	30-120	3.39	30	
4,4´-DDT	190	5.0	"	200	11.3	89.4	30-120	3.45	30	
Surrogate: Tetrachloro-meta-xylene	*85.5*		*"*	*100*		*85.5*	*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: Nelson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71397	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/26/12 16:34

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

CHAIN OF CUSTODY

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

T120496

DATE:	3/21/12	LABORATORY:	Sunstar
PROJECT NAME:	Nelson Property	EEI PROJECT NUMBER:	ACR-71397
PROJECT LOCATION:	Escondido	COLLECTOR:	Elyse Hale
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard

PAGE: 1 of 2

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO:

TEMP: 3.2

SPECIAL INSTRUCTIONS/NOTES:

* Create 6 composite samples & test for Organochlorine Pesticides using EPA 8081A at a 5:1 ratio

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE
01	ACR-1	3/21/12	10:22	Soil	GlassTar
02	ACR-2		10:28		
03	ACR-3		10:46		
04	ACR-4		10:45		
05	ACR-5		10:48		
06	ACR-6		10:52		
07	ACR-7		11:05		
08	ACR-8		11:09		
09	ACR-9		11:17		
10	ACR-10		11:21		
11	ACR-11		11:25		
12	ACR-12		11:29		
13	ACR-13		11:59		
14	ACR-14		12:05		
15	ACR-15		12:10		
16	ACR-16		12:14		
17	ACR-17		12:19		
18	ACR-18		12:27		
19	ACR-19		12:32		
20	ACR-20		12:50		

	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								X	X	X					
02								X	X	X					
03								X	X	X					
04								X	X	X					
05								X	X	X					
06								X	X	X					
07								X	X						
08								X	X						
09								X	X						
10								X	X						
11								X	X						
12								X	X						
13								X	X						
14								X	X						
15								X	X						
16								X	X						
17								X	X						
18								X	X						
19								X	X						
20								X	X						

Relinquished By (signature): Elyse Hale	Date/Time: 3/21/12	Received By (signature):	Date/Time: 3/21/12 1557
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

T120496

DATE:	3/21/12	LABORATORY:	Sunstar
PROJECT NAME:	Nelson Property	EEI PROJECT NUMBER:	ACR-71397
PROJECT LOCATION:	Escondido, CA	COLLECTOR:	Elyse Hall
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard

PAGE: 2 of 2

Electronic Data Format (EDF): Yes____ No____

Global ID:

EMAIL RESULTS TO:

SPECIAL INSTRUCTIONS/NOTES: TEMP: 3.2
* Create 6 composite samples + test for Organochlorine Pesticides using EPA 8081A at a 5:1 ratio

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE
21	ACR-21	3/21/12	12:54	Soil	GlassJar
22	ACR-22		12:58		
23	ACR-23		1:01		
24	ACR-24		1:06		
25	ACR-25		1:14		
26	ACR-26		1:20		
27	ACR-27		1:25		
28	ACR-28		1:28		
29	ACR-29		1:32		
30	ACR-30		1:37		
31	Comp #1				
32	Comp #2				
33	Comp #3				
34	Comp #4				
35	Comp #5				
36	Comp #6				

	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
21								X	X						
22								X	X						
23								X	X						
24								X	X						
25								X	X						
26								X	X						
27								X	X						
28								X	X						
29								X	X						
30								X	X						
31										X					
32										X					
33										X					
34										X					
35										X					
36										X					

Relinquished By (signature): Elyse Hall	Date/Time: 3/21/12	Received By (signature):	Date/Time: 3/21/12 1557
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

Composite Matrix

Nelson Property
ACR-71397 EEI 3/21/12

ACR-1 ACR-2 ACR-3 ACR-4 ACR-5	comp #1
ACR-6 ACR-7 ACR-8 ACR-9 ACR-10	comp #2
ACR-11 ACR-12 ACR-13 ACR-14 ACR-15	comp #3
ACR-16 ACR-17 ACR-18 ACR-19 ACR-20	comp #4
ACR-21 ACR-22 ACR-23 ACR-24 ACR-25	comp # 5
ACR-26 ACR-27 ACR-28 ACR-29 ACR-30	comp#6

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120496

Client Name: EEI - CARLSBAD Project: NELSON PROPERTY

Received by: DAN Date/Time Received: 3-21-12 / 15:57

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 SL 3-21-12

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
86.8-Acre "Shirey Falls, LP" Property
APNs 128-280-27, 128-290-07, 128-440-02, -03 and -~~0~~17 through -21
9151 and 9153 West Lilac Road and 32444 Birdsong Drive
Escondido, California 92026

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

March 27, 2012

EEI Project Number ACR-71387.1a

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:

86.8-Acre "Shirey Falls, LP" Property
APNs 128-280-27, 128-290-07, 128-440-02, -03 and ~~-0~~17 through -21
9151, 9153 West Lilac Road and 32444 Birdsong Drive
Escondido, California 92026
EEI Project Number ACR-71387.1a

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-71387.1a

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Appendix B – San Diego County Assessor's Parcel Map
Appendix C – Aerial Photographs/Topographic Maps/City Directory
Appendix D – County of San Diego Records
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Appendix G – Photographic Log
Appendix H – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 86.8-Acre "Shirey Falls, LP" Property

EEI Project Number: ACR-71387.1a

Subject Property Information:
APNs 128-280-27, 128-290-07, 128-440-02, -03 and -17 through -21
9151, 9153 West Lilac Road and 32444 Birdsong Drive
Escondido, California 92026

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

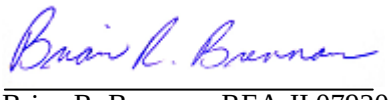
Consultant Information:
EEI
2195 Faraday Avenue, Suite K
Carlsbad, California 92008
Phone: (760) 431-3747
Fax: (760) 431-3748
E-mail Address of Environmental Professional: bbrennan@eeitiger.com

Inspection Date: December 16, 2011 / **Report Date:** March 27, 2012

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 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, 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 south of West Lilac Road and its intersection with Shirey Road and Birdsong Drive, Escondido, California. The subject property encompasses a total of 86.8-acres on nine parcels identified as Assessor's Parcel Numbers (APNs) APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -21. The subject property is identified by three physical addresses including: 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive.

The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

Access to the subject property can be obtained from Birdsong Drive which trends south from West Lilac Road. Two residential structures are located in the northern portion of the subject property. The remaining portions of the subject property generally consist of a mix of mature citrus orchards under active cultivation and undeveloped land, accessible via unimproved roads in various conditions.

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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been developed with structures on the northern portion and utilized for agricultural-related land use.

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 16, 2011, EEI personnel conducted a reconnaissance of the subject property 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. An AST, currently empty, is present to the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below the AST.

EEI reviewed previous reports prepared for the subject property by AEI Consultants (AEI) and TRC Consultants, Inc. (TRC) from 2005, 2006, and 2007. A Phase I ESA and two Limited Phase II Subsurface Investigations were conducted by AEI on subject parcels APNs 128-280-27, 128-440-03, 128-290-07 (9151 West Lilac Road), in 2005, and 2006, respectively. Based on the past and present agricultural use identified on the property in the 2005 Phase I ESA, a limited Phase II Investigation was conducted by AEI in 2006. Laboratory analytical results from soil sampling reported concentrations of restricted agricultural chemicals in site soils, which included Endrin. The Endrin concentrations were less than EPA residential Preliminary Remediation Goals (PRGs); however, one location exceeded California Total Threshold Limit Concentrations (TTLC) for hazardous waste classification. Based on this information, TRC conducted additional soil sampling at the site to evaluate the reported endrin concentrations. According to TRC follow-up sampling and analysis conducted did not replicate Endrin above California TTLC. TRC concluded that there is a low likelihood that future construction grading activities would generate a stockpile, which when characterized in accordance with Chapter Nine of SW-846, would be characterized as a hazardous waste.

AEI also conducted a Phase I ESA and Limited Pesticide Investigation for subject parcel APN 128-440-02 (32444 Birdsong Drive) in 2007. Based on the past and present agricultural use identified on the subject parcel in the Phase I ESA, AEI collected soil samples from 21 locations throughout the parcel to evaluate potential impacts from historical agricultural activities. One of the composite samples reported toxaphene at 364 micrograms per kilogram (µg/kg). Therefore, all discrete soil samples from the composite sample were subsequently analyzed. Only one of the discrete samples (AEI-S16) reported toxaphene at 663 µg/kg, which exceeded the residential PRG and CHHSL value of 440 µg/kg. The report indicated that organochlorine pesticide-impacted soil due to on-site agricultural activities is prevalent in the northwestern portion of the property. However, AEI stated, contaminant concentrations exceeding regulatory guidelines were only detected in one soil sample, AEI-S16, which was collected from a half-acre subdivision and that the pervasiveness of the elevated toxaphene concentrations was unknown. AEI recommended additional investigation to further define the extent of toxaphene-impacted soil. Based on the information reviewed in the above referenced AEI report, toxaphene-impacted soil above residential screening levels remains on the subject property.

Based on the information reviewed in the above-referenced AEI reports, and the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey on the portion of the site (APN 128-440-17 through -21), which had not been previously investigated. Sampling activities were conducted on December 16, 2011. A total of sixteen (16) discrete soil samples (ACR-1 through ACR-16), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, four (4) composite samples (Composite #1 through Composite #4) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of EEI's agricultural chemical survey revealed no concentrations of arsenic or lead above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from APN 128-440-17 through -21. Endosulfan sulfate ("Endosulfan") was reported at 16 µg/kg in sample Composite #1. No other composite samples detected Endosulfan 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 reported Endosulfan concentration of 16 µg/kg is less than the San Francisco Bay Regional Water Quality Control Board, residential Environmental Screening level of 82,000 µg /kg. 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 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, Escondido, California. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- An AST, currently empty, is present along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.

- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI's sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

  Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of the subject property. Therefore, EEI recommends additional investigation is conducted to delineate the vertical and lateral extent of toxphene-impacted soil in the northwest portion of the subject property.

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.

- County records indicate that multiple water supply wells and septic sewage disposal 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.

- 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 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, 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.
- 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 south of West Lilac Road and its intersection with Shirey Road and Birdsong Drive, Escondido, California (**Figure 2**). The subject property encompasses a total of 86.8-acres on nine parcels identified as Assessor's Parcel Numbers (APNs) APN 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -021 (**Appendix B**). The subject property is identified by three physical addresses including: 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive. Two residential structures are located in the northern portion of the subject property. The remaining portions of the subject property generally consist of a mix of mature citrus orchards under active cultivation and undeveloped land, accessible via unimproved roads in various conditions.

Access to the subject property can be obtained from Birdsong Drive which trends south from West Lilac Road. The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been developed with structures on the northern portion and utilized for agricultural-related land use.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 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 620 feet above mean sea level (amsl) (southwestern portion) to approximately 920 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 (Cretaceousage) granitic rocks (Tan, 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 (CIE2) and the 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.

EEI observed a cement well with associated wiring (not in operating condition) in the south-central portion of the subject property. The well was uncovered. Additionally, a small stone well, with a wooden cover was observed approximately 350 feet south of the cement well of the aforementioned cement well. A cement cistern, which appeared empty and covered with a metal grate, was observed on the central portion of the subject property.

EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to any potential water supply wells or septic sewage systems located on the subject property. According to Ms. Sandy Johnson, Senior Office Assistant with the County, the following well/septic system permits were on file associated with the subject parcels. **Appendix C** contains copies of the permits.

- APN 128-290-07 (9145 West Lilac Road) – a well permit for the destruction of a 35 feet deep water well, and the reconstruction of a 32 feet deep water well dated February 27, 2001. A location map indicated the wells were both located at the northwest corner of APN 128-290-07 (the northwest corner of the overall site, west of Birdsong Drive).

- APN 128-440-03 (9145 West Lilac Road) – a well permit for the destruction of a 58 feet deep water well dated March 10, 2001. A location map indicated the well was located on the northern portion of APN 128-440-03.

- APN 128-440-21 (no address) – a well permit for a 23 feet deep water well completed on March 17, 1997. A location map indicated the well was located on the southeast corner of APN 128-440-21.

- APN 128-440-02 (32444 Birdsong Drive) – a permit for septic tank installation and percolation test for a proposed single family dwelling dated April 20, 2001. The permit indicated the system was inspected and approved on August 22, 2001.

- APN 128-440-17 (no address) – a septic tank installation (1,000-gallon) for a proposed residential structure, dated April 6, 1988. The proposed residence and tank was indicated to be located on the northwest portion of APN-128-440-17.

- APN 128-440-19 (no address) – Information pertaining to a proposed septic system and percolation test, dated April 11, 1989.

- APN 128-440-20 (no address) – Information pertaining to a proposed septic system and percolation test, dated April 6, 1988.

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, at least one water supply well appeared to be located on the subject property, and several appeared to be located adjacent and to the north and west. The well which appeared to be on-site, "10S02W19E001S" was located on the northeastern portion of the subject property, and was last measured in 1967 with a depth-to-groundwater of approximately 14.0 feet below ground surface (bgs). The offsite well appeared located near the northern subject property boundary at the southern terminus of Birdsong Drive. The well "10S02W19D002S" was measured in 1967 with a depth-to-groundwater of 40 feet bgs. Several wells appeared adjacent and to the west of the subject property along Shirey Road, and were reported with depth-to-groundwater ranging from 3 feet to 11 feet bgs (measured in 1967).

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 parcels (APNs 128-280-27, 128-290-07, 128-440-02, and -03) is identified as Shirey Falls, LP, with the following mailing address: 12275 El Camino Real, Unit 110, San Diego, California 92130. The current owner of the subject parcels 128-440-17 through -021 is identified as Shahran Way, LP, with the following mailing address: 751 Teakwood Avenue, La Habra, California 90631.

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 2008 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 at least 1946 through 1953. From approximately 1963 to 2012, the subject property appeared with structural development on the northern portion and utilized for agricultural-related land use (citrus orchards).

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, adjacent and surrounding property appeared undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible near the central portion of the subject property. A drainage traversed the southeastern portion of the subject property from northeast to southwest. Adjacent property to the northwest and northeast appeared with residences and agriculture.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads and sparse development were present in the site vicinity. West Lilac Road was present to the north and Highway 395 to the west.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. Additional unimproved roads appeared on the adjacent properties. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	A structure was present on the northern portion of the subject property near the southern terminus of Birdsong Drive, while the southern portion appeared utilized for agriculture. A dirt road remained traversing the property. Site vicinity was mix of residential and agriculture.
1968	Topographic Map 1: 24,000	Unimproved roads, Shirey Road and Birdsong Drive appeared in the site vicinity. The southern portion of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	The northern (east of Birdsong Drive) and southern portions of the subject property now appeared utilized for agriculture (orchards); while an additional structure appeared onsite near the southern terminus of Birdsong Drive. Small agricultural water retention ponds were present on the central (northeast side of orchard) and south central portion (along natural drainage).
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 1975 topographic map.
1990/91	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 topographic map.
2002	Aerial Photograph 1:375	Additional structural development appeared on the north central portion of the subject property, west of the southern terminus of Birdsong Drive. Orchards remained on the northern, central, and southern portions; with some areas remaining undeveloped.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of orchards on the northern, central, and southern portions. Structures were present on the northern portion of the property east and west of the terminus of Birdsong Drive. The agricultural pond at the central portion appeared empty; and agricultural ponds along the natural drainage appeared less apparent. 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 (9151, 9153 W. Lilac Road; 32444 Birdsong Drive) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property addresses on Lilac Road were not listed in the directories from 1974 to 1981; however, 9151 Lilac Road was listed with a residential listing in 1986, and again in 2011.

The subject property address on Birdsong Drive was not listed in the directories from 1974 through 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
9151, 9153 W. Lilac Road, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2011		
9137 W. Lilac Road Mike Salm	**9151 W. Lilac Road- Shirey Falls; Amborsio Vigil** **9153 W. Lilac Road- Address not listed**	9381 W. Lilac Road Wayne Nutt
1997, 2002, and 2007		
9137 W. Lilac Road Mike Salm, Donna Salm	**9151, 9153 W. Lilac Road** **Address not listed**	9381 W. Lilac Road Wayne Nutt
1992		
9137 W. Lilac Road No listing	**9151, 9153 W. Lilac Road** **Address not listed**	9381 W. Lilac Road Zosa Ranch
1986		
9137 W. Lilac Road Richard Corcilius	**9151 W. Lilac Road-O.H. Englehart** **9153 W. Lilac Road** **Address not listed**	9381 W. Lilac Road Wm. Martin; Roger Murphy
1981		
9137 W. Lilac Road No listing	**9151, 9153 W. Lilac Road** **Address not listed**	9407 W. Lilac Road Chas J. Wolk
1974		
W. Lilac Road First listing this street 9867	**9151, 9153 W. Lilac Road** **Address not listed**	9867 W. Lilac Road Noel Walker
32444 Birdsong Drive, Escondido, California 92026		
2011		
9137 W. Lilac Road Mike Salm	**32444 Birdsong Drive – Address not listed**	9167 W. Lilac Road Wayne Nutt
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) 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 available for the subject property.

In addition, EEI requested a search for environmental records with County. Records were on file for subject property parcels APNs 128-280-27, 128-440-03 and -18. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 128-280-27 and 128-440-03 (9151 West Lilac Road) – Information pertaining to the March 14, 2005, condemnation of two single family dwellings (one located on each parcel) due to no approved water or electrical service to the occupied dwellings. Subsequent information from June 27, 2006, indicated that repairs and renovations at the property had been completed and inspected by the County of San Diego DEH, and that the dwellings were safe to re-occupy.

- APN 128-440-18 (no address) – Information pertaining to the adjustment of property lines dated November 20, 1989.

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 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 – 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.

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. The site, **Miller Fire Station, CDF** (9127 West Lilac Road), is located adjacent and to the west of the northern portion of the subject property along the south side of Lilac Road. According to the listing, the regulatory status of the tank was listed as "removed" as of March 18, 1997. Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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. The site, **Miller Fire Station, CDF** (9127 West Lilac Road), is located adjacent and to the west of the northern portion of the subject property. The site also reported a removed UST permit (see above). State permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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, 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 128-280-27, 128-290-07, 128-440-02, -03, and -17 through -021and the subject addresses of 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive. 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 (SWRCB). 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 being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

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 the subject property has been used for farming. Mr. Rilling did not indicate that he had any other 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 Client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

AEI Consultants, 2005, "Phase I Environmental Site Assessment, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 26853," dated July 12.

AEI Consultants, 2005, "Limited Phase II Subsurface Investigation, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated July 27.

AEI Consultants, 2006, "Limited Phase II Subsurface Investigation, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated January 9.

TRC Consultants, Inc, 2006, "Report of Additional Site Assessment, APNs 128-280-27, 128-440-03, 128-290-07, 9151 West Lilac Road, Escondido, California 92026, AEI Project No. 27122," dated March 23.

According to the information reviewed, the subject property was comprised of agricultural and rural dwellings. The property totaled approximately 59-acres and was improved with an orchard, and two (2) single-story duplex residential dwellings, totaling 1,340 square feet and 1,476 square feet in size, which were unoccupied. The property was developed with the dwellings in 1965 and 1963, respectively. The immediately surrounding properties consisted of agricultural properties and residential dwellings. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property, including the cultivation of orchards. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended further investigation.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A single sampling event was conducted by AEI on-site; however, the results were reported in two reports (identified above). A total of 83 soil samples were collected and analyzed for Organochlorine Pesticides by EPA Method 8081A. Laboratory analytical results from soil sampling reported concentrations of restricted agricultural chemicals in site soils, which included Endrin. The endrin concentrations were less than EPA residential Preliminary Remediation Goals (PRGs); however, one location exceeded California Total Threshold Limit Concentrations (TTLC) for hazardous waste classification. AEI recommended that further testing to vertically and horizontally characterize the Endrin throughout the subject property be conducted and to assess if mitigation measures are necessary.

In 2006, TRC Consultants, Inc. (TRC) conducted additional soil sampling at the site to evaluate the reported Endrin concentrations. According to TRC all detected pesticide concentrations were less than residential PRGs and California Human Health Screening Levels (CHHSLs); therefore, do not pose a significant risk to human health and should not hinder future site development. Additionally, TRC stated that regarding Endrin, only one of 83 samples analyzed exceeded the California hazardous waste criteria, Total Threshold Limit Concentration (TTLC). Comprehensive follow-up sampling and analysis conducted by TRC did not replicate Endrin above California TTLC. TRC concluded that there is a low likelihood that future construction grading activities would generate a stockpile, which when characterized in accordance with Chapter Nine of SW-846, would be characterized as a hazardous waste.

AEI Consultants, 2007, "Phase I Environmental Site Assessment, APN 128-440-02, 32444 Birdsong Drive, Escondido, California 92026, AEI Project No. 272614," dated June 13.

AEI Consultants, 2007, "Limited Pesticide Investigation, APN 128-440-02, 32444 Birdsong Drive, Escondido, California 92026, AEI Project No. 273120," dated July 5.

The aforementioned Phase I ESA was conducted for the subject parcel located south and west of Birdsong Drive, at the northwest corner of the overall subject property. The parcel totaled approximately 10.63 acres and was improved with a one-story single-family residence with attached garage and observation deck (constructed in 2001), which were unoccupied. The remainder of the property was undeveloped, vacant land. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the property. AEI concluded that no on-site RECs were identified; however, based on the past agricultural use of the property, further investigation was recommended.

In July 2005, AEI collected soil samples from 21 locations throughout the parcel to evaluate potential impacts from historical agricultural activities. A total of 11 samples (8 composite and 3 discrete samples) were analyzed for Organochlorine Pesticides by EPA Method 8081A. One of the composite samples had a concentration of Toxaphene (364 µg/kg) that suggested discrete samples of the composite may exceed regulatory guidelines. The discrete samples of the composite sample were subsequently analyzed. Only one of the discrete samples (AEI-S16 reported at 663 µg/kg) exceeded the residential PRG and CHHSL for Toxaphene (440 µg/kg).

The report stated that the results indicated that OCP-impacted soil due to on-site agricultural activities is prevalent in the northwestern portion of the property. However, the consultant stated, contaminant concentrations exceeding regulatory guidelines were only detected in one soil sample, AEI-S16, which was collected from a half-acre subdivision and that the pervasiveness of the elevated Toxaphene concentrations in the half acre subdivision was unknown. AEI recommended additional investigation to further define the extent of significantly impacted soil. The report stated that the additional investigation should be conducted prior to any on-site activities that would expose individuals to the elevated OCP concentrations (e.g., site development) and/or would disturb impacted soil (e.g., grading). The consultant noted that soil in the vicinity of AEI-S16 may require special handling, transportation, and/or disposal. Based on the information reviewed in the above referenced AEI report, toxaphene-impacted soil above residential screening levels remains on the subject property. The toxaphene impacted soil identified by AEI is identified in **Figure 3**.

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 at least one of the on-site structures (circa-1963), there is a likely hood of ACM 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 is conducted 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 at least one of the onsite structures (circa-1963), 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 lead-based paint testing of building materials is conducted 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, with pole-mounted transformers are present on the northern portion (near the residences) and central portion of the subject property. The electrical transformers 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 16, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located in a mixed residential/agricultural area in Escondido, California. The subject property is situated on nine parcels of land (APN 128-280-27,128-290-07, 128-440-02, -03, and –17 through -021), which is comprised of 86.8-acres. The subject property is located to the south of West Lilac Road at Birdsong Drive. The subject property is bound by West Lilac Road to the north; undeveloped agricultural property to the south; agricultural land to the east; a fire station and rural residence to the west of the northern portion (beyond Birdsong Drive) and by Shirey Road with rural residential and agricultural land to the west of the southern portion.

The subject property is occupied by two structures in the northern portion of the property, near the southern terminus of Birdsong Drive (also known as Putnam Road). These structures appeared to be single or multi-family homes with stucco siding. A more detailed assessment could not be obtained without disturbing the residents. Near the entrance of the subject property is a dumpster and graded dirt pad with uncovered piles of gravel and construction debris nearby. Also stored in this open area are car batteries, scrap metal and other equipment, in an orderly fashion.

The property generally consists of citrus orchards under active cultivation, and undeveloped land. The property is accessible via unimproved roads in various conditions. The central portion of the property contains one main, mature citrus orchard area. Irrigation lines are present throughout the cultivated portion of the property. The northeast corner of the mature orchard contains a small man-made agricultural pond. Near the base of the pond there is a concrete cistern covered with a metal grate. The cistern appeared empty. The southeast corner of the mature orchard houses a metal above ground storage tank (AST) which appeared empty. No signs of leakage or staining were noted on the ground surface below the AST. South of the mature orchard are two large water storage tanks, located in the central portion of the site.

The south-central portion of the property is a mix of active citrus orchards, feral hillside and a natural drainage. Two empty, man-made agricultural ponds were observed along the natural drainage. According to the client, these ponds connect to an underground irrigation system and pumps are located within the ponds to transport water. Along the natural drainage area in the south-central portion of the property there is a cement well with associated wiring (not in operating condition), and no cover. Near this well there are several areas that contain debris and scrap, including pipe, appliances, and possible abandoned vehicles. There is an empty above ground metal storage tank with a large hole torn in the side located on the hillside southeast of this area. Scrap metal and other materials can be found near the tank as well. Approximately 350 feet o the southwest of the drainage area and above referenced cement well, EEI observed a small stone well with a wooden cover.

The southern-most portion of the property consists mainly active citrus orchards, with no visible evidence of dumping.

Based on EEI's site reconnaissance, with the exception of the aforementioned area of dumped debris and AST, no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, 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	The subject property appeared to be in fair condition.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	One (1) pond was observed on the property
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	One (1) unlabeled AST was observed in the central portion of the property.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Small quantities of metal scrap and debris were observed in several locations in the central portion of the property.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Surrounding property to the south, east and west of the subject property is generally a mix of undeveloped and agricultural land. Rural ranch properties are located immediately north of the property and to the west of Birdsong Drive. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. An area offsite and on the adjacent property to the south, contained an area of dumped debris, including motor oil containers, appliances, tires, electronics, and other unlabeled containers.

An adjacent site, **Miller Fire Station, CDF** (9127 West Lilac Road), located adjacent and to the west of the northern portion of the subject property along the south side of West Lilac Road and west of Birdsong Drive, was listed as the site of a former UST (removed as of 1997) and also listed as a State Permit site. The presence of such permits is not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

No other adjacent properties were 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

Previous investigations have been performed on the subject property by AEI Consultants. Investigation activities included site assessment and agricultural chemical surveys. Detailed information pertaining to historical site investigation activities is provided in Section **3.7 Previous Assessments.** However, a portion of the subject property, APN 128-440-~~19~~17 through -21 (16.9-acres) was not investigated for the presence (or absence) of restricted agricultural chemical residues. Therefore, based on the proposed future site use (residential) EEI conducted an agricultural chemical survey on APN 128-440-19 through -21.

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 fact that previous soil sampling had taken place on the other portions of the subject property, a total of 16 discrete soil samples, were collected at near-surface (6-inches below grade) within the portion of the subject property described above. The following sections discuss our investigation activities.

5.1 Field Investigation

On December 16, 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 16 discrete locations (identified as ACR-1 through ACR-16, **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 16 discrete soil samples (ACR-1 through ACR-16) 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. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of four (4) composite samples (identified as Composite #1 through Composite #4) from the discrete samples at a ratio of 4:1. All four (4) composite samples (Composite #1 through Composite #4) 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 or lead were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

- Endosulfan sulfate (Endosulfan) was reported at 16 µg/kg in sample Composite #1. No other composite samples detected Endosulfan 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 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	12/7/2011	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	12/7/2011	<5	<3	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	<3	NA	NA	NA	NA	NA
ACR-16	6	12/7/2011	<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				
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	Endosulfan - 16
Composite #3	6	12/7/2011	NA	NA	<5	<5	<5	<5	<5-200
Composite #4	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**	**Endosulfan 82,000**

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.

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed no concentrations of arsenic or lead detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Endosulfan sulfate (Endosulfan) was reported at 16 µg/kg in sample Composite #1. No other composite samples detected endosulfan above the laboratory reporting limit (i.e., "non-detect"). No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

EEI compared the reported endosulfan concentrations to the San Francisco Bay, Regional Water Quality Control Board, Environmental Screening Levels (ESLs) (2008) for a residential land use scenario. The ESLs 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 endosulfan concentration of 16 µg/kg in sample Composite #1 was less than the ESL residential screening level of 82,000 µg/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:

An AST, currently empty, is located along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below the AST; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.

- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI's sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

  Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of 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 9151 and 9153 West Lilac Road, and 32444 Birdsong Drive, 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, except for the following:

- An AST, currently empty, is present along the central portion of the subject property. No signs of leakage or staining were noted on the tank or on the ground surface below; therefore, no further investigation appears to be warranted. EEI recommends that the AST be removed from the property and properly disposed of off-site.

- Portions of the subject property have and continue to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed to further evaluate site soils for restricted agriculture chemical residues. EEI conducted limited soil sampling in areas not previously investigated. The results of EEI's sampling did not reveal concentrations of arsenic, lead, or organochlorine concentrations in excess of residential screening levels.

  Previous sampling conducted by AEI revealed concentrations of organochlorine pesticides in near-surface soils, which were less than residential screening values, except for toxaphene. Toxaphene-impacted soil above residential screening levels remains on the northwest portion of the subject property. Therefore, EEI recommends additional investigation is conducted to delineate the vertical and lateral extent of toxphene-impacted soil in the northwest portion of the subject property.

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.

- County records indicate that multiple water supply wells and septic sewage disposal 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.

- 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.

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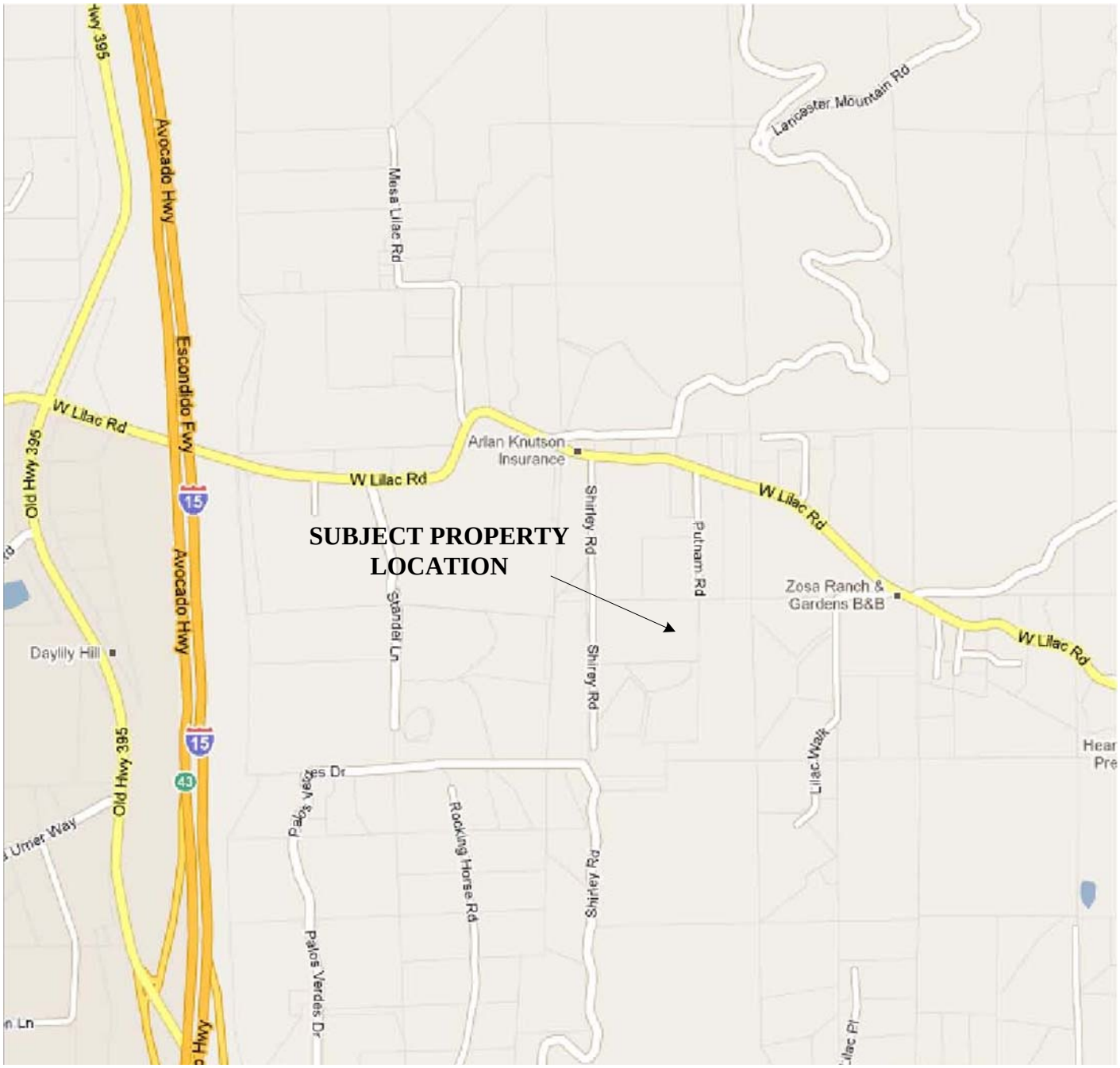
FIGURES



Map Source: Google Maps®, Accessed, July 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

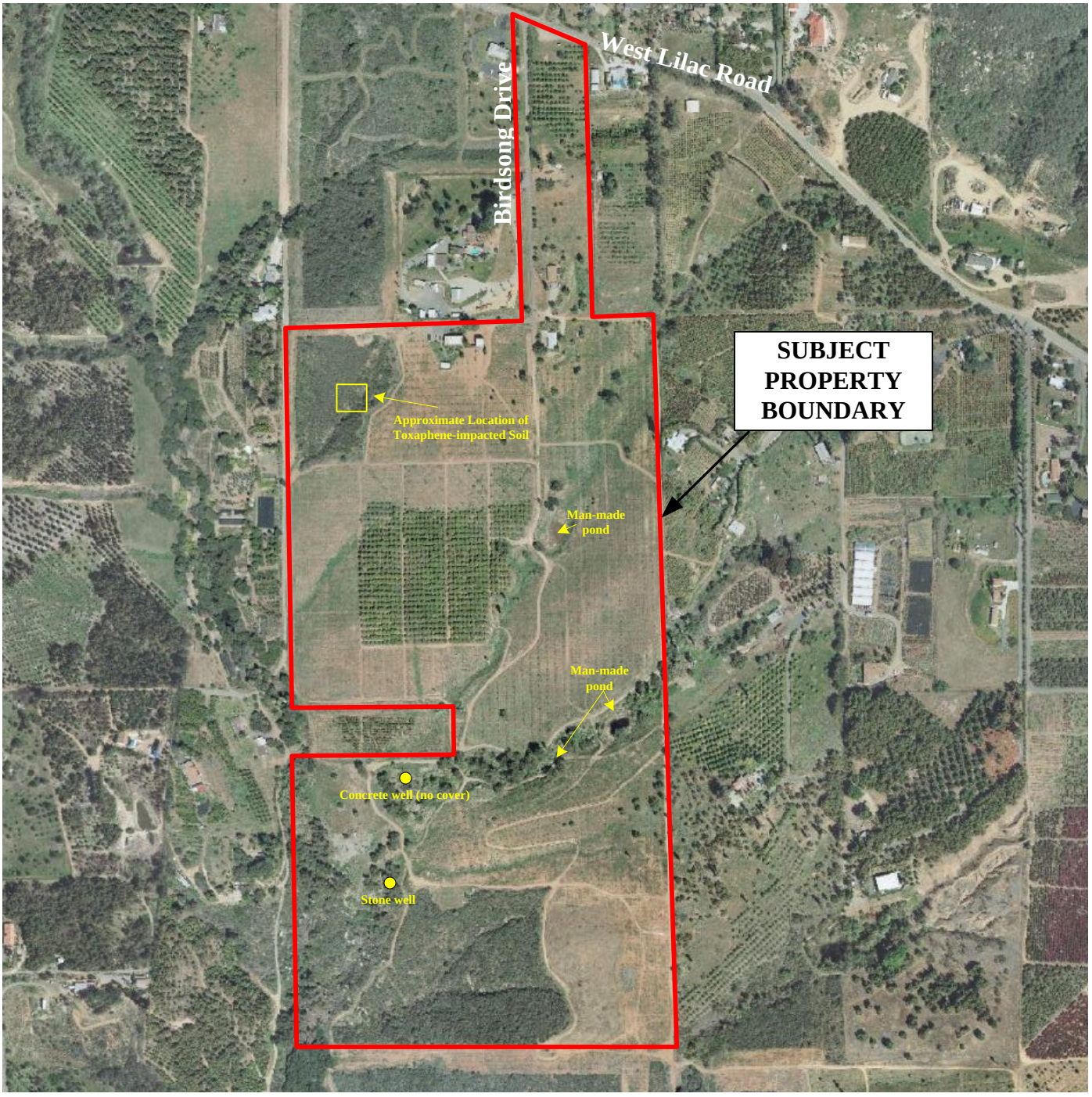
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
86.8-Acre "Shirey Falls, LP" Property
APNs 128-280-27, 128-290-07,
128-440-02, -03 and -17 through -21
Escondido, California 92026
EEI Project No. ACR-71387.1a
Created February 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 580'

0 348 FT 580 FT 1,160 FT

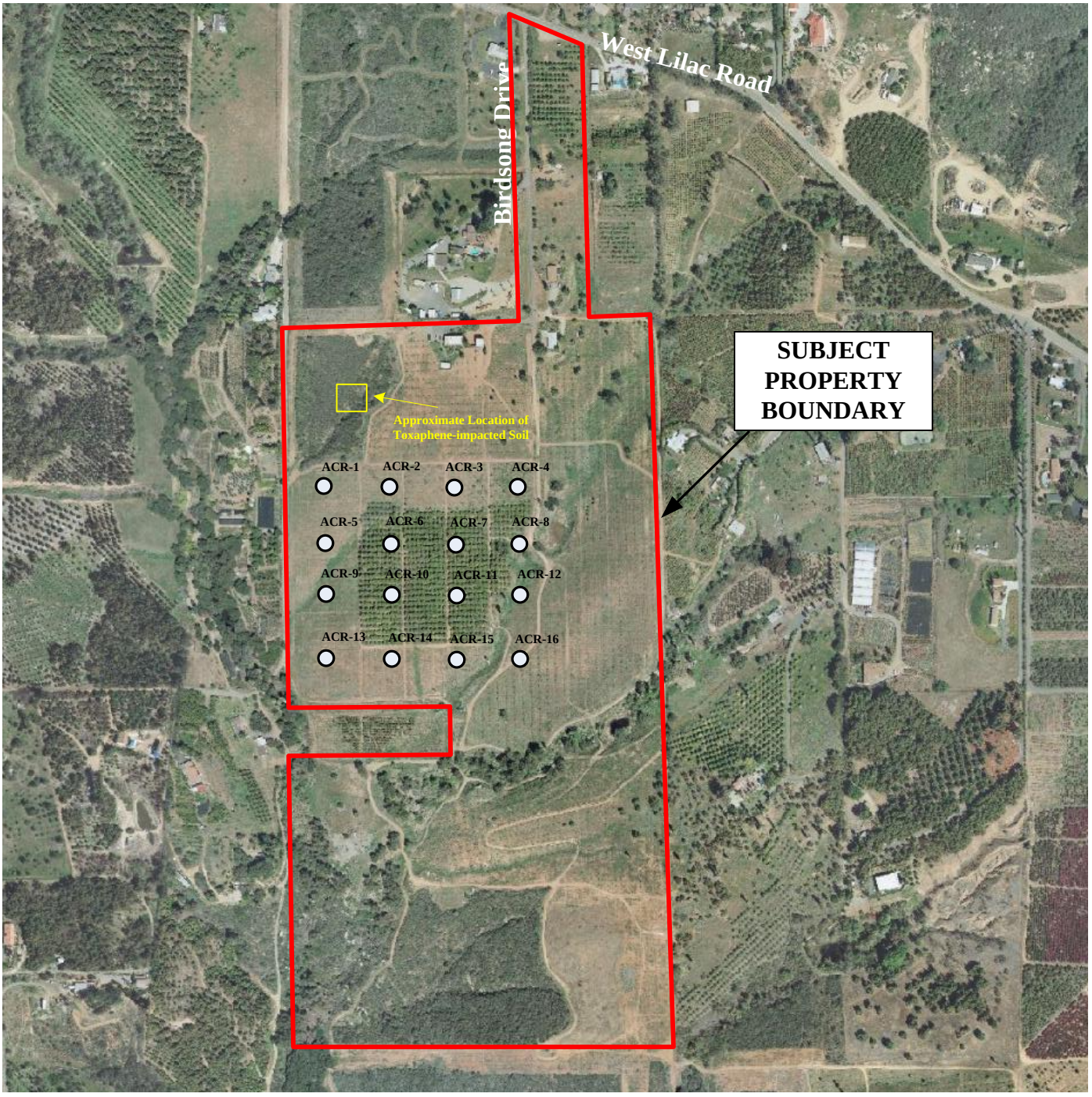
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
86.8-Acre "Shirey Falls, LP" Property
APNs 128-280-27, 128-290-07,
128-440-02, -03 and -17 through -21
Escondido, California 92026
EEI Project No. ACR-71387.1a
March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 ○ Soil boring location

N

Scale: 1" = 580'

0 348 FT 580 FT 1,160 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
86.8-Acre "Shirey Falls, LP" Property
APNs 128-280-27, 128-290-07,
128-440-02, -03 and -17 through -21
Escondido, California 92026
EEI Project No. ACR-71387.1a
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

1"=200'

N.1/4 COR.

16
SHT 1

108-28

R.3 W
R.2 W

13
24
18
19

PAR 1
54
3.18 AC

PAR 2

PM13895

39
9.80 AC

62
7.25 AC

61
2.94 AC

38
1.85 AC

53
0.61 AC

52
1.25 AC

23
0.69 AC

22
0.69 AC

7
1.50 AC

32
0.90 AC

33
1.01 AC

34
1.13 AC

42
5.90 AC

46
16.71 AC

28
1.90 AC

27
5.00 AC

10
5.02 AC

51
1.00 AC

37
14.26 AC

56
5.57 AC

43
0.56 AC

44

POR 2

POR 1

3

LOT 3

LOT 2 LOC.

LOT 2

LOT 1

APPROX LOC

SHIRLEY

LILAC

LILAC WALK

BIRDSONG

RD.

WEST

APPROX.

APPROX. LOC.

280

127
7

45

44

2886.88 < ROS.7973 > N.88°25'03"E

N.89°54'45"E (Dd)

N.88°23'37"E 1335.28

1001.46

333.82

333.93

359.15

165.30

165.29

250.79

120.38

120.39

120.39

213.84

139.53

106.82'

294.34

N.83°48'15"W

APPROX.

S.88°31'45"W

S.83°02'45"W

WEST

95.37

S.10°48'15"W

660.12

267.90

225.70

LILAC

122.55

122.57

RD.

N74°36'15"W

51.73

70.85

N.1°24'W

183.57

N.1°24'W

212.03 (Rad)

N.1°24'W

309.28 (Dd)

N.1°29'10"W (Od)

353.88

N.0°23'20"W (Od)

N.0°35'58"W (Od)

398.55

N.1°24'46"E 438.30 (ROS)

S.1°52'45"E (Dd)

539.34

(Dd)

243.88

N.88°23'37"E

230

93.88

N.0°17'16"E

N.0°23'48"W 344.60

270.72

N.1°23'48"W (Ros)

492.09

N.0°17'16"E

511.62

N.88°23'37"E 438.33

210.54

227.79

S89°58'26"E

20.35

39.96

361.26

226.64

S00°23'52"E

N00°01'34"E

97.87

S01°39'54"E

S33°06'43"W

26.72

45.10

S32°08'43"W

348.13

398.25

S01°39'22"W

N00°01'34"E

N.45°44'18"W PM13895

320.90

S.45°05'12"E (R 357)

144.72

R.S.383 A

R.=800

295.22

7.77

S.45°27'30"E

S.45°03'42"E

N88°35'E

83.54 (od)

N.0°06'13"W

1364.12

N.0°13'54"W

N.3°13'59"E (ROS 4069)

1213.50 ±

N.42°18'52"E 334.61

316.48

225.03

S.0°42'38"E

118.13

S.87°36'25"W

216.03

137

289.38

453.20 (od)

S.88°09'16"W

N.88°09'16"E

450

N.1°51'45"W

500

N.1°51'45"W

460 ±

183.07

N.88°09'16"E

156.40

1072.80 (Dd)

S03°53'38"E

1112.28

S89°14'24"W 531.22

PER ROS13678

211

450

N.0°17'16"E

992.17

N.0°17'16"E

1344.59 (ROS)

N1°23'48"W (ROS)

S.0°35'58"W

N75°36'32"W

42.24

230

LOT 2

LOT 1

N.89°14'19"E

1347.15

2968.76

ROS 7973

N75°05'W

231.08

R=500

254.96

42

40

30

CHANGES				
BLK	OLD	NEW	YR	CUT
280	48	40 W/D 37,55	86	1164
	VARIOUS	27,4 4C ORS	87	0505
	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

128-44

1"=200'

CHANGES	BLK	OLD	NEW	YR	CUT
3/17/11 MGS		4	11-13	75	2359
		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

CC

128-28

S86°34'37"E(MAP)
317.38(MAP)

N88°36'55"E (ROS)
N 8.8° 09' 16" E
882.42

S89°14'24"W 531.22
461.72
N88°36'6"E 461.58 (ROS)

N75°36'32"W
42.24

N88°34'17"E LILAC WALK
654.21
654.22

WEST LILAC RD
RS 383 A
N88°35'E Dd
S68°58'25"E

RD

2
10.63 AC

3
16.00 AC

23
4.94 AC

5
9.95 AC

183.14

222.04

49.04

S51°19'53"E
454.21

235.61
N53°22'E
203.32
N53°22'E

162.58
N42°11'15"E
229.50
N42°11'15"E

667.50

LOC

APPROX LOC BIRDSONG LN
1160.88

500.66

DOC #75664 8/30/60

R3W R2W

4
1
10.94 AC

(ROS 20808) N88°09'16"E
N88°37'55"E 892.63 (ROS 20808)
925.64(Dd) 892.49(ROS 15671)
852.58

PAR 1
300.18
PM 17704
PAR 2

18
2.80 AC

19
2.17 AC

22
5.62 AC

1038.61

ROS13678

127
7

N 3°13'59"E(ROS)
N 1°42'E

N2°45'16"E 1325.37 (MAP)

S00°42'38"E 1343.25(MAP)

SHIRLEY

301.04 N40°41'16"W
31.07
23.34

SHAHRAM WAY
105.23
S1°23'52"E
159.80
R=200

APPROX 196.88
S76°11'57"W

R=30
20.22

PAR 3
20
3.01 AC

198.82

39.85
42.16

371.15
S10°37'09"W

309

597.40

N0°13'51"W
1061.03

LOC

580

420.88

17
4.60 AC

ROS13678
1112.28
S03°53'38"E
660.94

PER

S86°07'23"W 337.71
SELY COR
DOC 60-175665
N88°44'44"E
338.42

119.06

PAR 4
21
4.32 AC

262.77

APPROX

S03°53'38"E 400.25
244.26

N11°24'41"W

W 1/4 COR

399.01(MAP)
N84°29'50"W(MAP)

27.06

573.58
N88°38'E
576.15

PM 17704
N88°09'16"E

(ROS 20808)
N88°09'16"E

440

28

29

PM 14049

N1°52'53"W
1438.61

N1°23'25"W 1161.48 (ROS)

S00°17'36"W 1345.66
N1°24'38"W 1355.46 (ROS 20808))
N1°51'45"W PER

N1°20'49"W
133.65

639.99

N89°44'47"W

POR 1
11
3.27 AC

N3°20'50"W
278.42

S85°44'E
50
365.17
PM 14049

LOT 2
LOT 1

N33°52'20"E
482.70

14
5.09 AC

156.15

S67°17'35"W
108.27
R=100
77.50

S0°11'12"W R=150 S22°53'15"W
59.43
96.54

15
1.31 AC

APPROX 342.53
N0°48'28"W

695.45 <ROS>

N10°17'23"W

N88°54'12"E 647.37

7
5.00 AC

323.68

6
5.00 AC

323.69

319.98 <ROS>

320.12

N0°59'50"W
697.55

699.55

N0°42'16"W (DD)
671.29

N0°43'11"W

31

CENTER OF SEC.

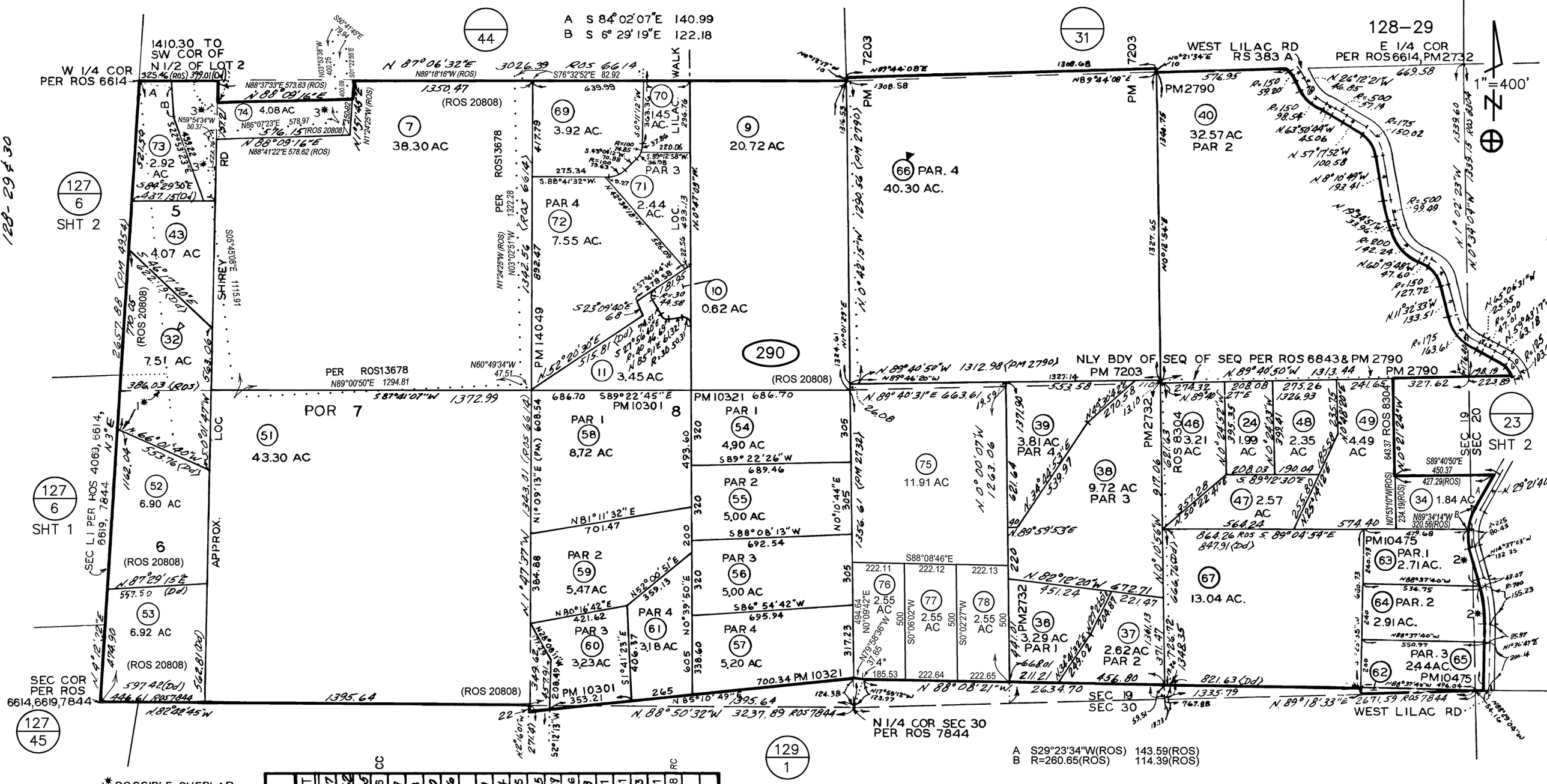
N89°15'34"E

Burkhardt 5-7-69

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, 20808



1* POSSIBLE OVERLAP

2* NO ACCESS

3* OPEN SPACE

4* S 1/4 COR PER ROS 6998 & 13090

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.

3/17/11 MGS

CHANGES

BLK	OLD	NEW	YR	CUT
290	19&28	46-49	79	2317
	VARIOUS	SAME & B/L & AC	79	5762
	4&44	50&51	79	2665
	30	52&53	80	1816 CC
	45	54-57	81	1937
	50	58-61	81	1938
	21	62-65	81	3150
	16&17&18 -310-35	66	81	2756
	29	67&PAR 189 -010-67,68		
	41	68&PAR 189 -010-67	82	1031
	18	POR -231-14,15	83	2804
	8	69-72	86	1785
	53	SAME & B/L CHG	89	5685
	6	POR -140-21	97	1429
	5&14	SAME & OP SP	97	5536
	5&14	73&74	97	1248
	52&53	SAME & BL CHG	97	5591
	52&53	SAME & BL CHG	99	5561
	7,43,51 &74	SAME & B/L CHG	02	5503
	52&53	SAME & B/L CHG	04	5661
	68	75-78	06	2028 RC

M. Elizondo 12-5-78

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 128 PAGE 29

SEC 30 - T10S - R2W - POR NWQ
SEC 20 - T10S - R2W - POR SWQ
SEC 19 - T10S - R2W - POR S H
ROS 4069 6614 6619 6843 6998 7844 8304, 9512, 13090, 13678, 19103, 20808

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR71387.1a (NAPP-3C_12474-180)
Target Site: 33.293930, -117.135880

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR71387.1a (AMI-SD-90-91_12580)
Target Site: 33.293930, -117.135880

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR71387.1a (AMI-SD-80_10235)
Target Site: 33.293930, -117.135880

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1975

Escondido, CA 92026



Job Number: ACR71387.1a (AMI-SD-75_7588)
Target Site: 33.293930, -117.135880

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026



Job Number: ACR71387.1a (CAS-SD_2-132)
Target Site: 33.293930, -117.135880

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR71387.1a (AXN-1953_3M-159)
Target Site: 33.293930, -117.135880

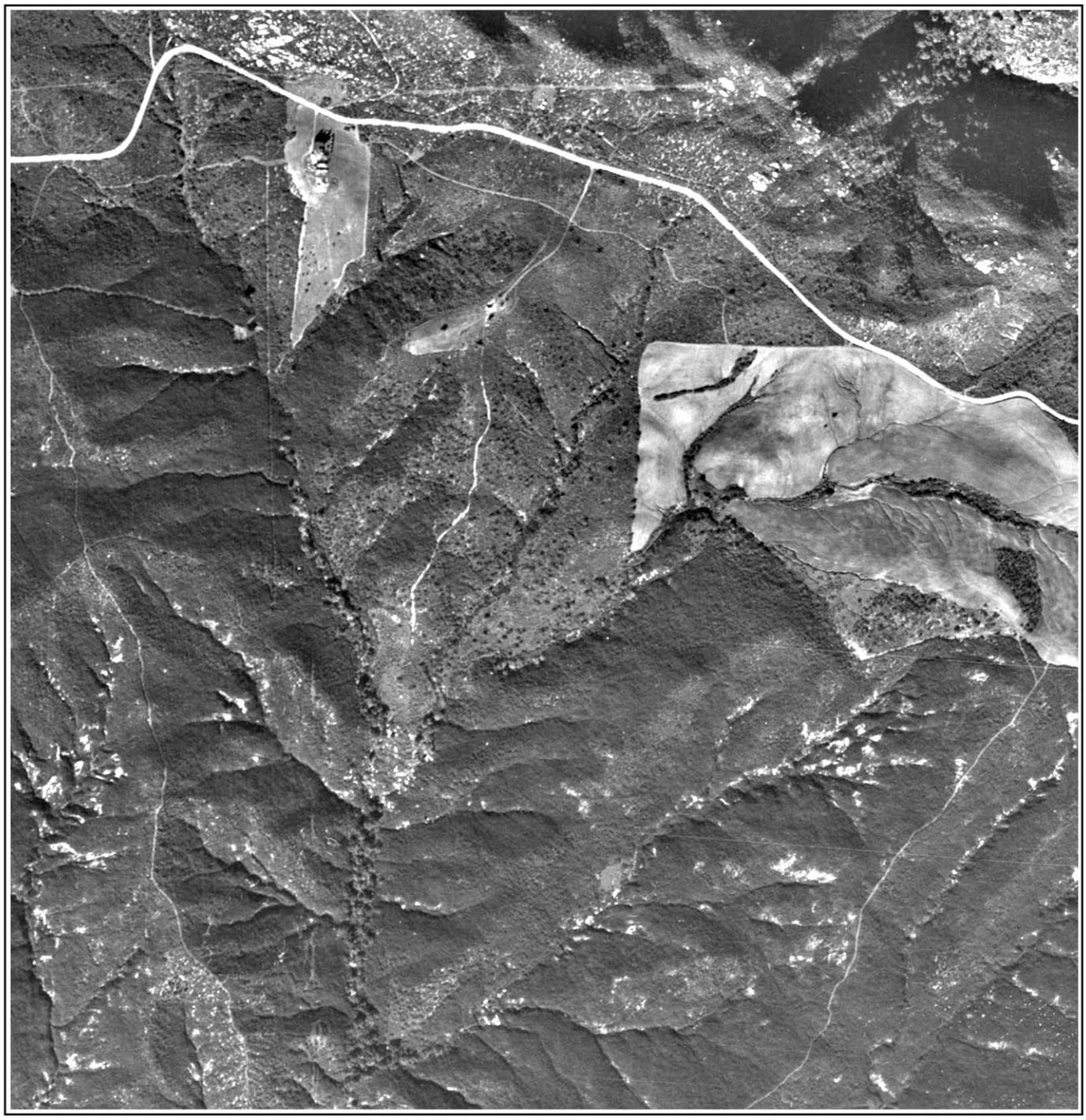
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Escondido, CA 92026



Job Number: ACR71387.1a (GS-CP_9-87)
Target Site: 33.293930, -117.135880

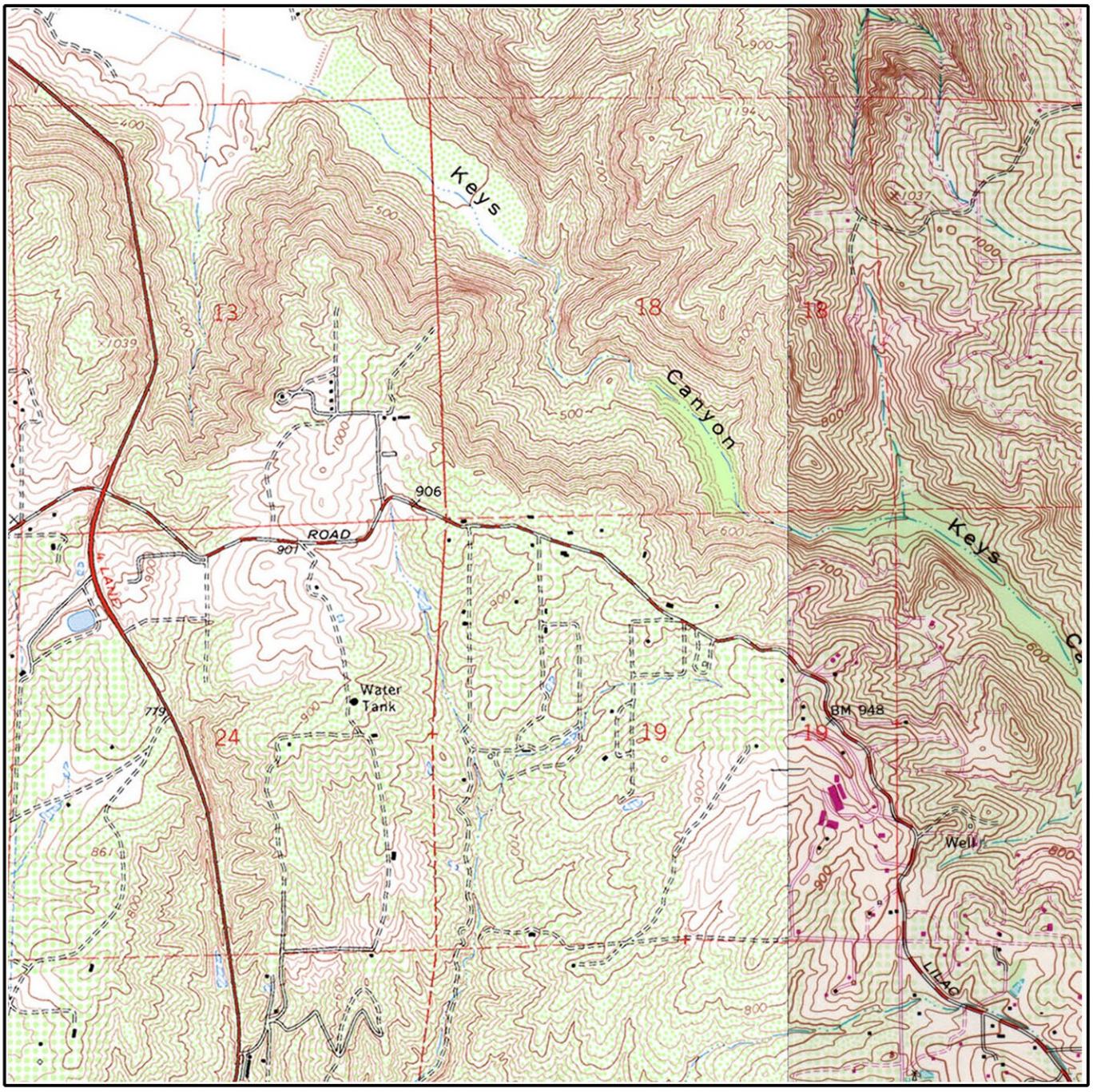
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1a
Target Site: 33.299085, -117.135582

E Quad Name: Pala, CA
Year: 1982

0 miles 0.5 1

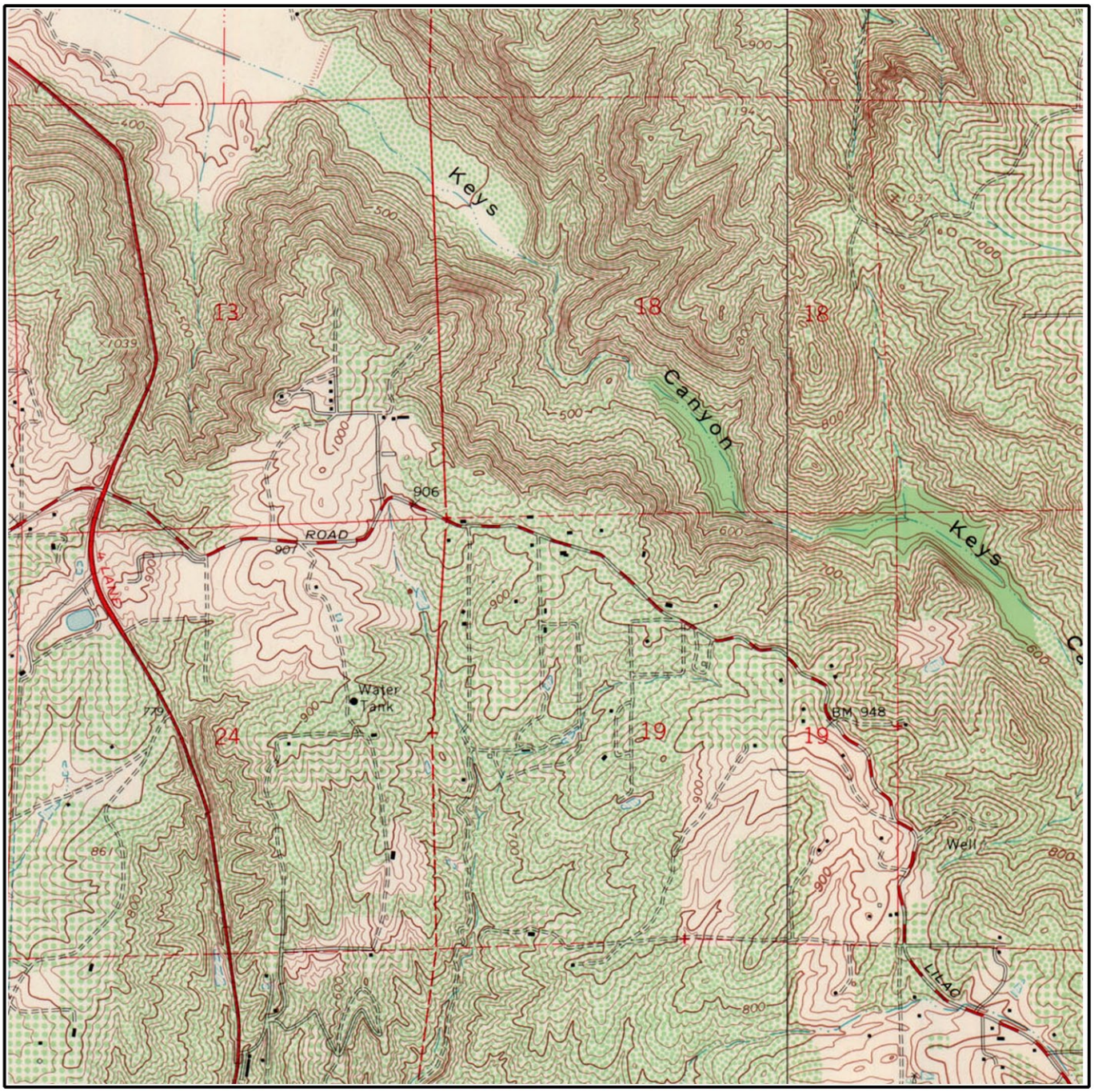
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1a
Target Site: 33.299085, -117.135582

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

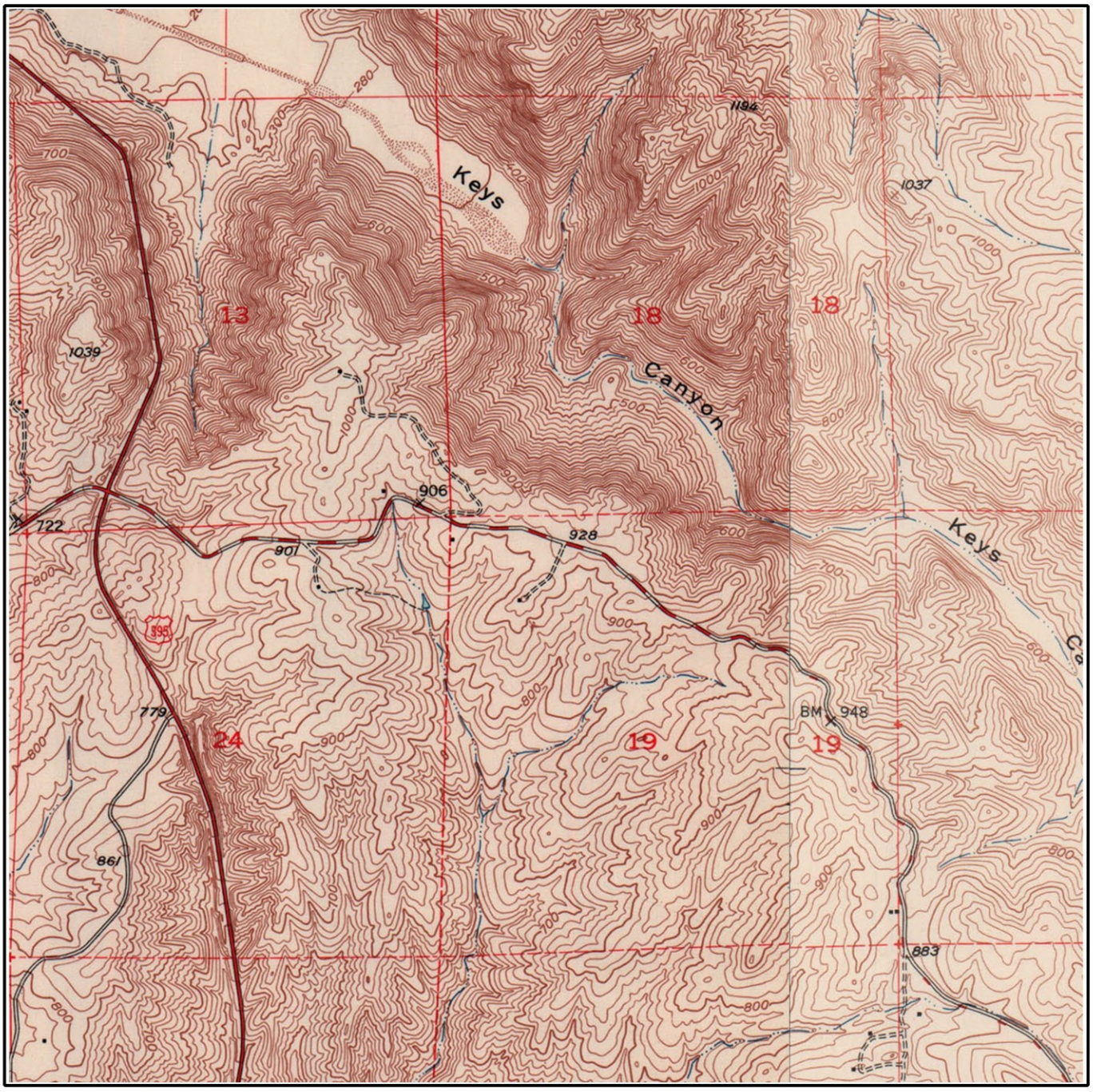
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1a
Target Site: 33.299085, -117.135582

E Quad Name: Pala, CA
Year: 1950

0 miles 0.5 1

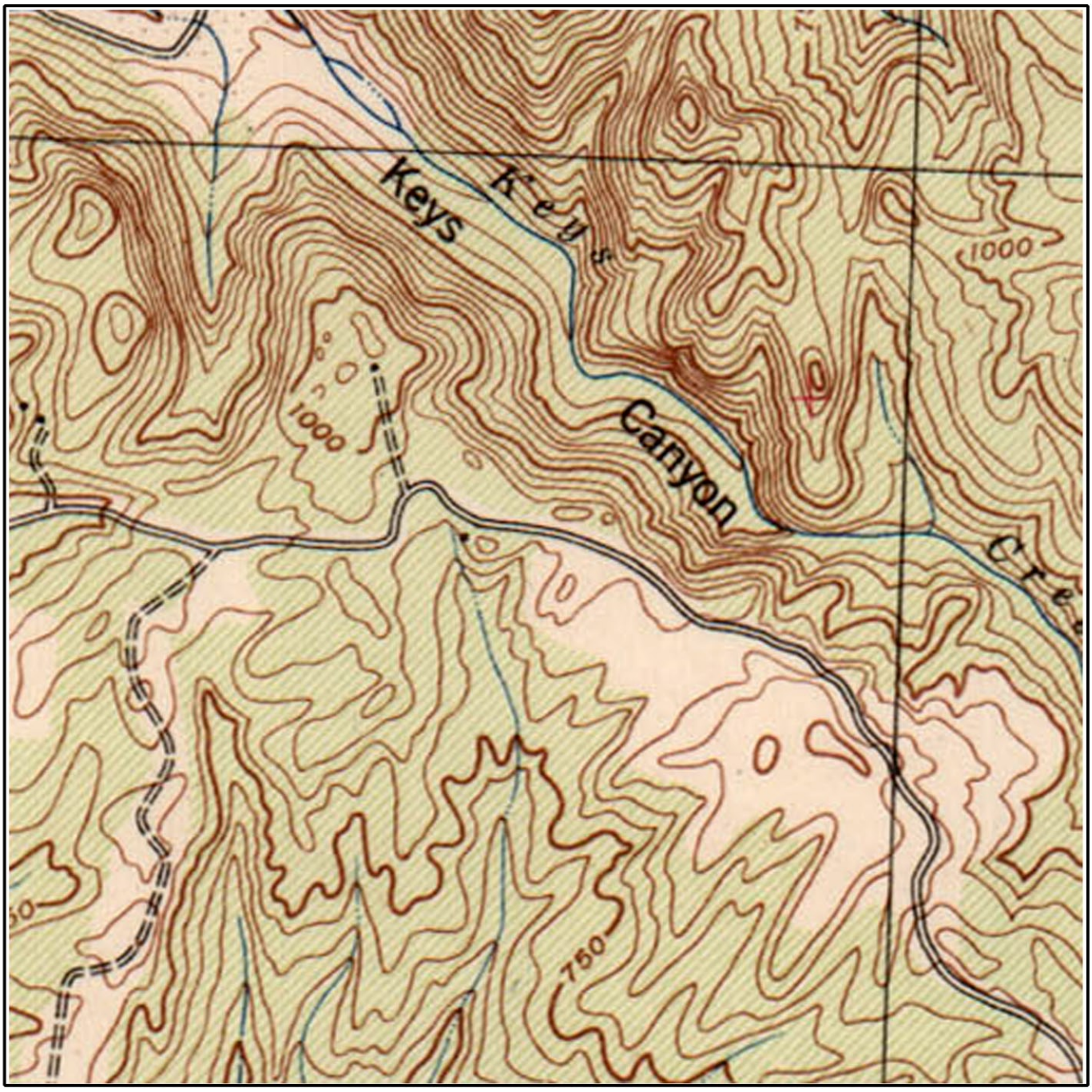
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1a
Target Site: 33.299085, -117.135582

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: ACR71387.1a
TIS Log No: 67480

Subject Property:
9151, 9153 W. Lilac Rd; 32444 Birdsong Dr.
Valley Center, CA 92026 *(Escondido)*

December 5, 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		
9137 W. Lilac Rd Salm Mike	**9151 W. Lilac Rd** Shirey Falls; Vigil Ambrosio **9153 W. Lilac Rd** Address not listed	9167 W. Lilac Rd Nutt wayne
2007 Haines: North San Diego County p. 479		
9137 W. Lilac Rd Salm Mike	**9151 W. Lilac Rd** No Response **9153 W. Lilac Rd** Address not listed	9167 W. Lilac Rd Nutt wayne
2002 Haines: North San Diego County p. 877		
9137 W. Lilac Rd Salm Mike, Salm Donna	**9151 W. Lilac Rd** No Response **9153 W. Lilac Rd** Address not listed	9167 W. Lilac Rd Nutt wayne
1997 Haines: North San Diego County p. 668		
9137 W. Lilac Rd Salm Mike, Salm Donna	**9151 W. Lilac Rd** No Response **9153 W. Lilac Rd** Address not listed	9167 W. Lilac Rd Nutt wayne
1992 Haines: North San Diego County p. 547		

9137 W. Lilac Rd No Response	**9151 W. Lilac Rd** No Response **9153 W. Lilac Rd** Address not listed	9381 W. Lilac Rd Zosa Ranch
1986 Haines: North San Diego County p. 470		
9137 W. Lilac Rd Corcilius Richard	**9151 W. Lilac Rd** Englehart O H **9153 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	**9151, 9153 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	**9151, 9153 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*		

2011 Haines: North San Diego County		
9137 W. Lilac Rd Salm Mike	**32444 Birdsong Dr.** No listings found for this street	9167 W. Lilac Rd Nutt wayne
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 RECORDS

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) 128-280-27 _____

_____

_____

Number of Pages: 6

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9304

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
338 VIA VERA CRUZ, SUITE 201, SAN MARCOS, CA 92069
(760) 471-0730 FAX (760) 940-2925

JACK MILLER
ACTING ASSISTANT DIRECTOR

June 27, 2006

John Rilling
Agland Investors 5, LP
3655 Nobel Drive, Suite 650
San Diego, CA 92122

Dear Mr. Rilling:

DWELLING LOCATED AT 9151 WEST LILAC ROAD IN VALLEY CENTER
ASSESSOR PARCEL NUMBER 128-280-27

The above referenced property was field reviewed on June 9, 2006 to evaluate the dwelling for re-occupancy for the purpose of lifting the existing condemnation.

Repairs to the water and electrical system, and other required renovations have been completed and inspected by the Department of Environmental Health. Therefore; the house has been brought into compliance with our March 14, 2005 official notice and the house is safe to re-occupy.

This letter is your notification that this Department has lifted the condemnation of the structure and the house can be re-occupied.

Should you have any questions in this matter, please call me at (760) 940-2833.

Sincerely,

ERIC KLEIN, Environmental Health Specialist II
Land and Water Quality Division

cc: Tom Lambert, Supervising Environmental Health Specialist

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
338 VIA VERA CRUZ, SUITE 201, SAN MARCOS, CA 92069
(760) 471-0730 FAX (760) 940-2825

JACK MILLER
ACTING ASSISTANT DIRECTOR

June 13, 2006

Helmuth Artmann
Alfred Wuestefeld
61476 Kronberg Parkster.1 I TS
Germany

Dear Mr. Artmann and Mr. Wuestefeld:

DWELLING LOCATED AT 9151 WEST LILAC ROAD IN VALLEY CENTER
ASSESSOR PARCEL NUMBER 128-280-27

The above referenced property was field reviewed on June 9, 2006 to evaluate the dwelling for re-occupancy for the purpose of lifting the existing condemnation.

Repairs to the water and electrical system, and other required renovations have been completed and inspected by the Department of Environmental Health. Therefore; the house has been brought into compliance with our March 14, 2005 official notice and the house is safe to re-occupy.

This letter is your notification that this Department has lifted the condemnation of the structure and the house can be re-occupied.

Should you have any questions in this matter, please call me at (760) 940-2833.

Sincerely,

Eric Klein

ERIC KLEIN, Environmental Health Specialist II
Land and Water Quality Division

cc: Tom Lambert, Supervising Environmental Health Specialist
John Rilling, 3655 Nobel Drive, Suite 650, San Diego CA 92122

Owner: Helmuth Artmann/Alfred Wuestefeld
61476 Kronberg Parkster.1 I TS
Germany

GARY W. ERBECK
DIRECTOR

RICHARD HAAS
ASSISTANT DIRECTOR

County of San Diego
DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
5201 Ruffin Road, Suite C
San Diego, CA 92123
(619) 338-2222 FAX (858) 694-3105
1-800-253-9933
http://www.sdcounty.ca.gov/deh/lwq/index.html

WARNING -- DO NOT ENTER

UNSAFE TO OCCUPY

This building has been condemned as being defective or unsanitary and unfit for human habitation, and it is unlawful for any person to reside in or occupy the same. This Notice is effective on or after

By order of:

Richard F Haas
for **GARY ERBECK, Director**
Department of Environmental Health

ADDRESS OF BUILDING: 9151 W. Lilac Road, Valley Center

ASSESSOR PARCEL NUMBER: 128-280-27

Scott Wilder **Date:** 5-3-05
Environmental Health Specialist

Violation: California Health and Safety Code, Section 17920.3

DEH-420 (8-25-04)

128-280-27

"Environmental and public health through leadership, partnership and science"

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

RICHARD HAAS
ASSISTANT DIRECTOR

March 14, 2005

Helmuth Artmann
Alfred Wuestefeld
61476 Kronberg Parkster.1 I TS
Germany

Dear Mr. Artmann and Mr. Wuestefeld:

9151 W. LILAC ROAD IN VALLEY CENTER - ASSESSOR PARCEL NUMBER 128-280-27 and 128-440-03

Our records indicate that you are the current owner of the properties identified as Assessor Parcel Number 128-280-27 and 128-440-03 each with the same street address of 9151 W. Lilac Road in Valley Center. On February 17, 2005, a complaint-initiated investigation was made at the above sites. An inspection of the properties revealed that there is an abandoned single-family dwelling on each lot and the structures are being occupied. These structures do not have an approved water supply or electrical service at this time, in addition to broken windows and an accumulation of debris. These conditions render these buildings as substandard and a public nuisance and are a violation of California Health and Safety Code, Section 17920.3. This correspondence serves as official notice of our intent to condemn the dwellings as unsanitary and unfit for human habitation per San Diego County Code Section 69.101. You are hereby notified to:

1. Immediately vacate the dwellings upon receipt of this Official Notice.

2. Once vacated, immediately secure the properties to the satisfaction of this Department to prevent unauthorized entry. This Department will post each exit to the buildings with a notice, which states the following: **"DO NOT ENTER-UNSAFE TO OCCUPY"**. No person shall remain in, or enter, any building, which has been so posted, except that entry may be made to repair, demolish, or remove such building under permit. No person shall remove or deface any such notice after it is posted, until the required repairs, demolition, or removal has been completed and a certificate of occupancy issued pursuant to the provisions of the Uniform Building Code.

In order to lift the condemnations, the following items must be completed:

1. An approved water supply and electrical service must be provided to each structure. All applicable permits must be obtained as necessary.

2. Repair and renovate the buildings as necessary to eliminate all substandard conditions.

3. Reinspection of the property to verify that the buildings are habitable and that additional damage has not occurred during the period of vacancy.

Any person having legal record title or legal interest in the buildings may appeal this Notice and Order to this Department, provided the appeal is made in writing and filed within thirty (30) days from the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of this matter.

WARNING

The California Revenue and Taxation Code, Section 17299 and 24436.5, requires that his agency report all substandard rental units which do not comply with the State Housing Law or local code dealing with health, safety or building within six months of this Notice to the Franchise Tax Board. If compliance is not met, this agency will report such noncompliance to the Franchise Tax Board which will disallow any State Income Tax deductions for interest, depreciation or taxes for the (these) dwelling unit(s).

Should you have any questions in this matter, please contact Eric Klein, Environmental Health Specialist II at (760) 940-2833 or me at (760) 940-2861.

Sincerely,

Tom Lambert, Supervising Environmental Health Specialist
Land and Water Quality Division

cc: Mark McPherson, Chief, Land and Water Quality Division

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) 128-290-07

Number of Pages: 4

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9315

File APN 128-290-07

DEH USE ONLY 1-29-01
PERMIT # W 64205
WELL COMPUTER #
FEE: $235-
WATER DIST:

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

1. **Property Owner:** John Hampton **Phone:** (760) 723-8130
   P.O. Box 889 (Mailing Address) Bonsall (City) 92003 (Zip)
2. **Well Location - Assessors Parcel Number:** 128-290-07
   9145 West Lilac Rd (Site Address) Escondido (City) 92026 (Zip)
3. **Well Contractor - Well Driller** Paul Stehly **Company Name:** Stehly Bros. Drilling
   13268 McNally Rd (Mailing Address) Valley Center (City) 92082 (Zip)
   Phone #: (760) 742 3668 **C-57 #:** 709686 **Cash Deposit:** ☐ **Bond Posted:** ☐
4. **Use:** ☐ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other
5. **Type of Work:** ☐ New ☐ Reconstruction ☑ Destruction **Time Extension: 1st:** ☐ **2nd:** ☐
6. **Type of Equipment:**
7. **Depth of Well:** **Proposed:** **Existing:** 35'
8. **Proposed:** Casing / Conductor Casing / Filter/Filler Material / Perforations

   Type: ☐ Yes ☐ No ☐ Yes ☐ No

   Depth: **Depth:** ft. **From:** **To:** **From:** **To:**

   Diameter: in. **Diameter** in. **Type:** **From:** **To:**

   Wall/Gauge: **Wall/Gauge:** **From:** **To:**
9. **Annular Seal: Depth** Ft. **Sealing Material:**

   Borehole Diameter: In. **Conductor Diameter:** In. **Annular Thickness:** In.
10. **Date of Work: Start:** **Complete:**

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: Paul Stehly Date: 2/27/01

128-290-07

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☒ Approved ☐ Denied **Special Conditions:**

Approved by: Grace **Date:** 28 Feb 01

File APN

DEH USE ONLY 2/26/01
PERMIT # W 64904
WELL COMPUTER #
FEE: $235
WATER DIST:

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

1. **Property Owner:** John Hampton **Phone:** (760) 723-8130
   P.O. Box 889 (Mailing Address) Bonsall (City) 92003 (Zip)
2. **Well Location - Assessors Parcel Number:** 128-290-07
   9145 West Lilac Rd (Site Address) Escondido (City) 92026 (Zip)
3. **Well Contractor - Well Driller** Paul Stehly **Company Name:** Stehly Bros. Drilling
   13268 McNally Rd (Mailing Address) Valley Center (City) 92082 (Zip)
   Phone #: (760) 742 3668 **C-57 #:** 709686 **Cash Deposit:** ☐ **Bond Posted:** ☐
4. **Use:** ☐ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other
5. **Type of Work:** ☐ New ☑ Reconstruction ☐ Destruction **Time Extension: 1st:** ☐ **2nd:** ☐
6. **Type of Equipment:**
7. **Depth of Well:** **Proposed:** **Existing:** 32'
8. **Proposed:** **Casing** **Conductor Casing** **Filter/Filler Material** **Perforations**
   Type: ☐ Yes ☐ No ☐ Yes ☐ No
   Depth: **Depth:** ft. **From:** **To:** **From:** **To:**
   Diameter: in. **Diameter** in. **Type:** **From:** **To:**
   Wall/Gauge: **Wall/Gauge:** **From:** **To:**
9. **Annular Seal: Depth** Ft. **Sealing Material:**
   Borehole Diameter: In. **Conductor Diameter:** In. **Annular Thickness:** In.
10. **Date of Work: Start:** **Complete:**

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: Paul Stehly Date: 2/27/01

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☑ Approved ☐ Denied **Special Conditions:**

Approved by: Steve **Date:** 2-27-01

Hampton, John 128-290-07

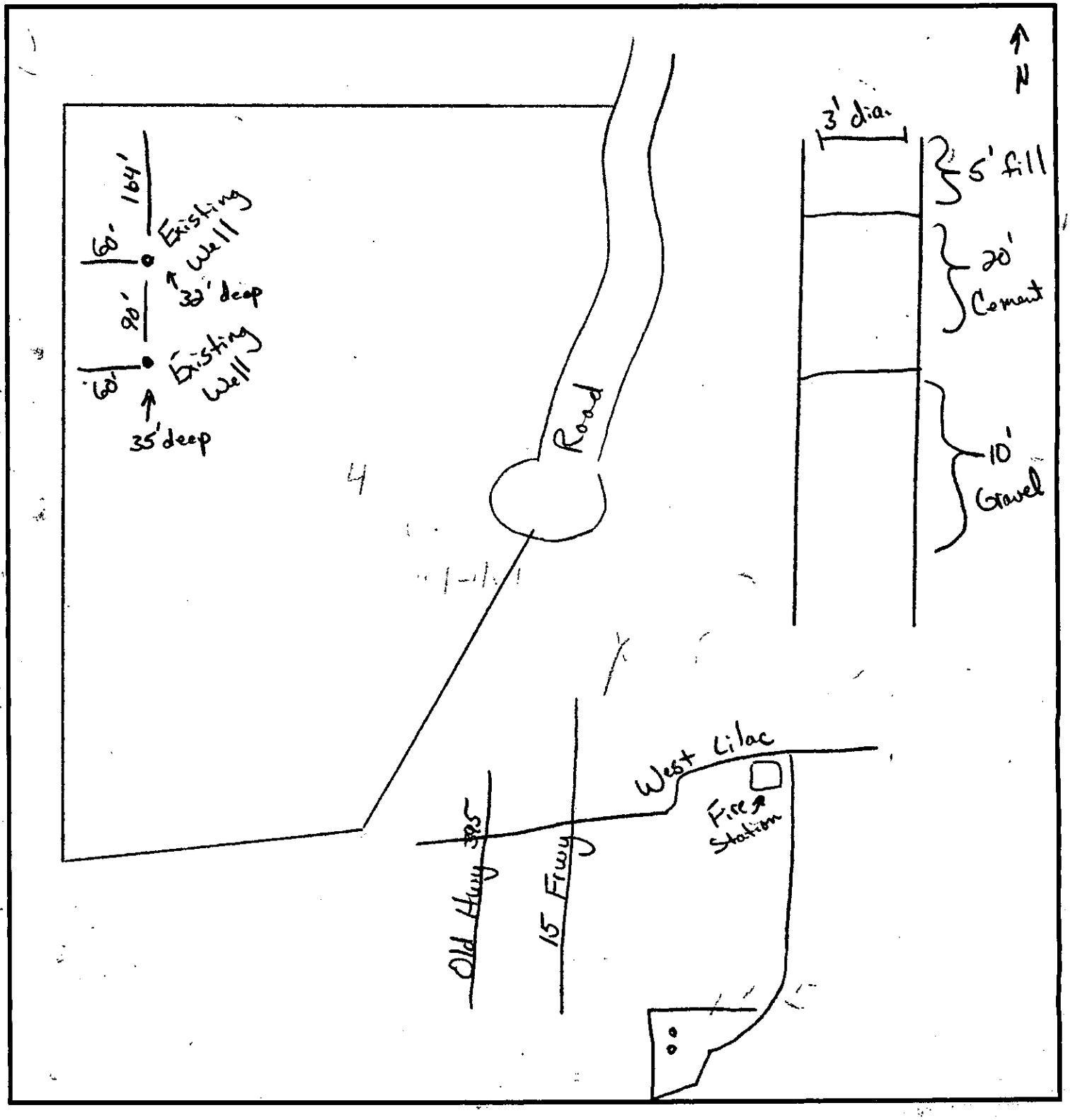
COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH

Control #: W64204 2/28/01

Assessor's Parcel Number: 128-290-07

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, 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) 128-440-02 _____

_____

_____

Number of Pages: 9

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9440

(4.23.01)

PERMIT FOR SEPTIC TANK SYSTEM
EXPIRES ONE YEAR FROM DATE OF ISSUE

PERMIT ISSUED BY: F. GABRIAN | DATE: 4/26/01 | T 33231

NAME OF OWNER	OWNER'S MAILING ADDRESS	PHONE
GEIGER, PAUL	25502 SHAWNEE DR LAKE FOREST, CA 92630	(949) 768-7876

ADDRESS OR LOCATION OF JOB
32444 BIRDSONG DR ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NUMBER	SEPTIC TANK CONTRACTOR	PHONE
128-440-02		

SPACE BELOW FOR DEPARTMENTAL USE ONLY $ 230.00

PERMANENT ☒ TEMPORARY ☐

SEPTIC TANK 1500
LEACH LINE 450 FT @ 3 FOOT DEEP
SEEPAGE PIT
REMARKS
WATER SOURCE VCMWD

LAYOUT APPROVAL: R. GIBSON SPECIALIST
2/15/00 DATE
☐ REPAIR

PERCOLATION TEST # 30294
SUBDIVISION
C/C B/A P/M
FIELD APPROVAL
REMARKS
OCCUPANCY: COMMERCIAL ☐ RESIDENTIAL ☒ BD 5BR

DATE REQUESTED	DATE INSPECTED	APPROVED	DISAPPROVED	PENDING	EXPIRED STATUS	FINAL APPROVAL
(4/17/01) 8/20/01	8/20/01	8/22/01		CR	01 05 025170 3796 SEPTIC INSTALLATION REF: T33231GEIGER	04/20/01 09:02AM $230.00

Carl Rodriguez 8/22/01

DISTRIBUTION: White - DEH Layout Green - Owner Yellow - DEH Ruffin Road Pink - DEH Cashier Goldenrod - DEH Office

DEH:LU-701 (Rev. 9/97) NCR

County of San Diego Department of Environmental Health
P.O. Box 129261, San Diego, CA 92112-9261

☐ 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 so 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 would result in a penalty of not more than $500 for each violation, as provided in Business and Professional Code, Sec. 7031.5.

Signed _____ Date _____

County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

128-440-02

DATE: 8/20/01

PROJ. # T33231

SITE ADDRESS: 32443 Birdson Dr.

OWNER'S NAME: Escondido Paul Geiger

INSPECTION REPORT

* Final approval ~~APPROVED~~ Pending ☐ DISAPPROVED

New Septic System
INSPECTION TYPE

(1) 1500 gal Procast Septic tank, 450 ft. finfiltrator Chamber with 3ft. deep trench installed.

(2) 100% reserve area available this date.

(3) Permission granted to backfill.

* Final approval pending submission of accurate Asbuilt.

$ _____ REINSPECTION FEE REQUIRED

SPECIALIST: Carl Rodrigues

PHONE: _____

☐ San Diego Office
5201 Ruffin Rd., Ste. C
San Diego, CA 92123
(858) 565-5173

☐ East County Office
200 E. Main St., 6th Flr
El Cajon, CA 92020-3912
(619) 441-4030

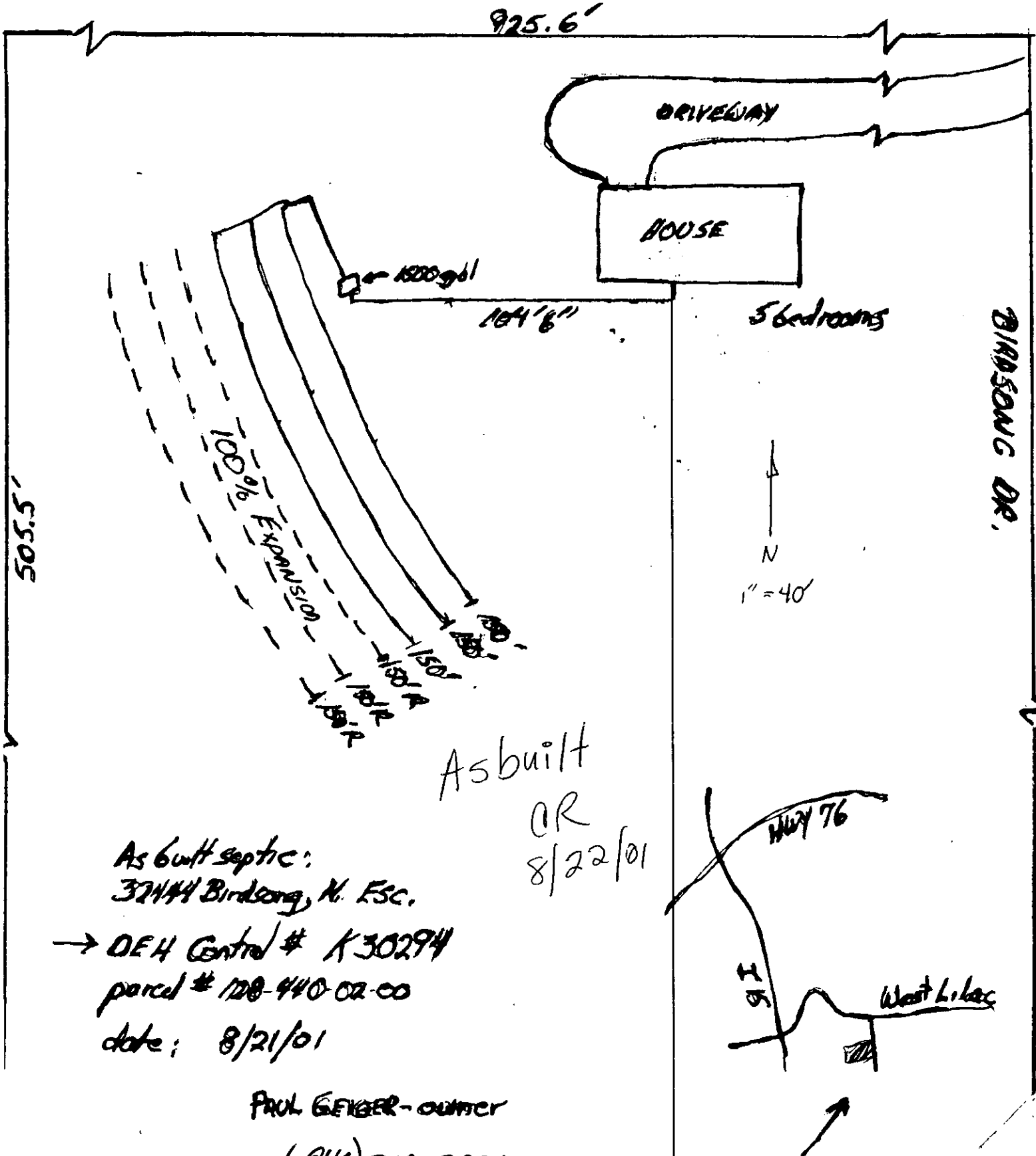
☑ San Marcos Office
338 Via Vera Cruz
San Marcos, CA 92069
(760) 471-0730

DEH:LU-480 (2/00) NCR

DISTRIBUTION: Original - Files
Pink – Specialist
Hard Copy – Permit Applicant

128-440-02

REVISION



Asbuilt
AR
8/22/01

As built septic:
32444 Birdsong, N. Esc.
→ OEH Control # K30294
parcel # 128-440-02-00
date: 8/21/01

PAUL GEIGER - owner
(949) 768-7876

DEPARTMENT OF ENVIRONMENTAL HEALTH
PERCOLATION TEST REPORT

K30294 (EIS)
07-27-00
91H

Date: 3/29/00

Assessor's Parcel #: 128-440-0200 Map #: Lot #:

Site Location: ON W. LILAC ST. / SAN DIEGO COUNTY 3744 Birdsong Valley Center

Owner's Name: PAUL GEIGER Phone: (562) 229-5355

Mailing Address: 25502 SHAWNEE, LAKE FOREST, CA. 92630

Test Hole	Test Depth	Time/inch	Test Hole	Test Depth	Time/inch	Average Rate (Time/inch)
1	54"	14.0				12.75
2	48"	12.0				
3	51"	15.0				
4	49"	10.0				

Vertical seepage pits: Provide soils log, uniformity/capacity test results, and calculations on separate 8-1/2" x 11" sheets of paper.

TYPE OF SOIL: (clay, silt, sand, decomposed granite, etc.)

Surface SILTY SAND WITH D.G.

SAME TO DEPTH OF 15'

ft. below surface

ft. below surface

ft. below surface

15 ft. below surface

Depth to refusal: N/A Depth to groundwater: NONE ENCOUNTERED TO DEPTH OF 15'

Source of potable water: METER VCMWD

Proposed structure: SINGLE FAMILY DWELLING / 5 BDRM

RECOMMENDATIONS:

Septic tank size 1500 gal. Pit length N/A ft.

Leach line length 450 ft. Pit width N/A ft.

Trench depth 3 ft. Pit depth* N/A ft.

Rock under pipe 12 in. Cap depth* N/A ft.

*BELOW GRADE

I have reviewed this percolation test and my inspection of the subsurface sewage disposal system for this site. The data and design are to be accurate and in compliance with state and local regulations and good engineering practice.

PROFESSIONAL ENGINEER — NO. GE00438 EXP. 3/31/04 — STATE OF CALIFORNIA

Registered CE, PE, Geologist, REHS

18776 K. Shore Dr., Fln. (909) 245-2200 7/17/0

Address Phone Date

909-245-2200

FOR DEPARTMENTAL USE ONLY

APPROVED: YES V NO DATE: 9-15-2000 FINAL MAP REQUIRED: YES NO V

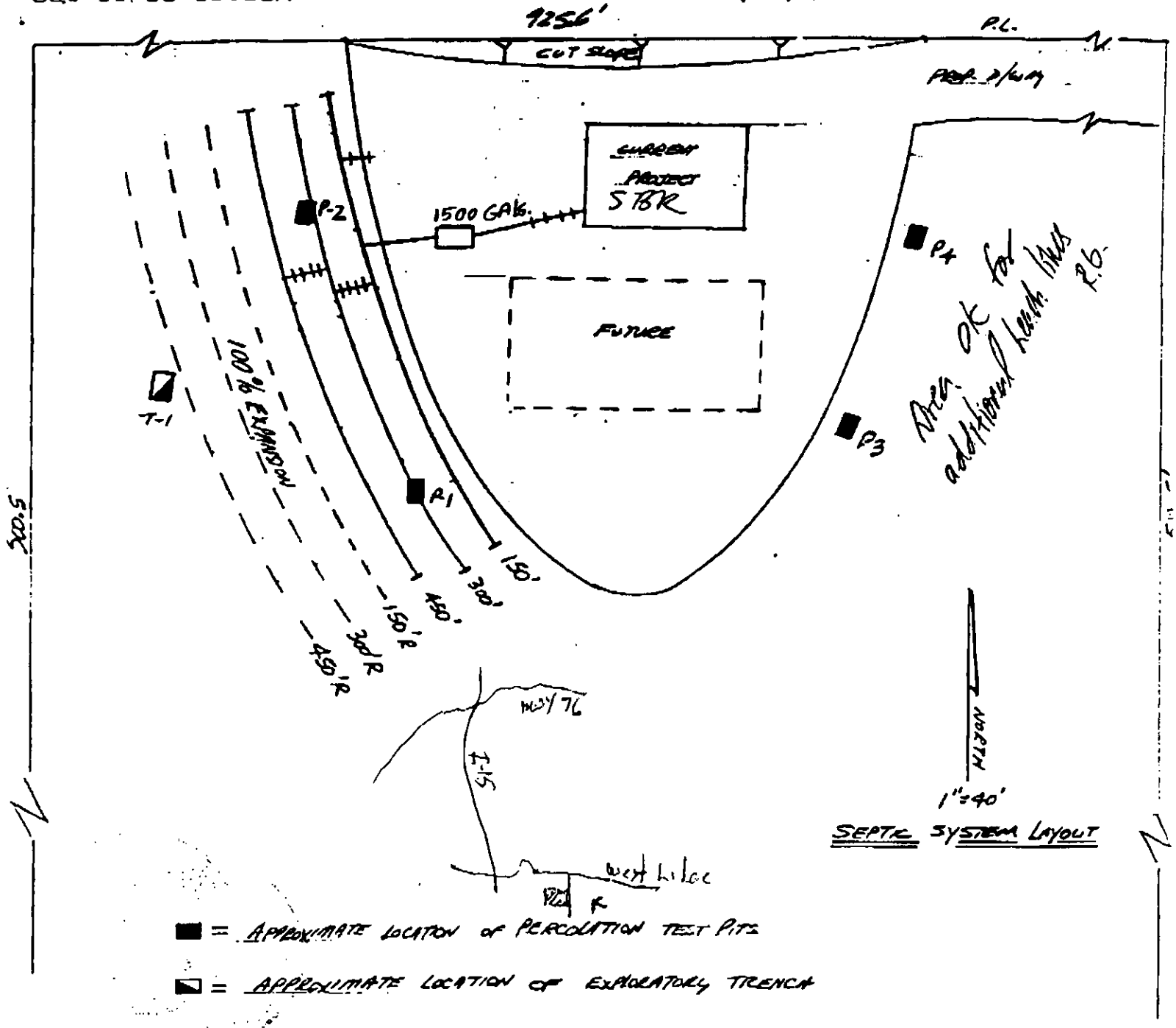
Specialist:

1. Plan Review: 2 BR AT THIS TIME 4/20/01 WANTS 5 BR SYSTEM Date: 4/20/01

Grading Review: existing grading O.K. Date: 9-15-2000

Water Analysis Results: VCMWD Date:

DEH:LU-711 (8/98)



DEH Control Number K 30294

SEE CONDITIONS OF APPROVAL ON ATTACHED PAG

This approval will be VOID unless the structures, driveway, and grading are located as shown, and the lines or seepage pit(s) are locate exactly as shown on this plan. ANY proposed change shall be approved by the Department of Environmental Health prior to beginnin construction, and may require additional soil testing. A 5:1 setback shall be required from all utility trenches to the leach lines. The setbac shall be measured from the top of the utility trench to the closest edge of the leach lines.

Specialist

9-15-2000
Date

DEH/LU-711 (8-98)

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
PERCOLATION TEST REPORT

DEH #: K30294 (E15)
07-27-00
Date: 3/29/00

Assessor's Parcel #: 128-440-0200 Map #: Lot #:

Site Location: ON W. LILAC ST. / SAN DIEGO COUNTY 32444 Birdsong Valley Center

Owner's Name: PAUL GEIGER Phone: (562) 229-5355

Mailing Address: 25502 SHAWNEE, LAKE FOREST, CA. 92630

128-440-02

Test Hole	Test Depth	Time/Inch	Test Hole	Test Depth	Time/Inch	Average Rate (Time/Inch)
1	54"	14.0				12.75
2	48"	12.0				
3	51"	15.0				
4	49"	10.0				

Vertical seepage pits: Provide soils log, uniformity/capacity test results, and calculations on separate 8-½" x 11 sheets of paper.

TYPE OF SOIL: (clay, silt, sand, decomposed granite, etc.)

Surface SILTY SAND WITH D.G.
SAME TO DEPTH OF 15'
ft. below surface
ft. below surface
ft. below surface
15 ft. below surface

Depth to refusal: N/A Depth to groundwater: NONE ENCOUNTERED TO DEPTH OF 15'

Source of potable water: METER VC MWD

Proposed structure: SINGLE FAMILY DWELLING / 5 BDRM

RECOMMENDATIONS:

Septic tank size 1500 gal. Pit length N/A ft.
Leach line length 450 ft. Pit width N/A ft.
Trench depth 3 ft. Pit depth* N/A ft.
Rock under pipe 12 in. Cap depth* N/A ft.
*BELOW GRADE

I have reviewed this percolation [illegible] design of the subsurface sewage disposal system [illegible] the data and design to be accurate and in compliance [illegible] state and [illegible] regulations and good engineering practice.

PROFESSIONAL ENGINEER
NO. GE00433
EXP. 3/31/04
GEOTECHNICAL
STATE OF CALIFORNIA

Registered CE, PE, Geologist, REHS

16776 K. Shore Dr., Els. [illegible]-2200 7/17/00
Address Phone Date

909-245-2200

Copy

FOR DEPARTMENTAL USE ONLY

APPROVED: YES ✓ NO DATE: 9-15-2000 FINAL MAP REQUIRED: YES NO ✓

Specialist:

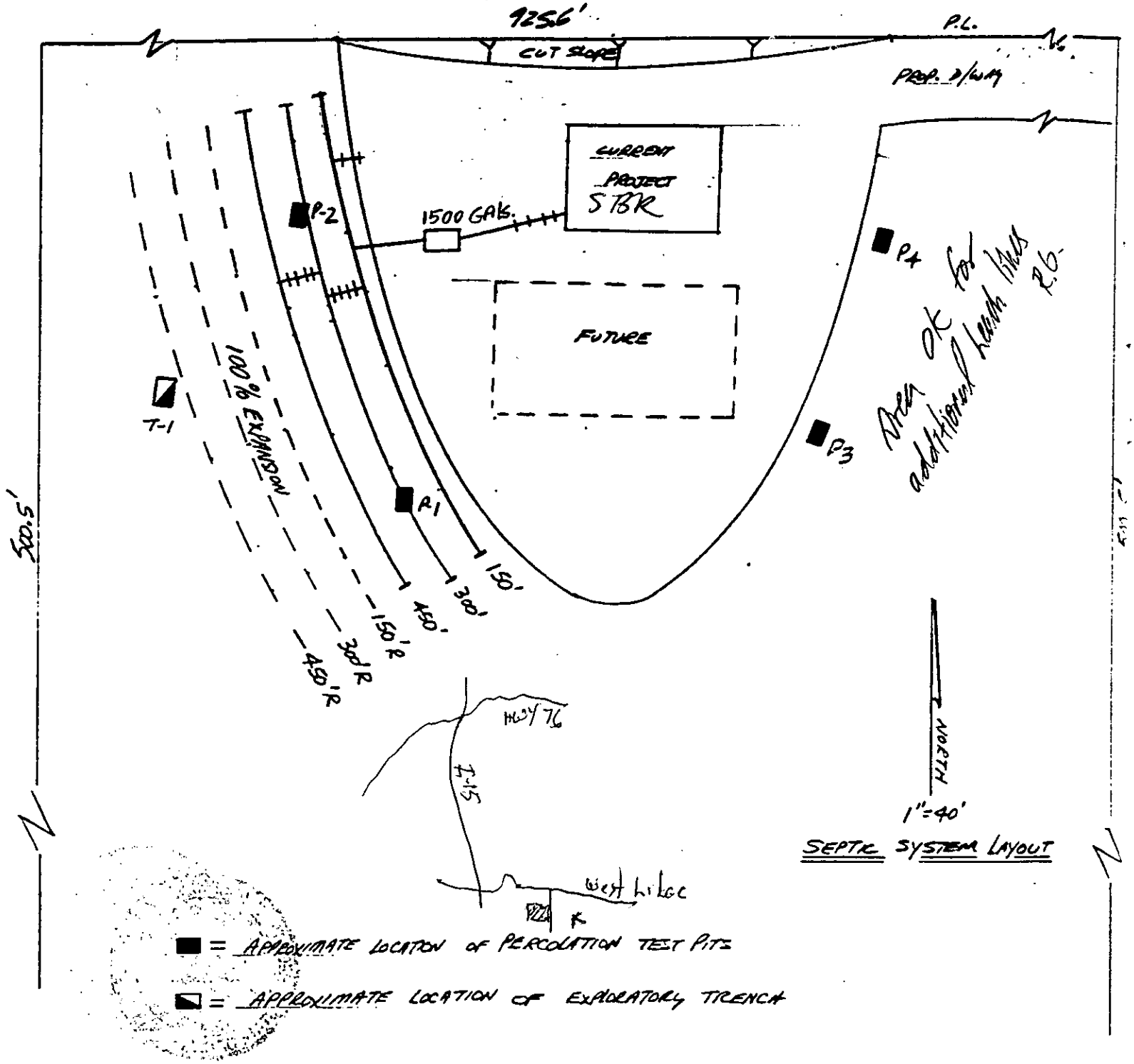
STAMPED PLANS

1. Plan Review: Date:

Grading Review: existing grading R.G. Date: 9-15-2000

Water Analysis Results: Date:

DEH:LU-711 (8/99)



DEH Control Number: K 30294

SEE CONDITIONS OF APPROVAL ON ATTACHED PAG

This approval will be VOID unless the structures, driveway, and grading are located as shown, and the lines or seepage pit(s) are locate exactly as shown on this plan. ANY proposed change shall be approved by the Department of Environmental Health prior to beginnin construction, and may require additional soil testing. A 5:1 setback shall be required from all utility trenches to the leach lines. The setbac shall be measured from the top of the utility trench to the closest edge of the leach lines.

Specialist

9-15-2000
Date

DEH-LU-711 (8-98)

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) 128-440-03 _____

_____

_____

Number of Pages: 6

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9441

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

DEH USE ONLY 2/28/01
PERMIT # W 64203
WELL COMPUTER #
FEE: 235
WATER DIST:

1. **Property Owner:** John Hampton **Phone** (760) 723-8130
   P.O. Box 889 (Mailing Address) Ramsail (City) 92003 (Zip)
2. **Well Location - Assessors Parcel Number:** 128-440-03
   9145 West Lilac Rd (Site Address) Escondido (City) 92026 (Zip)
3. **Well Contractor - Well Driller** Paul Stehly **Company Name:** Stehly Brothers Drilling
   13268 McNally Rd (Mailing Address) Valley Center (City) 92082 (Zip)
   Phone #: (760) 742 3668 **C-57 #:** 709686 **Cash Deposit:** ☐ **Bond Posted:** ☐
4. **Use:** ☐ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other
5. **Type of Work:** ☐ New ☐ Reconstruction ☑ Destruction **Time Extension: 1st:** ☐ **2nd:** ☐
6. **Type of Equipment:**
7. **Depth of Well:** **Proposed:** **Existing:** 58'
8. **Proposed:** Casing / Conductor Casing / Filter/Filler Material / Perforations

   Type: ☐ Yes ☐ No ☐ Yes ☐ No

   Depth: **Depth:** ft. **From:** **To:** **From:** **To:**

   Diameter: in. **Diameter** in. **Type:** **From:** **To:**

   Wall/Gauge: **Wall/Gauge:** **From:** **To:**
9. **Annular Seal: Depth** Ft. **Sealing Material:**

   Borehole Diameter: In. **Conductor Diameter:** In. **Annular Thickness:** In.
10. **Date of Work: Start:** 3/10/01 **Complete:** 3/10/01

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: Paul Stehly Date: 2/27/01

DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☑ Approved ☐ Denied **Special Conditions:**

Approved by: Date: 28 Feb 01

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

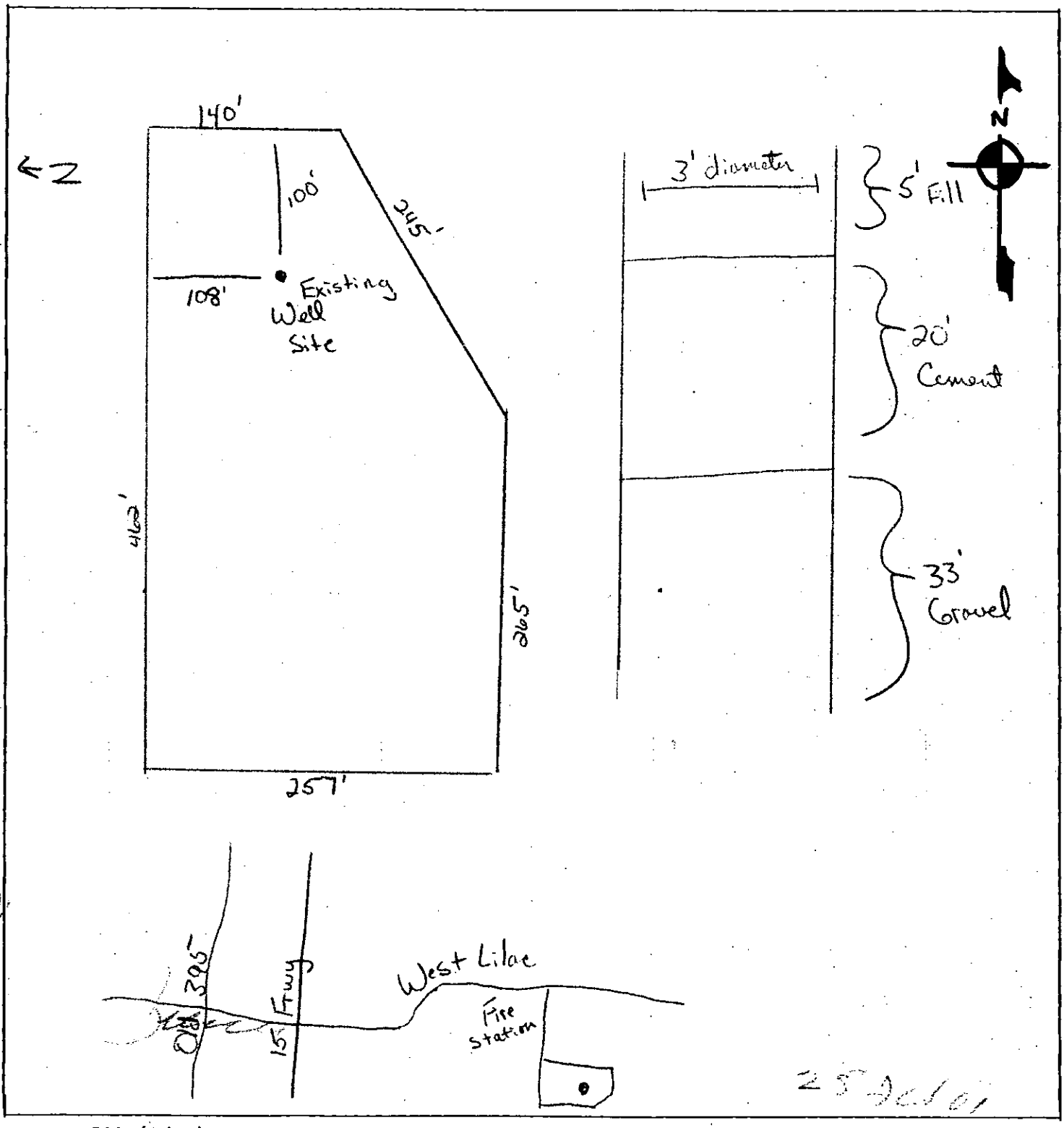
WELL PERMIT APPLICATION

Control # W64203

Assessor's Parcel No. 128-440-03

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, 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) 128-440-17 _____

_____

_____

Number of Pages: 5

Document Prepared by: EL

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

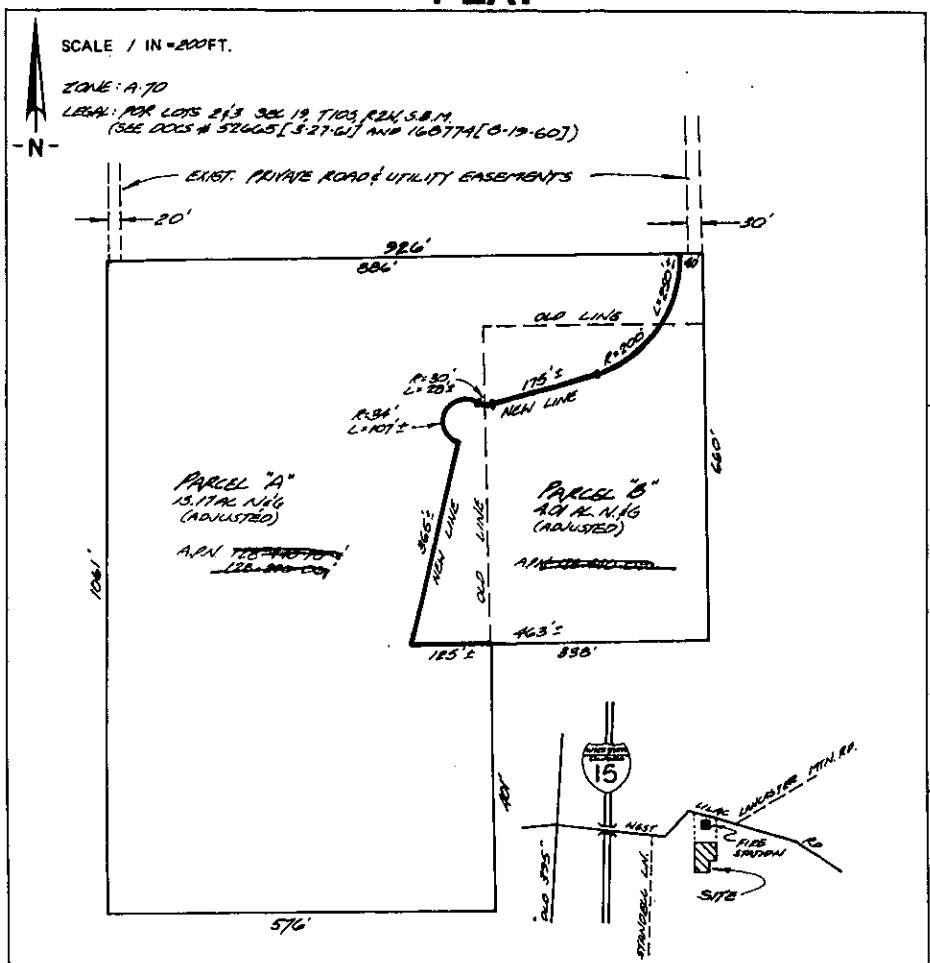
9446

128-440-17

SAN DIEGO COUNTY

DEPARTMENT OF PLANNING AND LAND USE

PLAT



REC'D BY

DATE

DATE

NO.

HEALTH DEPARTMENT CERTIFICATION

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 4 FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

* Data and recommendations under name of St. Mary's Medical Center by Ralph Vinje GE 863
Parcel A-380' (4' trench w/3' rock)
Parcel B-410' (4' trench w/0' rock)

Tom Lambert R.S.
3-17-89

FOR DEPARTMENTAL USE ONLY

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR INSTALLATION OF A PLUMBING PERMIT. AN ADDITIONAL EXPANSION AREA OF EQUAL SIZE TO THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

OWNER MR. & MRS. STEVE RAHIMI ADDRESS 751 TEAKWOOD

PHONE NO. _____ CITY LA HABRA, CA ZIP 90631

THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT _____
SIGNATURE

APPLICANT "OWNER" MAP PREPARED BY "OWNER"

ADDRESS % 302 E. DOUGHERTY ADDRESS 302 E. DOUGHERTY

CITY FALLBROOK, CA ZIP 92028 CITY FALLBROOK, CA ZIP 92028

PHONE NO. (619) 728-5586 PHONE NO. (619) 728-5586 R.E. or L.S. NO. _____

DPL NO. 239 (Rev. 4/80)

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST K61061

Update layout for parcel map purposes only T. Walsh 6-25-92

JOB #1213-87

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required: ☐ Yes ☒ No
Sanitarian
Date: 5-10-88

Date APRIL 6, 1988

OWNER'S NAME ST. MARYS MEDICAL CENTER ADDRESS 2450 VINEYARD AVE.

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN 128-440-9 Lot Block

Test Location OFF WEST LILAC ROAD, VALLEY CENTER 128-440-17
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						27 MPI
	2.						
	3.		SEE ATTACHED SHEET				
	4.						

Carter

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

Medical

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface:

1 ft. below surface:

2 ft. below surface

3 ft. below surface: SEE ATTACHED SHEETS

8 to 10 ft. below surface

St. Marys

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

RECEIVED APR 7 1988 HEALTH SERVICES NORTH OFFICE LAND USE

Source of water VALLEY CENTER MUNICIPAL WATER Depth of water table 15' + (NOT ENCOUNTERED)

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE, and/or maximum capacity:

RECEIVED 92 JUN 18 AM 8:52 ENVIRONMENTAL HEALTH SERVICES LAND USE DIVISION SAN MARCOS

RECOMMENDATIONS:

Size tank 1000 gal.

Drainage tile 410 ft.

Trench width 1.5 ft. w/ 24" OF ROCK BELOW PIPE

Trench depth 4.0 ft.

Seepage pit width ft.

Seepage pit depth ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

GE #863

REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)

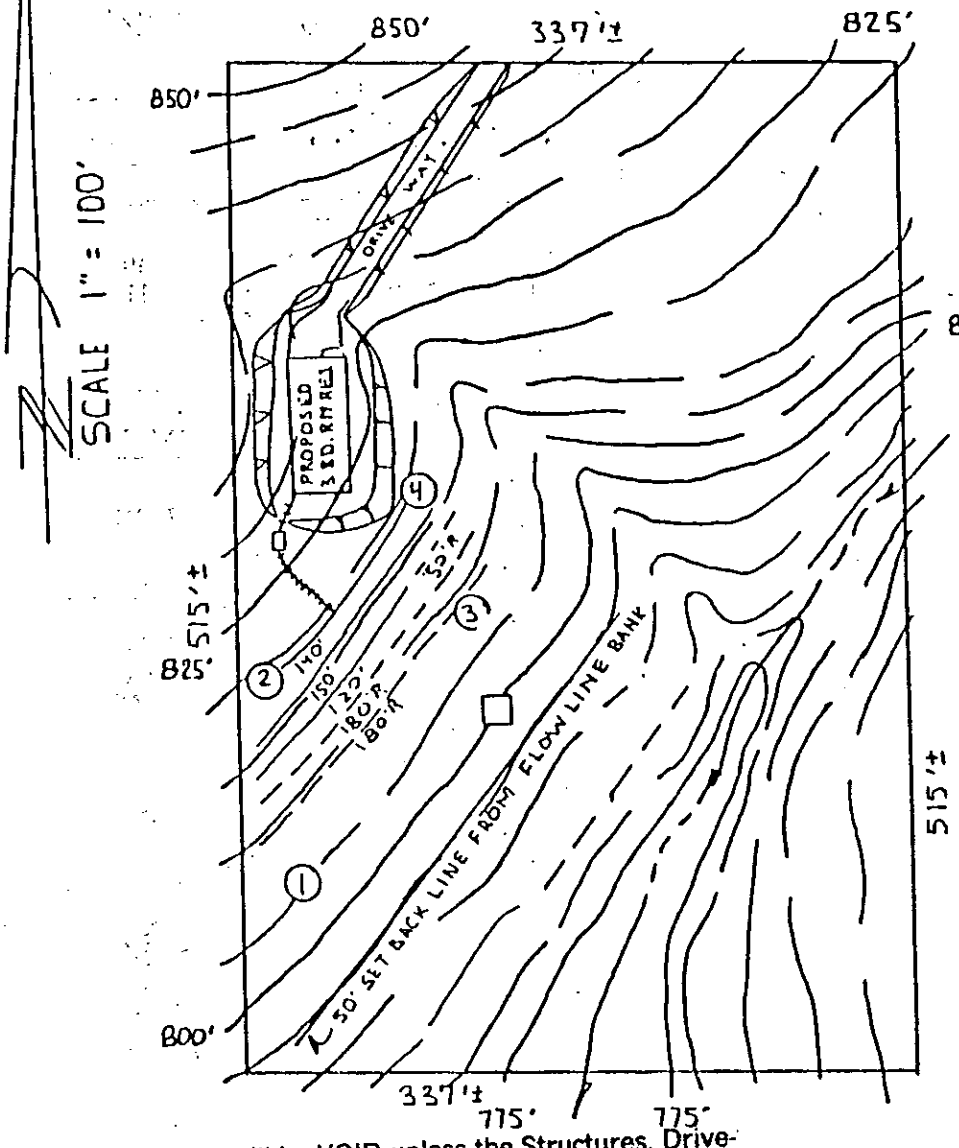
2450 VINEYARD, ESC. 743-1214 4/6/88
Address Phone Date

SAN 73 (Rev. 11-77)

ING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

APN 128-440-9
4.01 ACRES

REVIEW OF STAMPED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

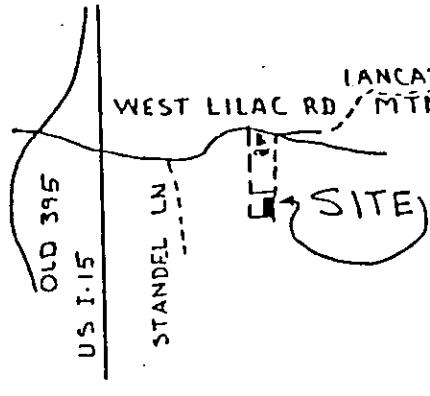


LEGEND

- 800' ~~~ CONTOUR LINE
- 410' ——— ACTIVE LEACH LINE
- 410'R - - - RESERVE LEACH LINE
- —W— DOMESTIC WATER
- ① PERC TEST BORING
- □ OBSERVATION BORING

VICINITY MAP

NO SCALE



"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."

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

128-440-17

April 6, 1988

PERCOLATION TEST RESULTS FOR APN 128-440-9

TEST NUMBER	DEPTH	RATE (MINUTES PER INCH)
1	4'	24
2	4'	30
3	4'	22
4	4'	30

RECOMMENDATIONS

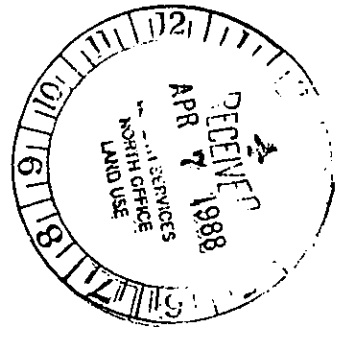
Use Holes No. 1 through 4 for a rate average of 27 minutes per inch. For a three bedroom residence use 410 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

GENERAL LOG OF BORING

0 - 4 Reddish Brown Sandy Clay

4 - 10 Tan Sand

10 - 15 Gray Sand



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) 128-440-18 _____

_____

_____

Number of Pages: ___ 8 __

Document Prepared by: ___ EV _____

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9447

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-18

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rahimi W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 8-9 am

DHS-101 (5/84)

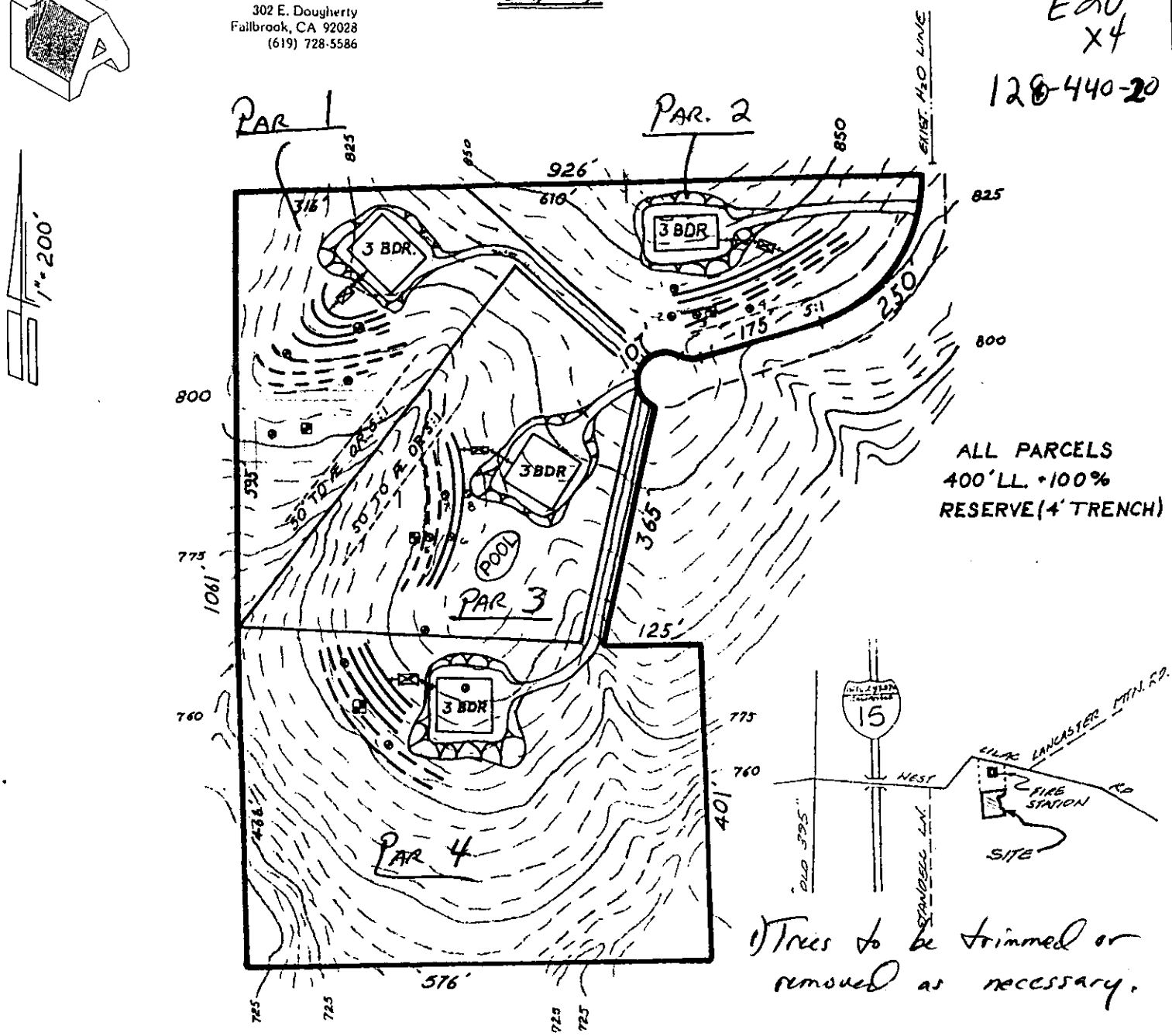
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

D.H.S. No. P02452-6R

E20
X4

128-440-20



1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR DHS. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-18

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

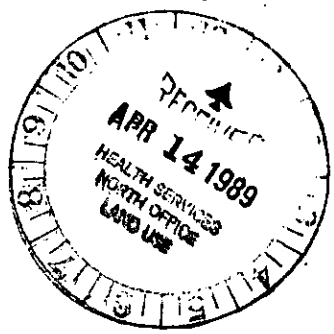
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-18



County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, CA 92069

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

JOB #1213-87

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required: ☐ Yes ☒ No
Sanitarian: [signature]
Date: 5-10-88

Update layouts for parcel map purposes only T. Walsh 6-25-92

K61062

Date APRIL 6, 1988 P02452-6R

OWNER'S NAME ST. MARYS MEDICAL CENTER ADDRESS 2450 VINEYARD AVE.

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location APN ~~128-440-10~~ Lot _____ Block _____

Test Location OFF WEST LILAC, VALLEY CENTER 128-440-20
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						
	2.						
	3.		SEE	ATTACHED	SHEETS		21 MPI
	4.						

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

Surface: _____

1 ft. below surface: _____

2 ft. below surface _____

3 ft. below surface: SEE ATTACHED SHEETS

8 to 10 ft. below surface _____

Source of water VALLEY CENTER MUNICIPAL WATER Depth of water table 15' + (NOT ENCOUNTERED)

Proposed structure: No. ONE Type RESIDENCE

No. of bedrooms: THREE, and/or maximum capacity: _____

RECEIVED APR 7 1988 HEALTH SERVICES NORTH OFFICE LAND USE

ENVIRONMENTAL HEALTH SERVICES 92 JUN 18 AM 8:43 LAND USE DIVISION SAN MARCOS

RECOMMENDATIONS:

Size tank 1000 gal.
Drainage tile 380 ft.
Trench width 1.5 ft.
Trench depth # 4.0 ft. W/24" ROCK BELOW PIPE
Seepage pit width _____ ft.
Seepage pit depth _____ ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

[signature] GE #863
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)
2450 VINEYARD, ESC. 743-1214 4/6/88
Address Phone Date

ST. Marys Medical Center

SAN 73 (Rev. 11-77)

128-440-20

April 6, 1988

PERCOLATION TEST RESULTS FOR APN 128-440-10

TEST NUMBER	DEPTH	RATE (MINUTES PER INCH)
5	4'	24
6	4'	24
7	4'	24
8	4'	26
9	4'	20
10	4'	14
11	4'	26
12	4'	22

RECOMMENDATIONS

For leach field area #1 use Hole No's 5 - 8 for a rate average of 25 minutes per inch. For a three bedroom residence use 400 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

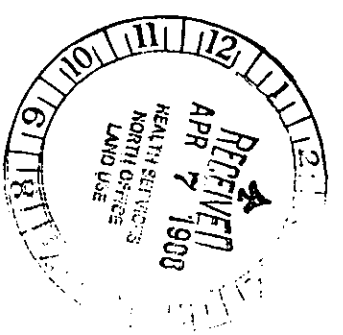
For leach field area #2 use Hole No's 9 - 10 for a rate average of 21 minutes per inch. For a three bedroom residence use 380 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

GENERAL LOG OF BORING

0 - 4 Reddish Brown Sandy Clay

4 - 10 Tan Sand

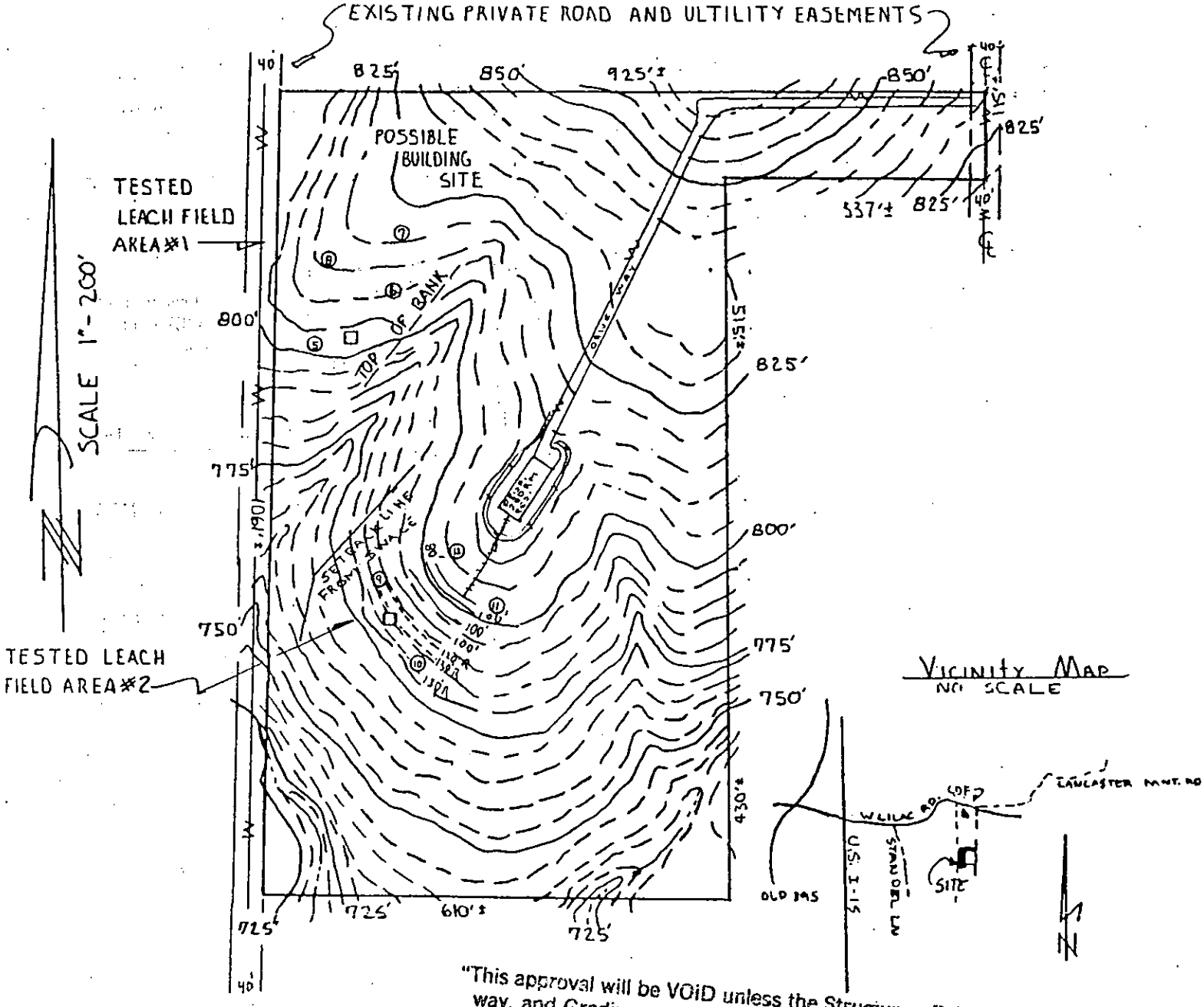
10 - 15 Gray Sand



NG SHOWS THE LOCATION OF ALL
UBLIC WATER LINES ON THE LOT
ND ALL PUBLIC WATER LINES THAT
RE WITHIN 20 FEET OF THE LOT
OUNDARY."

REVIEW OF STAMPED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

APN 126 440-10
11.98 ACRES
128-440-20



"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."

LEGEND

775 ~~~	CONTOUR LINE
380 ———	ACTIVE LEACH LINE
380'R — —	RESERVE LEACH LINE
—W—	DOMESTIC WATER
⑨	PERCTEST BORING
□	OBSERVATION BORING

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

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) 128-440-19

Number of Pages: 7

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9448

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY		
Issue permit	☐ Yes	☒ No
Final parcel map required:	☒ Yes	☐ No
Sanitarian:		
Date:	5-20-92	

Update layout for P.M. purposes only
F. Walsh 6-25-92

For parcel map purposes only.

Date 11 APRIL, 1989 P02452-6R
E20 (X4) per T.L.

OWNER'S NAME STEVE RAHIMI ADDRESS LA HABRA, CA. 90631

CONTRACTOR NOT YET SELECTED ADDRESS

128-440-19

Legal Location A.P.N.S ~~128-440-09~~ 10 ~~128-440-06 (POR)~~ Lot Block 128-440-18 th 21

Test Location WEST LILACK ROAD (S/O FIRE STATION) ~~128-440-10~~
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						24 m.p.i. (PL 2)
	2.		SEE	ATTACHED	DATA	SHEET	
	3.						25 m.p.i. (PL 3)
	4.						

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: RED-BROWN SANDY CLAY (TO 4')

1 ft. below surface:

2 ft. below surface

3 ft.below surface:

8 to 10 ft. below surface TAN SILTY DECOMPOSED GRANITE (4' TO 10'+)

Source of water VALLEY CENTER M.W.D. Depth of water table BELOW

Proposed structure: No. 1 Type SINGLE FAMILY RESIDENCE

No. of bedrooms: 3 , and/or maximum capacity:

RECEIVED
APR 14 1989
HEALTH SERVICES
NORTH OFFICE
LAND USE

92 JUN 18 AM 8:43
ENVIRONMENTAL HEALTH SERVICES
LAND USE DIVISION
SAN MARCOS

RECOMMENDATIONS:

Size tank	1000	gal. (MIN.)
Drainage tile	400	ft.
Trench width	1.5	ft.
Trench depth	4.0 *	ft. 2' rock
Seepage pit width	-	ft. below
Seepage pit depth	-	ft. pipe

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

REGISTERED ENGINEER WAYNE A. GURGANUS RCE 31709 (REG. NO.)

Address 145 N. VALLECITOS DE ORO #208 SAN MARCOS, CA Phone 619 744-3700 Date 92069

SAN 73 (Rev. 11-77)

RAHIMI, STEVE

SAN COPY

128-440-19

PERCOLATION TEST DATA

STEVE RAHIMI T.P.M.

11 April, 1989

HOLE	DEPTH	TEST RATE	ROCK CORR. FACTOR	RATE
1	48"	20:30	1.39	28.22
2	48"	16:12	1.39	25.52
3	48"	19:00	1.39	26.41
4	48"	13:30	1.39	18.77
5	48"	23:30	1.39	32.67
6	48"	14:24	1.39	20.02
7	48"	18:18	1.39	25.44
8	48"	15:42	1.39	18.77

AVERAGE RATE FOR HOLES 1-4: 23.98 m.p.i.

AVERAGE RATE FOR HOLES 5-8: 24.99 m.p.i.

*Data for parcel 2 & 3.
See data under name of St. Mary's Medical Ctr.
for parcels 1 & 4. by Ralph Vinje.

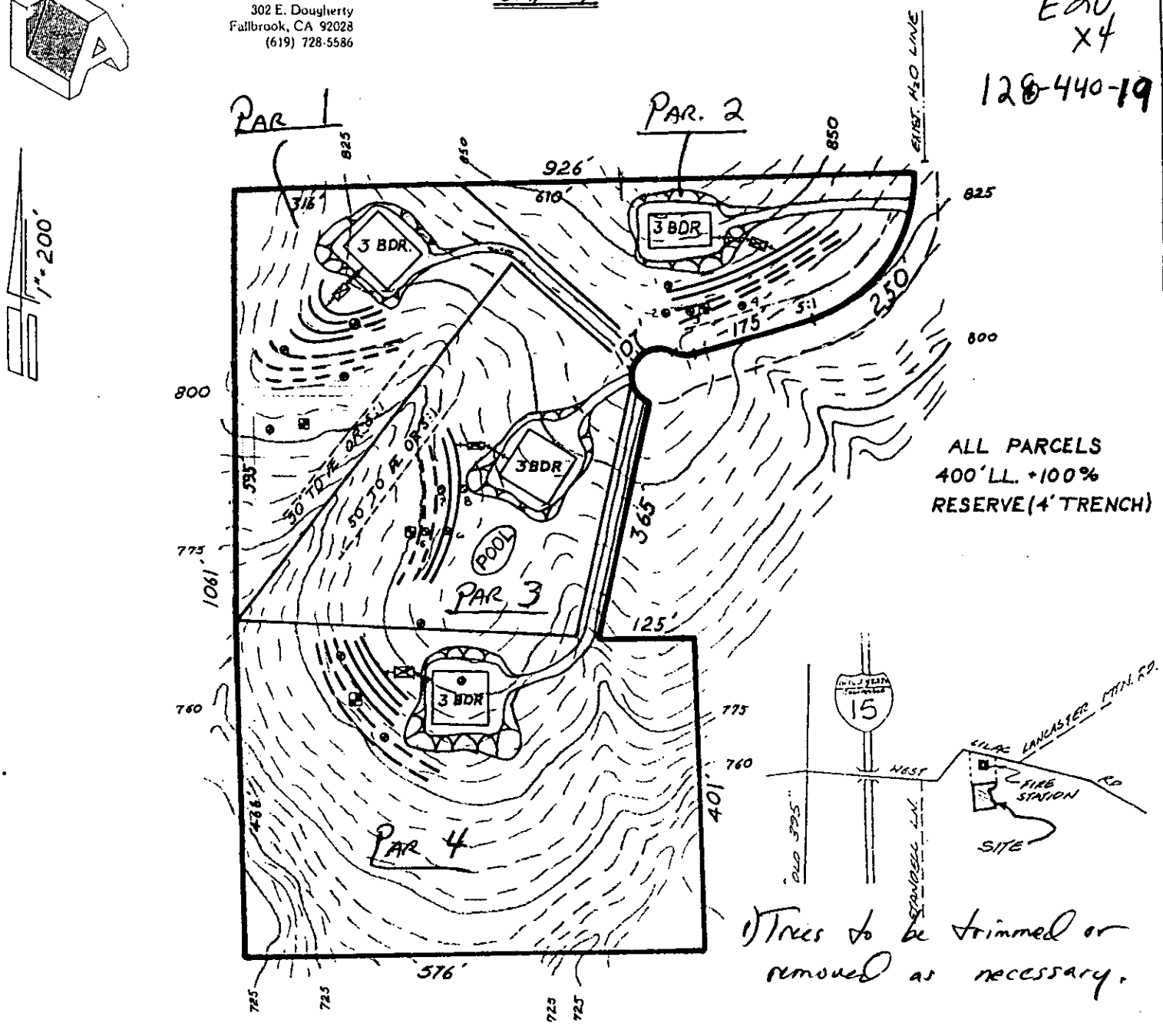
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

D.H.S. No. P02452-6R

E20
X4

128-440-19



ALL PARCELS
400'LL. +100%
RESERVE (4' TRENCH)

1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR D.H.S. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-19

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rainini W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 A-9am

DHS-101 (5/84)

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-19

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

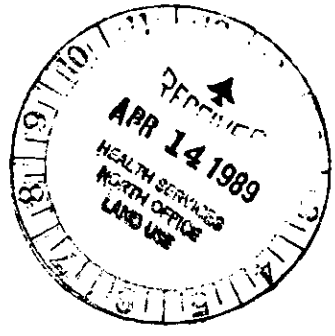
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-19



County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, CA 92069

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

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) 128-440-20 _____

_____

_____

Number of Pages: 7

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9449

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY		
Issue permit	☐ Yes	☒ No
Final parcel map required:	☒ Yes	☐ No
Sanitarian:	[signature]	
Date:	5-20-89	

Update layout for P.M. purposes only T. Walsh 6-25-92

For parcel map purposes only.

Date 11 APRIL, 1989 P02452-6R E20 (X4) per T.L.

OWNER'S NAME STEVE RAHIMI ADDRESS LA HABRA, CA. 90631

CONTRACTOR NOT YET SELECTED ADDRESS

Legal Location A.P.N.S ~~128-440-09~~ (10) ~~128-290-06~~ (POR) Lot Block 128-440-18th 21

Test Location WEST LILACK ROAD (S/O FIRE STATION) ~~128-440-10~~
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ × 11" Sheet

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						24 m.p.i. (PCL 2)
	2.		SEE	ATTACHED	DATA	SHEET	
	3.						25 m.p.i. (PCL 3)
	4.						

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ × 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: RED-BROWN SANDY CLAY (TO 4')

1 ft. below surface:

2 ft. below surface

3 ft. below surface:

8 to 10 ft. below surface TAN SILTY DECOMPOSED GRANITE (4' TO 10')

Source of water VALLEY CENTER M.W.D. Depth of water table BELOW 10' (+)

Proposed structure: No. 1 Type SINGLE FAMILY RESIDENCE

No. of bedrooms: 3, and/or maximum capacity:

RECEIVED APR 14 1989 HEALTH SERVICES NORTH OFFICE LAND USE

ENVIRONMENTAL HEALTH SERVICES 92 JUN 18 AM 8:43 LAND USE DIVISION SAN MARCOS

RAHIMI, STEVE

RECOMMENDATIONS:

Size tank 1000 gal. (MIN.)
Drainage tile 400 ft.
Trench width 1.5 ft.
Trench depth 4.0 * ft. 2' rock below pipe
Seepage pit width – ft.
Seepage pit depth – ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

[signature] RCE 31709
REGISTERED ENGINEER WAYNE A. GURGANUS (REG. NO.)
145 N. VALLECITOS DE ORO #208 SAN MARCOS, CA
Address 619 744-3700 Phone 92069 Date

SAN COPY

SAN 73 (Rev. 11-77)

128-440-18

PERCOLATION TEST DATA

STEVE RAHIMI T.P.M.

11 April, 1989

HOLE	DEPTH	TEST RATE	ROCK CORR. FACTOR	RATE
1	48"	20:30	1.39	28.22
2	48"	16:12	1.39	25.52
3	48"	19:00	1.39	26.41
4	48"	13:30	1.39	18.77
5	48"	23:30	1.39	32.67
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AVERAGE RATE FOR HOLES 1-4: 23.98 m.p.i.

AVERAGE RATE FOR HOLES 5-8: 24.99 m.p.i.

*Data for parcel 2 & 3.
See data under name of St. Mary's Medical Ctr.
for parcels 1 & 4. by Ralph Vinje.

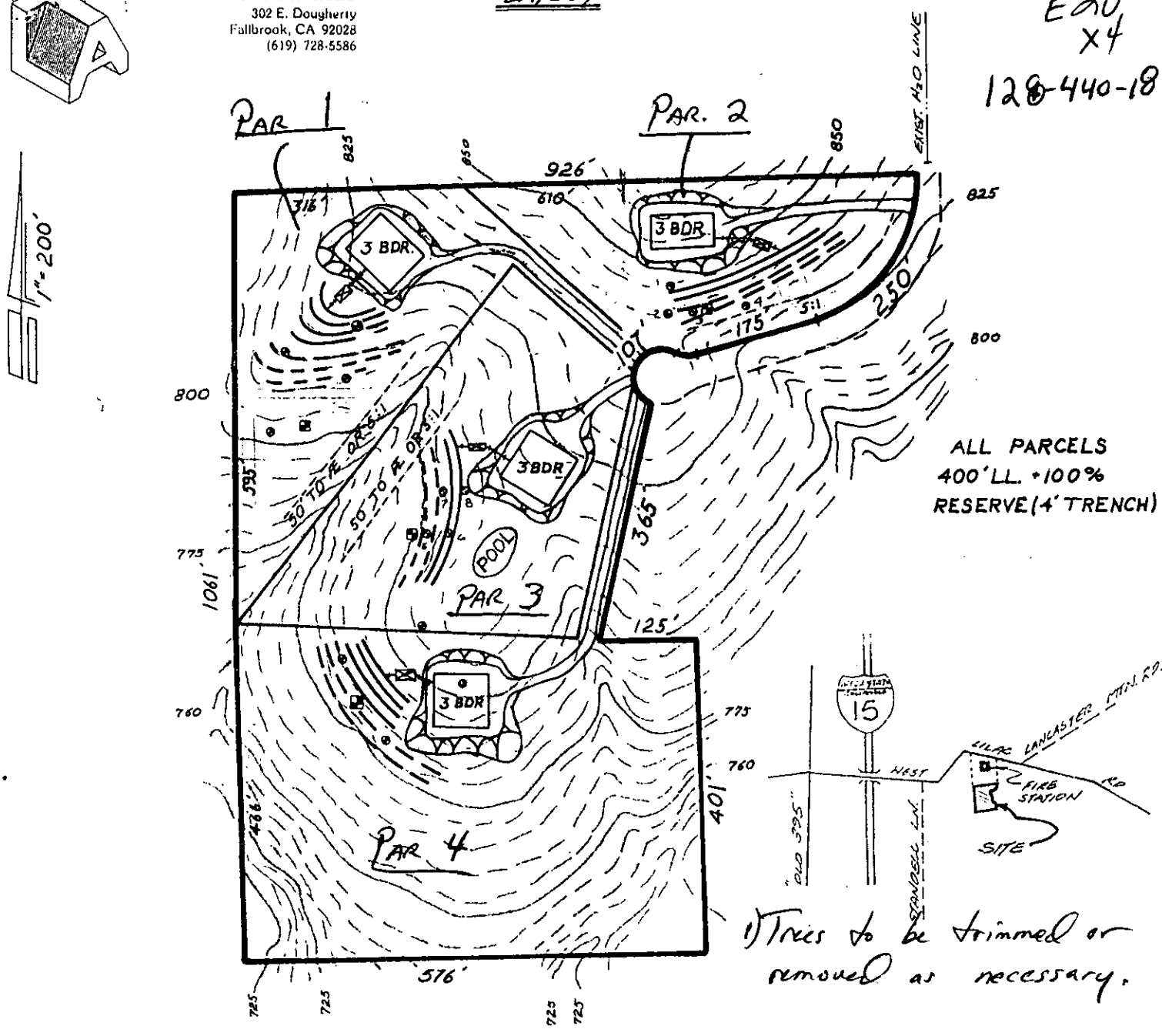
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

D.H.S. No. P02452-6R

E20
X4

128-440-18



ALL PARCELS
400' L.L. +100%
RESERVE (4' TRENCH)

1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT-LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR DHS EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400' L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-20

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rainini W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 971-0733 8-9am

DHS-101 (5/84)

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-20

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

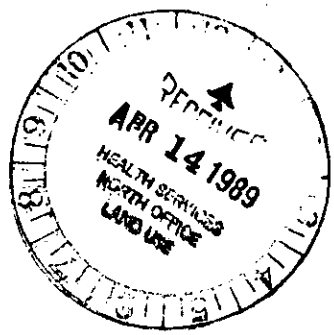
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-20



County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, CA 92069

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

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) 128-440-21

Number of Pages: 10

Document Prepared by: EL

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9450

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

9105 Shahram WW

WELL PERMIT APPLICATION

APN File

APN 128 440 21

Control # 11/6.3331

TYPE OF WORK (Check)		USE (Check)			EQUIPMENT (Check)	
New Well	[X]	Individual Domestic	[ ]		Rotary	[X]
Repair or Modification	[ ]	Agricultural	[X]	Community [ ]	Cable Tool	[ ]
Time Extension	[ ]	Industrial	[ ]	Other _____	Other	[ ]
Destruction	[ ]					

PROPOSED WELL DEPTH
Max. 1000 Min. 20 (Feet)

PROPOSED CASING
Type Steel Depth 23' Diameter 8" Wall or Gage .188

PROPOSED SEALING ZONE(S)
From 0 to 23 Feet
From _____ to _____ Feet
From _____ to _____ Feet

PROPOSED PERFORATIONS OR SCREEN
From _____ to _____ Feet
From _____ to _____ Feet
From _____ to _____ Feet
From _____ to _____ Feet

SEALING MATERIAL (Check)
Neat Cement Grout [X] Bentonite Clay [ ]
Sand Cement Grout [ ] Concrete [ ]
Other-Specify: _____

DATE OF WORK
Start 3/10/97
Completion 3/17/97

NAME OF WELL OWNER
Steve Rahimi (714) 738 6050

NAME OF WELL DRILLER
Paul Stehly (619) 742 3668

LOCATION OF WELL
Songbird Rd off W. Lilac. V.C. 92082

COMPANY
SB Well Service

Mail 751 Leakwood Ave, La Habra, CA 90631

BUSINESS ADDRESS
P.O. Box 2149 V.C. 92082

DISPOSITION OF APPLICATION
(FOR HEALTH OFFICERS USE ONLY)

[ ] APPROVED [ ] DENIED

[X] APPROVED WITH CONDITIONS

LICENSE NUMBER
709686

Cash Deposit [ ]
Bond Posted [ ]

Report Reason(s) for Denial or Necessary Conditions Here:

$235 Fee paid on 03-06-97

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

I hereby agree to comply with all regulations of the Department of Health Services and with all ordinances and laws of the County of San Diego and of the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work I will furnish the Department of Health Services with a complete and accurate log of the well.

HEALTH OFFICER

6 Mar 97
DATE

Paul Stehly
APPLICANT'S SIGNATURE

3/6/97
DATE

RAHIMI, Steve

12-044-21

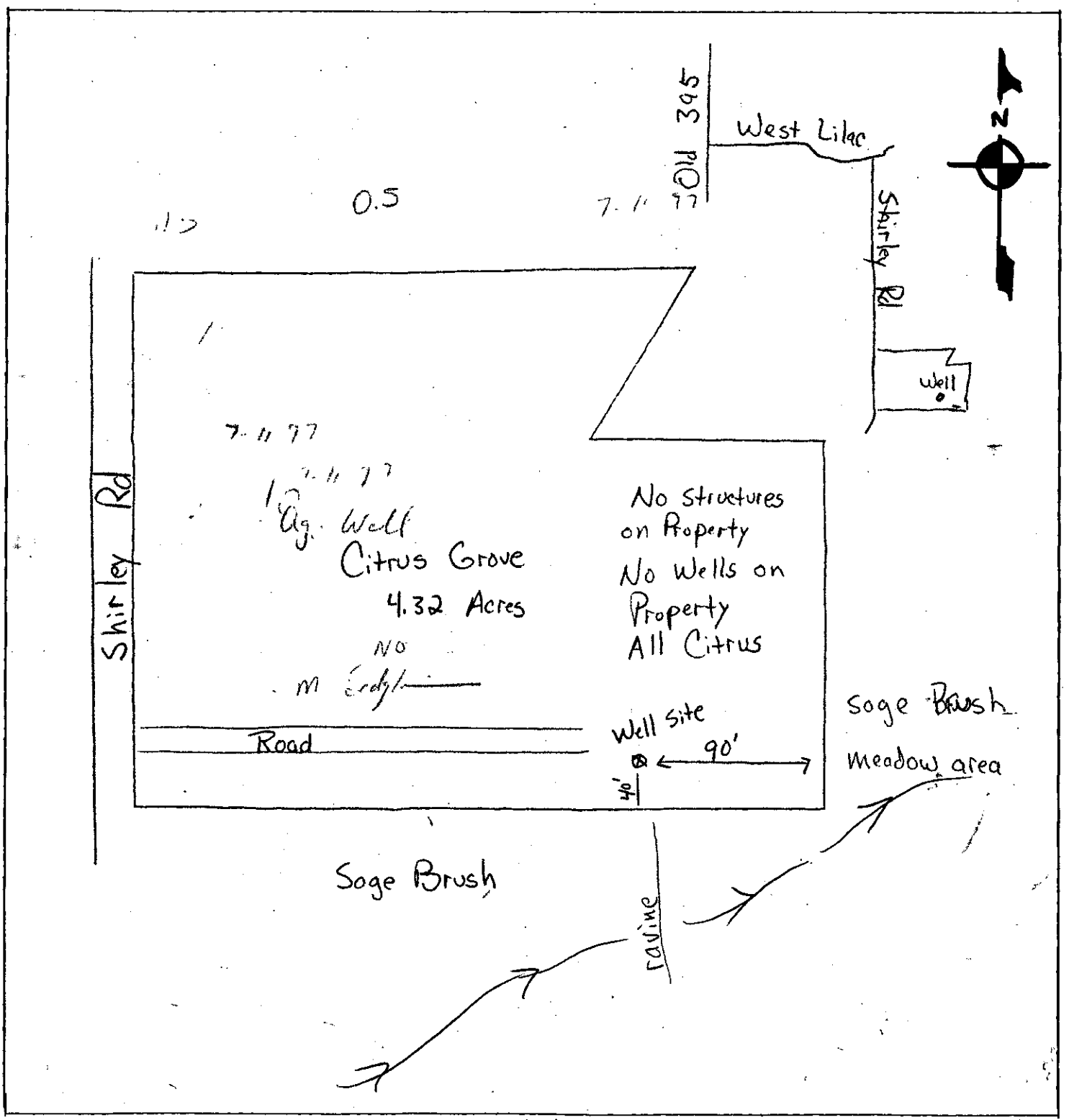
9105 Elsah Ram Wy APN File 03/06/97

COUNTY OF SAN DIEGO **WELL PERMIT APPLICATION** Control # W63331
DEPARTMENT OF HEALTH SERVICES

Assessor's Parcel No. 128 440 21

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, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS AND OTHER POTENTIAL CONTAMINATION SOURCES, INCLUDING DIMENSIONS.



COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-24

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rahimi W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 A-9am

DHS-101 (5/84)

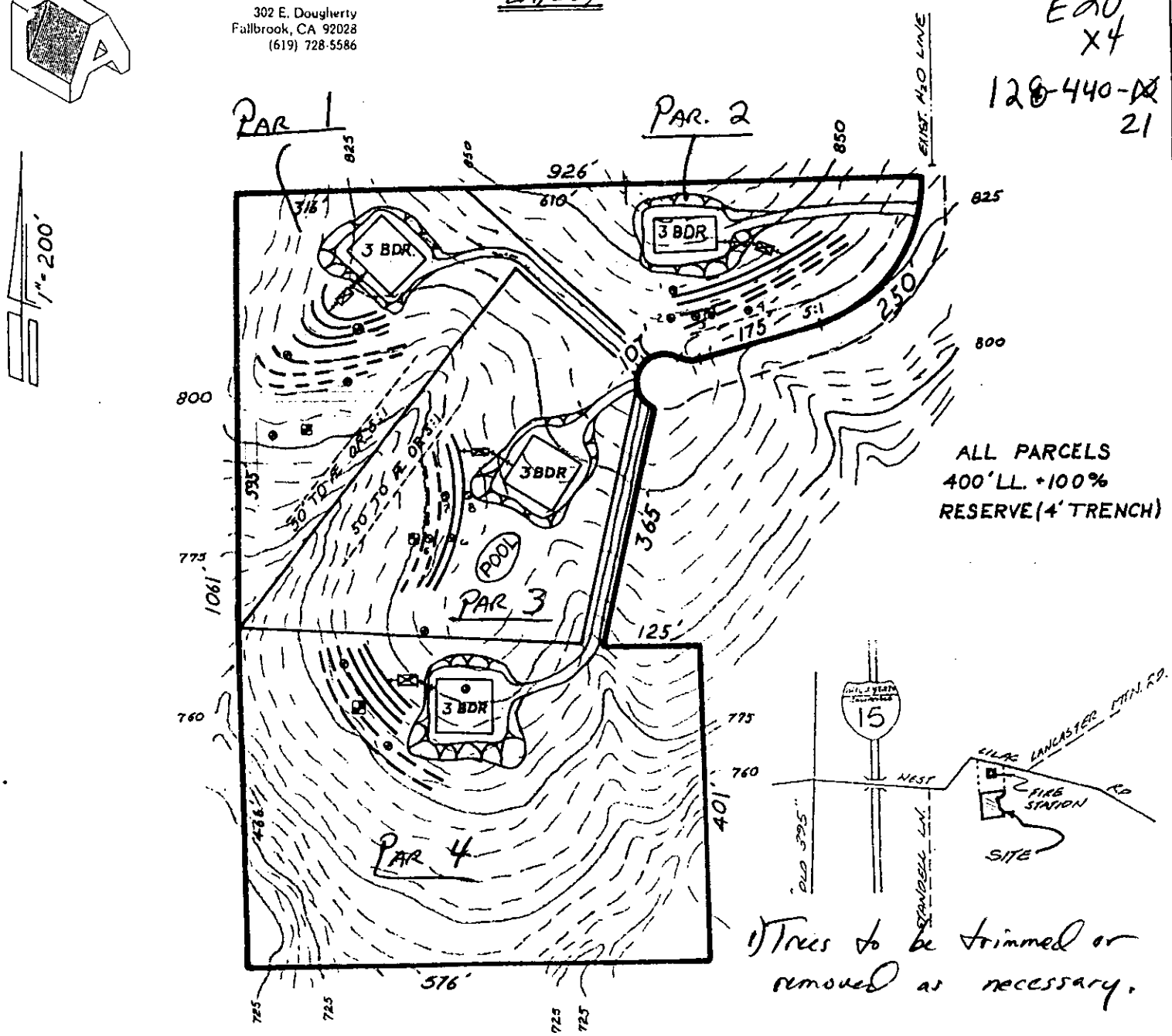
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

O.H.S. No. P02452-6R

E20
X4

128-440-09
21



ALL PARCELS
400' LL. +100%
RESERVE (4' TRENCH)

1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR D.H.S. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051

November 10, 1989

128-440-21

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

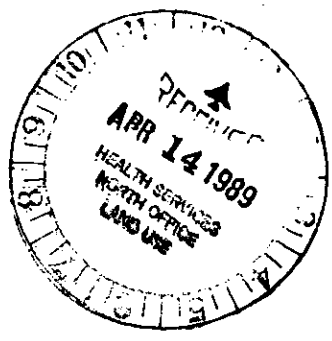
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-NO21



County of San Diego
Department of Health Services
334 Via Vera Cruz
San Marcos, CA 92069

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

ESCONDIDO CA 92026

Job Number: ACR71387.1a

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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

Environmental FirstSearch
Search Summary Report

Target Site:

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	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	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	1	-	-	-	0	1
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	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:	11-28-11	**Search Type:**	AREA
Requestor Name:	BRIAN BRENNAN		0.14 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR71387.1a
		Filtered Report	

Target Site:

ESCONDIDO CA 92026

Demographics

Sites: 3 **Non-Geocoded:** 1 **Population:** NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.135582	-117:8:8	**Easting:**	487377.119
Latitude:	33.299084	33:17:57	**Northing:**	3684260.272
Elevation:	901		**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	11-28-11
Historical Topos	Yes	11-28-11
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	11-28-11

Environmental FirstSearch
Target Site Summary Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

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: ESCONDIDO CA 92026

JOB: ACR71387.1a

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	0.04 NW	- 1	1
1	UST	MILLER FIRE STATION CDF HE17H20344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.04 NW	- 1	2

Environmental FirstSearch
Sites Summary Report

Target Property: ESCONDIDO CA 92026 **JOB:** ACR71387.1a

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: ESCONDIDO CA 92026

JOB: ACR71387.1a

PERMITS

SEARCH ID: 3 **DIST/DIR:** 0.04 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

Target Property: ESCONDIDO CA 92026 **JOB:** ACR71387.1a

UST

SEARCH ID: 1 **DIST/DIR:** 0.04 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: ESCONDIDO CA 92026

JOB: ACR71387.1a

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 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: ESCONDIDO CA 92026

JOB: ACR71387.1a

Street Name	Dist/Dir	Street Name	Dist/Dir
4Wd Road	0.19 NW		
Birdsong Dr	0.00--		
Lancaster Mountain Rd	0.06 NE		
Lilac Pl	0.13 SE		
Lilac Walk	0.09 SE		
Putnam Rd	0.00--		
Rocking Horse Rd	0.2 SW		
Shahram Way	0.00--		
Shirey Rd	0.01 SW		
Shirley Ln	0.01 SW		
W Lilac Rd	0.01 NW		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-28-11
ACR71387.1a

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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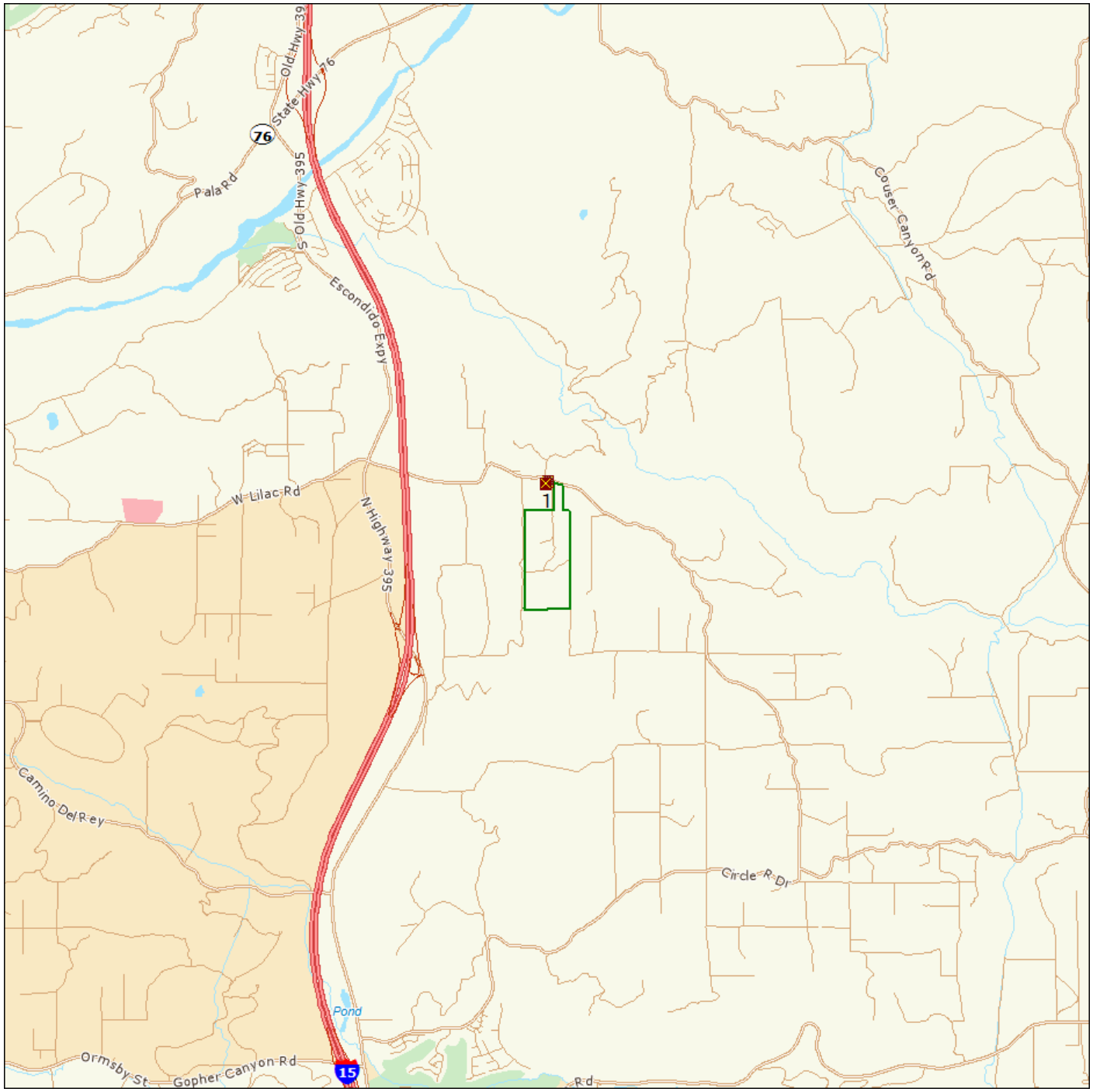
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

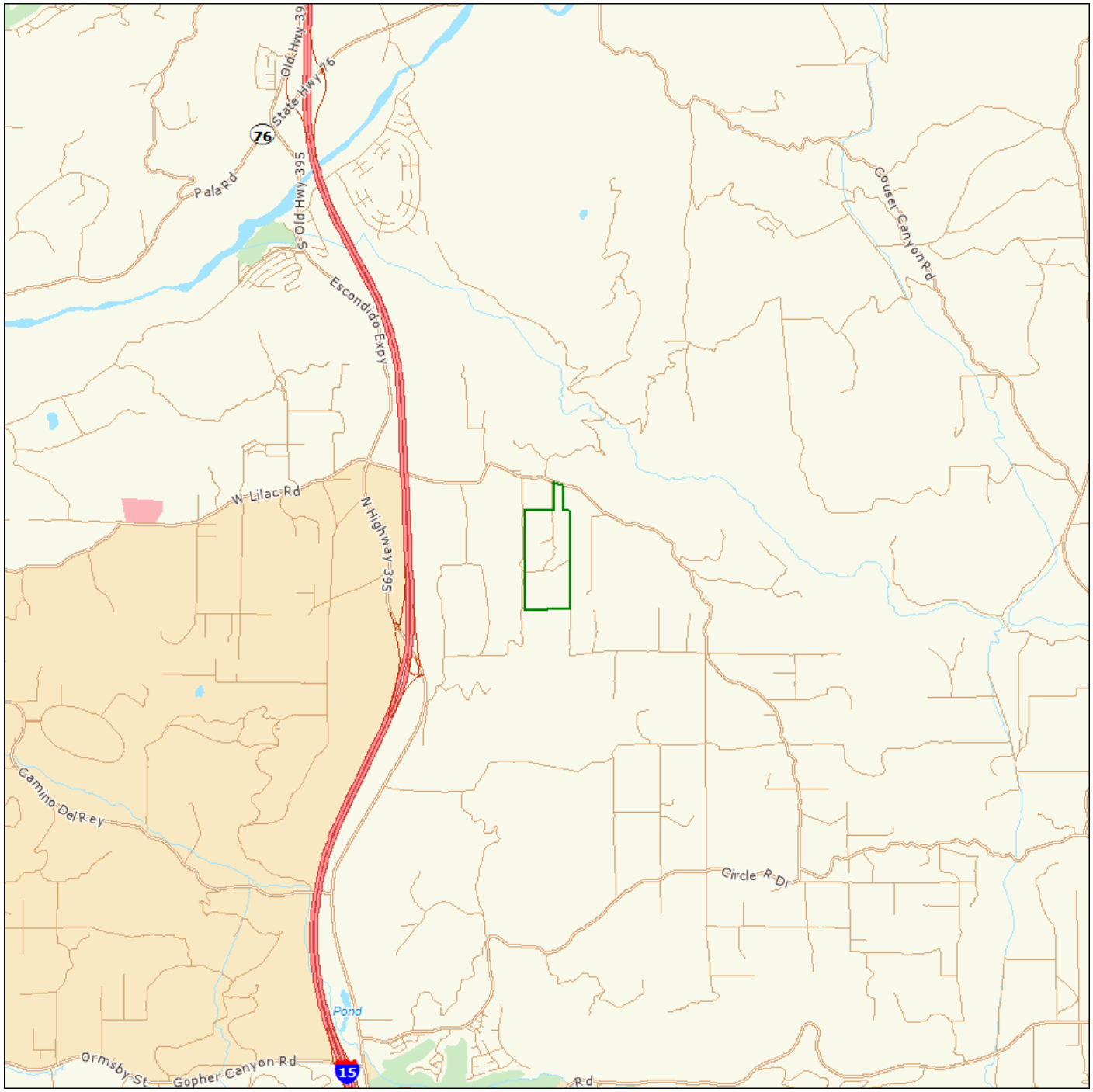
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

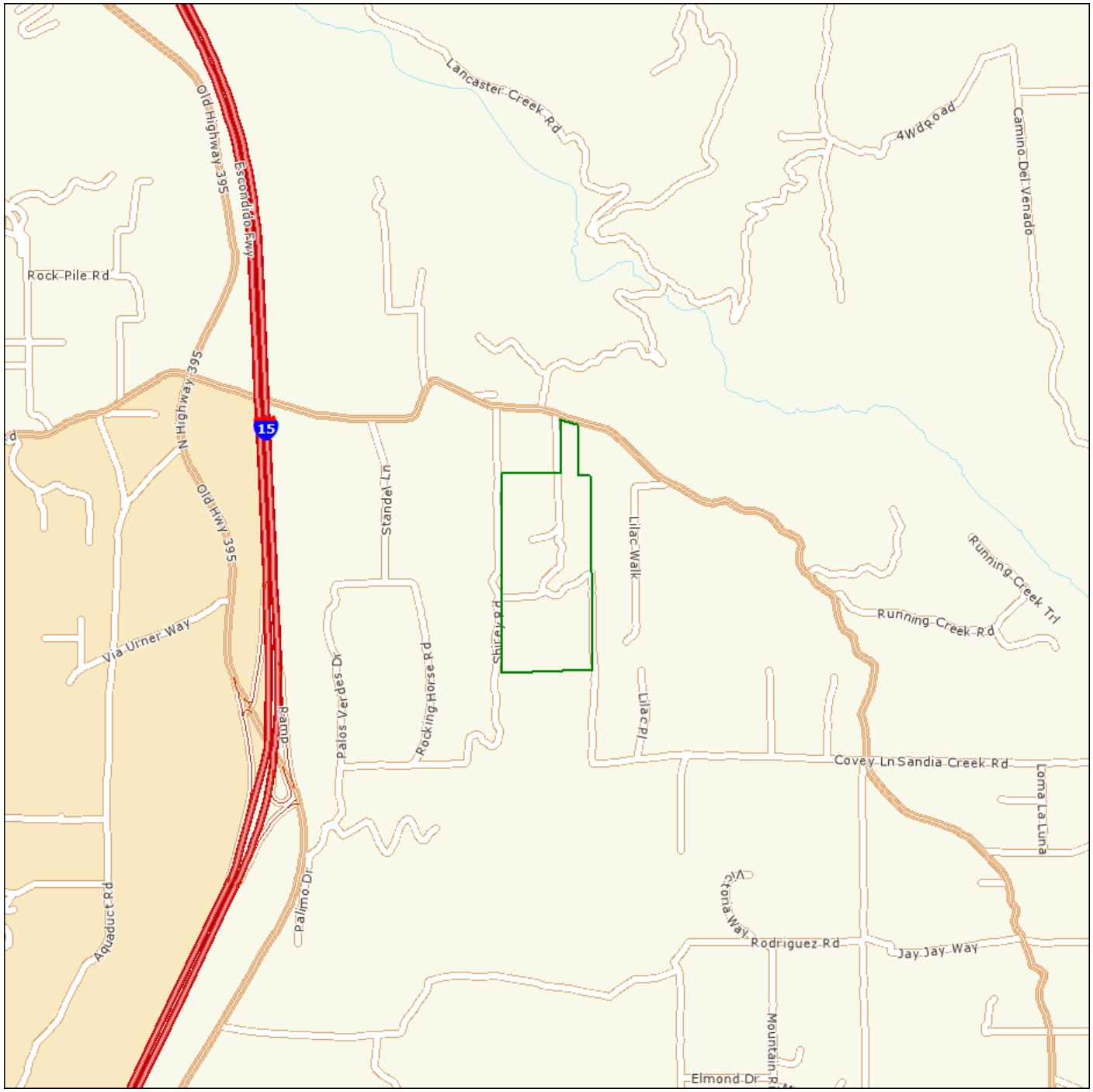
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

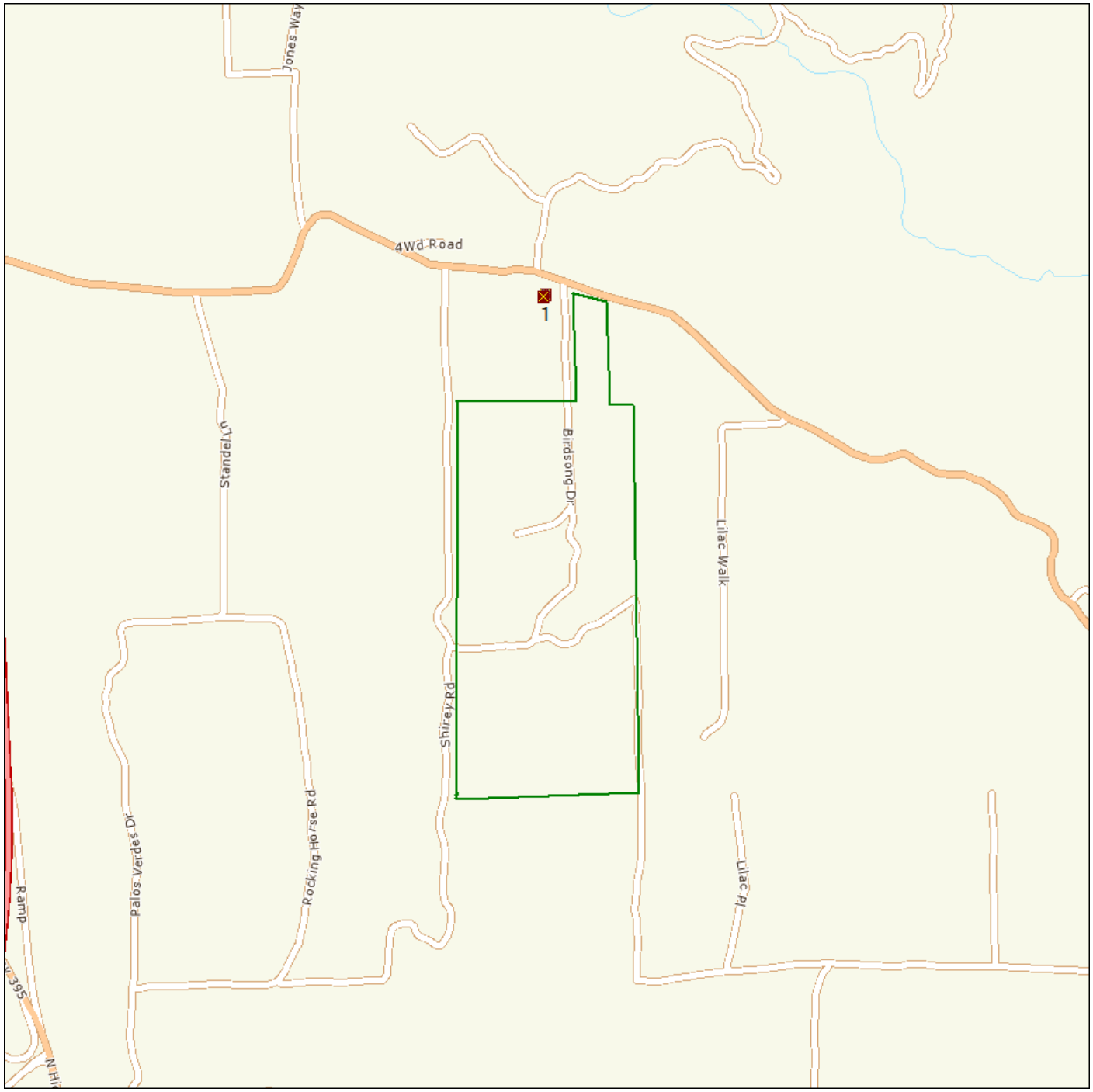
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

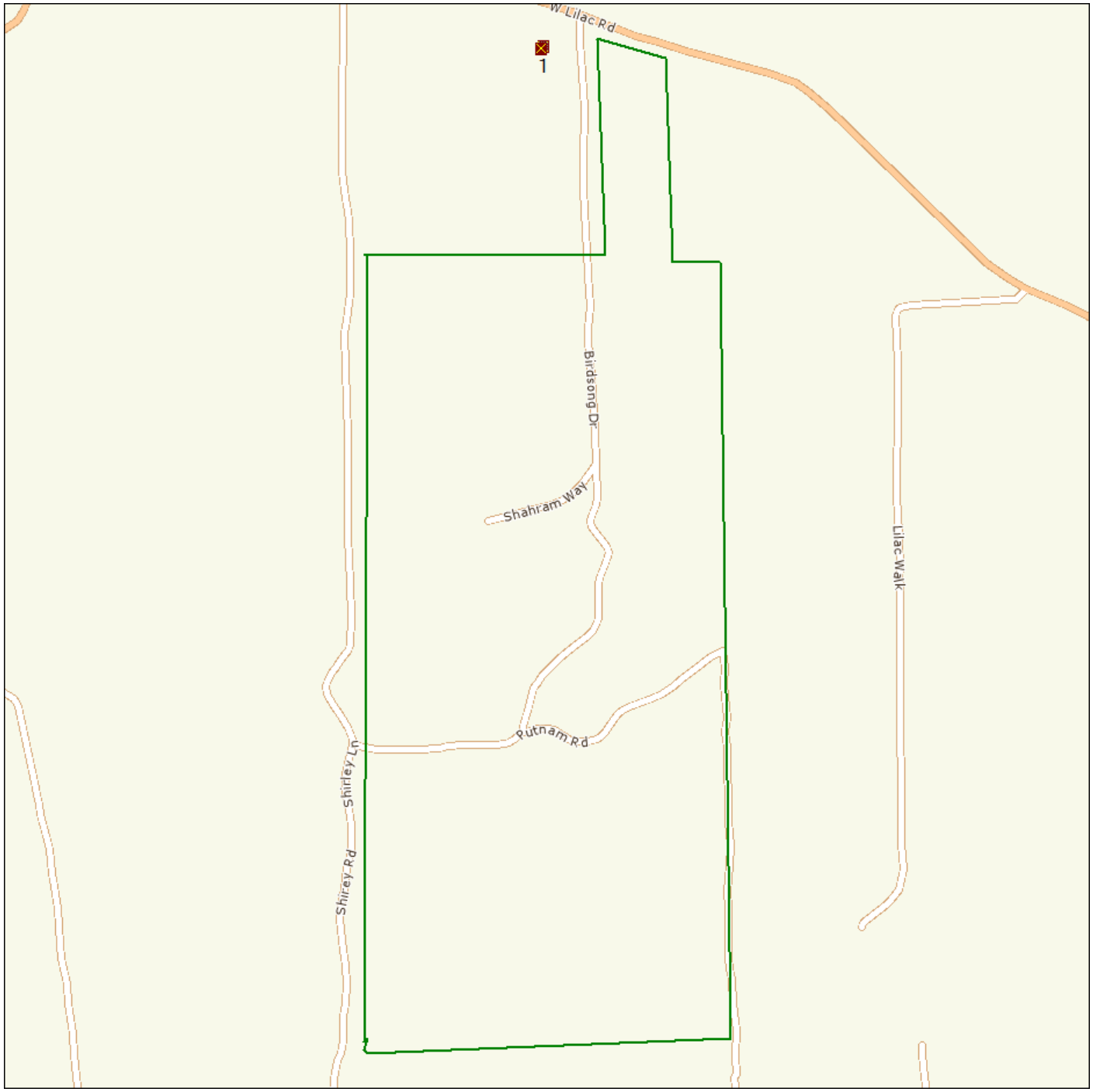
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

, 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

Site Location Map

Topo : 0.75 Mile Radius from Area

, 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:

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 F
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71387.1a / Shirey Falls, LP

Subject Property: APNs 128-280-27, 128-290-07, 128-440-02, 03, and -17 through -21

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 - FARMING

(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*?

YES - FARMING

(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 DPW

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

PERMIT APPLICATION

(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 ENTITIES & COUNTY OF SAN DIEGO

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

JON RILLING 858-546-0700.

(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).

YES - PROVIDED

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL, SD

Date: 1/18/12

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property looking south along Birdsong Drive. View is from the northern portion of the subject property.



Photograph 2 – View of the subject property looking northwest. View is from the southeast corner of the subject property.



Photograph 3 – View of the concrete cistern near pond located in the central portion of the subject property. A man-made agricultural pond is also in view.



Photograph 4 – View of the above ground storage tank located in the central portion of the subject property.



Photograph 5 – View of above ground water storage tanks in central portion of the subject property.



Photograph 6 – View of trash and debris in the central portion of the subject property.



Photograph 7 – View of an uncovered concrete well with associated wiring (not in operating condition) located in south-central portion of subject property.



Photograph 8 – View of empty storage tank located in the south-central portion of the subject property.



Photograph 9 – View of trash and debris in the south central portion of the subject property.



Photograph 10 – View of stone well located in southwest portion of 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

23 December 2011

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

RE: Shirey Falls

Enclosed are the results of analyses for samples received by the laboratory on 12/19/11 11:30. 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: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111938-01	Soil	12/16/11 12:35	12/19/11 11:30
ACR-2	T111938-02	Soil	12/16/11 12:40	12/19/11 11:30
ACR-3	T111938-03	Soil	12/16/11 12:45	12/19/11 11:30
ACR-4	T111938-04	Soil	12/16/11 12:48	12/19/11 11:30
ACR-5	T111938-05	Soil	12/16/11 13:18	12/19/11 11:30
ACR-6	T111938-06	Soil	12/16/11 13:07	12/19/11 11:30
ACR-7	T111938-07	Soil	12/16/11 13:02	12/19/11 11:30
ACR-8	T111938-08	Soil	12/16/11 12:55	12/19/11 11:30
ACR-9	T111938-09	Soil	12/16/11 13:33	12/19/11 11:30
ACR-10	T111938-10	Soil	12/16/11 13:38	12/19/11 11:30
ACR-11	T111938-11	Soil	12/16/11 13:44	12/19/11 11:30
ACR-12	T111938-12	Soil	12/16/11 13:48	12/19/11 11:30
ACR-13	T111938-13	Soil	12/16/11 14:06	12/19/11 11:30
ACR-14	T111938-14	Soil	12/16/11 14:03	12/19/11 11:30
ACR-15	T111938-15	Soil	12/16/11 14:00	12/19/11 11:30
ACR-16	T111938-16	Soil	12/16/11 13:54	12/19/11 11:30
COMPOSITE #1	T111938-17	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #2	T111938-18	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #3	T111938-19	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #4	T111938-20	Soil	12/16/11 00:00	12/19/11 11:30

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Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-1

T111938-01 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-2

T111938-02 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-3

T111938-03 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-4

T111938-04 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-5

T111938-05 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-6

T111938-06 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-7

T111938-07 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-8

T111938-08 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-9

T111938-09 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-10

T111938-10 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-11

T111938-11 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-12

T111938-12 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-13

T111938-13 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-14

T111938-14 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-15

T111938-15 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-16

T111938-16 (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	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #1

T111938-17 (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	1122009	12/20/11	12/21/11	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	**16**	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*99.9 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #2

T111938-18 (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	1122009	12/20/11	12/21/11	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		*96.7 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #3

T111938-19 (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	1122009	12/20/11	12/21/11	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		*94.2 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #4

T111938-20 (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	1122009	12/20/11	12/21/11	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		*96.2 %*	*35-140*		"	"	"	"	

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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: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

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 1122005 - EPA 3051										
Blank (1122005-BLK1)				Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1122005-BS1)				Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	102	5.0	mg/kg	100		102	75-125			
Lead	99.6	3.0	"	100		99.6	75-125			
Matrix Spike (1122005-MS1)	**Source: T111938-01**			Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	92.6	5.0	mg/kg	100	1.14	91.5	75-125			
Lead	87.3	3.0	"	100	ND	87.3	75-125			
Matrix Spike Dup (1122005-MSD1)	**Source: T111938-01**			Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	97.5	5.0	mg/kg	100	1.14	96.3	75-125	5.11	20	
Lead	92.5	3.0	"	100	ND	92.5	75-125	5.84	20	

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

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 1122009 - EPA 3550 ECD/GCMS										
Blank (1122009-BLK1)				Prepared: 12/20/11 Analyzed: 12/21/11						
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	*77.4*		*"*	*100*		*77.4*	*35-140*			
LCS (1122009-BS1)				Prepared: 12/20/11 Analyzed: 12/21/11						
gamma-BHC (Lindane)	143	5.0	ug/kg	200		71.7	40-120			
Heptachlor	143	5.0	"	200		71.6	40-120			
Aldrin	155	5.0	"	200		77.5	40-120			
Dieldrin	166	5.0	"	200		82.8	40-120			
Endrin	163	5.0	"	200		81.4	40-120			
4,4´-DDT	150	5.0	"	200		75.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*113*		*"*	*100*		*113*	*35-140*			

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Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

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 1122009 - EPA 3550 ECD/GCMS										
Matrix Spike (1122009-MS1)	**Source: T111938-17**			Prepared: 12/20/11		Analyzed: 12/21/11				
gamma-BHC (Lindane)	125	5.0	ug/kg	200	ND	62.3	30-120			
Heptachlor	120	5.0	"	200	ND	59.8	30-120			
Aldrin	138	5.0	"	200	ND	68.9	30-120			
Dieldrin	145	5.0	"	200	ND	72.7	30-120			
Endrin	133	5.0	"	200	ND	66.6	30-120			
4,4´-DDT	123	5.0	"	200	ND	61.6	30-120			
Surrogate: Tetrachloro-meta-xylene	*105*		"	*100*		*105*	*35-140*			
Matrix Spike Dup (1122009-MSD1)	**Source: T111938-17**			Prepared: 12/20/11		Analyzed: 12/21/11				
gamma-BHC (Lindane)	143	5.0	ug/kg	200	ND	71.3	30-120	13.5	30	
Heptachlor	137	5.0	"	200	ND	68.4	30-120	13.3	30	
Aldrin	160	5.0	"	200	ND	80.1	30-120	15.0	30	
Dieldrin	162	5.0	"	200	ND	81.2	30-120	11.1	30	
Endrin	146	5.0	"	200	ND	72.9	30-120	9.13	30	
4,4´-DDT	120	5.0	"	200	ND	60.2	30-120	2.26	30	
Surrogate: Tetrachloro-meta-xylene	*106*		"	*100*		*106*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

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.



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Daniel Chavez, Project Manager

CHAIN OF CUSTODY

T111938

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

PAGE: 1

DATE:	12/16/2011	LABORATORY:	Sunstar
PROJECT NAME:	Shirel Falls	EEI PROJECT NUMBER:	ACR-71387.1a
PROJECT LOCATION:	Valley Center	COLLECTOR:	EH
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

7.6°

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

Create (4) composite samples (composite #1 - composite #4) @ a ratio of 4:1. See attached sample matrix sheet. Analyze composite samples for Organochlorine Pesticides by EPA 8081A

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
ACR-1	12/16/2011	12:35	Soil	Glass jar								X	X						1
ACR-2		12:40										X	X						1
ACR-3		12:45										X	X						1
ACR-4		12:48										X	X						1
ACR-5		1:18										X	X						1
ACR-6		1:07										X	X						1
ACR-7		1:02										X	X						1
ACR-8		12:55										X	X						1
ACR-9		1:33										X	X						1
ACR-10		1:38										X	X						1
ACR-11		1:44										X	X						1
ACR-12		1:48										X	X						1
ACR-13		2:06										X	X						1
ACR-14		2:03										X	X						1
ACR-15		2:00										X	X						1
ACR-16		1:54										X	X						1
Composite #1														X					1
Composite #2														X					1
Composite #3														X					1
Composite #4														X					1

Relinquished By (signature): Elyse Hale	Date/Time: 12/19/11 1130	Received By (signature):	Date/Time: 12/19/11 1130
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

EEI	ACR-71268
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	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111938

Client Name: EEI- Carlsbad Project: Shirey Falls

Received by: Dan M Date/Time Received: 12/19/11 1130

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 7.8 °C +/- the CF (- 0.2°C) = 7.6 °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 12/19/11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61.
128-290-75 and 128-290-78
9562 Covey Lane
Escondido, California 92026

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

January 23, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71387.1b

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:

58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78
9562 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1b

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

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2195 Faraday Avenue, Suite K
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(760) 431-3747

EEI Project No. ACR-71387.1b

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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
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Appendix F – Photographic Log
Appendix G – Limited Agricultural Chemical Survey Laboratory Report and Chain of Custody

GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 58.6-Acre "Alligator Pears, LP" Property

EEI Project Number: ACR-71387.1b

Subject Property Information:
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78
9562 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1b

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (858) 345-3644

Consultant Information:
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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:** January 23, 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 9562 Covey Lane, 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 west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies.

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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been utilized for agricultural-related land use.

EEI contacted the County of San Diego, California Department of Toxic Substances Control (DTSC), State Water Quality Control Board (SWQCB), 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* (RECs) was noted on the subject property during our subject property reconnaissance efforts.

In 2006, 2007, and 2008, AEI Consultants performed site assessment and investigation activities throughout the subject property. No RECs were identified during site assessment efforts. However, based on the agricultural use of the property, AEI recommended that soil samples be collected and analyzed for restricted agricultural chemicals. A total of 93 soil samples were collected by AEI throughout the subject property and analyzed for Organochlorine Pesticides by EPA Test Method 8081A and Arsenic and Lead by EPA Test Method 6010B. Low levels of organochlorine pesticides and lead were detected in site soils; however, at concentrations less than applicable residential screening levels. Note: soil samples were not collected from APN 128-290-11 (3.5-acres) located along the northern portion of the overall site.

Therefore, based on the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey on APN 128-290-11. Sampling activities were conducted on December 1, 2011. A total of three (3) discrete soil samples (ACR-1 through ACR-3), 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 detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of DDT were reported at 11 micrograms per kilogram (µg/kg) (sample ACR-3). No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed. Lead was detected above the laboratory reporting limit in samples ACR-1 and ACR-3 at 4.5 milligrams per kilogram (mg/kg) and 4.1 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

The reported DDT concentration of 11 µg/kg reported in sample ACR-3 was less than the California Human Health Screening Level (CHHSL) residential screening level of 1,600 µg/kg. The reported lead concentrations of 4.2 mg/kg and 4.5 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening value of 150 mg/kg. Based on the results of previous agricultural sampling performed by AEI and EEI's additional sampling, no further investigation appears to be warranted at this time. 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 9562 Covey Lane, 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:

- The subject property has and continues to be utilized for agricultural purposes. Therefore, an evaluation of site soils was performed to determine if restricted agricultural chemicals are present. Based on laboratory analytical results from previous and current agricultural chemical testing, low levels of organochlorine pesticides and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides and lead were less than the CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

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

- 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 west of West Lilac Road and north of Covey Lane, 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 west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies.

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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been utilized for agricultural-related land use.

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 710 feet above mean sea level (amsl) (southwestern portion) to approximately 900 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 (CIE2) and the 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.

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. One well "10S02W19N001S", located approximately 0.25 miles southwest of the subject property, was reportedly last measured in 1967 with a depth to groundwater of approximately 3.0 feet below grade.

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 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78) is identified as Alligator Pears, LP, with the following mailing addresses: 12275 El Camino Real, Unit 110, San Diego, California 92130.

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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2012, the subject property appeared utilized for agricultural-related land use.

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 and surrounding property appeared to be undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible along the western portion of the subject property and a second dirt road was present along the southern property boundary.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south of the property. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. A clearing and small residential building was noted offsite to the southwest across Covey Lane. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	The eastern portion of the subject property appeared utilized for agriculture; the remaining portion remained undeveloped. A dirt road remained traversing the property from northeast to southwest. The surrounding area was comprised of a mix of rural residences and agricultural-related land use.
1968	Topographic Map 1: 24,000	Subject property appeared to be undeveloped land. Unimproved roads, Covey Lane and Lilac Place appeared in the site vicinity. Other unimproved roads were present in the surrounding area. A portion of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	The central and eastern portions of the subject property now appeared utilized for agriculture; the remaining portions were undeveloped. Increased row crop agriculture now appeared in the adjacent and 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	Orchards were now apparent on the majority of the western portion of the subject property and the adjacent and surrounding property.
1990/91	Aerial Photograph 1:375	Orchards remained on the western portion of the subject property and in the adjacent and surrounding area.
2002	Aerial Photograph 1:375	Subject property appeared with orchards on the western portion; the remaining portions remained undeveloped land. Adjacent and surrounding property appeared with a mix of orchards, rural residences, and undeveloped land.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of sparse orchards on the western and central portions. The northern portion of the property consisted of large trees, while the balance of the site appeared with sparse vegetation and/or grasses. Two residences were present on parcels within the southeastern corner of the subject property along Covey Lane; however, these parcels are not a part of the subject property. Lilac Place was visible in the western portion. 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 (9562 Covey Lane) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was not listed in the directories from 1980 to 2008. 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
9562 Covey Lane, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2000, 2005, and 2008		
9550 Covey Lane No response	**9562 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
1995		
9550 Covey Lane Jim Schaefer	**9562 Covey Lane** **Address not listed**	9618 Covey Lane No listing
1990		
Covey Lane First listing this street 9618	**9562 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
1985		
Covey Lane First listing this street 9689	**9562 Covey Lane** **Address not listed**	9750 Covey Lane Earl R. Stratton
1980		
Covey Lane First listing this street 10010	**9562 Covey Lane** **Address not listed**	10010 Covey Lane Vincent Ybarra
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 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 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: 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78; or the subject address of 9562 Covey Lane. 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 being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investment Companies, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

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 his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

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 county requirements related to a permit application associated with the subject property.

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

AEI Consultants, 2006, "Phase I Environmental Site Assessment, APN 128-290-75, Escondido, California 92026, AEI Project No. 261048," dated August 15, 2006

AEI Consultants, 2006, "Phase II Subsurface Investigation, 11.8-acre Parcel, Escondido, California 92026, AEI Project No. 261150," dated August 23, 2006

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 11.8-acres on a single parcel identified as APN 129-290-75. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped and/or portions used for agricultural purposes. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, further investigation was recommended.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 24 shallow (6-inches below grade) soil samples (from 24 subdivisions) were collected from the subject property. The 24 subdivisions were divided into 8 subareas each consisting of 3 adjacent subdivisions. The three discrete samples from each subdivision were composited into one soil sample. A total of 8 composite soil samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. The composite sample made up of soil samples AEI-S10, AEI-S11, and AEI-S12 reported a DDE concentration of 8.3 micrograms per kilogram (µg/kg), which was at concentrations less than residential Preliminary Remediation Goals (PRG) and California hazardous waste criteria, Total Threshold Limit Concentration (TTLC) values. No other organochlorine pesticides were reported above the laboratory reporting limit. Based on the results of their investigation, AEI recommended no further investigation.

AEI Consultants, 2006, "Phase I ESA, APNs 128-290-58, 128-290-59, 128-290-60, and 128-290-61, Escondido, California 92026, AEI Project No. 261301," dated September 7, 2006

AEI Consultants, 2006, "Limited Phase II Subsurface Investigation, 20.6-Acre Parcel, APN 128-290-58 through 128-290-61, Escondido, California 92026, AEI Project No. 261217," dated August 23, 2006

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 20.6-acres on four (4) parcels identified as APNs 128-290-58 through 128-290-61. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped, contained no structures, and was utilized for agricultural purposes. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended a limited soil survey be conducted to determine what impact, if any, the presumed agricultural operations had on the subject property.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 21 shallow (6-inches below grade) soil samples were collected from the subject property. A total of 15 samples comprised of 3 composites and 12 individual samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. No concentrations of organochlorine pesticides were detected in any soil samples analyzed during the investigation. Therefore, AEI recommended no further investigation.

AEI Consultants, 2007, "Phase I ESA, APN 128-290-11, Escondido, California 92026, AEI Project No. 272019" dated May 22, 2007

According to the information reviewed, the subject property is located south of West Lilac Road and north of Covey Lane; and encompasses 3.5-acres on a single parcel identified as APN 128-290-11. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped and contained no developed structures. Historical sources reviewed during the preparation of the ESA indicated that the subject property had remained undeveloped from as early as 1946. No indication of agricultural use was identified. AEI concluded that no on-site RECs were identified and recommended no further investigation.

Note: based on the proposed future residential use of the subject property and requirements set forth by the County of San Diego Department of Planning and Land Use, EEI performed a limited agricultural survey on the 3.5-acre parcel (APN 128-290-11). The results of our investigation are discussed in **Section 5.0 Limited Agricultural Chemical Survey.**

AEI Consultants, 2007, Phase I ESA, APNs 128-290-54, 55, 56 and 57, Escondido, California 92026, AEI Project No. 274498," dated September 12, 2007

AEI Consultants, 2007, "Limited Pesticide Investigation, APN 128-290-54 through 128-290-57, Escondido, California 92082, AEI Project No. 274498," dated September 14, 2007

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 20.1-acres on four (4) parcels identified as APNs 128-290-54 through 128-290-67. No physical address is assigned to the subject property. At the time of the ESA, the subject property was utilized as an avocado grove and contained a small storage shed/living area used by farm workers for tool storage and as a staging area. The shed was reportedly located on the southwest corner of the subject property. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended further investigation.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 40 shallow (6-inches below grade) soil samples were collected from the subject property. A total of 10 composite samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. No concentrations of organochlorine pesticides were detected in any soil samples analyzed during the investigation. Therefore, AEI recommended no further investigation.

AEI Consultants, 2007, "Phase I Environmental Site Assessment, 9562 Covey Lane, Escondido, California 92026, AEI Project No. 276306," dated December 18, 2007

AEI Consultants, 2008, "Limited Pesticide Investigation, 9562 Covey Lane, Escondido, California 92026, AEI Project No. 276660," dated January 10, 2008

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 2.55-acres on one parcel identified as APN 128-290-78. The subject property is identified by the address: 9562 Covey Lane. At the time of the ESA, the subject property was reportedly partially graded for future residential use, while the balance included citrus trees and wild vegetation. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property were utilized for agricultural purposes. AEI concluded that no on-site RECs were identified; however, based on the historical agricultural use of the property, recommended further investigation.

Based on the historical agricultural use identified on the subject property, additional investigation was performed by AEI. A total of eight (8) soil samples were collected and analyzed for Organochlorine Pesticides by EPA Method 8081A, and Arsenic and Lead by EPA Method 6010B. No concentrations of organochlorine pesticides were detected above the laboratory reporting limit, except for one sample (AEI-S5), which reported toxaphene. The reported toxaphene concentration did not exceed residential PRGs or TTLC values. No other samples reported toxaphene above the laboratory reporting limit. Based on the results of their investigation, AEI recommended no further investigation.

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. With the exception of a single, trailer/wood structure, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

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.

With the exception of a single, trailer/wood structure, the subject property consists of vacant land Based on this information, the presence of lead based paint is not considered likely.

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 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).

No potentially PCB-containing transformers were noted on or near the subject property.

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. Ms. Cassandra Costa with Accretive Investments, Inc. 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 west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies. EEI observed various farming equipment and irrigation supplies throughout the property. The subject property is surrounded by agricultural related land use, rural residences, or undeveloped land.

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	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 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

Previous investigations have been performed on the subject property by AEI Consultants. Investigation activities included site assessment and agricultural chemical surveys. Detailed information pertaining to historical site investigation activities is provided in **Section 3.7 Previous Assessments.** However, a portion of the subject property, APN 128-290-11 (3.5-acres) was not investigated for the presence (or absence) of restricted agricultural chemical residues. Therefore, based on the proposed future site use (residential) EEI conducted an agricultural chemical survey on APN 128-290-11. The following section discusses EEI's investigation activities.

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 fact that previous soil sampling had taken place on portions of the subject property, a total of three (3) discrete soil samples, were collected at near-surface (6-inches below grade) from APN 128-290-11 (3.5 acres) located in the northwest portion of the subject property.

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 3.5-acre APN 128-290-11. A total of three (3) discrete locations (identified as ACR-1 through ACR-6, **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 three (3) discrete soil samples (ACR-1 through ACR-3) collected from APN 128-290-11 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) in any of the other samples analyzed.
- DDT was reported in sample ACR-3 at 11 micrograms per kilogram (µg/kg). No other samples analyzed reported DDT above the laboratory reporting limit (i.e., "non-detect").
- Lead was reported in sample ACR-1 at 4.5 milligrams per kilogram (mg/kg) and ACR-3 at 4.1 mg/kg. No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").

The attached **Table 4** summarizes laboratory analytical results for chemicals of concern. 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	**4.5**	<5	<5	<5	<5	<5-200
ACR-2	6	12/1/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	12/1/2011	<5	**4.1**	<5	<5	<5	**11**	<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 within the 3.5-acre portion of the subject property (APN 128-290-11) revealed no concentrations of arsenic above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported above the laboratory detection limit in sample ACR-3 at 11 µg/kg. No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed. Lead was detected above the laboratory reporting limit in samples ACR-1 and ACR-3 at 4.5 mg/kg and 4.1 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

EEI compared the reported DDT and 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 DDT concentration of 11 µg/kg in sample ACR-3 is less than the CHHSL residential screening level of 1,600 µg/kg.

- The reported lead concentrations of 4.2 mg/kg and 4.5 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:

    - 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 AEI (historically) and EEI (currently) to further evaluate subject property soils for agricultural chemicals.

      The results of AEI's and EEI's agricultural chemical survey (see Section 3.0 Previous Assessment and 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 or organochlorine pesticides and lead were detected in the soil samples collected during previous and current investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation appears 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 9562 Covey Lane, 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:

- The subject property has and continues to be utilized for agricultural purposes. Therefore, an evaluation of site soils was performed to determine if restricted agricultural chemicals are present. Based on laboratory analytical results from previous and current agricultural chemical testing, low levels of organochlorine pesticides and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides and lead were less than the CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

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

- 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.

10.0 REFERENCES

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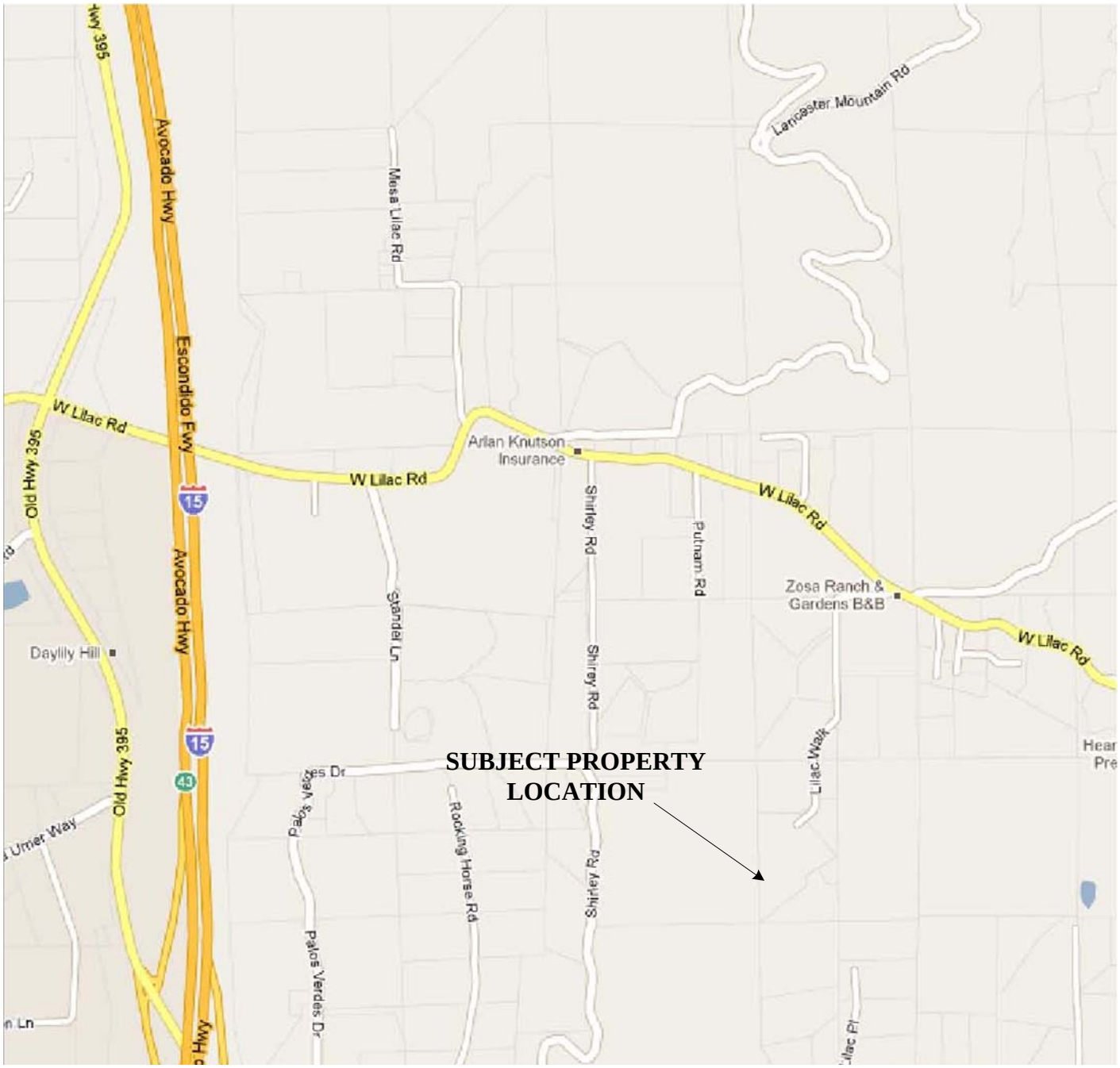
United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (http://websoilsurvey.nrcs.usda.gov/app/) Web Soil Survey, accessed January 2012.

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

FIGURES



Map Source: Google Maps®, Accessed, December 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

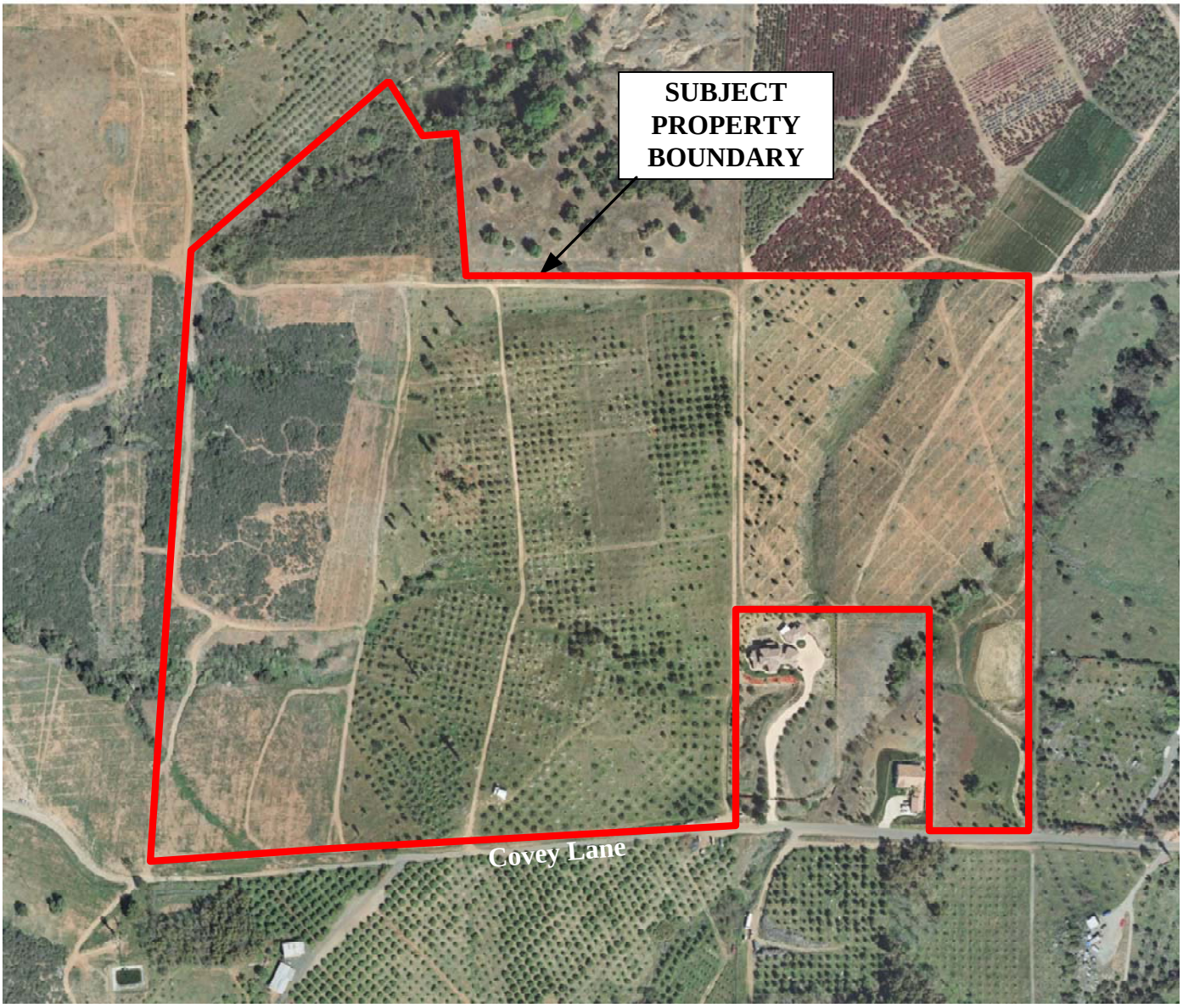
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
Created January 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

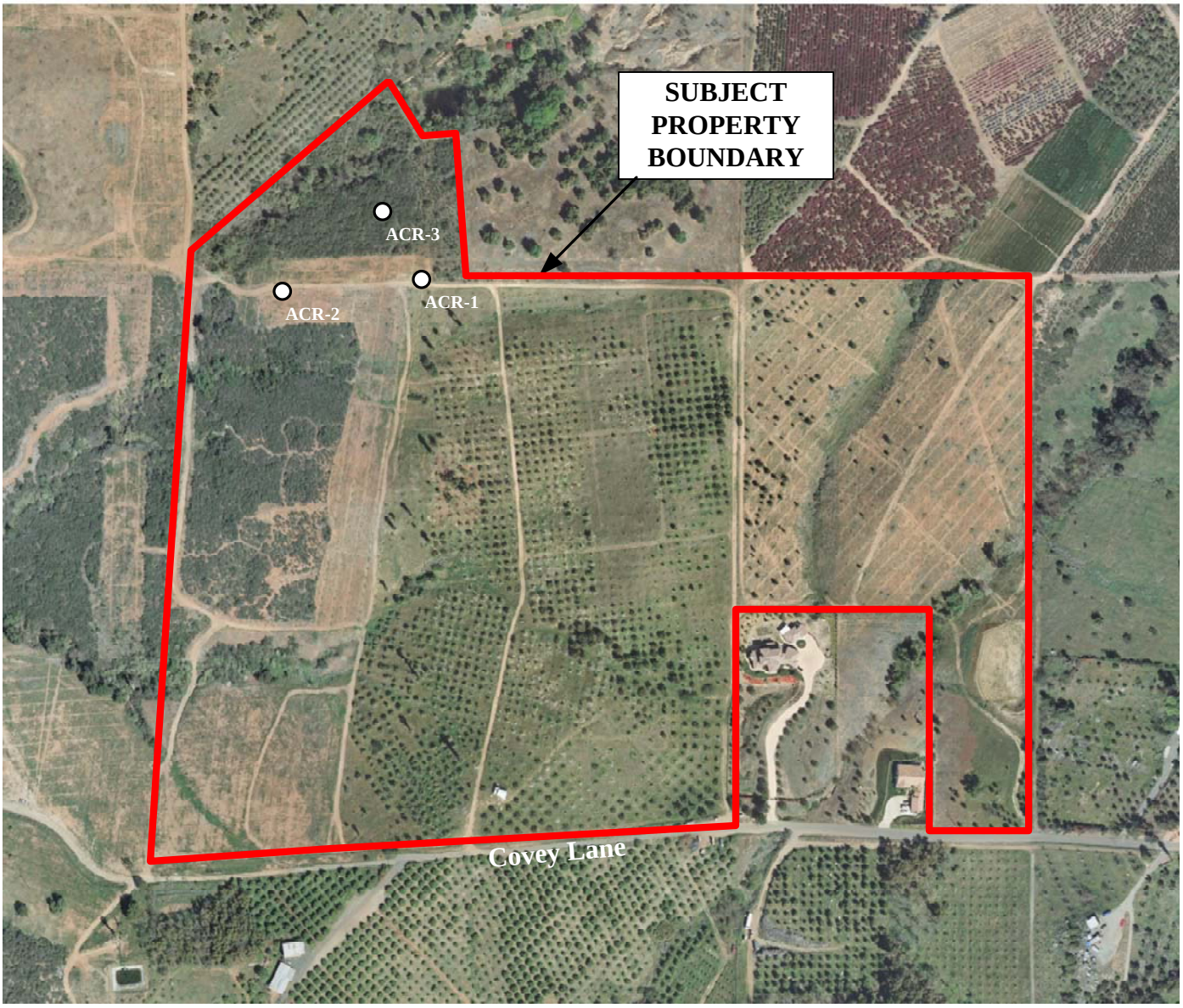
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 EEI Soil Boring Location

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
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.

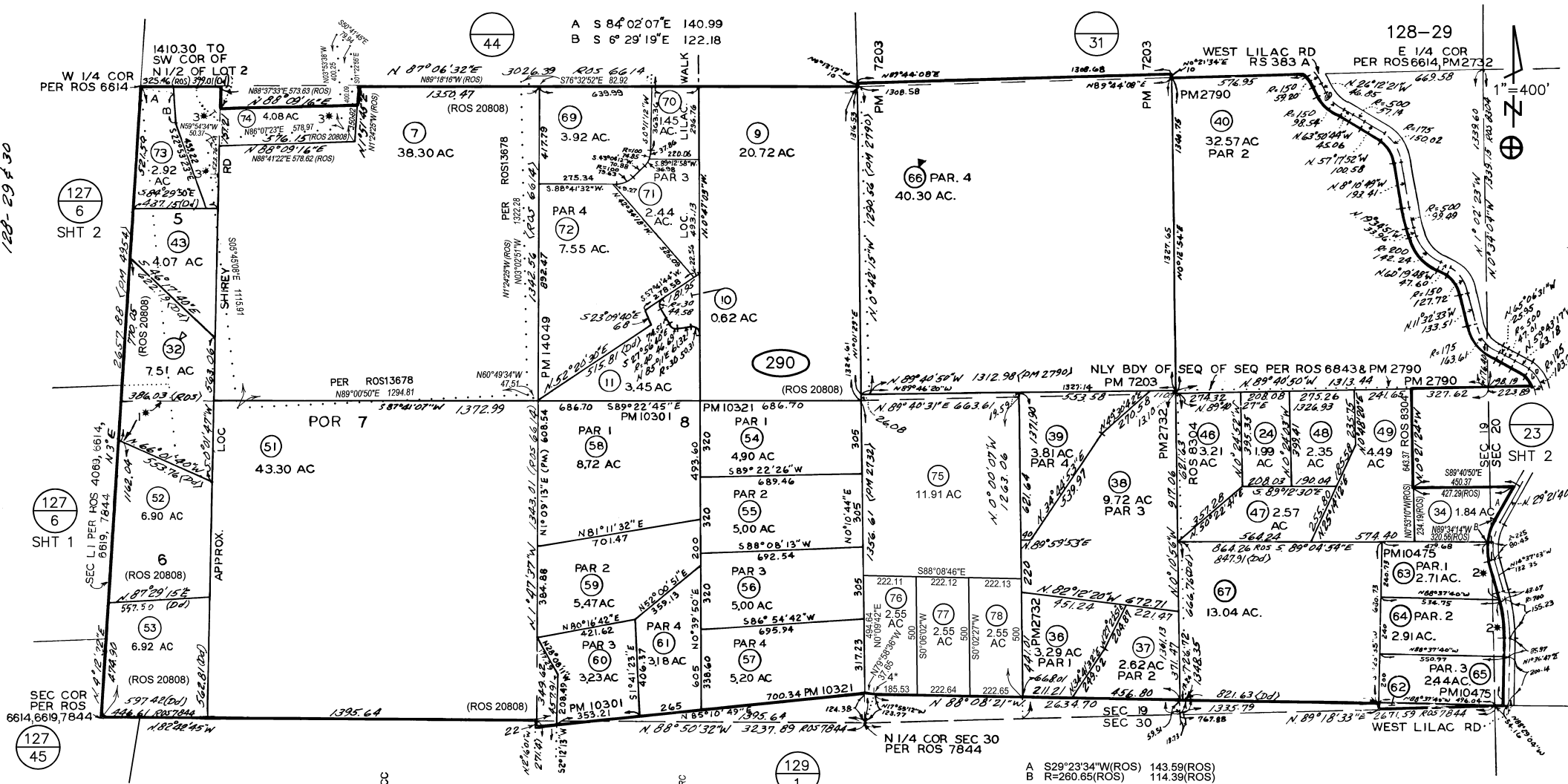
Education
Masters of Science, Environmental Engineering, National University, 2008
Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

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
PM2790
PM 7203
PM 10321
PM 10301
PM 14049
ROS 20808
ROS13678
ROS 6614
ROS 8304
ROS 10475
ROS 7844
ROS 4069, 6614, 6619, 7844
SEC COR PER ROS 6614,6619,7844
N1/4 COR SEC 30 PER ROS 7844
SEC 19
SEC 20
SEC 30
SHIREY RD
APPROX. LOC
WALK
POR 7
PAR 1
PAR 2
PAR 3
PAR 4
SHT 1
SHT 2
SHT 3
SHT 4
1.45 AC.
3.92 AC.
38.30 AC
20.72 AC
2.44 AC.
7.55 AC.
40.30 AC.
0.62 AC
3.45 AC
43.30 AC
8.72 AC
4.90 AC
5.00 AC
5.47 AC
5.00 AC
3.18 AC
3.23 AC
5.20 AC
11.91 AC
9.72 AC
3.81 AC
2.57 AC
2.62 AC
3.29 AC
13.04 AC.
32.57 AC
2.55 AC
2.71 AC.
2.91 AC.
2.44 AC.
1.84 AC
4.49 AC
2.35 AC
1.99 AC
3.21 AC
4.07 AC
2.92 AC
6.90 AC
6.92 AC
7.51 AC
A S 84°02'07"E 140.99
B S 6°29'19"E 122.18
A S29°23'34"W(ROS) 143.59(ROS)
B R=260.65(ROS) 114.39(ROS)
1* POSSIBLE OVERLAP
2* NO ACCESS
3* OPEN SPACE
4* S 1/4 COR PER ROS 6998 & 13090
3/17/11 MGS
CHANGES
BLK OLD NEW YR CUT
CC
RC
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 128 PAGE 29
SEC 30-T10S-R2W- POR NWQ
SEC 20-T10S-R2W - POR SWQ
SEC 19 - T10S-R2W- POR S H
ROS 4069 6614 6619 6843 6998 7844 8304,9512,13090,13678, 19103, 20808

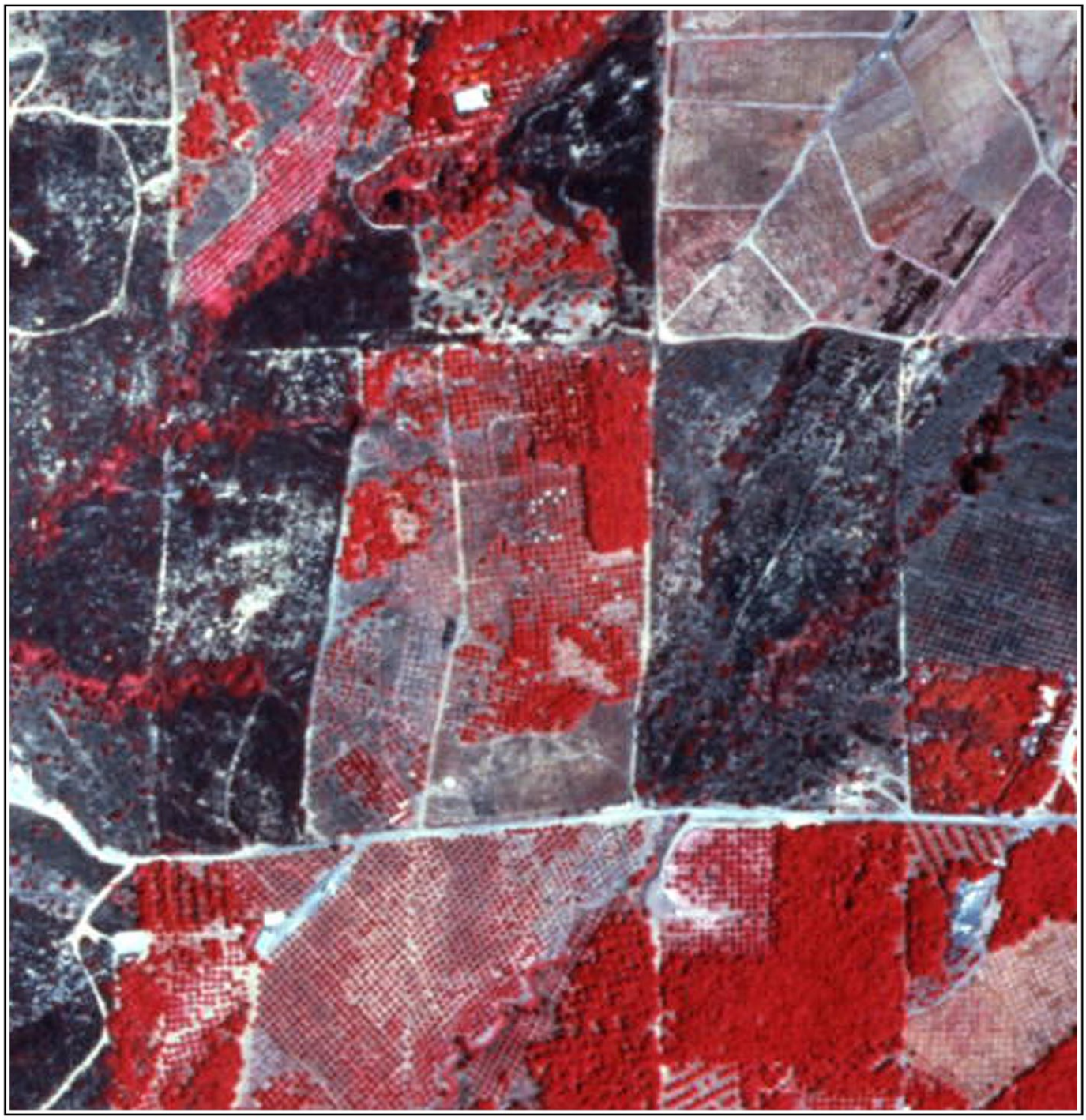
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR71387.1b (NAPP-3C_12474-180)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR71387.1b (AMI-SD-90-91_12581)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR71387.1b (AMI-SD-80_10235)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1975

Escondido, CA 92026



Job Number: ACR71387.1b (AMI-SD-75_7649)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026



Job Number: ACR71387.1b (CAS-SD_2-132)
Target Site: 33.287844, -117.130786

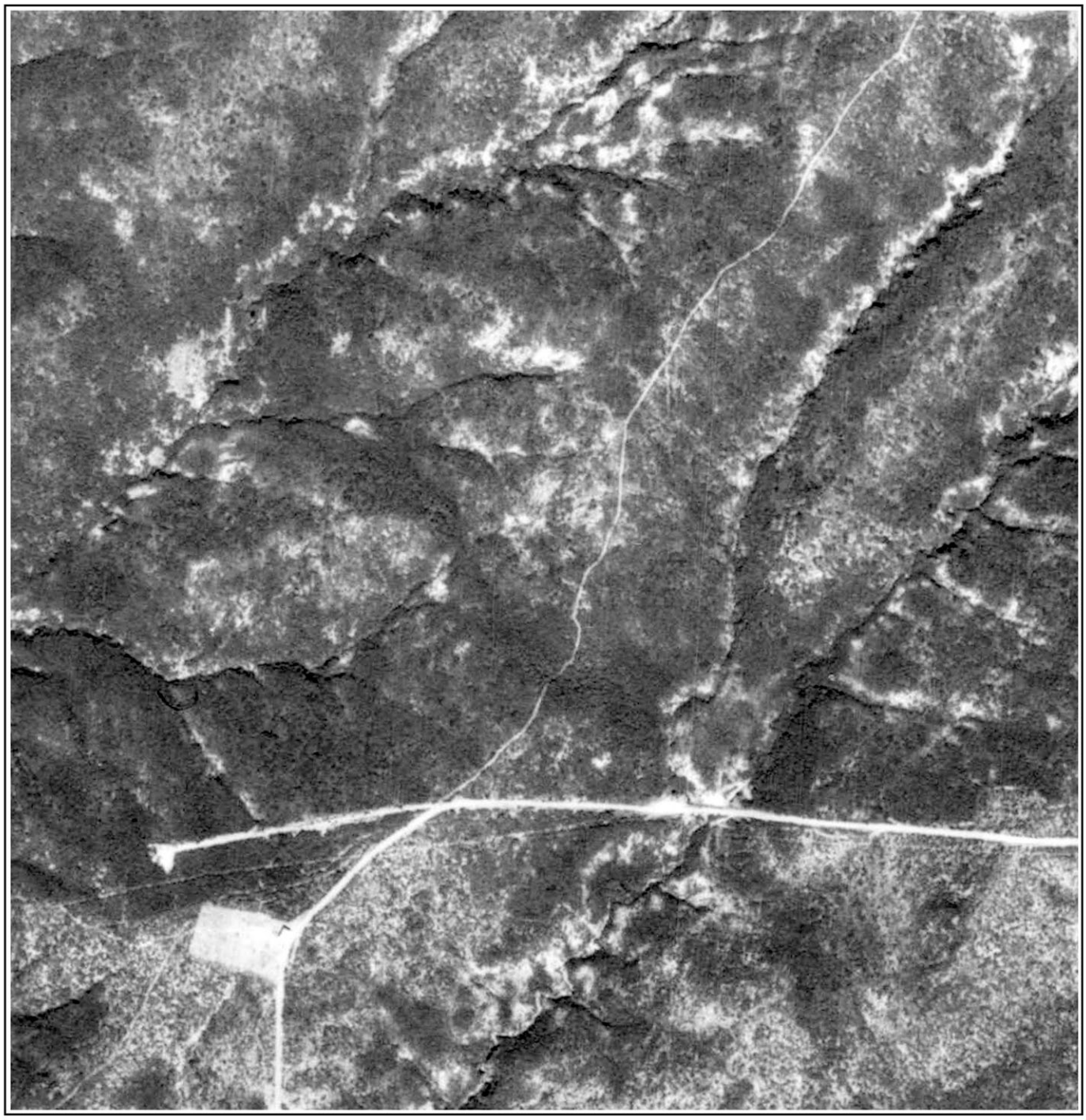
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR71387.1b (AXN-1953_3M-133)
Target Site: 33.287844, -117.130786

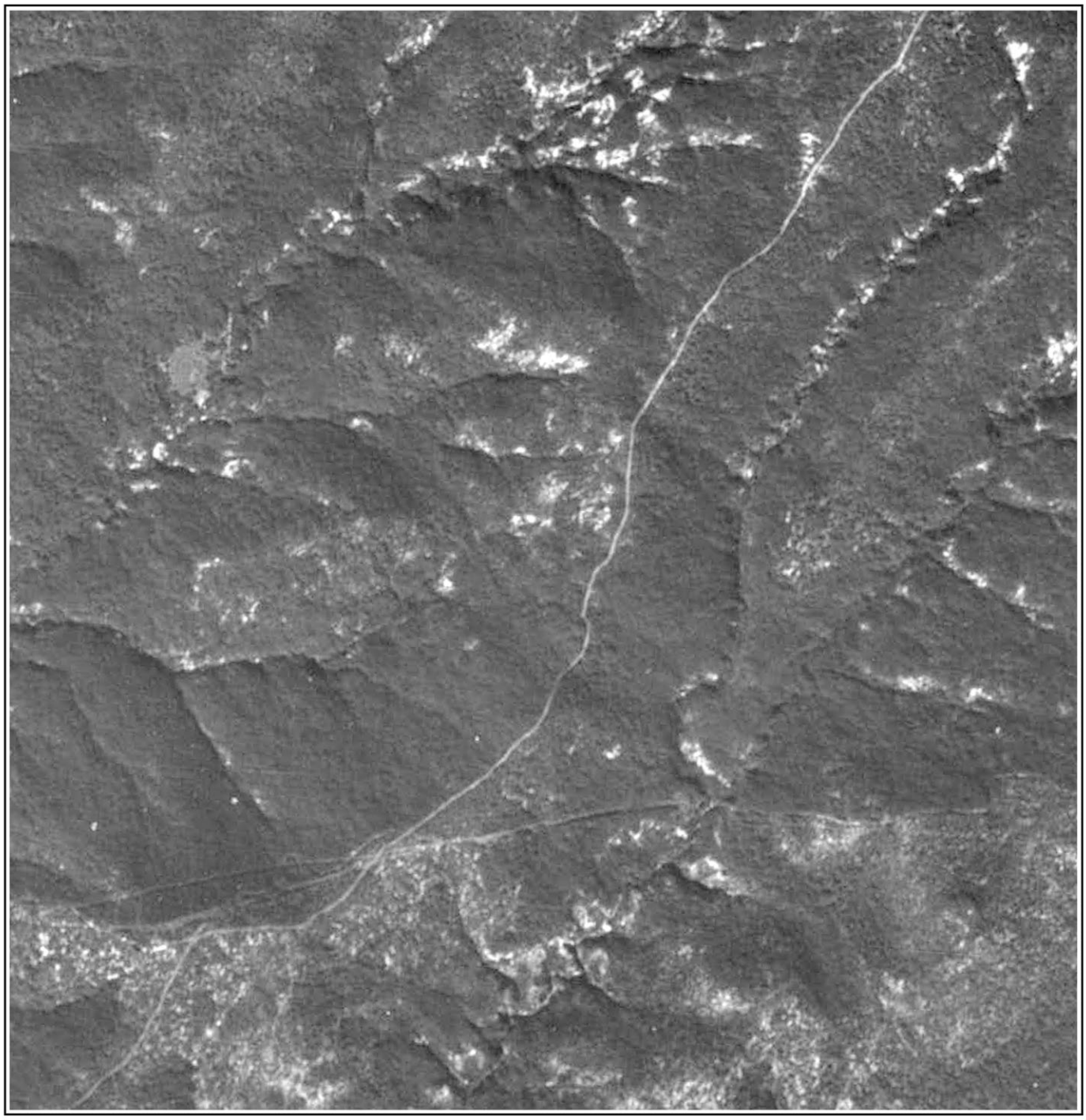
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Escondido, CA 92026



Job Number: ACR71387.1b (GS-CP_9-88)
Target Site: 33.287844, -117.130786

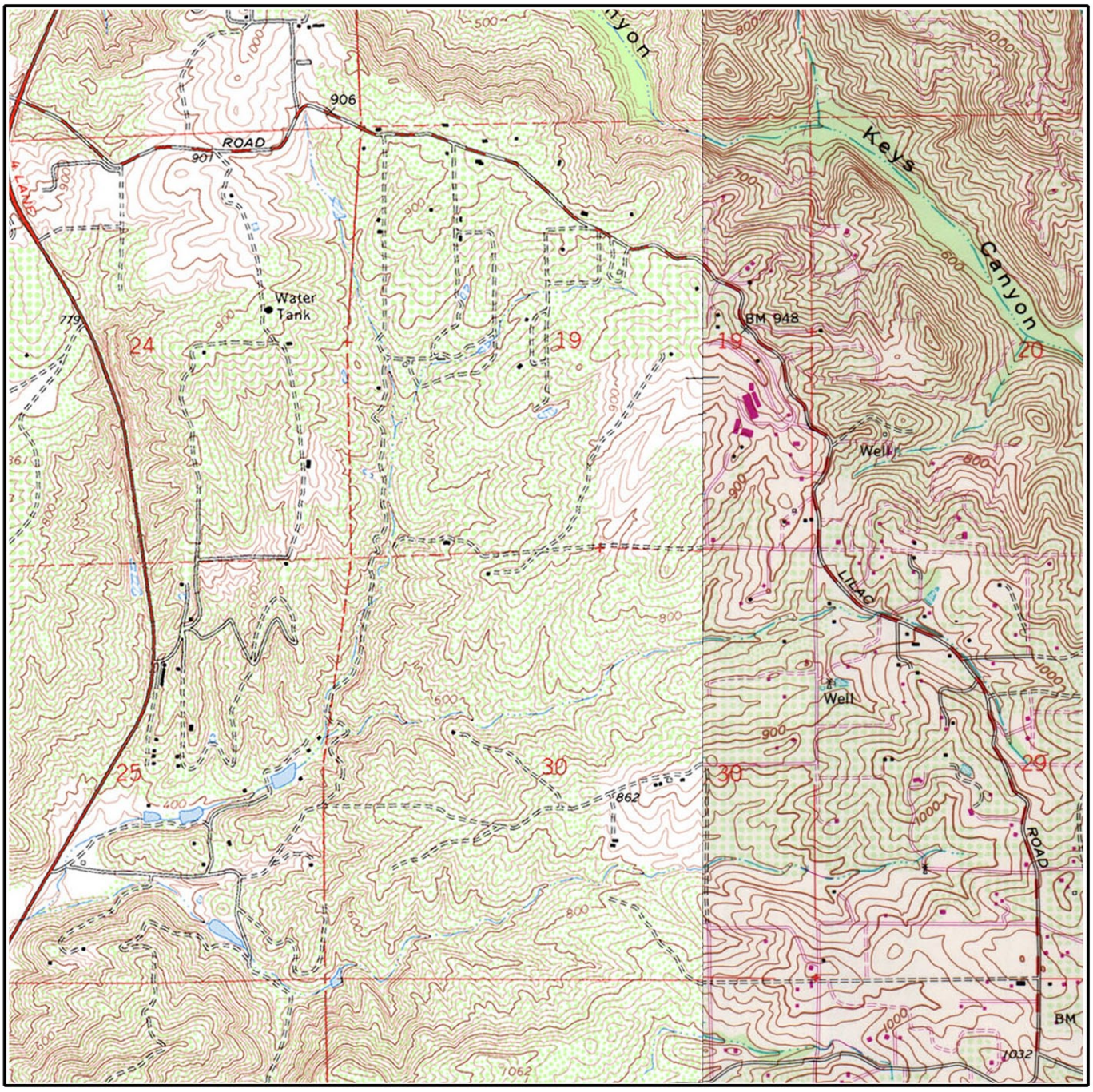
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1982

0 miles 0.5 1

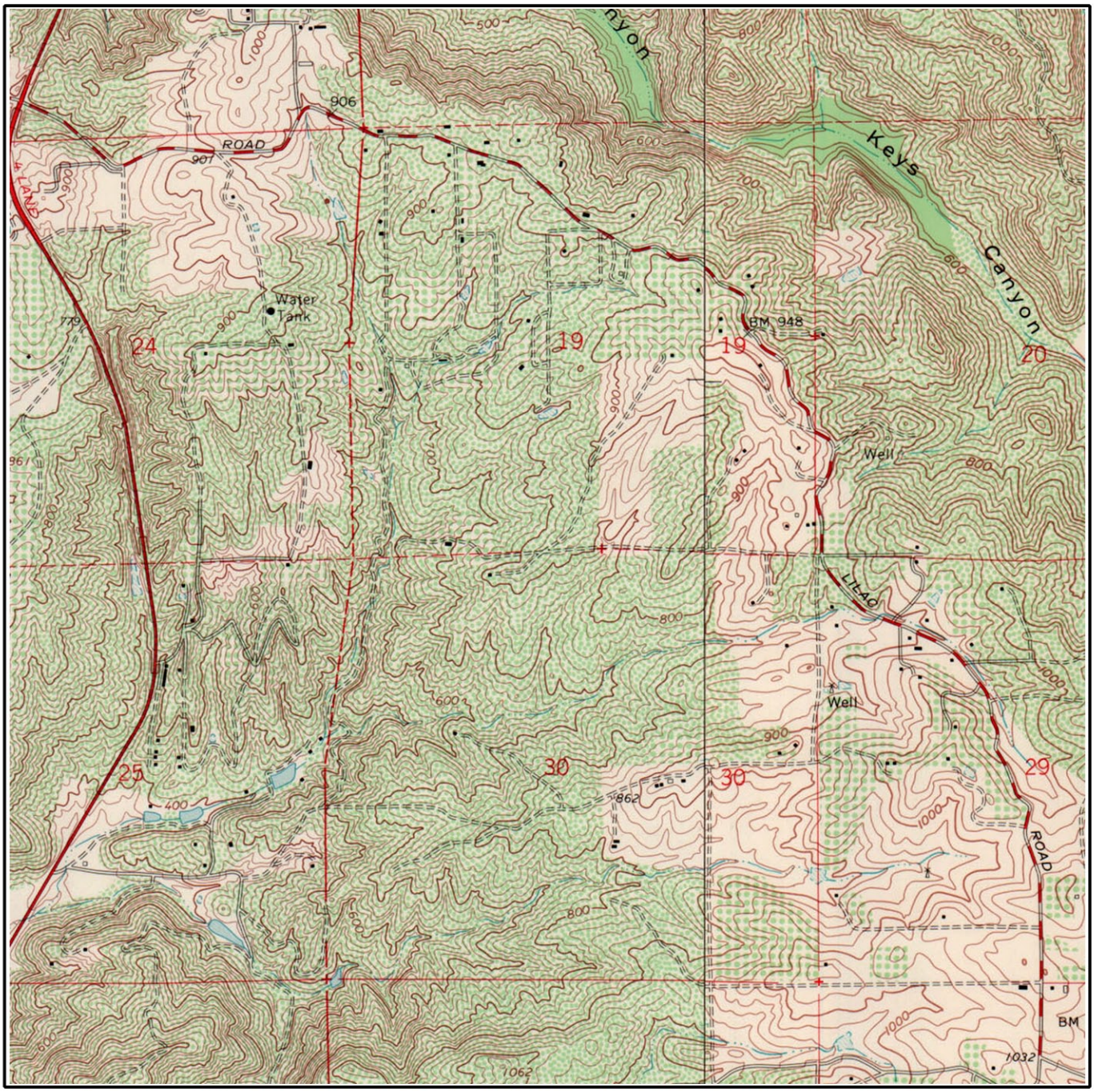
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

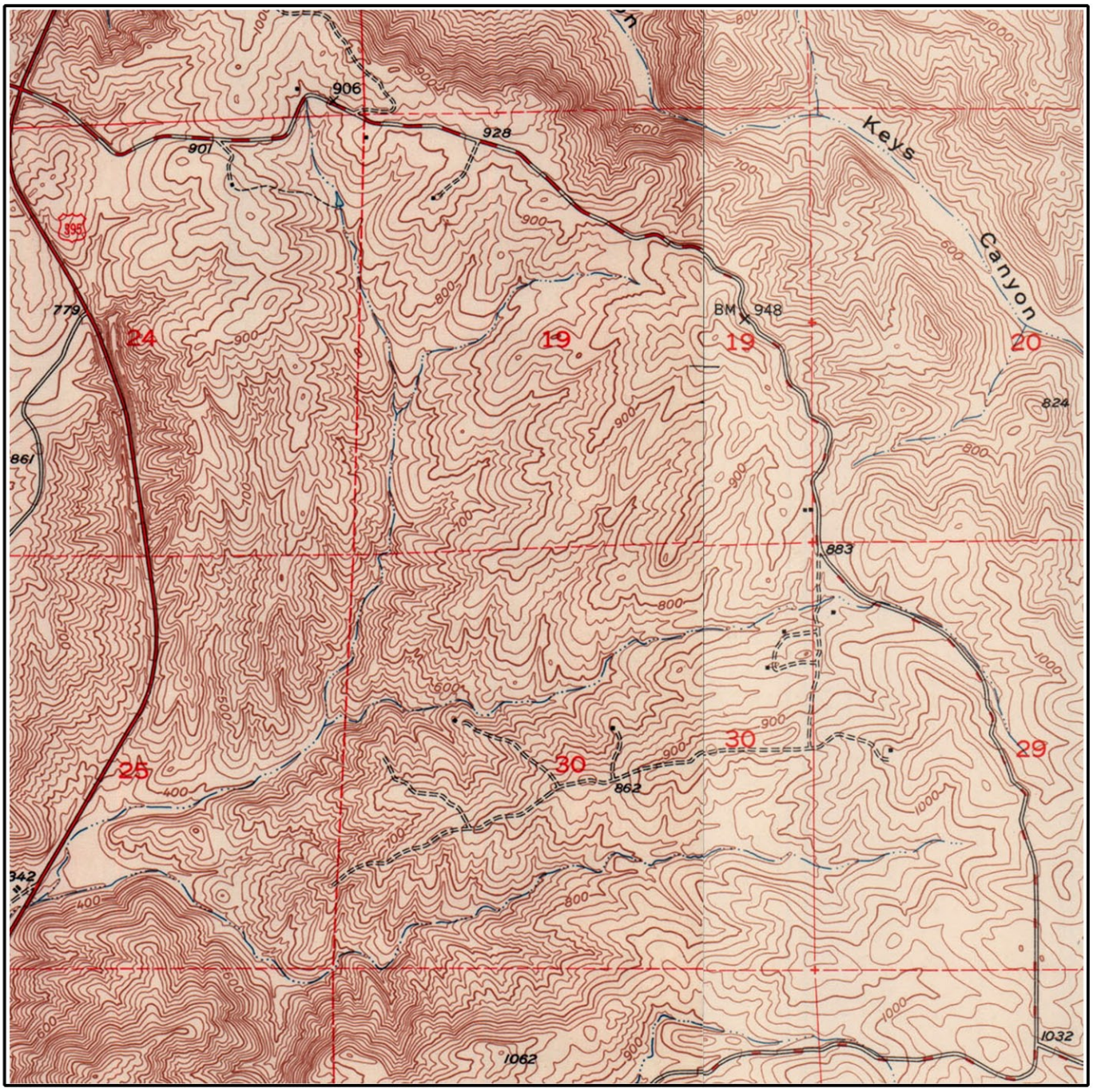
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1950

0 miles 0.5 1

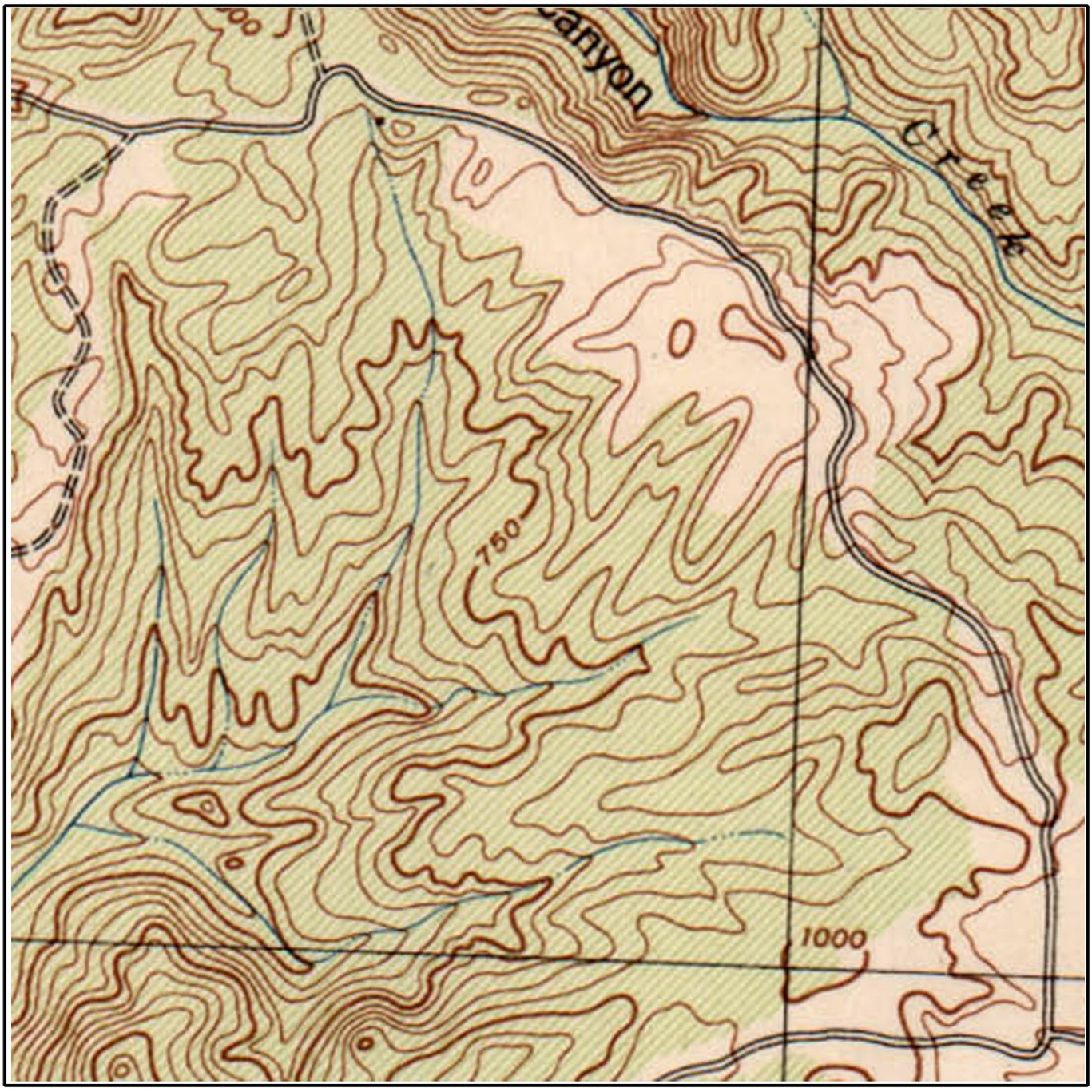
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

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: ACR71387.1b
TIS Log No: 67482

Subject Property:
9562 Covey Lane
Valley Center, CA 92026 *(Escondido)*

December 5, 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

2008 Haines: North San Diego County p. 239		
9550 Covey Lane No Response	**9562 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
2005 Haines: North San Diego County p. 246		
9550 Covey Lane No Response	**9562 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
2000 Haines: North San Diego County p. 226		
9550 Covey Lane No Response	**9562 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
1995 Haines: North San Diego County p. 171		
9550 Covey Lane Schaefer Jim	**9562 Covey Lane** Address not listed	9618 Covey Lane No Response
1990 Haines: North San Diego County p. 144		
Covey Lane First listing this street is 9618	**9562 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
1985 Haines: North San Diego County p. 112		
Covey Lane First listing this street is 9689	**9562 Covey Lane** Address not listed	9750 Covey Lane Stratton Earl R
1980 Haines: North San Diego County p. 134		
Covey Lane First listing this street is 10010	**9562 Covey Lane** Address not listed	10010 Covey Lane Ybarra Vincent
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:

ESCONDIDO CA 92026

Job Number: ACR71387.1b

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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Environmental FirstSearch
Search Summary Report

Target Site:

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:	11-28-11	**Search Type:**	AREA
Requestor Name:	BRIAN BRENNAN		0.09 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR71387.1b
		Filtered Report	

Target Site:

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:	-117.131949	-117:7:55	**Easting:**	487713.536
Latitude:	33.286085	33:17:10	**Northing:**	3682818.742
Elevation:	808		**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	11-28-11
Historical Topos	Yes	11-28-11
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	11-28-11

Environmental FirstSearch
Target Site Summary Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1b

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: ESCONDIDO CA 92026

JOB: ACR71387.1b

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: ESCONDIDO CA 92026

JOB: ACR71387.1b

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1b

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: ESCONDIDO CA 92026

JOB: ACR71387.1b

Street Name	Dist/Dir	Street Name	Dist/Dir
Covey Ln	0.00--		
Lilac Pl	0.00--		
Lilac Walk	0.05 NW		
Putnam Rd	0.24 NW		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-28-11
ACR71387.1b

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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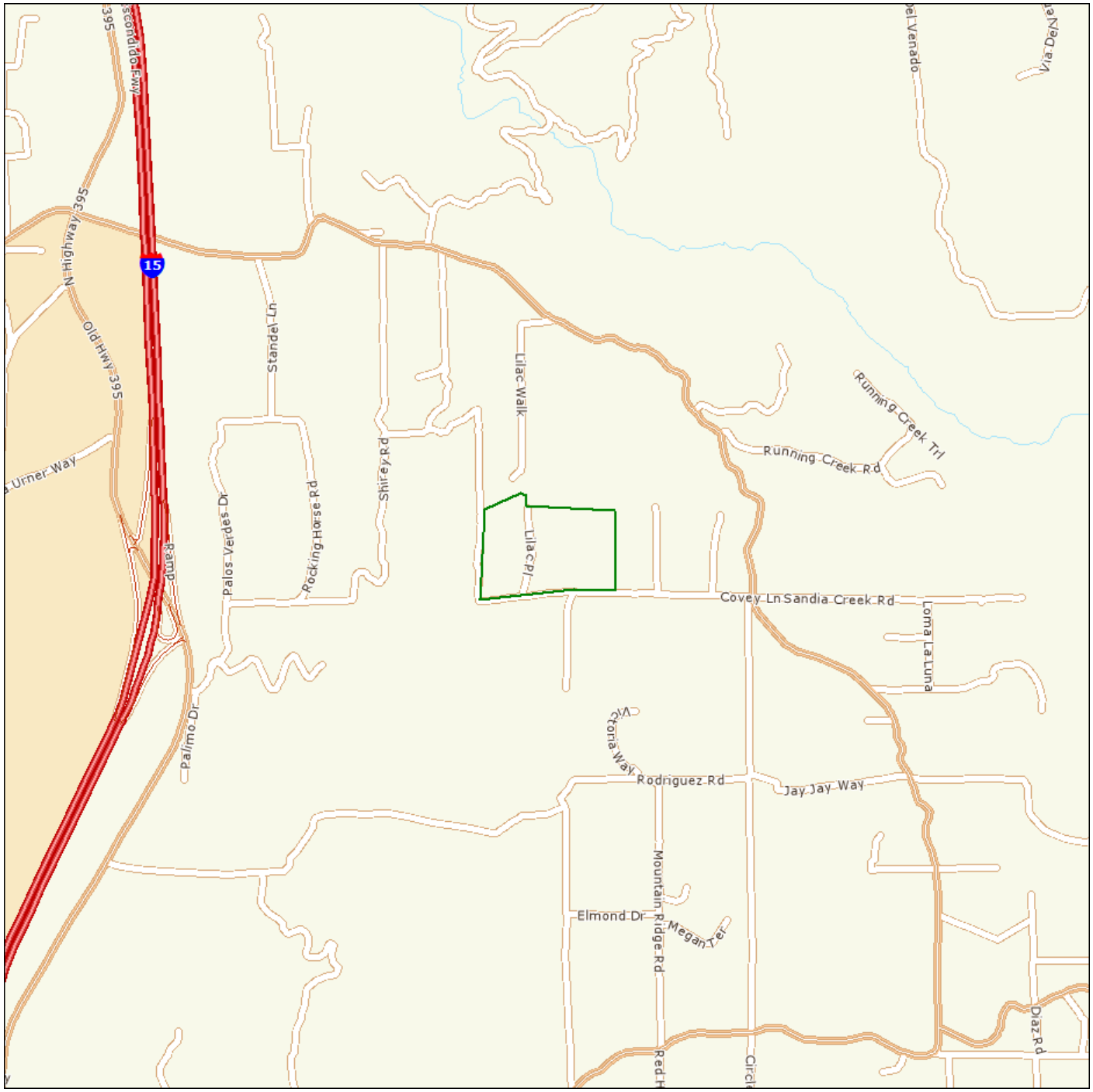
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

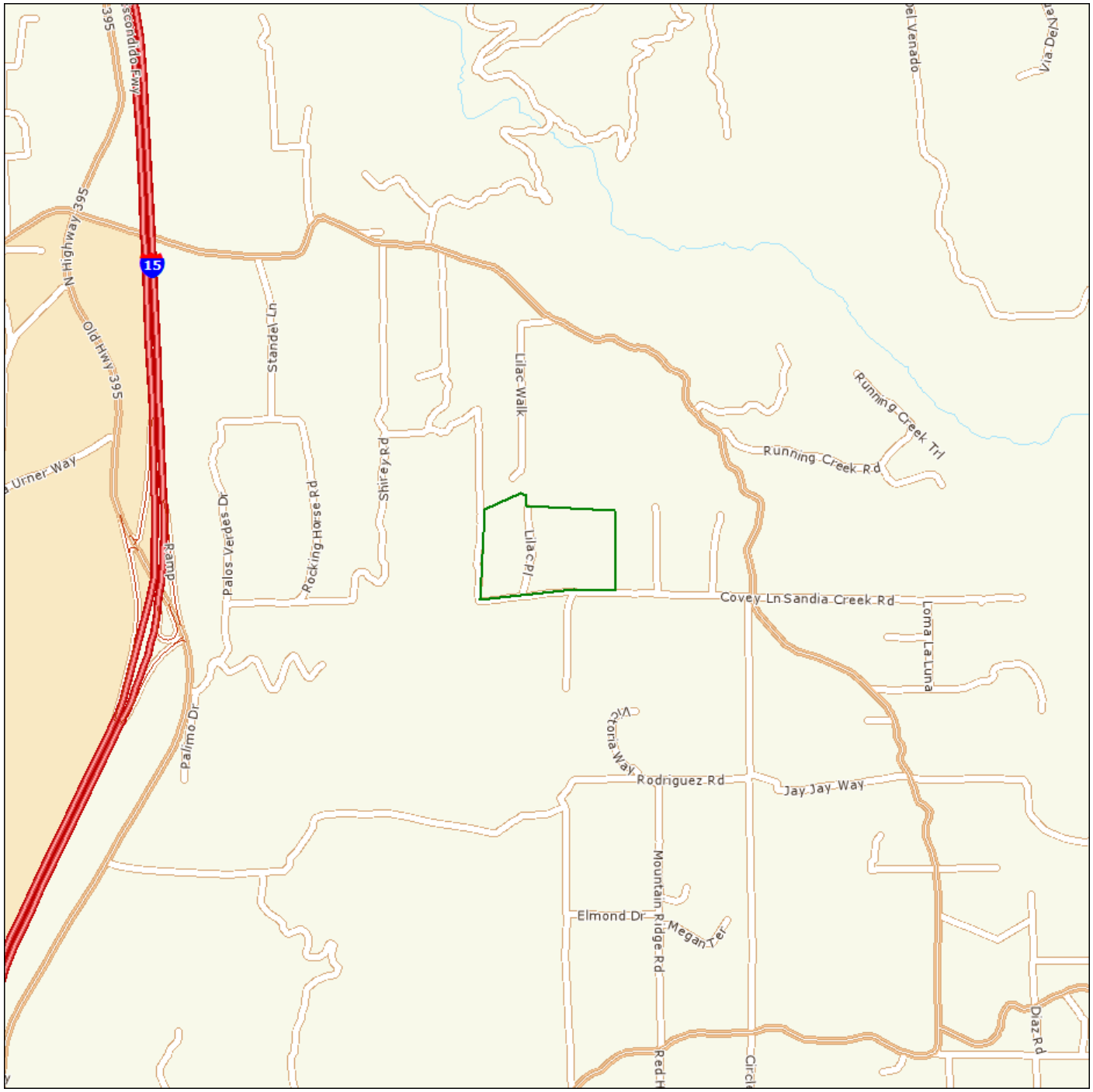
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

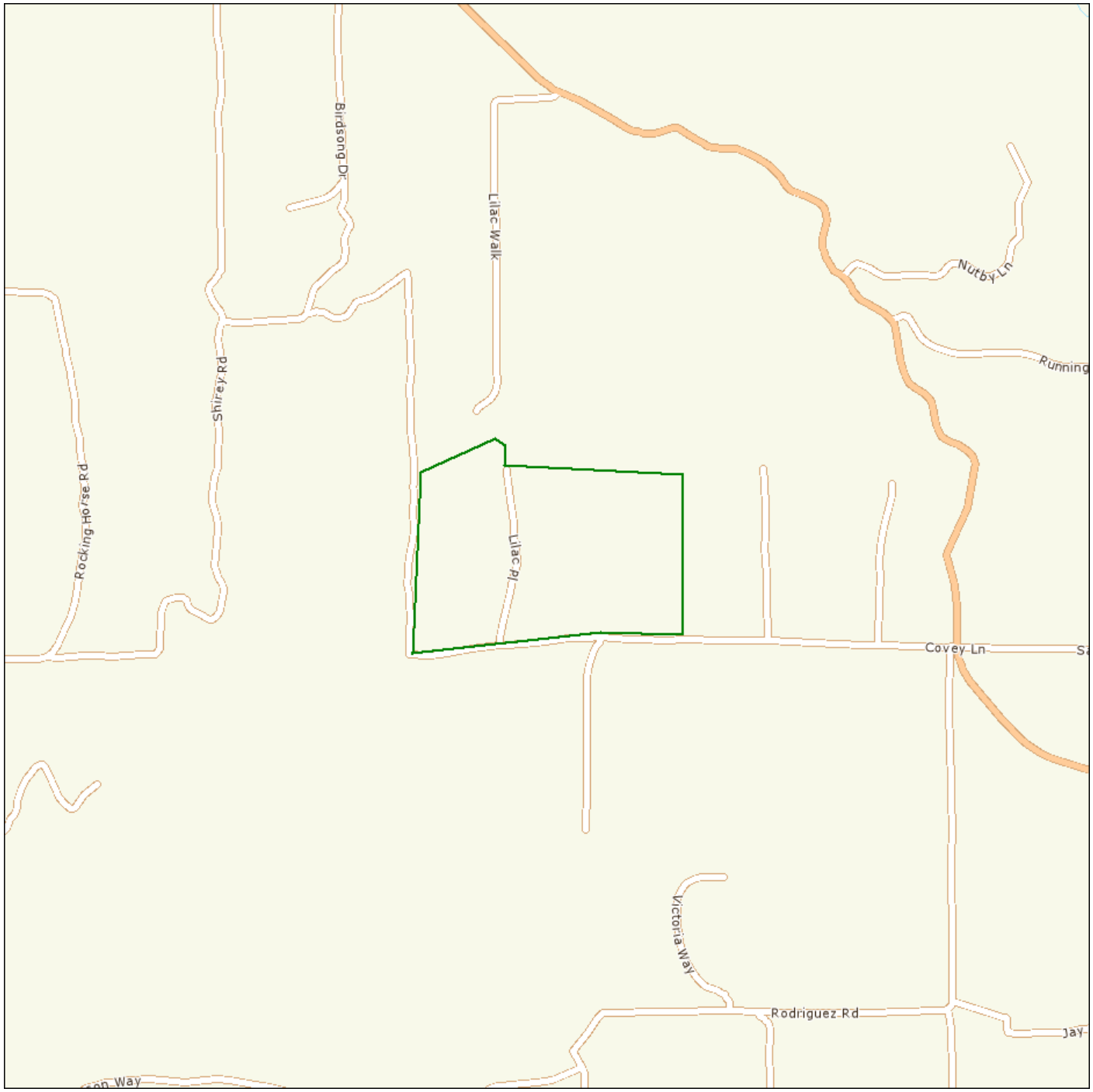
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

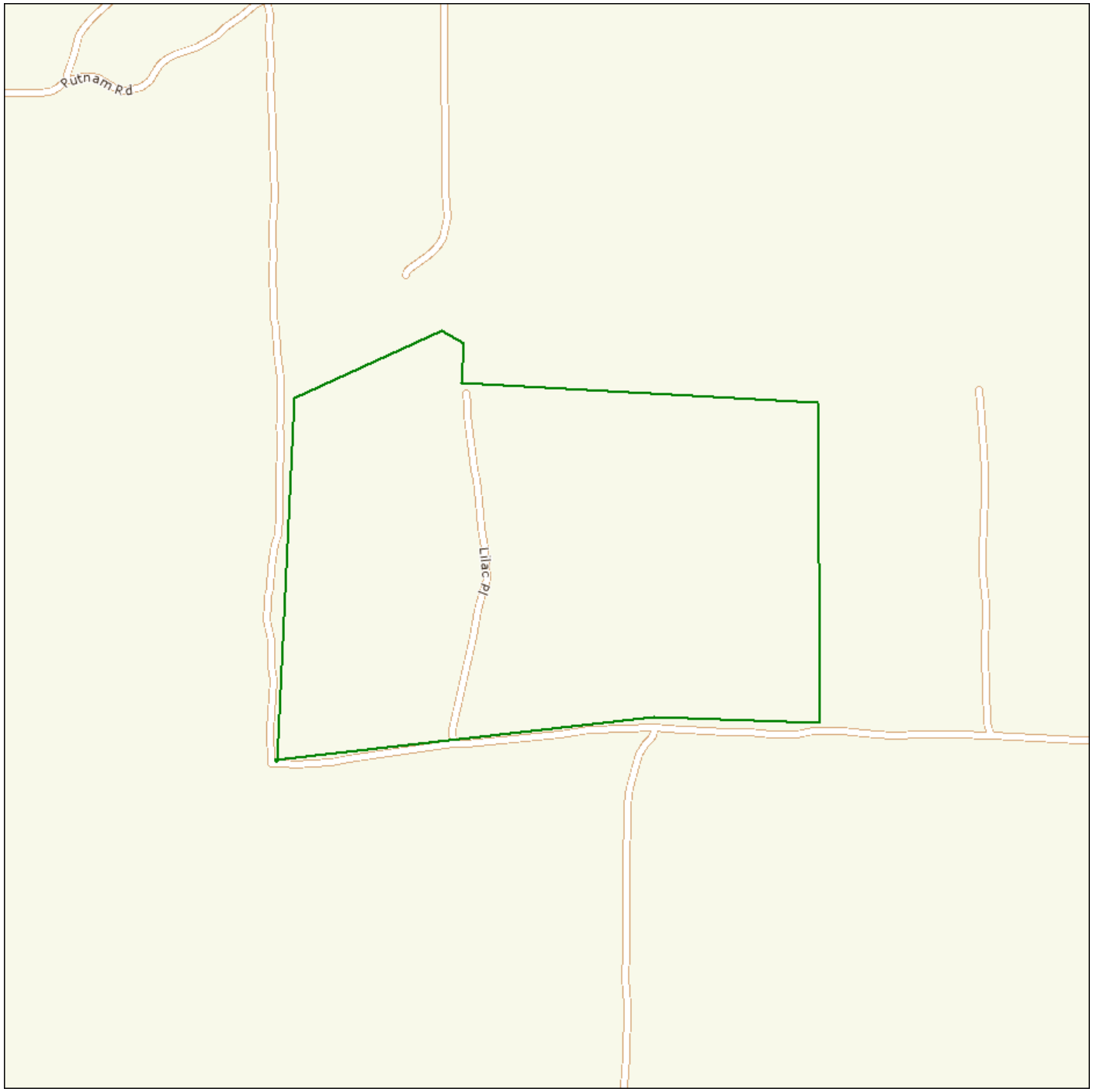
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

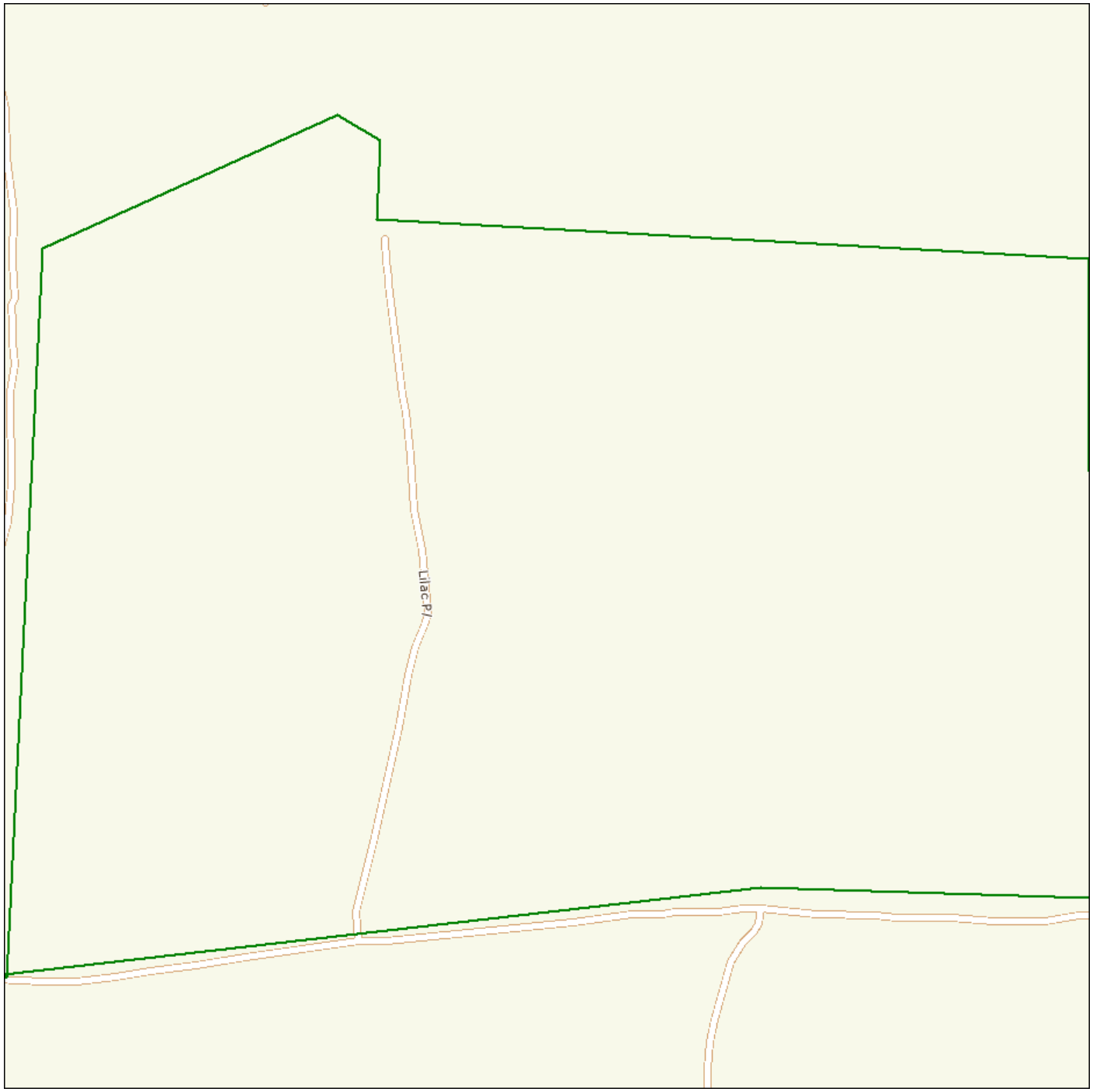
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

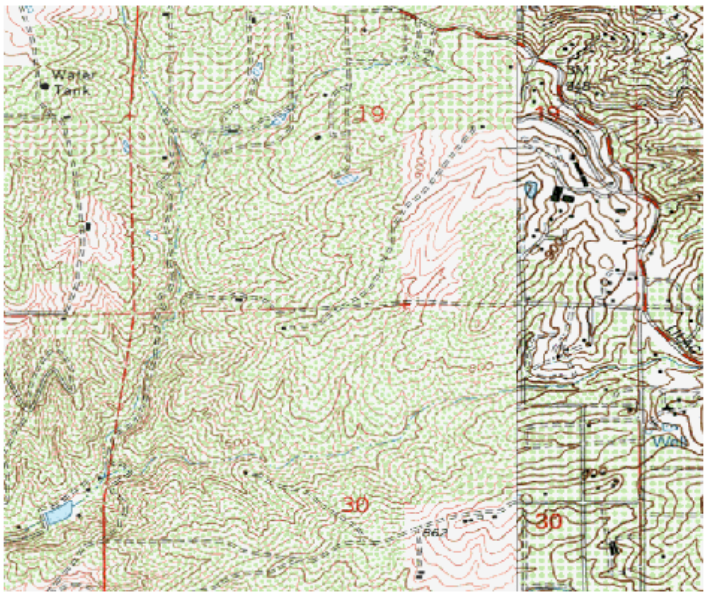
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius from Area

, 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:

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-71387.1b / Alligator Pears, LP

Subject Property: APNs 128-290-75, 128-290-78, 128-290-11, and 128-290-54 through -61

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 - FARMING

(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*?

FARMING

(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.,

PERMIT APPLICATION

(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 ENTITIES & COUNTY OF SAN DIEGO

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

JON RILLING (858)546-0700

(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).

YES - PROVIDED

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL, SD

Date: 1/18/12

APPENDIX F
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property from the northwest corner. View is to the southeast.



Photograph 2 – View of the subject property from the northeast corner. View is to the southwest.

.



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



Photograph 4 – View of the subject property from the southwest corner. View is to the northeast.



Photograph 5 – View of the structure located along the south-central portion of the subject property.



Photograph 6 – View of the contents within the structure located along the south-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: Alligator Pears,LP

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 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: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111820-01	Soil	12/01/11 11:37	12/02/11 13:32
ACR-2	T111820-02	Soil	12/01/11 11:45	12/02/11 13:32
ACR-3	T111820-03	Soil	12/01/11 11:53	12/02/11 13:32

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: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

ACR-1

T111820-01 (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	**4.5**	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		*88.3 %*	*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: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

ACR-2

T111820-02 (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	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		*102 %*	*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: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

ACR-3

T111820-03 (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	**4.1**	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	**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		*124 %*	*35-140*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

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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EEI - Carlsbad	Project: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

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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2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

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: Alligator Pears,LP	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.16	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/09/11 10:38

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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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Accretive Investments, Inc.
94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
Escondido, California 92026

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

March 27, 2012

EEI Project Number ACR-71387.1c

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

Prepared for:

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

Subject property location:

94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
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EEI Project Number ACR-71387.1c

Prepared and Edited by:



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EEI Project No. ACR-71387.1c

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 94.6-Acre "Lilac Creek Estates, LP" Property

EEI Project Number: ACR-71387.1c

Subject Property Information:
94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
9306 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1c

Subject Property Access Contact: Mr. Jon Rilling, Accretive Investments, Inc. (8580 345-3644

Consultant Information:
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Fax: (760) 431-3748
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Inspection Date: December 16, 2011 / **Report Date:** March 27, 2012

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 Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the subject property identified as Assessor's Parcel Numbers (APNs) 128-290-51, 129-010-62, and 129-010-73 through -76, 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 west of the terminus of Covey Lane, Escondido, California. The subject property encompasses a total of 94.6-acres on six (6) parcels identified as Assessor's Parcel Numbers (APNs) 128-290-51, 129-010-62, 129-010-73 through -76. The subject property contains a single physical address of: 9306 Covey Lane.

The subject property contains no developed structures. Access to the property is via an unimproved road near the western terminus of Covey Lane at the central portion of the subject property. Additional unimproved roads and trails traverse the subject property which mainly consists of former orchard land on the central portion and terrain with moderately steep topographical relief covered with vegetation on the northern and southern portions.

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, City directories, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the central portion of the subject property has been used for agricultural purposes. From approximately 1990-1991 to the present time, the eastern edge of the southernmost portion of the site has also been used for agriculture; however, may have been farmed as part of the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

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 16, 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 these environmental concerns was noted on the subject property during our subject property reconnaissance efforts.

EEI reviewed previous reports prepared for the subject property by AEI Consultants (AEI) in 2006. A Phase I ESA and Limited Phase II Subsurface Investigation for subject parcels APNs 129-010-62 and 128-290-51 were completed in March and June, respectively. According to the Phase I ESA, Parcel 1, 129-010-62 and Parcel 2, 128-290-51, had a significant orchard and irrigation system in the central portion of the site which was farmed from the 1960's to the present time. AEI concluded that no on-site RECs were identified; however, based on the past agricultural use of the property, further investigation was recommended, which consisted of soil sampling and laboratory testing.

According to the Limited Phase II Subsurface Investigation, no detected concentrations of Organochlorine Pesticides (OCPs) were detected in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential Preliminary Remediation Goals (PRGs). Based on the results of the investigation, no further investigation appears warranted at this time.

A Phase I ESA was conducted by AEI for APNs 129-010-73, through -76, in May 2006. According to the report, the subject property was reportedly comprised of four (4) parcels, which were undeveloped. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property (eastern edge of the parcels) were utilized for agricultural purposes in 1994 and 2002 (aerial photographs). AEI concluded that no on-site RECs were identified; however, AEI recommended that the owner/user of the Phase I ESA contact the local planning department to determine whether sampling relating to the former agricultural use of the subject property is required. To EEI's knowledge, no agricultural sampling was performed on the subject property. It should be noted that EEI attempted to collect soil samples from the southern parcels (APNs 129-010-73 through -76) but was unsuccessful due to dense vegetation and limited access.

EEI reviewed historical aerial photographs for the above referenced southern portion of the subject property (APNs 129-010-73through -76), which revealed that the majority of this area of the property appeared as natural vegetation. The eastern portion of these parcels may have included orchards, as outlined in AEIs report referenced above and 1990/91, 1994 (AEI) and 2002 photographs. However, the orchards appeared to be associated with the adjacent property to the south and east of the subject parcels.

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 identified as APNs 128-290-51, 129-010-62, 129-010-73 through -76 and the address of: 9306 Covey Lane, Escondido, California. This Phase I ESA has revealed no evidence of ***recognized environmental conditions*** in connection with the property, except for the following:

- The subject property has been utilized for agricultural purposes. EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI in June 2006 on subject parcels 129-010-62 (Parcel 1 – 40.48-acres) and 128-290-51 (Parcel 2 – 43.3-acres). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

  In addition, the eastern edge of the southern subject parcels (APNs 129-010-73 through,-76), appeared to be used for agriculture from 1990 to 2002. EEI attempted to collect soil samples from this area; however, was unsuccessful due to limited access and dense vegetation. In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; therefore, further investigation does not appear to be warranted at this time.

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

- According to the client, a water supply well is located on the northwest portion of the subject property; however, no well permits were on file with the County. Additionally, County records did indicate the existence of permits for Septic Tank Installation and percolation tests for four proposed single family dwellings on the subject property (APNs 129-010-73 through -76); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on the subject property during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any water supply wells and/or septic systems should be properly abandoned following County Health Department guidelines.

- 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 subject property identified as Assessor's Parcel Numbers (APNs) 128-290-51, 129-010-62, and 129-010-73 through -76, 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.
- 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 west of the terminus of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 94.6-acres on six (6) parcels identified as Assessor's Parcel Numbers (APNs) 128-290-51, 129-010-62, 129-010-73 through -76 (**Appendix B**). The subject property contains a single physical address of: 9306 Covey Lane.

The subject property contains no developed structures. Access to the property is via an unimproved road near the western terminus of Covey Lane at the central portion of the subject property. Additional unimproved roads and trails traverse the subject property which mainly consists of former orchard land on the central portion and terrain with moderately steep topographical relief covered with vegetation on the northern and southern portions.

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Based on historical records such as aerial photographs, topographic maps, City directories, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the central portion of the subject property has been used for agricultural purposes. From approximately 1990-1991 to the present time, the eastern edge of the southernmost portion of the site has also been used for agriculture; however, may have been farmed as part of the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south and from east to west. The subject property elevation ranges from approximately 500 feet above mean sea level (amsl) (southwestern portion) to approximately 775 feet amsl (northeastern 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 (Tan, 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 (CIE2) and the 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 information provided by the client, a water supply well is located on the northwest portion of the subject property. EEI requested a search for well records associated with the onsite with the County of San Diego Land and Water Quality Divisions. According to personnel, no well permits were on file for the subject property parcels APNs: 129-010-73 through -76.

In addition, 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 proximity to the subject property. According to the website, one well "10S02W19N001S," appeared to be located adjacent and to the northwest of the subject property near Shirey Road. The well was reportedly last measured in 1967 with a depth to groundwater of approximately 3.0 feet below grade.

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 128-290-51, 129-010-62, 129-010-73 through -76) is identified as Lilac Creek Estates, LP, with the following mailing addresses: 12275 El Camino Real, Unit 110, San Diego, California 92130.

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, City Directories, 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 was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2010, the central portion of the subject property was used for agriculture. From approximately 1990-1991 to 2002, the eastern edge of the southern parcels appeared to be utilized for agricultural development; however, may have been associated with the adjacent and off-site property to the east. The remaining portions of the subject property remained undeveloped to the present time.

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, adjacent and surrounding property appeared to be undeveloped covered with native vegetation. A dirt road, oriented northeast to southwest, was visible along the southern portion of the property off of Covey Lane from the east. A natural drainage was at the eastern property margin and traversed the southern portion east to west.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south, West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. A clearing and small residence was noted offsite to the east on the south side of Covey Lane. Unimproved roads and agriculture appeared in the site vicinity.
1963	Aerial Photograph 1:375	The central portion of the subject property (at the western terminus of Covey Lane) appeared utilized for agriculture (orchards) with some structures present in the area. An agricultural water retention basin appeared within the eastern portion of the property just south of Covey Lane. Additional dirt roads appeared traversing the property on the northern and southern portions. The surrounding area was comprised of a mix of rural residences and agricultural-related land use.
1968	Topographic Map 1: 24,000	Subject property appeared with no development. Unimproved roads, Covey Lane and Lilac Place as well as small structures appeared in the site vicinity. Other unimproved roads were present in the surrounding area. A portion of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1963 photograph. Increased agricultural and rural residential development appeared in the site vicinity.
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	A cleared area with roads/trails traversing the area was now apparent on the southern portion of the subject property. Orchards remained on the central portion of the property as well as the agricultural water retention basin.
1990/91	Aerial Photograph 1:375	Orchards remained on the central portion of the subject property and appeared on portions of the southern parcels, as well as in the adjacent and surrounding area.

TABLE 1 Summary of Historical Use Review		
Year	**Source and Scale**	**Comments**
2002	Aerial Photograph 1:375	Subject property appeared with orchards on the central portions and eastern edge of the southern portion; and an agricultural water retention basin at the east central portion. Adjacent and surrounding property appeared with a mix of orchards, rural residences, and undeveloped land.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of orchards on the central portions; while the balance of the site remained undeveloped/vacant land. An agricultural water retention basin was present within the eastern portion of the property just south of Covey Land. A concrete pad appeared on the central portion near the western terminus of Covey Lane. An unimproved road appeared traversing the southern portion of the property from northeast to southwest. 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 (9306 Covey Lane) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was not listed in the directories from 1980 to 2008. 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 9306 Covey Lane, Escondido, California 92026		
North Adjacent Addresses	**Subject Property**	**South Adjacent Addresses**
2008		
Covey Lane First listing this street 9542	**9306 Covey Lane** **Address not listed**	9542 Covey Lane Florence Griffis; Fred Sannipoli
2005		
Covey Lane First listing this street 9618	**9306 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
2000		
Covey Lane First listing this street 9550	**9306 Covey Lane** **Address not listed**	9550 Covey Lane No listing
1995		

TABLE 2
Summary of City/County Directory Search
9306 Covey Lane, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
Covey Lane First listing this street 9550	**9306 Covey Lane** **Address not listed**	9550 Covey Lane Jim Shaefer
1990		
Covey Lane First listing this street 9618	**9306 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
1985		
Covey Lane First listing this street 9689	**9306 Covey Lane** **Address not listed**	9750 Covey Lane Earl R. Stratton
1980		
Covey Lane First listing this street 10010	**9306 Covey Lane** **Address not listed**	10010 Covey Lane Vincent Ybarra
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, 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) 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 available for the subject property.

In addition, EEI requested a search for environmental records (i.e. well and septic tank permits) associated with the subject property with the County of San Diego Land and Water Quality Divisions. Records for Septic Tank Installation were on file for four (4) of the subject property parcels APNs: 129-010-73 through -76. No well permits associated with the subject property were on file. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APNs 129-010-73 through -76 – Information pertaining to four April 10, 1990, permits for Septic Tank Installation and percolation test for four proposed single family dwellings (one located on each parcel). There was no indication that these permits were ever finalized or any inspections completed.

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 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 – 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 one-quarter mile of the subject property. One non-geocoded listing was reported. The listing, **Crason Ranch** (identified as located at Nelson Way) was listed as the site of two USTs with a regulatory status of "not reported." The tanks were described as one 550-gallon regular unleaded, and one 550-gallon diesel fuel USTs. EEI was unable to determine the exact location of the site along Nelson Way, which traverses east to west approximately 550 feet south of the subject property. Operational permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The aforementioned listing does not have a documented release; therefore, does not appear to be an environmental concern.

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. One non-geocoded listing was reported. The listing, **Crason Ranch** (identified as located at Nelson Way) was listed as the site of a State Permit with a regulatory status of "inactive." No other information was provided. EEI was unable to determine the exact location of the site along Nelson Way, which traverses east to west approximately 550 feet south of the subject property. State permits are not generally rationale for environmental concern, unless a facility has a dual listing, such as a reported release. The aforementioned listing does not have a documented release; therefore, does not appear to be an environmental concern.

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: APNs 128-290-51, 129-010-62, 129-010-73 through -76; and the subject property address of 9306 Covey Lane. 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, Sections 19 and 30).

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 being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

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 client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

AEI Consultants, 2006, "Phase I Environmental Site Assessment, APNs 129-010-62 and 128-290-51, Escondido, California 92026, AEI Project No. 27885 and 28554," dated March 28.

AEI Consultants, 2006, "Limited Phase II Subsurface Investigation, APNs 129-010-62 and 128-290-51, Escondido, California 92026, AEI Project No. 28554," dated June 20.

The subject property was reportedly situated on two (2) parcels (Parcel 1, 129-010-62 – 40.48-acres and Parcel 2, 128-290-51 – 43.3-acres). At the time of the report, both parcels were unimproved, vacant land that contained dirt roads. Historical sources reviewed during the preparation of the ESA indicated that both parcels were previously utilized for agricultural purposes. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, further investigation was recommended.

Based on the historical agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 20 soil samples were collected from Parcel 1 and analyzed for Organochlorine Pesticides by EPA Method 8081A. No detected concentrations of organochlorine pesticides were found in any of the soil samples collected from Parcel 1.

An additional 14 soil samples were collected from Parcel 2 and analyzed for Organochlorine Pesticides by EPA Method 8081A. Concentrations of DDT and Chlordane were detected in the samples collected from Parcel 2; however, at concentrations less than residential Preliminary Remediation Goals (PRGs). Based on the results of the investigation, AEI recommended no further investigation.

AEI Consultants, 2006, "Phase I Environmental Site Assessment, APNs 129-010-73, -74, -75,-76, Escondido, California 92026, AEI Project No. 28885," dated May 3.

According to the information reviewed, the subject property was located north of Nelson Way and had no physical address assigned. The subject property was reportedly comprised of four (4) parcels, which were undeveloped. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property (identified as the eastern edge of the parcels) were utilized for agricultural purposes as identified in 1994 and 2002 aerial photographs. AEI concluded that no on-site RECs were identified; however, recommended that the owner/user of the Phase I ESA contact the local planning department to determine whether sampling relating to the former agricultural use of the subject property is required. To EEI's knowledge, no agricultural sampling was performed 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. With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

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.

With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of lead based paint is not considered likely.

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 not observed on or near the subject property. With the exception of a concrete pad on the central portion, the subject property consists of vacant land. Based on this information, the presence of potentially PCB containing electrical equipment is not considered likely.

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 16, 2011, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating an environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 2**.

The subject property is located in a mixed residential/agricultural area of Escondido, California. The subject property is situated on six parcels of land (APN 128-290-51, 129-010-62, and 129-010-73 through -76), which is comprised of 94.6 Acres. The subject property is located northwest and southwest of the western terminus of Covey Lane. The subject property is bound by mixed residential/agricultural property on all sides.

The subject property contains no developed structures. Access to the property is via dirt roads and trails. A major dirt road, originating from the west end of Covey Lane traverses the subject property northeast to southwest from its central to southern portion. A 50,000-gallon agricultural water retention basin is located to the south of the west end of Covey Lane within the east central portion of the subject property. The central portion of the property contains a concrete pad where several commercial beehives were observed. An abandoned vehicle was also observed in the central portion of the subject property.

South of Covey Lane along the eastern property margin, an area of trash and debris was observed. This area contained empty motor oil containers, burned trash, a steel bucket, plastic containers, empty propane tanks, tires, pipe, scrap metal, appliances, and miscellaneous household and construction debris. No stains or odors were noted in the area of the debris. Further south along a dirt road a discarded refrigerator was observed. As the road curves toward the south-central portion of the site a second abandoned vehicle was observed.

The subject property becomes increasingly steep and densely vegetated along the southern margins. The southernmost portion of the subject property was inaccessible due to dense vegetation and steep grade. The northernmost portion of the subject property also contained dense vegetation and steep grades.

With the exception of the trash and debris observed along the eastern margin of the subject property near Covey Lane, no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, or improper waste storage/handling was noted during our site reconnaissance.

TABLE 3
Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	The subject property appeared to be in fair condition; with some debris noted.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	Small dumping area was observed along eastern property margin.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	Various quantities of trash and debris were observed along the eastern property margin.
Chemical Use/Storage	No	No concerns 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 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:

  Portions of the subject property have been utilized for agricultural purposes (i.e., orchards). EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI consultants in June 2006 on subject parcels 129-010-62 (Parcel 1) and 128-290-51 (Parcel 2). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

  In addition, the eastern edge of the southern subject parcels, APNs 129-010-73through,-76, appeared utilized for agricultural purposes from 1990 to 2002. Soil sampling was not performed by AEI on this portion of the subject property. It should be noted that EEI attempted to collect soil samples from the southern parcels (APNs 129-010-73 through -76) but was unsuccessful due to dense vegetation and limited access.

  In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; 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.

6.0 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."

6.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 On-site Data Gaps

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

6.4 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.

7.0 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 identified as APNs 128-290-51, 129-010-62, 129-010-73 through -76 and the address of: 9306 Covey Lane, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has been utilized for agricultural purposes. EEI reviewed a Limited Phase II Subsurface Investigation conducted by AEI consultants in June 2006 on subject parcels 129-010-62 (Parcel 1 – 40.48-acres) and 128-290-51 (Parcel 2 – 43.3-acres). According to the report, no detected concentrations of organochlorine pesticides were reported in any of the soil samples collected from Parcel 1. Concentrations of DDT and Chlordane were detected in the soil samples collected from Parcel 2; however, at concentrations less than residential PRGs. Based on the results of the previous investigation, no further investigation appears to be warranted at this time.

  In addition, the eastern edge of the southern subject parcels (APNs 129-010-73 through,-76), appeared to be used for agriculture from 1990 to 2002. EEI attempted to collect soil samples from this area; however, was unsuccessful due to limited access and dense vegetation. In the time period that farming occurred (1990 to 2002) in this area, it is unlikely that restricted agricultural chemicals were applied to soils; therefore, further investigation does not appear to be warranted at this time.

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

- According to the client, a water supply well is located on the northwest portion of the subject property; however, no well permits were on file with the County. Additionally, County records did indicate the existence of permits for Septic Tank Installation and percolation tests for four proposed single family dwellings on the subject property (APNs 129-010-73 through -76); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on the subject property during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any water supply wells and/or septic systems should be properly abandoned following County Health Department guidelines.

- 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.

8.0 REFERENCES

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California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

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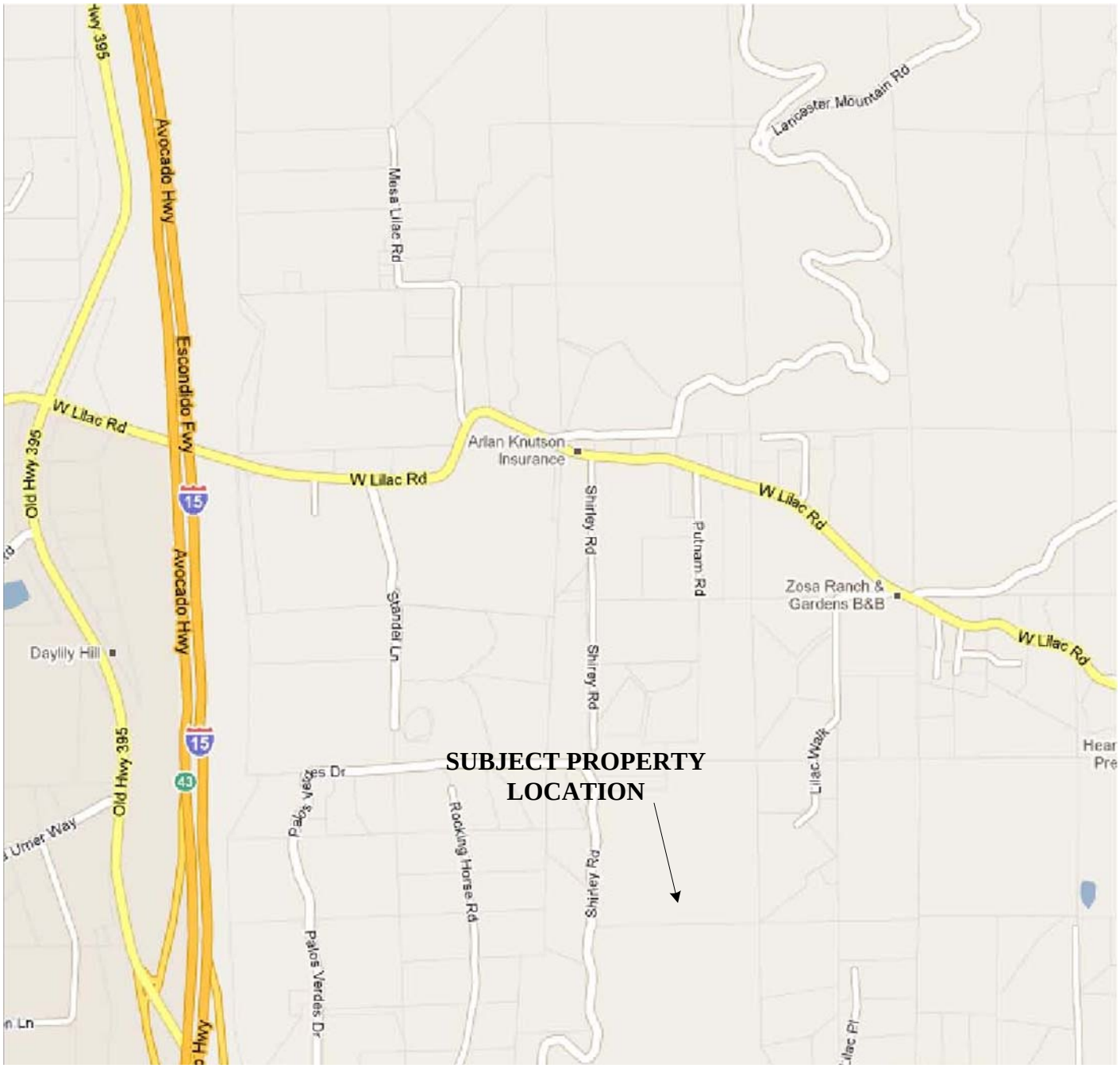
FIGURES



Map Source: Google Maps®, Accessed, December 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

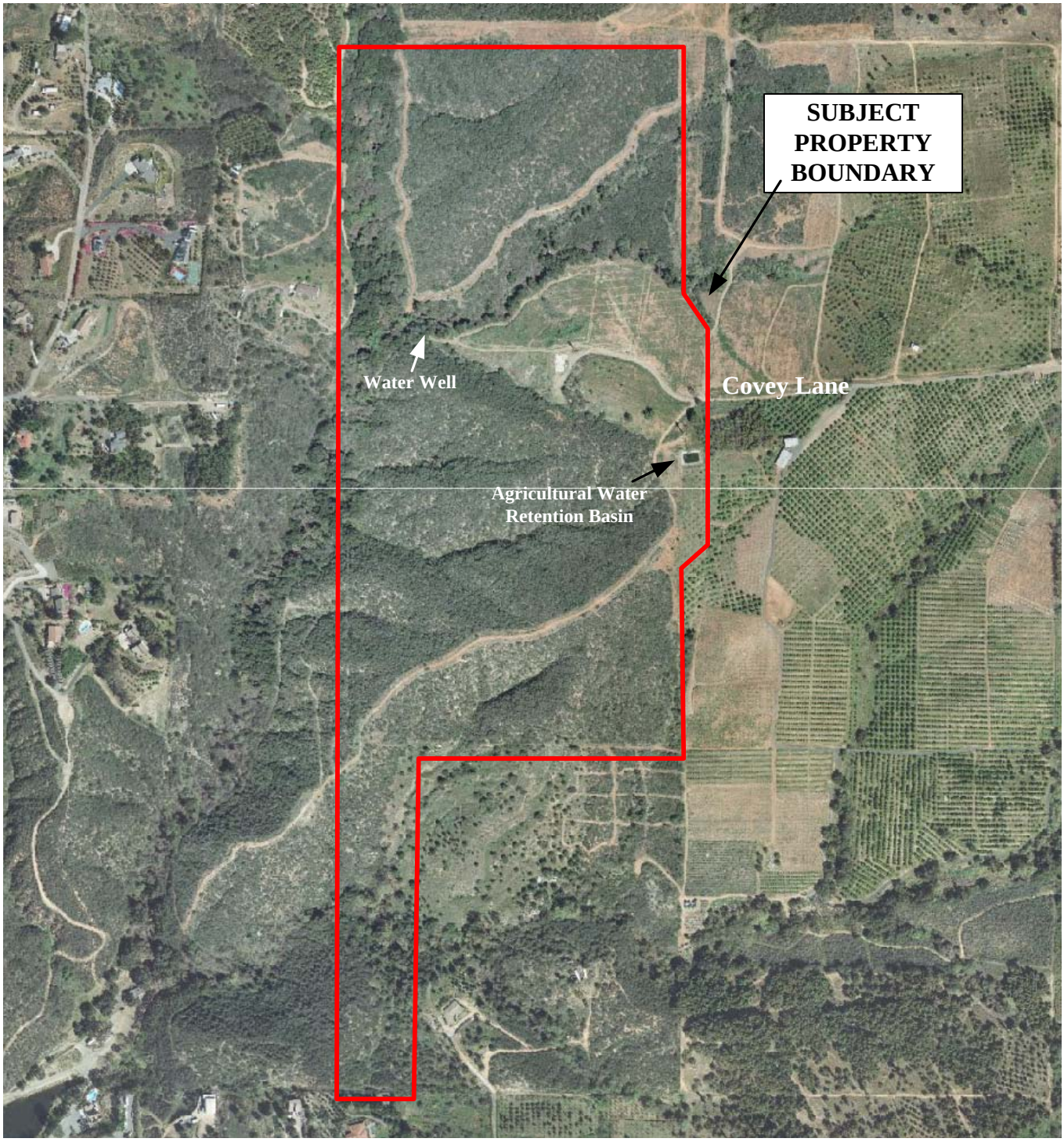
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
Escondido, California 92026
EEI Project No. ACR-71387.1b
Created February 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 630'

0 378 FT 630 FT 1,260 FT

Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
94.6-Acre "Lilac Creek Estates, LP" Property
APNs 128-290-51, 129-010-62, 129-010-73 through -76
Escondido, California 92026
EEI Project No. ACR-71387.1c
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2

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

A. N89°50'30"E 157.70
B. N38°42'38"E 103.27
C. S54°42'32"E 138.64

129-01
SHT 1 OF 2
1"=400'

SEC. COR. PER ROS 6614, 6619, 7844

S 89°27'08"E (ROS) N 87° 54' 55" E

425.53

(ROS 20808)

N85°10'12"E 1400.87

S2°15'42"E(ROS15727)

S0°44'43"E(DD) 457.91

S84°41'59"W(ROS) S81°41'40"W(DD)

271.41

76.60 75.33(ROS)

N2°16'01"W(DD)

S80°02'53"E 38.27

S 1/4 COR SEC 19 PER R.O.S. 6998

APPROX. LOC ℄ COVEY LN

N.88°08'18"W 688.95

428.73

N 88°08'05"W

N.17°53'12"E. 123.77

N1/4 COR OF SEC. 30 PER ROS 7844

PM 11568

767.88

S89°19'17"W

273.93 PAR 1 (83) 2.13 AC 274.32

293.92 PM18536 30 29 PAR 2 (84) 2.29 AC 294.32

568.64

PAR 3 (85) 2.37 AC

PAR 4 367.31 (86) 2.27 AC PM18536

PAR.1 12.40 AC (69)

PAR. 4 22.14 AC. (72)

23.37AC. (68)

PAR. 2 4.48 AC (70)

PAR. 3 4.91 AC (71)

PAR. 2 3.01 AC. (64)

PAR. 3 2.50 AC. (65)

PAR. 4 2.74 AC. (66)

PM9731

62 40.48 AC

61 43.12AC

57 25.94AC

58 14.06AC

44 20.06AC

43 15.40AC

76 2.71 AC

77 14.28 AC.

75 2.71 AC

73 2.71 AC

22 5.00 AC.

78 2.01 AC

74 2.71 AC

21 10.00AC

010

R3W R2W

T27 45

T27 21

T27 36

T28 29

T28 30

T19 20

T19 19

T27 34

T27 33

T28 31

T28 32

T19 30

T19 29

T19 31

T19 32

1309.58 (ROS)

N0°11'52"W 2672.37 2616 (ROS)

N0°44'9"E 1300.96 (ROS)

N89°58'43"E 600.23 (ROS)

598.11

N89°43'58"E 353.62 645.22 (CERT. OF CMP.) 626.66(ROS)

N89°53'35"E 1252.80 (ROS)

N89°53'51"E(ROS)

313.33(ROS)

N89 13'49"W 1402.50

N89°53'51"E 1320.17 (ROS)

N89°56'48"W 353.97

N89°37'49"W 199.12

N0°56'46"E 668.53

N0°54'51"E 670.50

N0°39'57"E(ROS15727) 1040.01 1038.57 (ROS)

1311.04(ROS) N0°39'57"E 847.05

1301.82 N0°21'28"E

N0°25'41"E 312.03

N0°18'11"E

N0°02'08"W 1372.94

N0°01'24"E 1141

N0°09'54"W 338.99

N0°21'28"E 1280.56

837.19

N0°45'00"E(ROS 15727) 3928.35 TO S1/4 COR OF SEC 30

N89°37'53"W 1407.01

N.89°51'04"E 431.15

N.61°39'58"E 270.97

N.89°16'39"E 238.16

N.88°04'43"W 432.29

N.89°50'19"E 669.92

N89°50'30"E 1380

N89°50'19"E 563.92

N89°50'19"E

N89°51'59"E 45'50"E

N45°

N62°00'42"E 348.58

N11°14'07"E 206.82

N13°19'04"E 411.33

807.15

1418.23

774.90

1372.94

PM11568

PM18536

PM9731

ELY LI SEC 25 PER BDY AGREEMENT PER DOC 162365 REC 88

S 13°51'19" W 1308.58 (ROS)

N 7°52'E (ROS) N8°25'44"E (ROS)

N1°28'27"E (ROS) N1°00'39"E 1328.17

NORTH 1320 (CDS) N5°24'10"E 887.84 (CERT. OF CMP.) N01°22'24"E 1303.51(ROS)

754.94 (ROS) 775.91

N 89° 49' 07" E (ROS)

N89°37'46"W

330 354.31(ROS)

N89°38'16"W(ROS)

354.32(ROS) 330

637.34 (ROS)

238.83 (CERT. OF CMP.)

431.87

420 NORTH

330 ±

318.67(ROS)

463.95

APPROX LOC RODRIGUEZ RD

APPROX LOC RODRIGUEZ RD

WEST LILAC RD

SHT 2

3/17/11 MGS

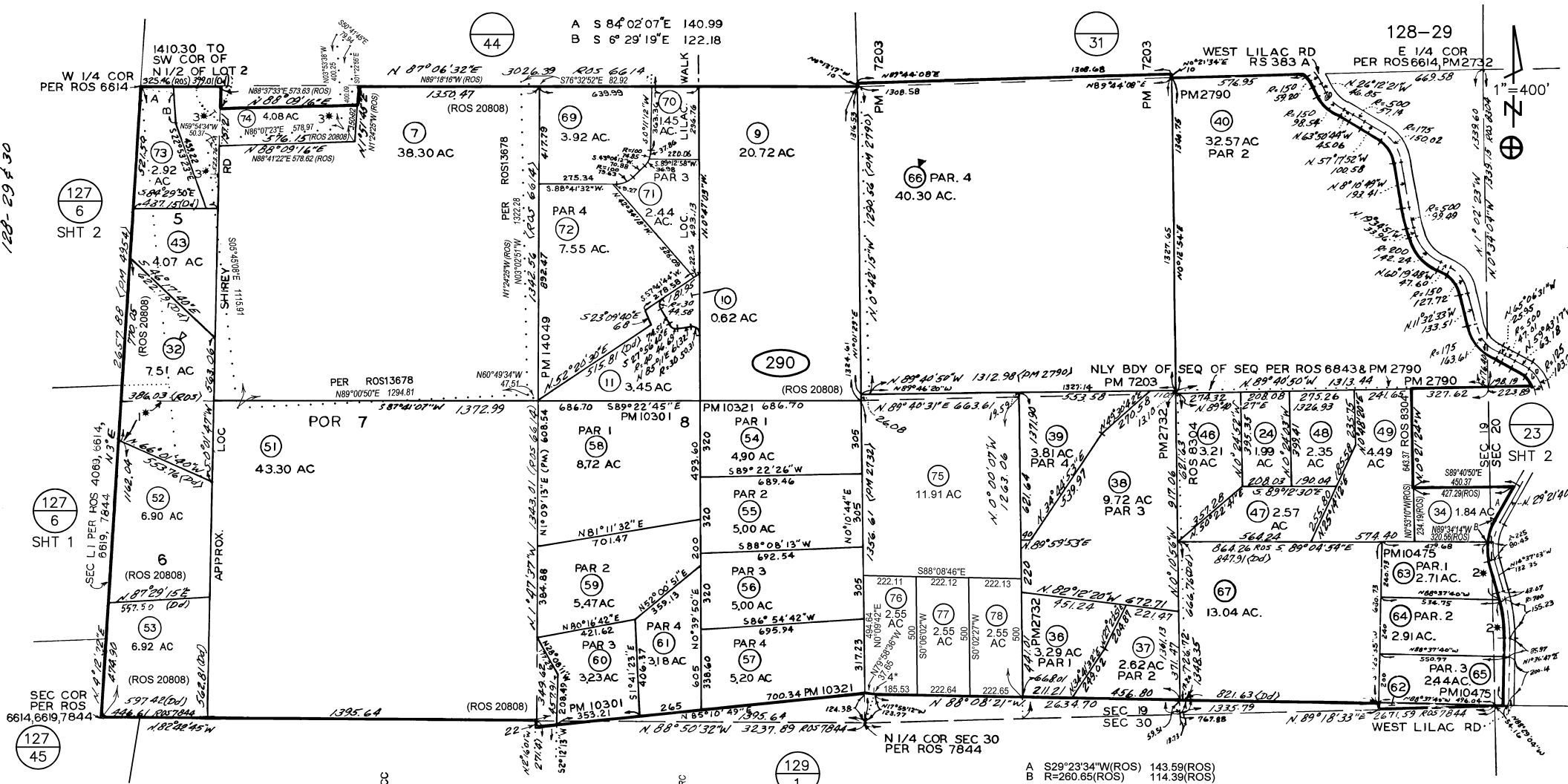
CHANGES				
BLK	OLD	NEW	YR	CUT
010	1418	43144 69	48760	
	23	45546 73	1647 CC	
	26	47-48 73	2326	
	4878 28429	49-52 76	915	
	25147	53		
	27448	54 77	1039	
	42128 290/3	55 77	2300	
	49178 290-48	56 78	554	
	41	57458 78	2819 CC	
	24156	59160 78	2823	
	2455	61462 79	2645	
	13420	46 CHANGE 80	5661	
	46	63-66 80	2825	
		67 82	1031	
	67	69-72 82	1511	
	19	73-76 89	2400 RC	
	20	77478 91	2405 RC	
010	77432	77460 92	1139	
	30	81482 96	1118 CANC.	
	5452	SAME 96	5535	
	51452	PG 015H12 96	37	
		-010-011- VAR 13-20 96	10022	
	63	83-86 01	1808	

5-13-69 JWB

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 129 PAGE 01 SHT 1OF 2

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 - POR S 1/2
SEC 30 - T10S - R2W - N 1/2
ROS 6619,6680,6998,7844,8394,9512,9644,12788,15727,16080,16899, 20808


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
PM2790
PM 7203
PM 10321
PM 10301
PM 14049
ROS 20808
ROS13678
ROS 6614
ROS 8304
ROS 10475
ROS 7844
ROS 4069, 6614, 6619, 7844
SEC COR PER ROS 6614,6619,7844
N1/4 COR SEC 30 PER ROS 7844
SEC 19
SEC 20
SEC 30
SHIREY RD
APPROX. LOC
WALK
POR 7
PAR 1
PAR 2
PAR 3
PAR 4
SHT 1
SHT 2
SHT 3
SHT 4
1.45 AC.
3.92 AC.
38.30 AC
20.72 AC
2.44 AC.
7.55 AC.
40.30 AC.
0.62 AC
3.45 AC
43.30 AC
8.72 AC
4.90 AC
5.00 AC
5.47 AC
5.00 AC
3.18 AC
3.23 AC
5.20 AC
11.91 AC
9.72 AC
3.81 AC
2.57 AC
2.62 AC
3.29 AC
13.04 AC.
32.57 AC
2.55 AC
2.71 AC.
2.91 AC.
2.44 AC.
1.84 AC
4.49 AC
2.35 AC
1.99 AC
3.21 AC
4.07 AC
2.92 AC
6.90 AC
6.92 AC
7.51 AC
A S 84°02'07"E 140.99
B S 6°29'19"E 122.18
A S29°23'34"W(ROS) 143.59(ROS)
B R=260.65(ROS) 114.39(ROS)
1* POSSIBLE OVERLAP
2* NO ACCESS
3* OPEN SPACE
4* S 1/4 COR PER ROS 6998 & 13090
3/17/11 MGS
CHANGES
BLK OLD NEW YR CUT
CC
RC
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 128 PAGE 29
SEC 30-T10S-R2W- POR NWQ
SEC 20-T10S-R2W - POR SWQ
SEC 19 - T10S-R2W- POR S H
ROS 4069 6614 6619 6843 6998 7844 8304,9512,13090,13678, 19103, 20808

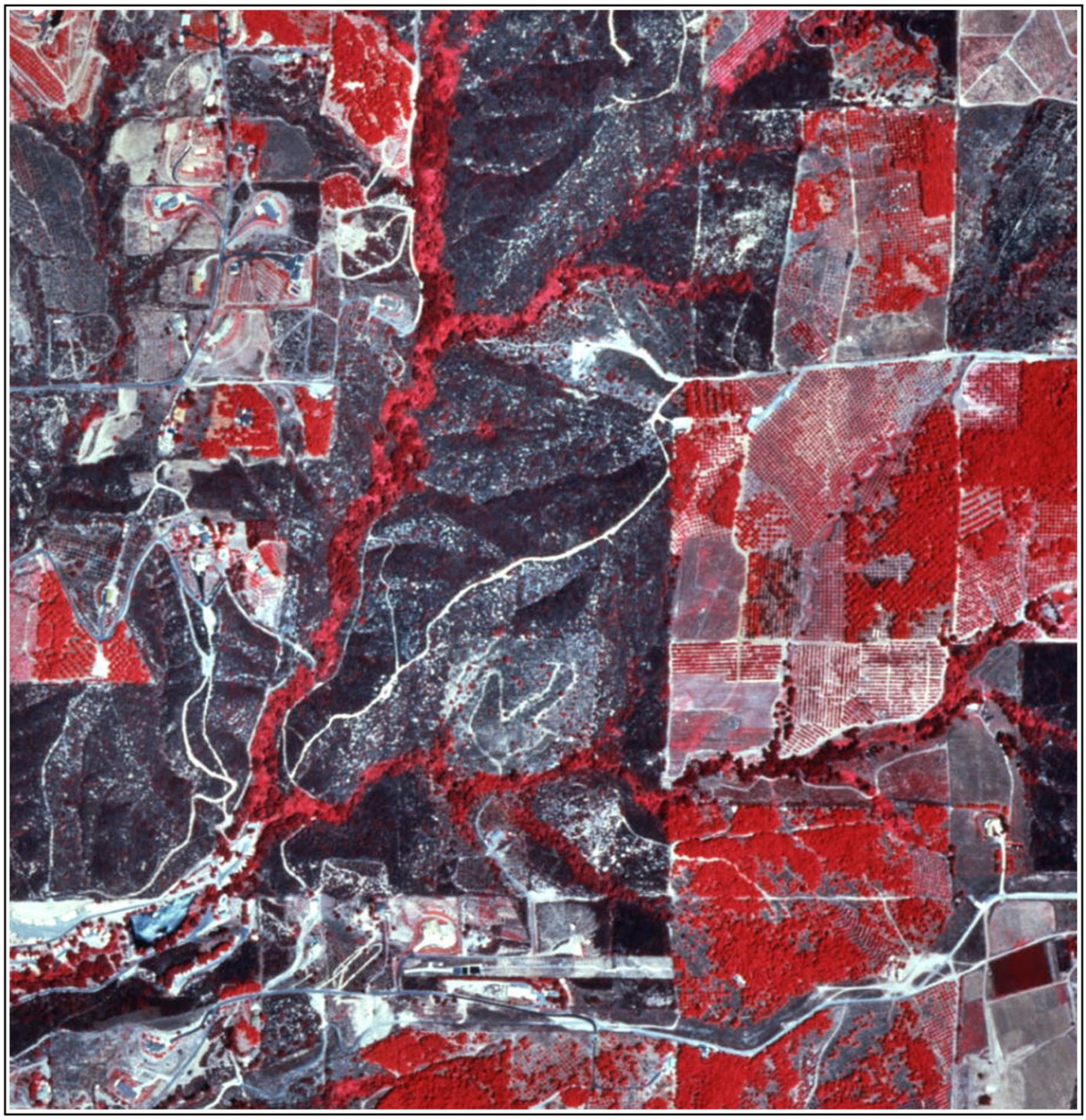
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR71387.1c (NAPP-3C_12474-180)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-90-91_12580)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-80_10235)
Target Site: 33.283133, -117.136521

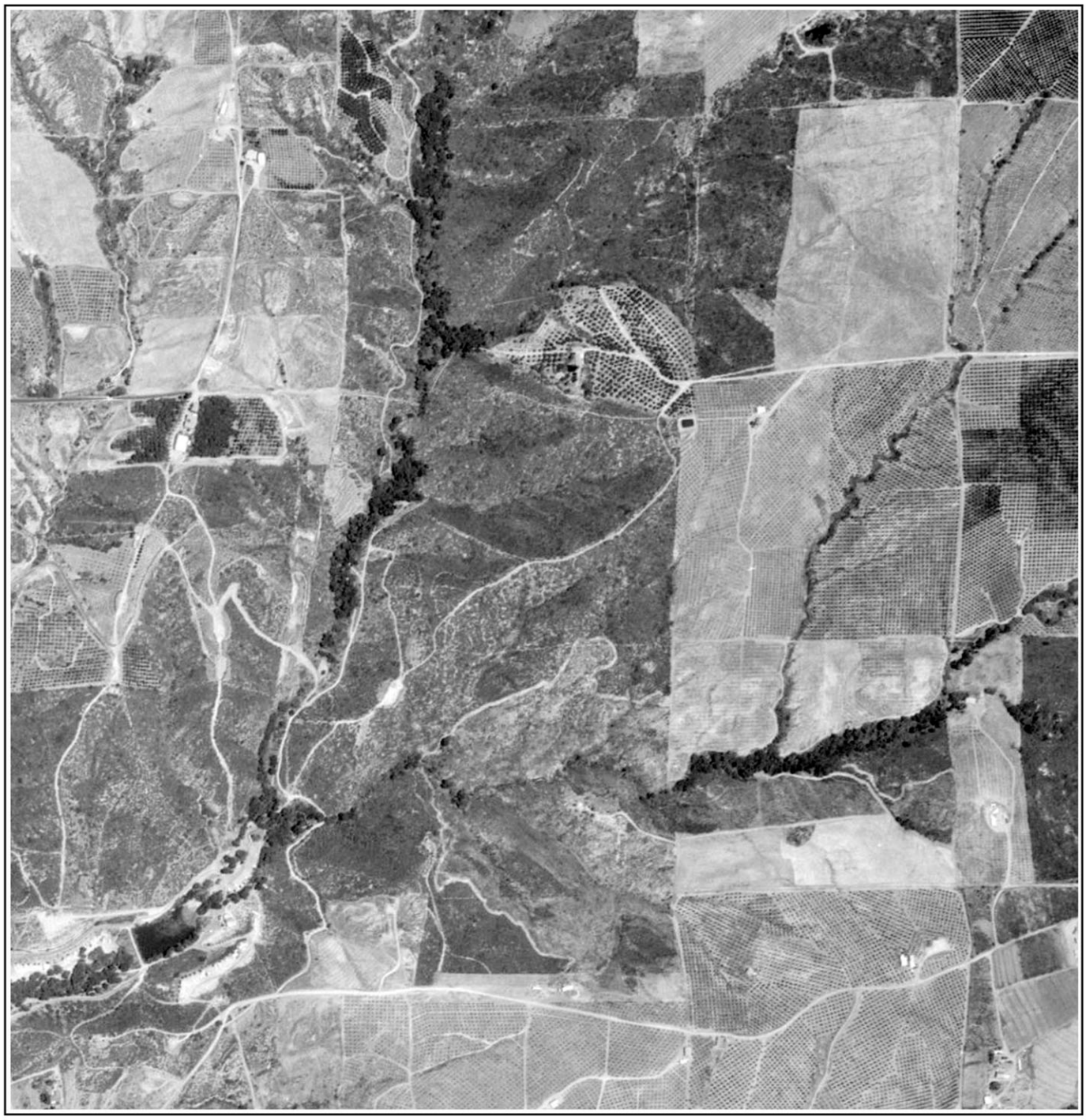
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1975

Escondido, CA 92026



Job Number: ACR71387.1c (AMI-SD-75_7588)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026



Job Number: ACR71387.1c (CAS-SD_2-154 & 2-132)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR71387.1c (AXN-1953_3M-133)
Target Site: 33.283133, -117.136521

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Escondido, CA 92026



Job Number: ACR71387.1c (GS-CP_9-107)
Target Site: 33.283133, -117.136521

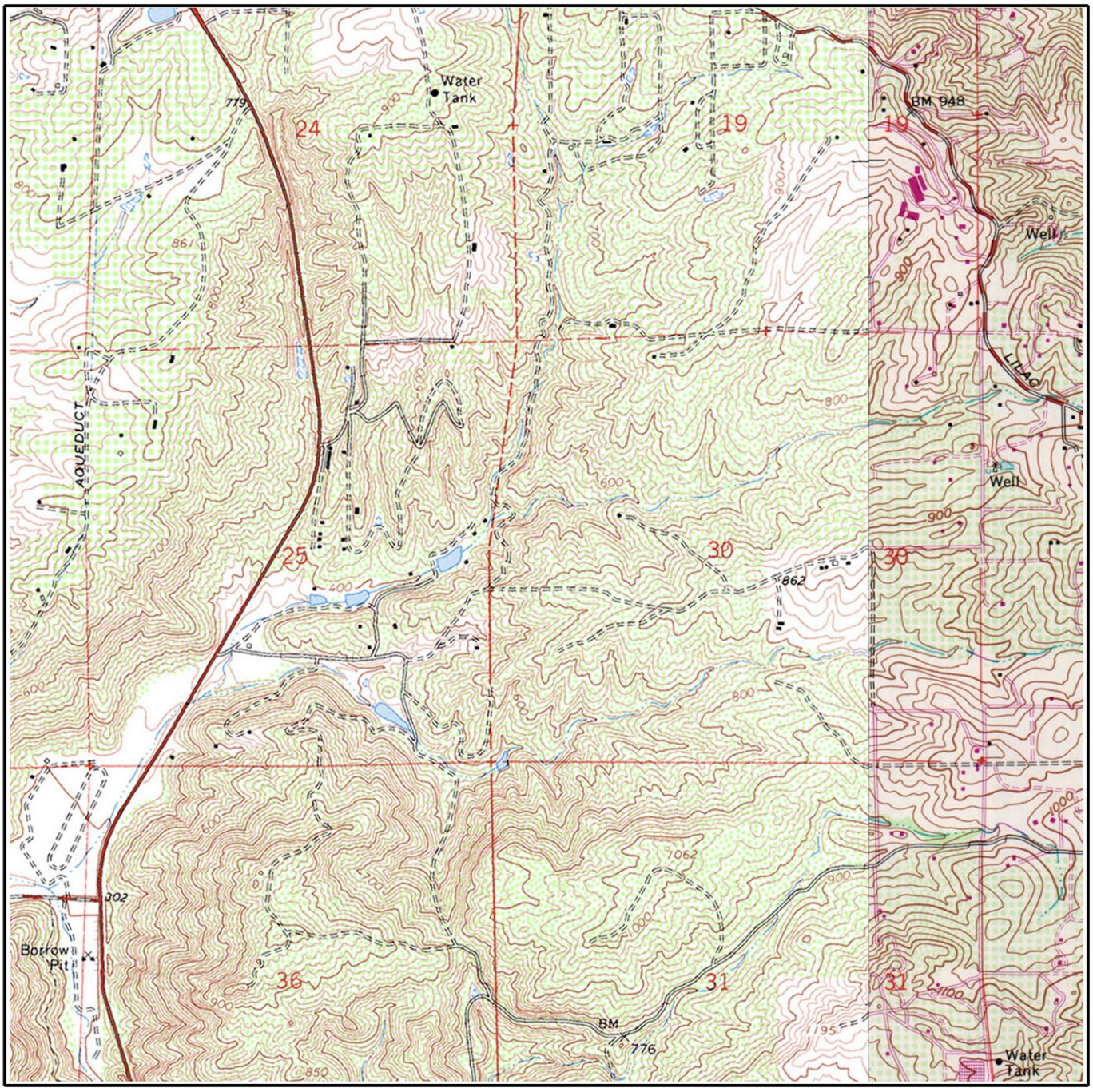
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1982

0 miles 0.5 1

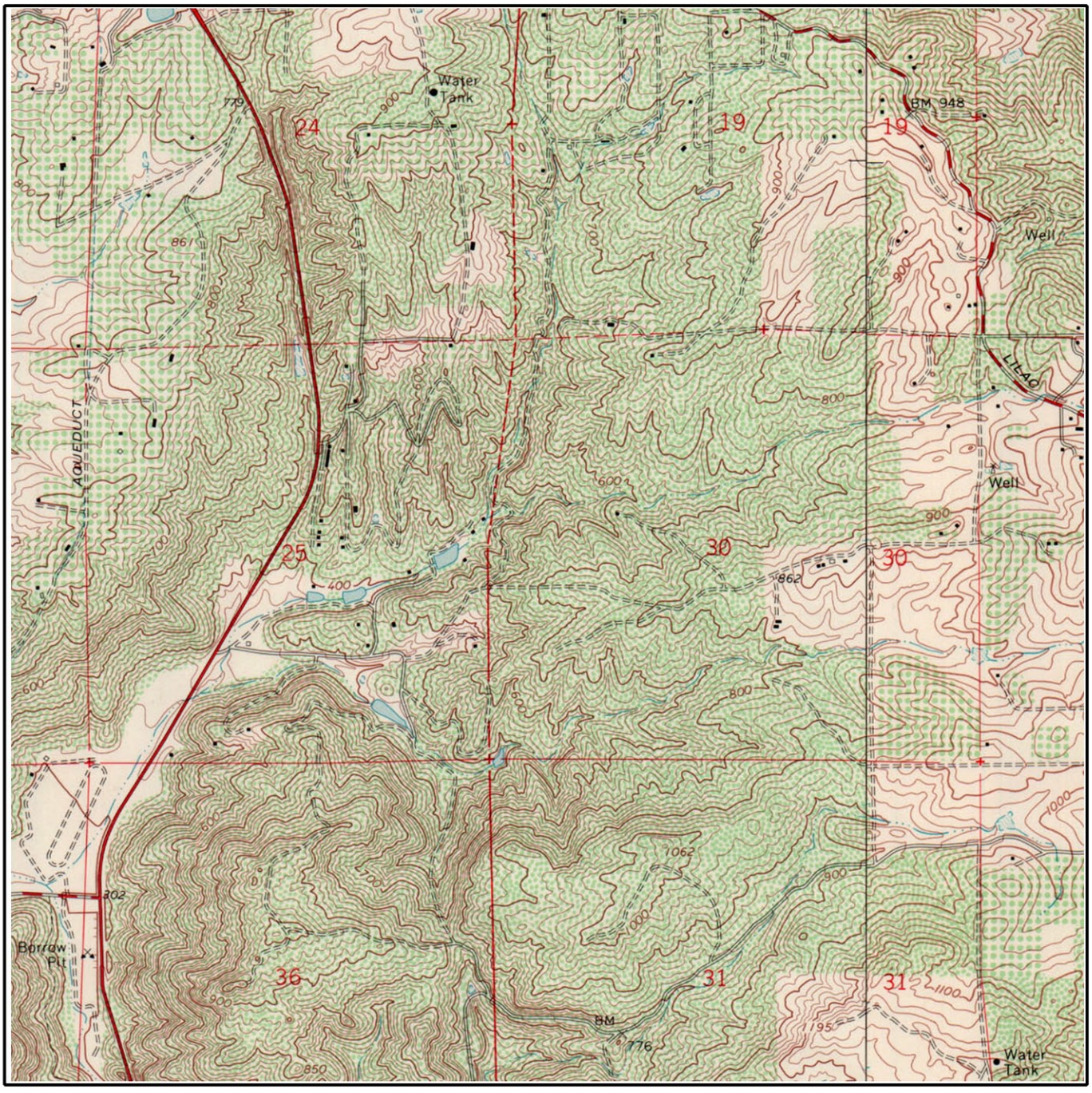
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

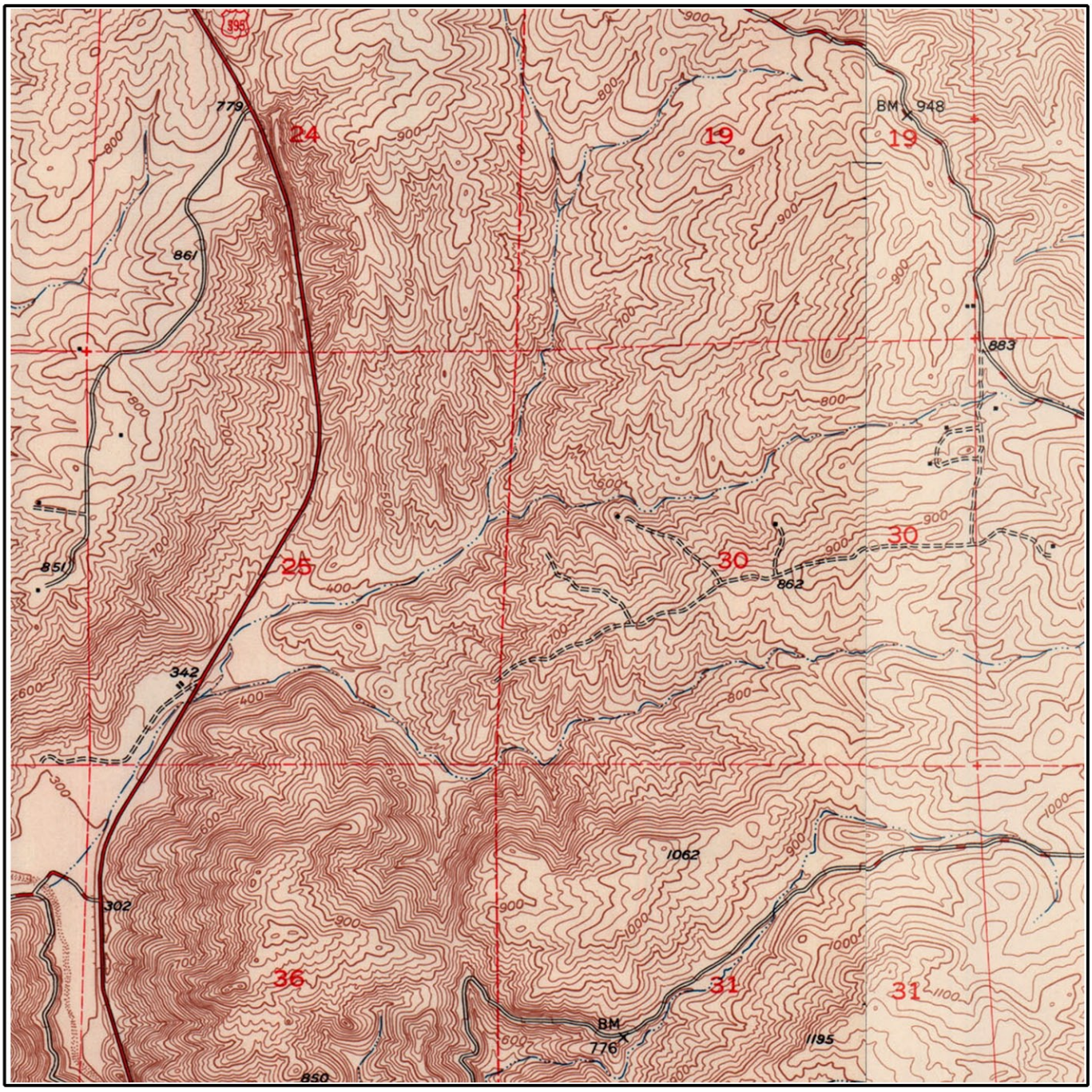
Building
Topo Contour
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

E Quad Name: Pala, CA
Year: 1950

0 miles 0.5 1

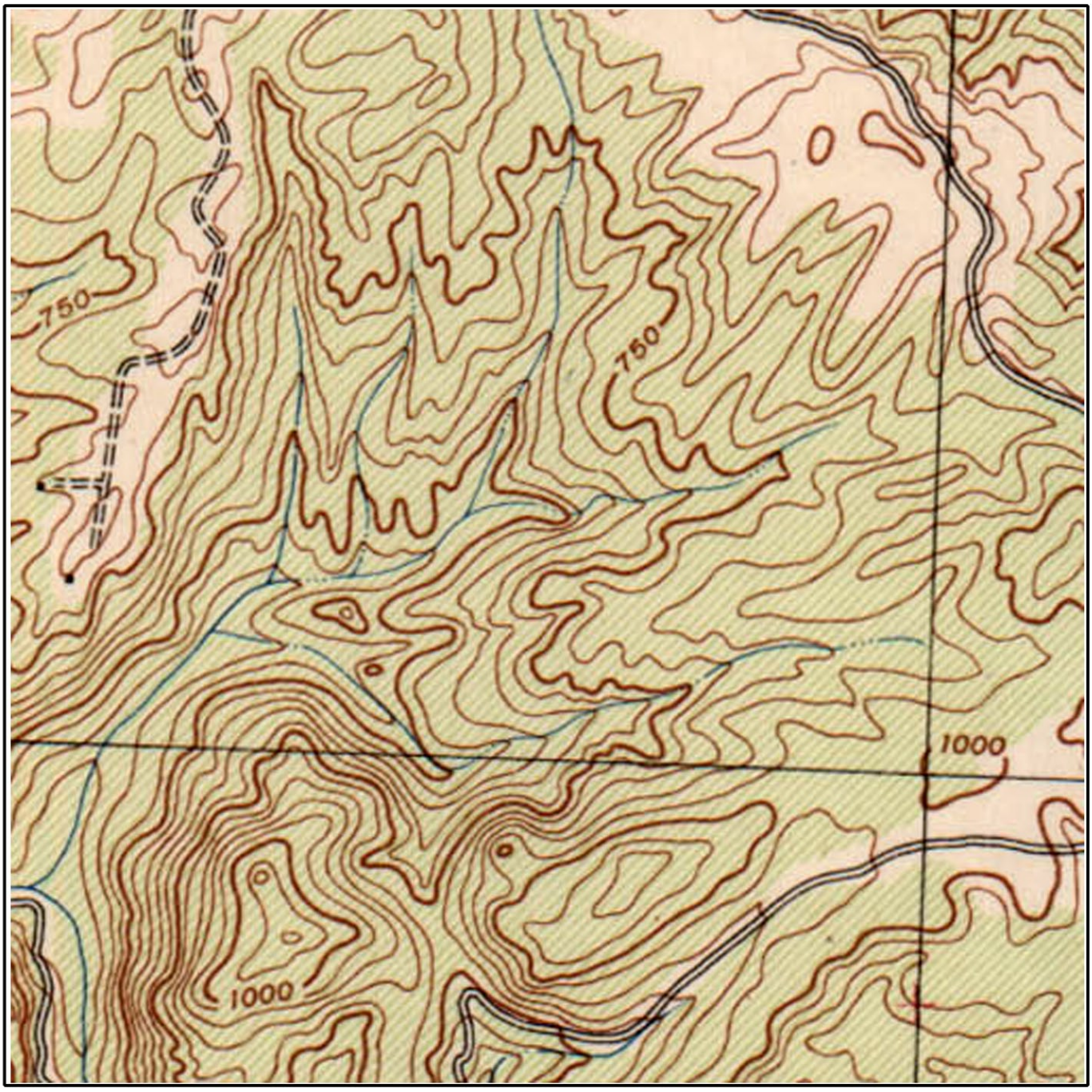
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA



Job Number: ACR71387.1c
Target Site: 33.278641, -117.138721

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: ACR71387.1c
TIS Log No: 67483

Subject Property:
9306 Covey Lane
Valley Center, CA 92026 *(Escondido)*

December 5, 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.		

2008 Haines: North San Diego County p. 239		
Covey Lane First listing this street 9542	**9306 Covey Lane** Address not listed	9542 Covey Lane Griffis Florence A; Sannipoli Fred
2005 Haines: North San Diego County p. 246		
Covey Lane First listing this street 9618	**9306 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
2000 Haines: North San Diego County p. 226		
Covey Lane First listing this street 9550	**9306 Covey Lane** Address not listed	9550 Covey Lane No Response
1995 Haines: North San Diego County p. 171		
Covey Lane First listing this street 9550	**9306 Covey Lane** Address not listed	9550 Covey Lane Schaefer Jim
1990 Haines: North San Diego County p. 144		
Covey Lane First listing this street 9618	**9306 Covey Lane** Address not listed	9618 Covey Lane Doucette Leonard
1985 Haines: North San Diego County p. 112		
Covey Lane First listing this street is 9689	**9306 Covey Lane** Address not listed	9750 Covey Lane Stratton Earl R
1980 Haines: North San Diego County p. 134		
Covey Lane First listing this street is 10010	**9306 Covey Lane** Address not listed	10010 Covey Lane Ybarra Vincent
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
COUNTY OF SAN DIEGO RECORDS

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) 129-010-73, 129-010-74
129-010-75, 129-010-76

Number of Pages: 12

Document Prepared by: CH

Document Preparation Date: 11/20/09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9596

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

129-010-44

MEMORANDUM

TO: Val Wynn Record of Survey 8394 DATE: 6-12-90

FROM: Brian Gordon

RE: B60589 -- Nelson Wy Esc. Bob Werth

Please address the following: $50.00 received required for each parcel

Parcel A APN 129-010-19 (por), 44 (por)

(1) Provide 50' setback to drainage swale west of proposed leachfield.

(2) Provide 50' from edge of east swale.

(3) Plot holes in correct locations on layout.

(4) Address the shallow refusal encountered in the deep boring.

Parcel B APN 129-010-19 (por), 44 (por)

(1) Provide addition testing in the area where the 60 min/in rate was encountered. The test hole is being used to represent a large portion of the leachfield.

(2) Due to the irregular terrain and rocky conditions it will be necessary to brush and stake the proposed leachfields.

(3) Stake the 50' setback lines to east and west swales. The setback must be taken from the edge if a bank leads down into the swale.

(4) The deep boring was measured at 6½'. Please address shallow boring.

(5) Show all leachlines on 25% or less slopes or provide a terrace design.

(6) Due to the rock observed it will be necessary to provide backhoe slices to 8' to verify soil depth. Call after clearing and staking to set-up a meeting time to dig slices.

Parcel C APN 129-010-19, 44 (portions)

(1) Show graded area near test hole # 3 along with setback to cutbank (5:1)

(2) Provide 5:1 setback to rock below reserve leachlines

(3) Show 50' setback line to east swale (flow line)

(4) Show all leachlines on 25% or less slopes or provide terrace design.

over

Werth, Bob
SAN copy

(5) Stake east property line.

Parcel D APN 129-010-19, 20, 44 (portions)

(1) show 5:1 setback to road cut.
(2) show 5:1 setback to pad cut below leachfield.
(3) Due to the limited area available stake all leachlines on 25% or less slopes and on contour.

Parcel E
existing SFD OK — As-built on file 8910 Nelson Wy

Parcel F 129-010-20-21-22

(1) show all leachlines on 25% or less slopes talk to Tom Lamb ~~or provide~~ a terrace design.
(2) It will be necessary to indicate the % slope at all areas of the leachfield.

Parcel G 129-010-22

(1) Show all leachlines on 25% or less slopes.
(2) Property lines on boundary adjustment plat do not match layout, please address.
(3) Due to the limited area on acceptable slopes please stake all leachlines.

All parcels

(1) All staking must be done on contour and on 25% slopes All stakes must be labeled.
(2) A $50.00 reviewing fee will be required (per lot)
(3) Provide correct APN #'s

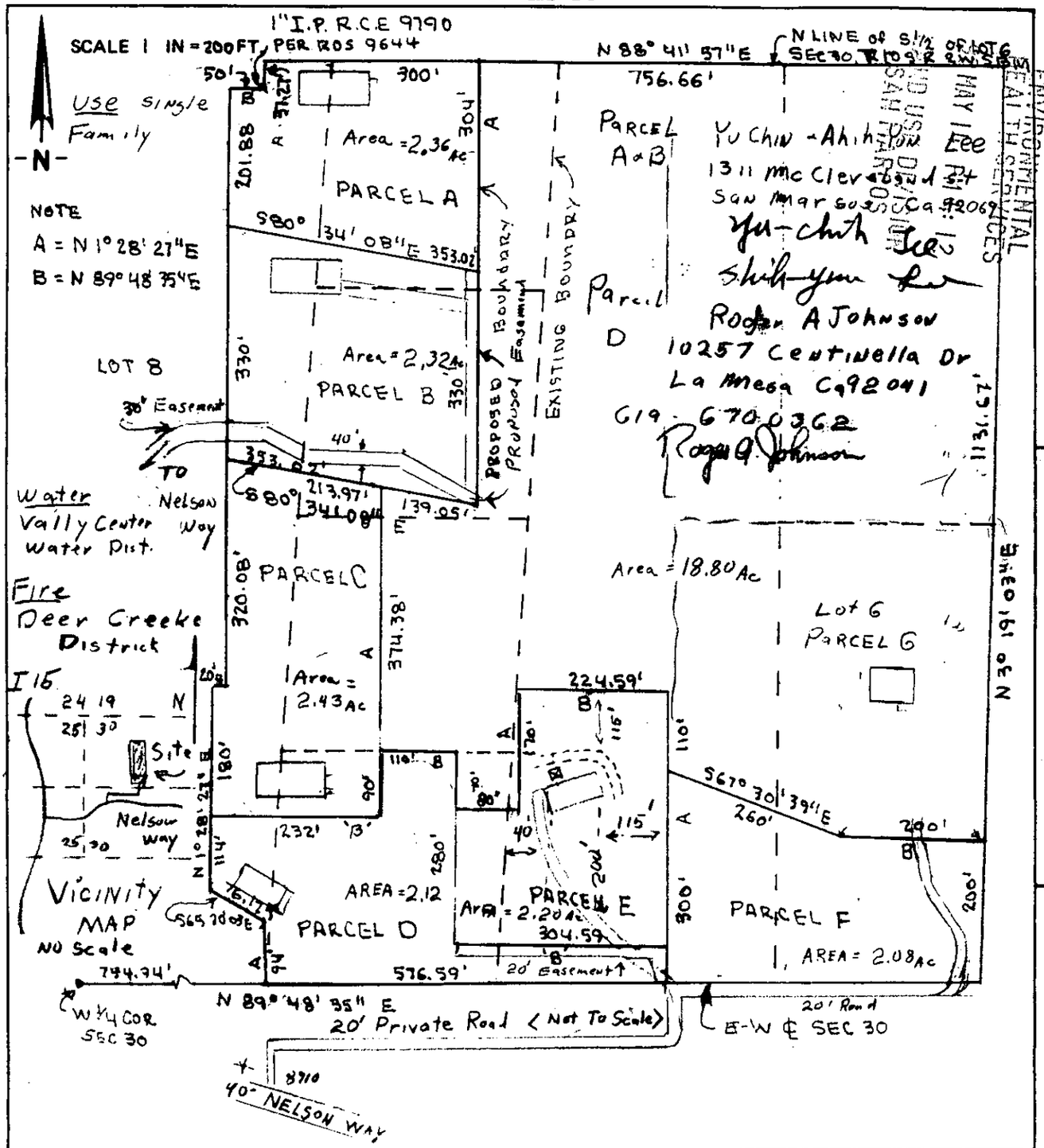
Call 471-0730 if you have any questions.

SAN DIEGO COUNTY

DEPARTMENT OF PLANNING AND LAND USE

PLAT

860589



HEALTH DEPARTMENT CERTIFICATION	FOR DEPARTMENTAL USE ONLY

DATE FILED _____ REC'D BY _____

PRELIMINARY ACTION BY _____ DATE _____

FINAL ACTION BY _____ DATE _____

PLAT NO. _____

OWNER Robert Werth Parcel Co. A-F-G ADDRESS 8910 Nelson Way

PHONE NO. 749 7537 CITY Escondido ZIP 92026

THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT R L Werth
SIGNATURE

APPLICANT RL Werth MAP PREPARED BY WILLIAM C. TORLIE

ADDRESS Same ADDRESS 434 N. GOWER ST.

CITY _____ ZIP _____ CITY Los Angeles ZIP 90004

PHONE NO. 749 7537 PHONE NO. 213-462-8[illegible] R.E. or L.S. NO. 9790

DPL NO. 239 (Rev. 4/80)

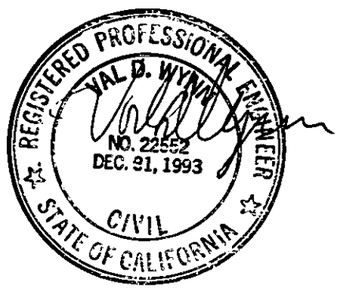
VAL D. WYNN ENGINEERING, INC.
28714 VALLEY CENTER ROAD · SUITE F
P.O. BOX 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.



My registration expires 12/31/93

Pcl A

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☐ No
Final parcel map required: ☐ Yes ☐ No
Sanitarian:
Date:

Date April 10, 1990 360589

OWNER'S NAME Yu-Chih & Shih-Yun Lee ADDRESS 1311 McClelland Street San Marcos, CA. 92069

CONTRACTOR ADDRESS

Legal Location APN 129-010-19(por),44(por) Lot Block

Test Location Nelson Way, Escondido
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

Lot A — SUB-SURFACE DRAINAGE

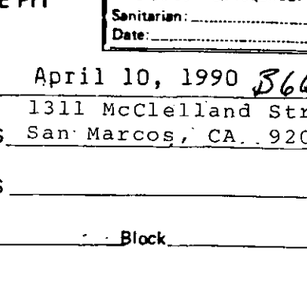
PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 ft.	4 hrs.		15 min/in	16 min/in
	2.	2	3 ft.	4 hrs.		15 min/in	
	3.	3	3 ft.	4 hrs.		12 min/in	
	4.	4	3 ft.	4 hrs.		20 min/in	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
1 ft. below surface: Topsoil
2 ft. below surface D.G.
3 ft. below surface: D.G.
8 to 10 ft. below surface D.G.



Source of water Valley Center MWD Depth of water table 9 foot refusal

Proposed structure: No. 1/pcl Type Residential

No. of bedrooms: 3 , and/or maximum capacity:

RECEIVED
1990 APR 14 PM 4:12
ENVIRONMENTAL HEALTH SERVICES
LAND USE DIVISION
SAN MARCOS

RECOMMENDATIONS:

Size tank	1000	gal.
Drainage tile	360	ft.
Trench width	1.5	ft.
Trench depth	3.0	ft.
Seepage pit width		ft.
Seepage pit depth		ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

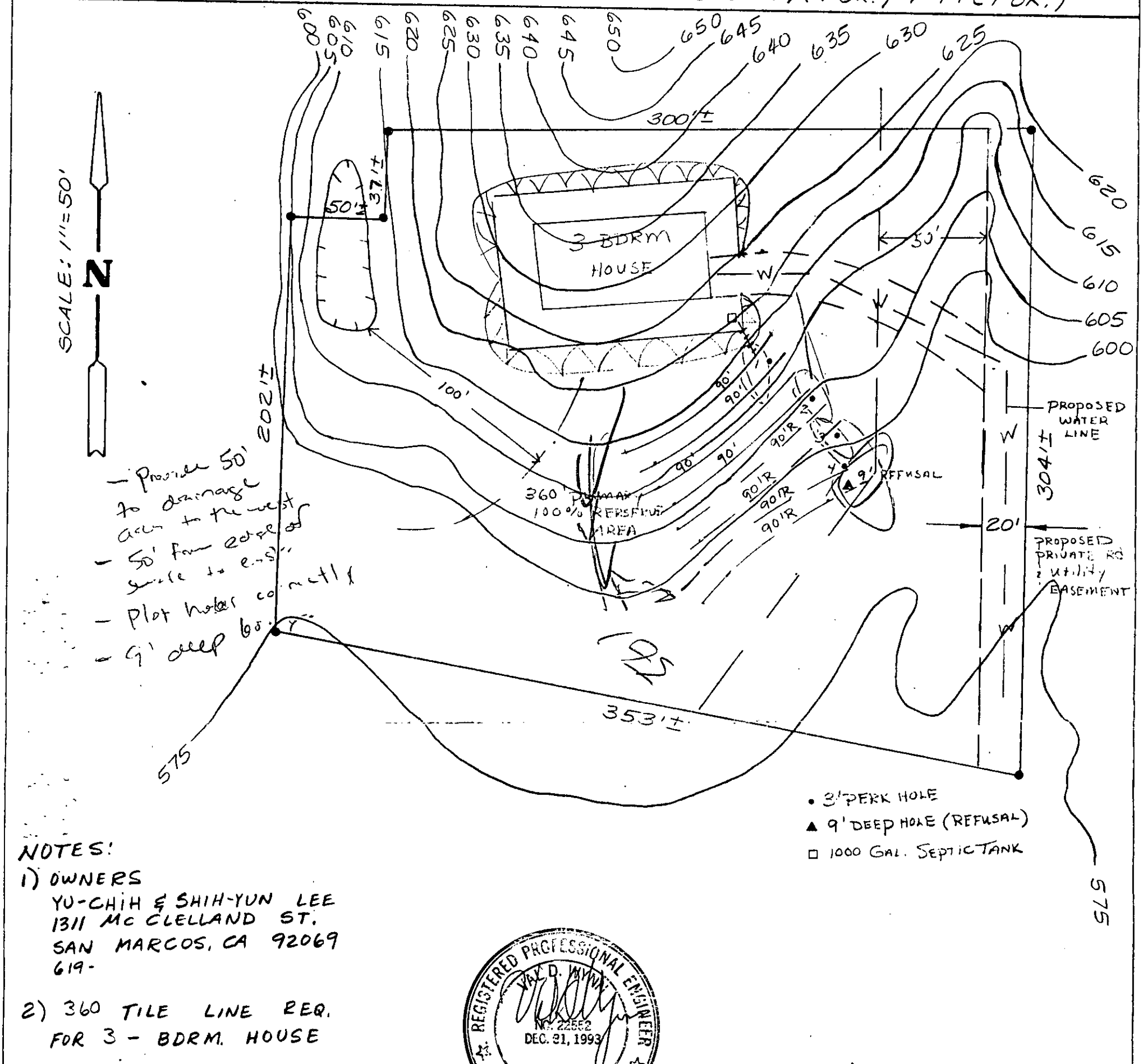
Val D. Wynn, RCE 22552
REGISTERED ENGINEER (REG. NO.)
P.O. Box 960, Valley Center, CA 92082
Address Phone Date
749-8722 4/10/90

SAN 73 (Rev. 11-77)

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road Suite F
P.O. Box 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

JOB 88-304 WERT H
SHEET NO. LOT A OF
CALCULATED BY DATE
CHECKED BY DATE
SCALE 1" = 50'

SEPTIC SYSTEM LAYOUT - A.P.N. 129-010-19(POR.) & 44(POR.)



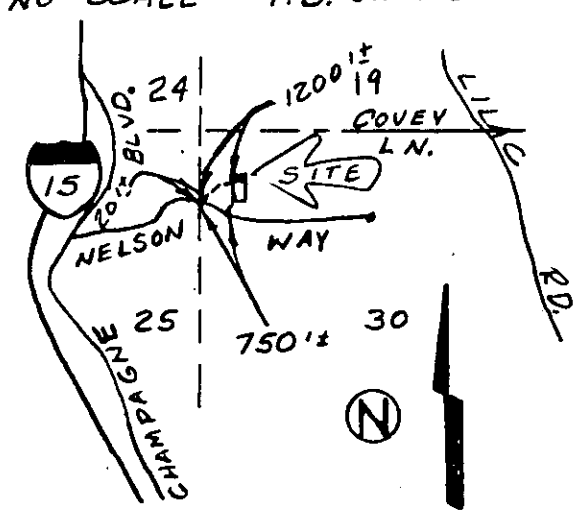
NOTES:

1) OWNERS
YU-CHIH & SHIH-YUN LEE
1311 Mc CLELLAND ST.
SAN MARCOS, CA 92069
619-

2) 360 TILE LINE REQ. FOR 3 - BDRM. HOUSE

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
No. 22562
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

VICINITY MAP
NO SCALE T.B. 8K-F2



NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

VAL D. WYNN ENGINEERING, INC.
28714 VALLEY CENTER ROAD · SUITE F
P.O. BOX 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

My registration expires 12/31/93

Pad B

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☐ No
Final parcel map required: ☐ Yes ☐ No
Sanitarian:
Date:

Date April 10, 1990 B60589

OWNER'S NAME Yu-Chih & Shih-Yun Lee ADDRESS 1311 McClelland St. San Marcos, CA 92069

CONTRACTOR ADDRESS

Legal Location APN 129-010-19(por)44(por) Lot Block

Test Location Nelson Way Escondido
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

Lot B — SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	5	3 ft.	4 hrs.		60 min/in	21 min/in
	2.	6	3 ft.	4 hrs.		18 min/in	
	3.	7	3 ft.	4 hrs.		5 min/in	
	4.	8	3 ft.	4 hrs.		8 min/in	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
1 ft. below surface: Topsoil
2 ft. below surface D.G.
3 ft. below surface: D.G.
8 to 10 ft. below surface D.G.

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

Source of water Valley Center MWD Depth of water table Deeper than 8 feet

Proposed structure: No. 1/pcl Type Residential

No. of bedrooms: 3 , and/or maximum capacity:

RECEIVED
90 MAY 14 PM 4:12
LAND USE DIVISION
SAN MARCOS
ENVIRONMENTAL HEALTH SERVICES

RECOMMENDATIONS:

Size tank	1000	gal.
Drainage tile	380	ft.
Trench width	1.5	ft.
Trench depth	3.0	ft.
Seepage pit width		ft.
Seepage pit depth		ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

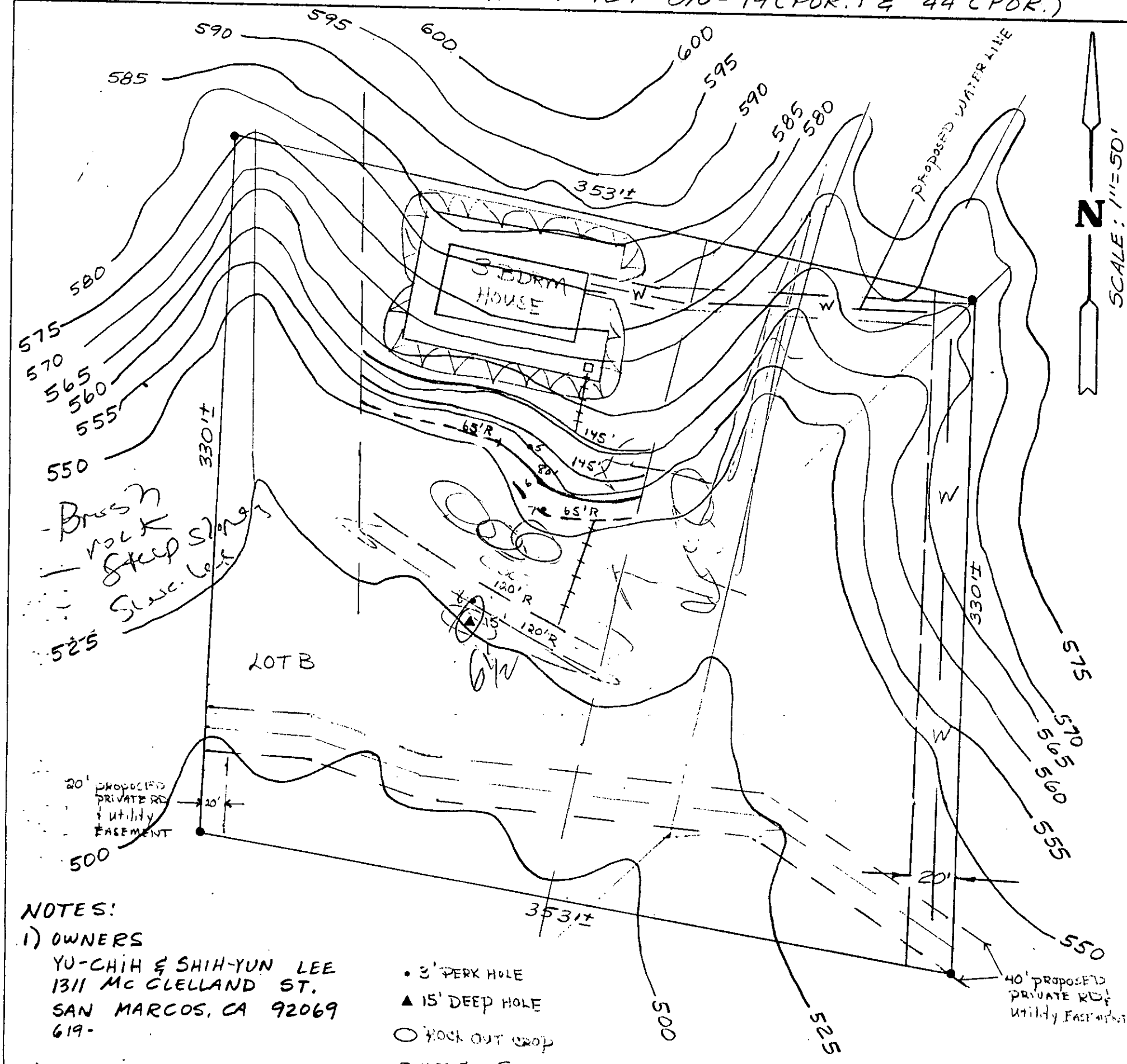
Val D. Wynn RCE 22552
REGISTERED ENGINEER (REG. NO.)
P.O.Box 960, Valley Center, CA 92082
Address 749-8722 Phone 4/10/90 Date

SAN 73 (Rev. 11-77)

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road Suite F
P.O. Box 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

JOB 88-304 WERTH
SHEET NO. LOT B OF
CALCULATED BY DATE
CHECKED BY DATE
SCALE 1"=50'

SEPTIC SYSTEM LAYOUT- A.P.N. 129-010-19(POR.) & 44 (POR.)



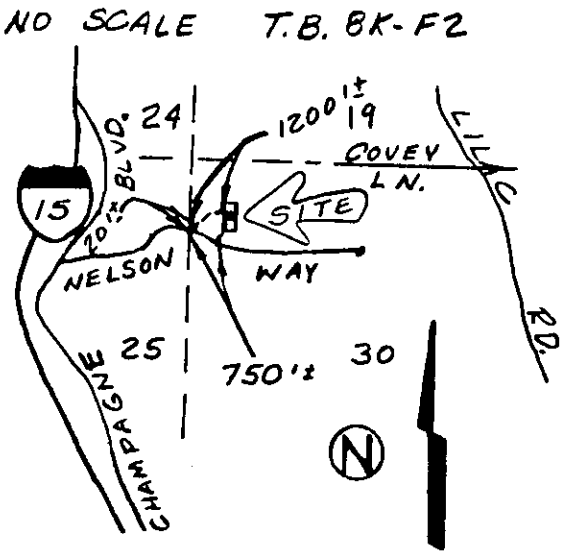
NOTES:

1) OWNERS
YU-CHIH & SHIH-YUN LEE
1311 Mc CLELLAND ST.
SAN MARCOS, CA 92069
619-

2) 370 TILE LINE REQ. FOR 3 - BDRM. HOUSE

• 3' PERK HOLE
▲ 15' DEEP HOLE
○ ROCK OUT CROP
□ 1000 GAL. SEPTIC TANK

VICINITY MAP
NO SCALE T.B. 8K-F2



REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

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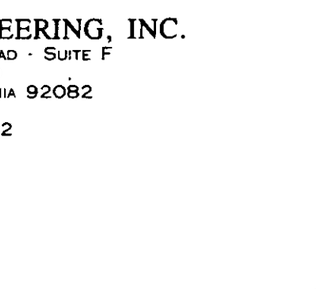


My registration expires 12/31/93

PUC

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☐ No
Final parcel map required: ☐ Yes ☐ No
Sanitarian:
Date:

Date April 10, 1990 B60589

OWNER'S NAME Bob Werth ADDRESS 8910 Nelson Way Escondido, CA 92026

CONTRACTOR ADDRESS

Legal Location APN 129-010-19, 44 (por) Lot Block

Test Location Nelson Way Escondido
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:
1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

Lot C

SUB-SURFACE DRAINAGE

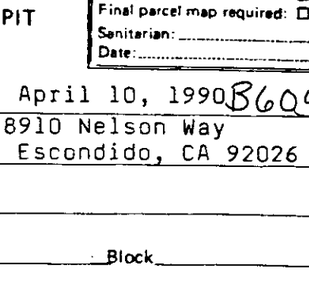
PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 ft.	4 hrs.		6 min/in	9 min/in
	2.	2	3 ft.	4 hrs.		11 min/in	
	3.	3	3 ft.	4 hrs.		8 min/in	
	4.	4	3 ft.	4 hrs.		9 min/in	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil
1 ft. below surface: Topsoil
2 ft. below surface D.G.
3 ft. below surface: D.G.
8 to 10 ft. below surface D.G.



Source of water Valley Center MWD Depth of water table Deeper than 12 feet

Proposed structure: No. 1/pcl Type residential

No. of bedrooms: 3 , and/or maximum capacity:

ENVIRONMENTAL HEALTH SERVICES
90 MAY 14 PM 4:
LAND USE DIVISION
SAN MARCOS

RECOMMENDATIONS:

Size tank 1000 gal.
Drainage tile 320 ft.
Trench width 1.5 ft.
Trench depth 3.0 ft.
Seepage pit width ft.
Seepage pit depth ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices.

Val D. Wynn / RCE 22552
REGISTERED ENGINEER (REG. NO.)
P.O. Box 960, Valley Center, CA 92082
Address
749-8722 Phone
4/10/90 Date

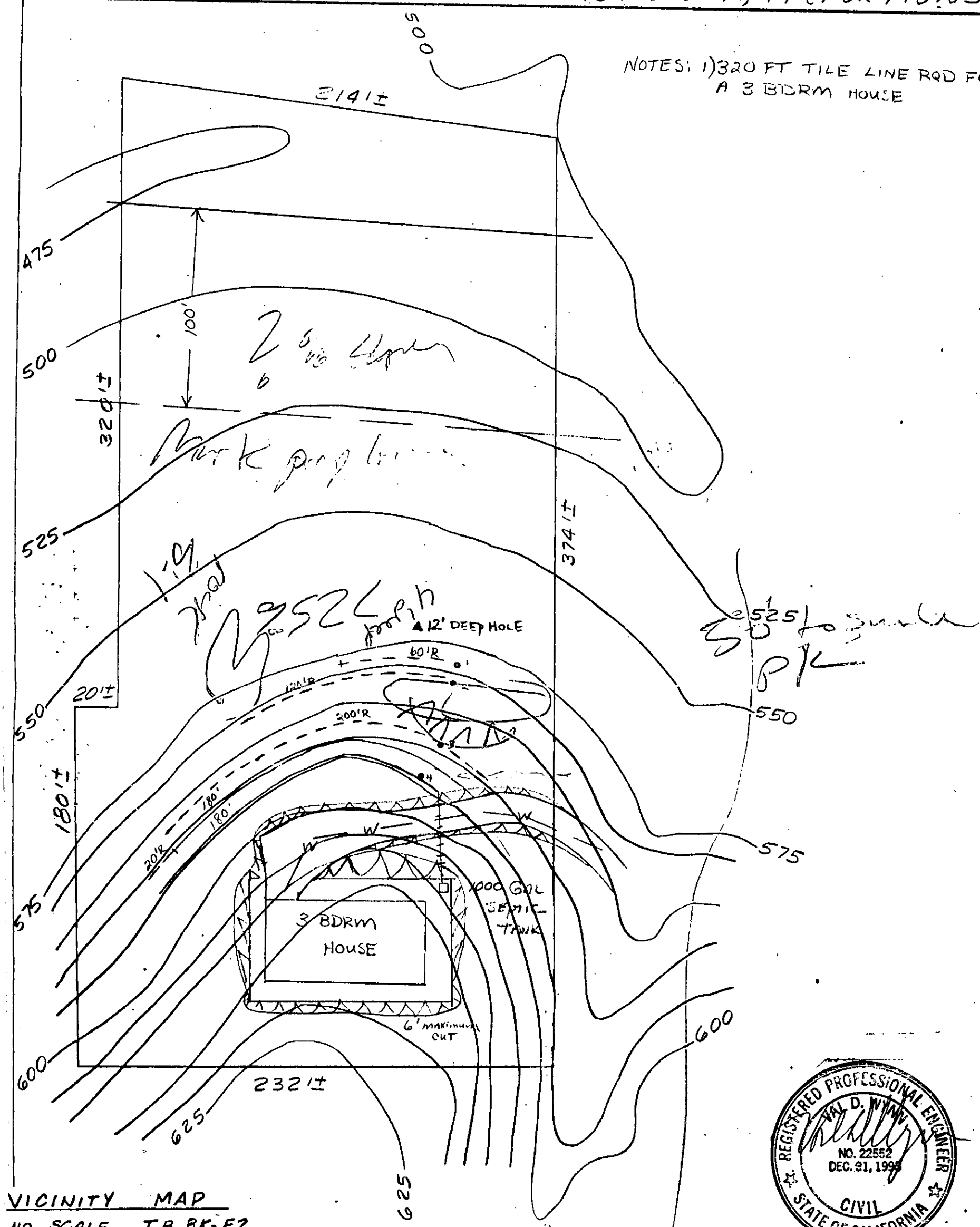
SAN 73 (Rev. 11-77)

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road Suite F
P.O. Box 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

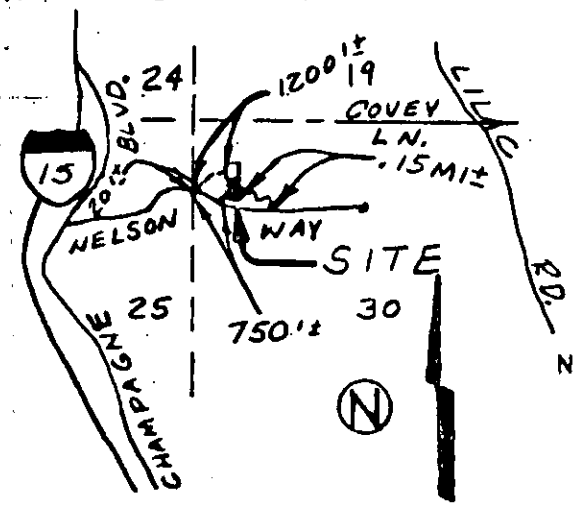
JOB 88-304 WERTH
SHEET NO. (LOT C) OF
CALCULATED BY DATE
CHECKED BY DATE
SCALE 1"=50'

SEPTIC SYSTEM LAYOUT- A.P.N. 129-010-19,44 (PORTIONS)

NOTES: 1) 320 FT TILE LINE REQ FOR A 3 BDRM HOUSE



VICINITY MAP
NO SCALE T.B. BK-F2



NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1998
CIVIL
STATE OF CALIFORNIA

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITH 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road - Suite F
P.O. Box 960
Valley Center, California 92082
(619) 749-8722

HISTORIC GROUND WATER STATEMENT:

Based on my review of subject property, it is my professional opinion that the historic high ground water elevation will be deeper than 8 feet, even during the wettest season of the year, which will allow at least 5 feet of separation with the bottom of the leach lines.

Further, based on my review of the site and area, it is my engineering judgement that subsurface sewage effluent will not surface either in springs or seeps or in water courses either adjacent to or within the property boundaries.

I further certify that there are no factors which will affect the installation of a subsurface sewage disposal system. These factors include water table levels, drainage channels, cuts and fills, rock ledges and outcrops.

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

My registration expires 12/31/93

PC1 D

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☐ No
Final parcel map required: ☐ Yes ☐ No
Sanitarian:
Date:

Date April 10, 1990 B60589

OWNER'S NAME Roger A. Johnson ADDRESS 10257 Centinella Drive La Mesa, CA 92041

CONTRACTOR ADDRESS

Legal Location APN 129-010-19,20,44(por) Lot Block

Test Location Nelson Way, Escondido
(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

1. Lot Location (locate by street)
2. Existing and Proposed Structures
3. Surfaced Areas
4. Lot Grade
5. Wells
6. Utility Water Lines
7. Test Holes
8. Sub-Surface Disposal System
9. Cuts and Fill
10. All calculations on 8½ X 11" Sheet

Lot D — SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.	1	3 ft.	4 hrs.		11 min/in	17 min/in
	2.	2	3 ft.	4 hrs.		40 min/in	
	3.	3	3 ft.	4 hrs.		9 min/in	
	4.	4	3 ft.	4 hrs.		9 min/in	

LEACHING SEEPAGE PITS – Provide soils log and calculations on 8½ X 11" sheet

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: Topsoil

1 ft. below surface: Topsoil

2 ft. below surface D.G.

3 ft.below surface: D.G.

8 to 10 ft. below surface D.G.

Source of water Valley Center MWD Depth of water table Deeper than 5 ft.

Proposed structure: No. Type

No. of bedrooms: , and/or maximum capacity:

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

90 MAY 14 PM 4:12
ENVIRONMENTAL HEALTH SERVICES
LAND USE DIVISION
ESCONDIDO

RECOMMENDATIONS:

Size tank gal.
Drainage tile ft.
Trench width ft.
Trench depth ft.
Seepage pit width ft.
Seepage pit depth ft.

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

Val D. Wynn, RCE 22552
REGISTERED ENGINEER (REG. NO.)
P.O. Box 960, Valley Center, CA 92082
Address
749-8722
Phone
4/10/90
Date

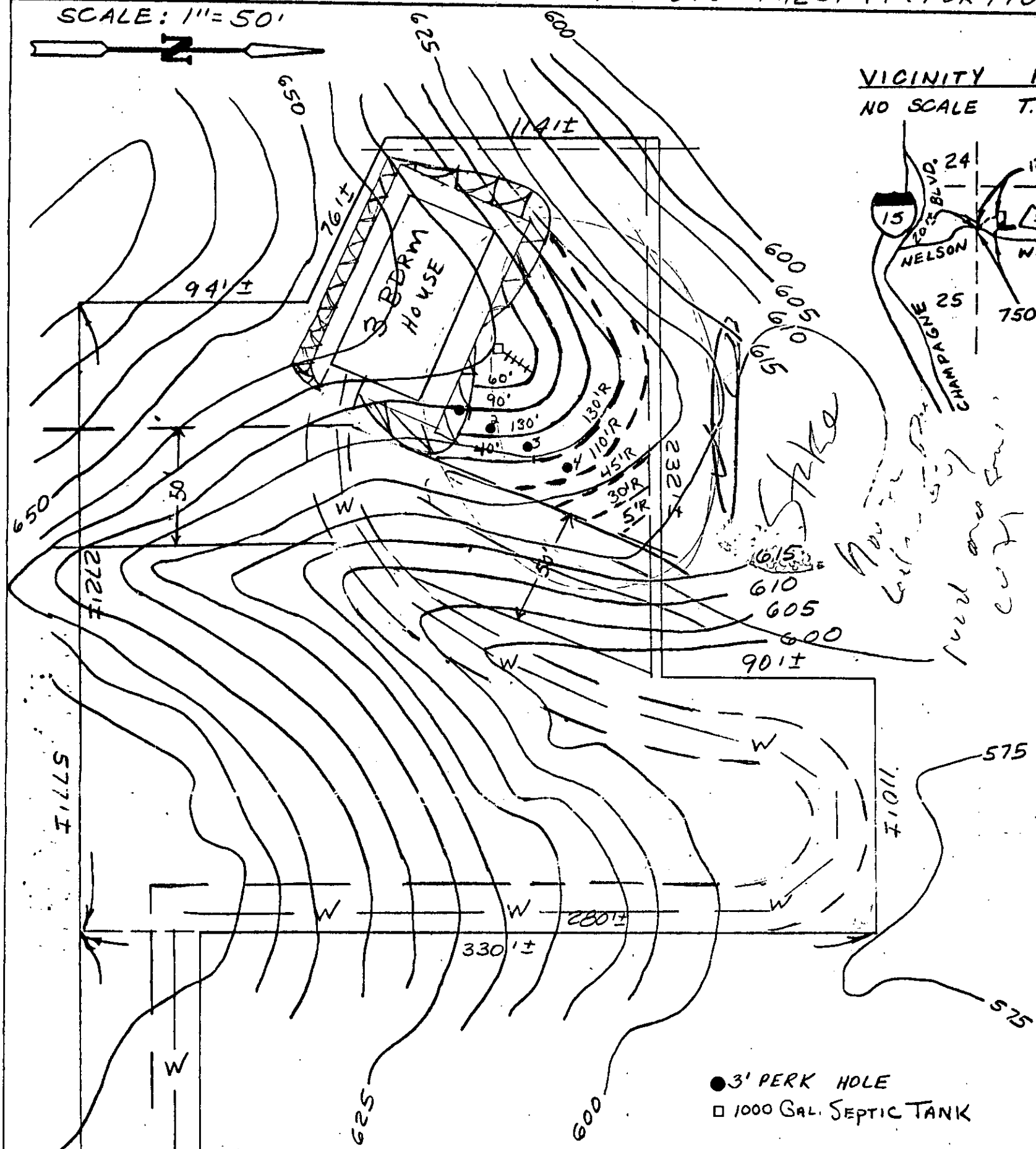
SAN 73 (Rev. 11-77)

VAL D. WYNN ENGINEERING, INC.
28714 Valley Center Road Suite F
P.O. Box 960
VALLEY CENTER, CALIFORNIA 92082
(619) 749-8722

JOB 88-304 WERTH
SHEET NO. ____ OF ____
CALCULATED BY ____ DATE ____
CHECKED BY ____ DATE ____
SCALE 1"=50' (LOT D)

SEPTIC SYSTEM LAYOUT - A.P.N. 129-010-19,20,44 (PORTIONS)

SCALE: 1"=50'



● 3' PERK HOLE
□ 1000 GAL. SEPTIC TANK

NOTES:
1) OWNER

2) 320' OF TILE LINE REQUIRED FOR A - BEDROOM HOUSE

REGISTERED PROFESSIONAL ENGINEER
VAL D. WYNN
NO. 22552
DEC. 31, 1993
CIVIL
STATE OF CALIFORNIA

I CERTIFY THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARIES.

Plot plan as shown by engineer is in substantial compliance with County Code.

Sanitarian _____

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH
1600 PACIFIC HWY, SAN DIEGO, CA 92101
PHONE: 236-2243

NOTE: The engineer shall not be responsible for materials used or workmanship of the contractor who installs the subsurface disposal system.

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

ESCONDIDO CA 92026

Job Number: ACR71387.1c

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11

Tel: (781) 551-0470 *Fax: (781) 551-0471*

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

Environmental FirstSearch
Search Summary Report

Target Site:

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	-	-	1	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	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	-	-	-	1	1
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	3	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:	11-28-11	**Search Type:**	AREA
Requestor Name:	BRIAN BRENNAN		0.18 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR71387.1c
		Filtered Report	

Target Site:

ESCONDIDO CA 92026

Demographics

Sites: 3 **Non-Geocoded:** 3 **Population:** NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.138721	-117:8:19	**Easting:**	487081.862
Latitude:	33.278641	33:16:43	**Northing:**	3681994.304
Elevation:	608		**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	11-28-11
Historical Topos	Yes	11-28-11
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	11-28-11

Environmental FirstSearch
Target Site Summary Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

TOTAL: 3 **GEOCODED:** 0 **NON GEOCODED:** 3 **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: ESCONDIDO CA 92026 **JOB:** ACR71387.1c

TOTAL: 3 **GEOCODED:** 0 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	PERMITS	CRASON RANCH HE17121388/INACTIVE	NELSON WAY ESCONDIDO CA 92026	NON GC	N/A	2
	UST	CRASON RANCH HE17H21388/NOT REPORTED	NELSON WAY ESCONDIDO CA 92026	NON GC	N/A	3
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	5

Environmental FirstSearch
Site Detail Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

No sites were found!

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

PERMITS

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	CRASON RANCH	**REV:**	03/29/07
ADDRESS:	NELSON WAY	**ID1:**	HE17121388
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	INACTIVE
CONTACT:		**PHONE:**	
SOURCE:	SAN DIEGO CO DEH		

DETAILS NOT AVAILABLE

Target Property: ESCONDIDO CA 92026 **JOB:** ACR71387.1c

UST

SEARCH ID: 2 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	CRASON RANCH	**REV:**	05/24/11
ADDRESS:	NELSON WAY	**ID1:**	HE17H21388
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	ROBERT R & MARGUERITE M CRANE	**PHONE:**	213-301-9009
SOURCE:	SAN DIEGO CO		

TANK IDs
Permit Number: H21388
Tank Number: T001
Tank ID Number: 1

TANK CHARACTERISTICS INFORMATION
Capacity: 550
Contents: REGULAR UNLEADED

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:
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: VISUAL MONITORING: DAILY (MINIMUM) LOG OF INSPECTIONS
REGULATORY INFORMATION
Regulatory Status Date:
Regulatory Status Code Description: EXEMPT

TANK IDs
Permit Number: H21388
Tank Number: T002
Tank ID Number: 2

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:
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: VISUAL MONITORING: DAILY (MINIMUM) LOG OF INSPECTIONS
REGULATORY INFORMATION

- Continued on next page -

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

UST

SEARCH ID: 2 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	CRASON RANCH	**REV:**	05/24/11
ADDRESS:	NELSON WAY	**ID1:**	HE17H21388
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	ROBERT R & MARGUERITE M CRANE	**PHONE:**	213-301-9009
SOURCE:	SAN DIEGO CO		

Regulatory Status Date:
Regulatory Status Code Description: EXEMPT

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1c

TRIBALLAND

SEARCH ID: 3 **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: ESCONDIDO CA 92026

JOB: ACR71387.1c

Street Name	Dist/Dir	Street Name	Dist/Dir
Birdsong Dr	0.21 NE		
Lilac Pl	0.13 NE		
Lilac Walk	0.12 NE		
Nelson Way	0.01 SW		
Putnam Rd	0.2 NE		
Ritson Rd	0.17 SW		
Rocking Horse Rd	0.19 NW		
Shirey Rd	0.00--		
Shirley Ln	0.00--		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-28-11
ACR71387.1c

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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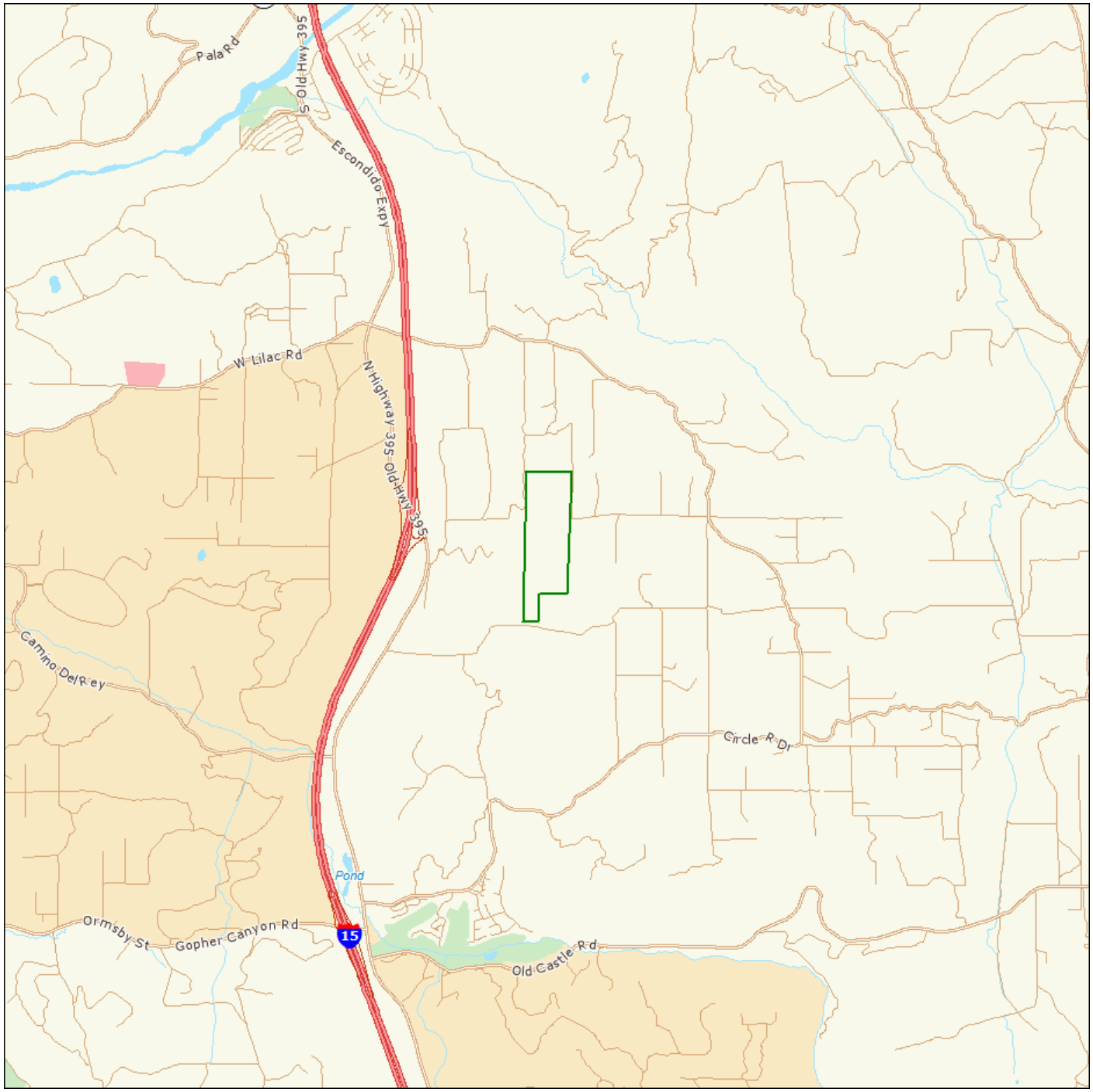
Environmental FirstSearch

1 Mile Radius from Area

Single Map:

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

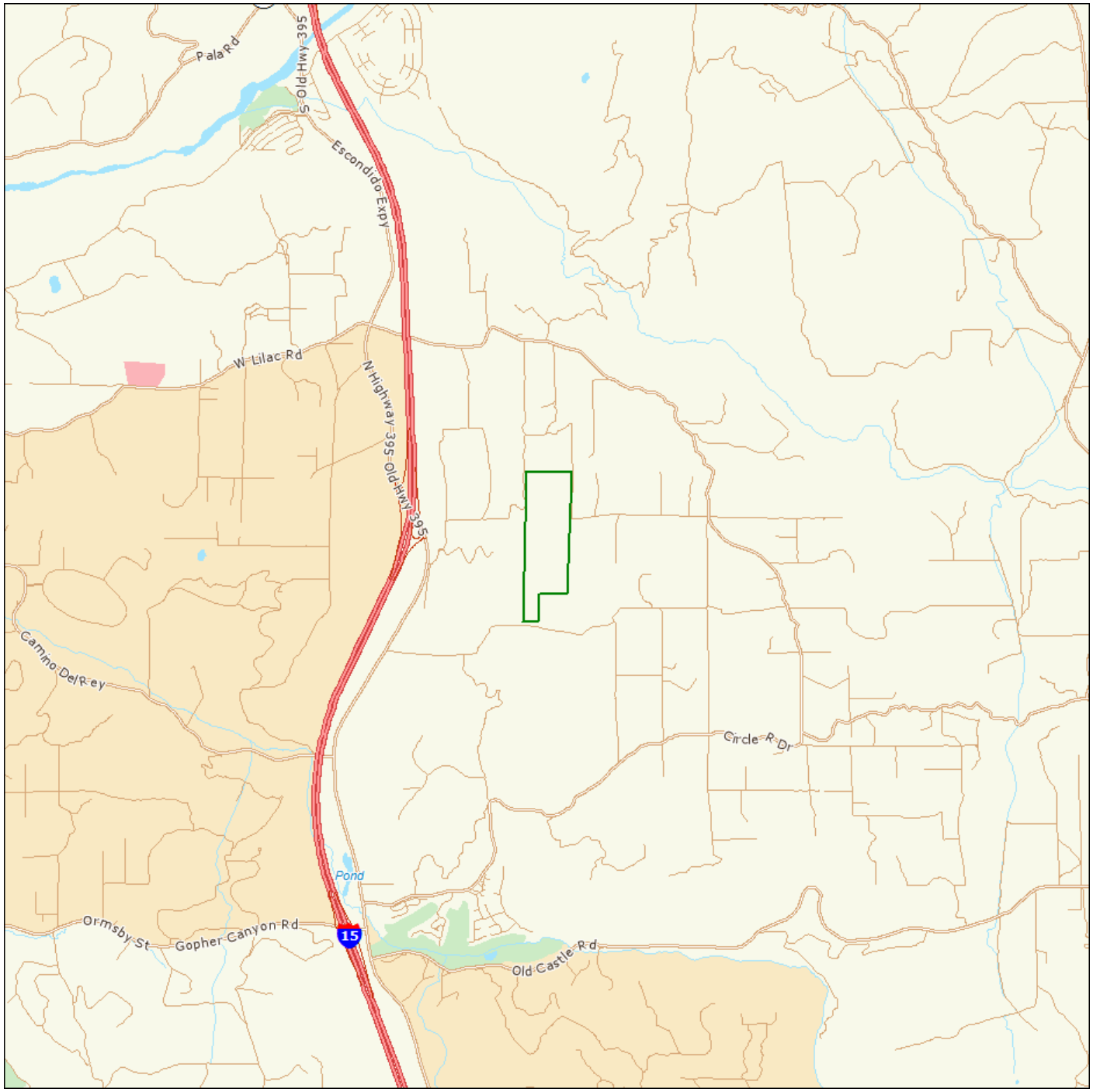
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

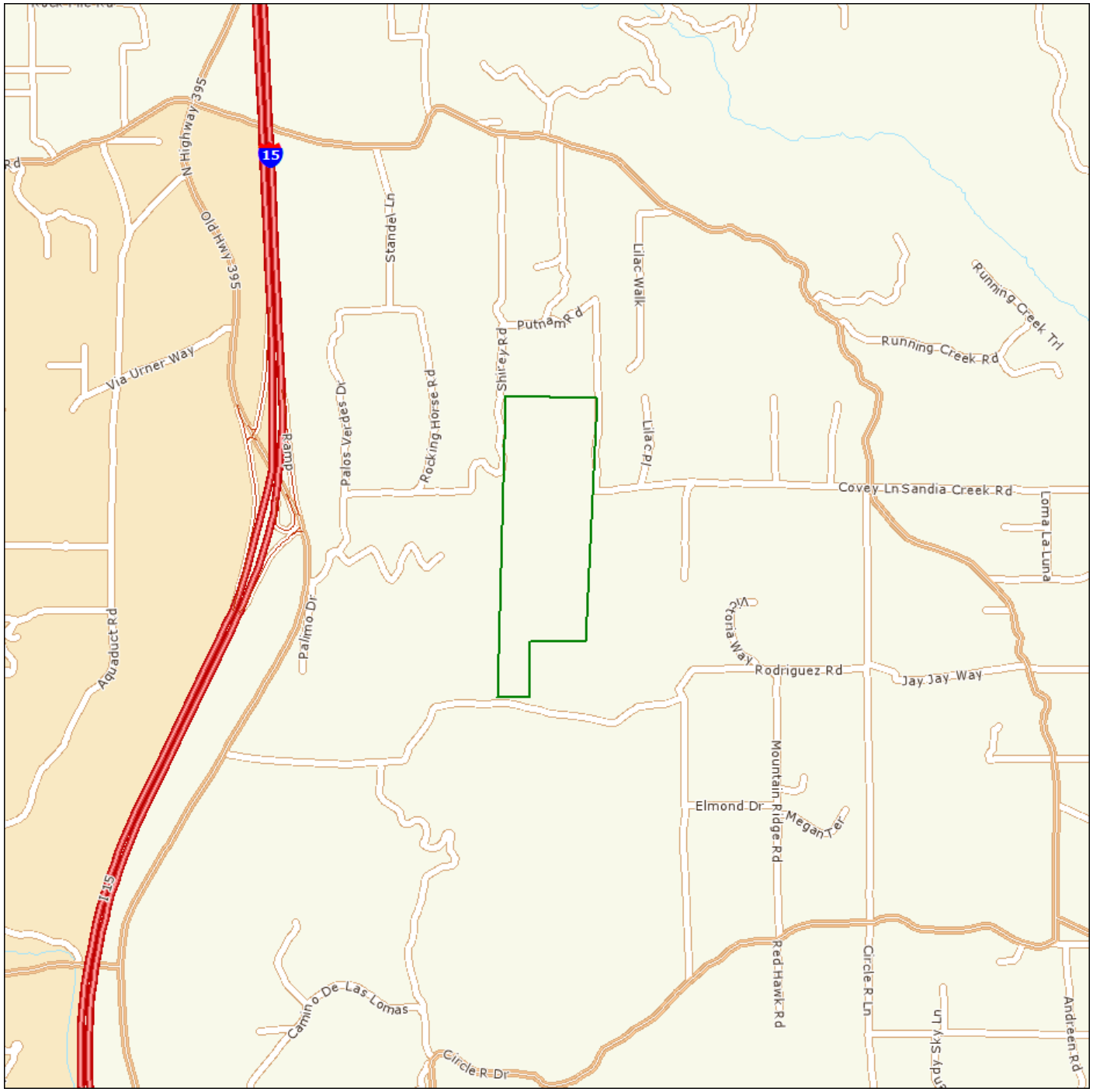
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

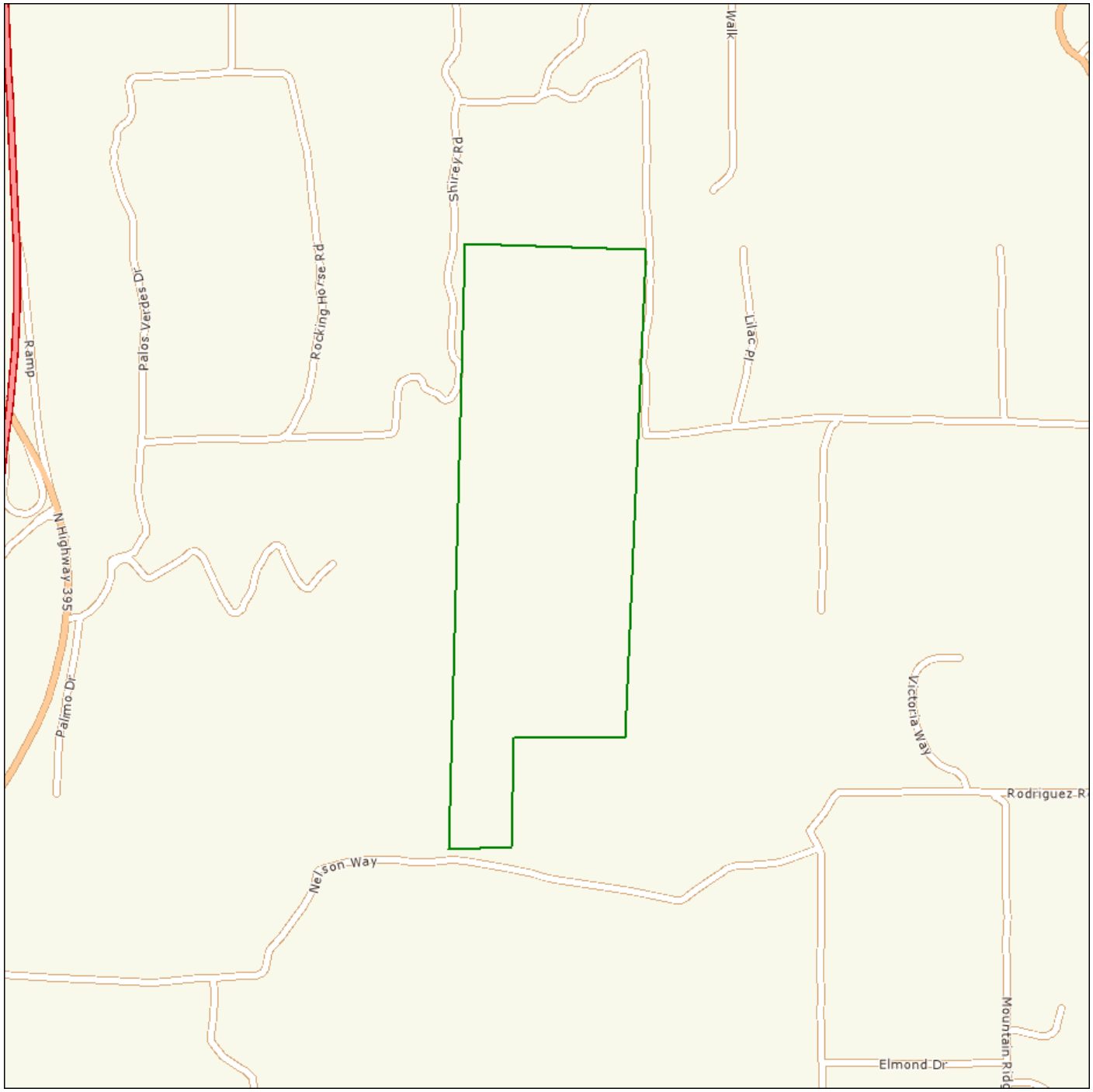
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

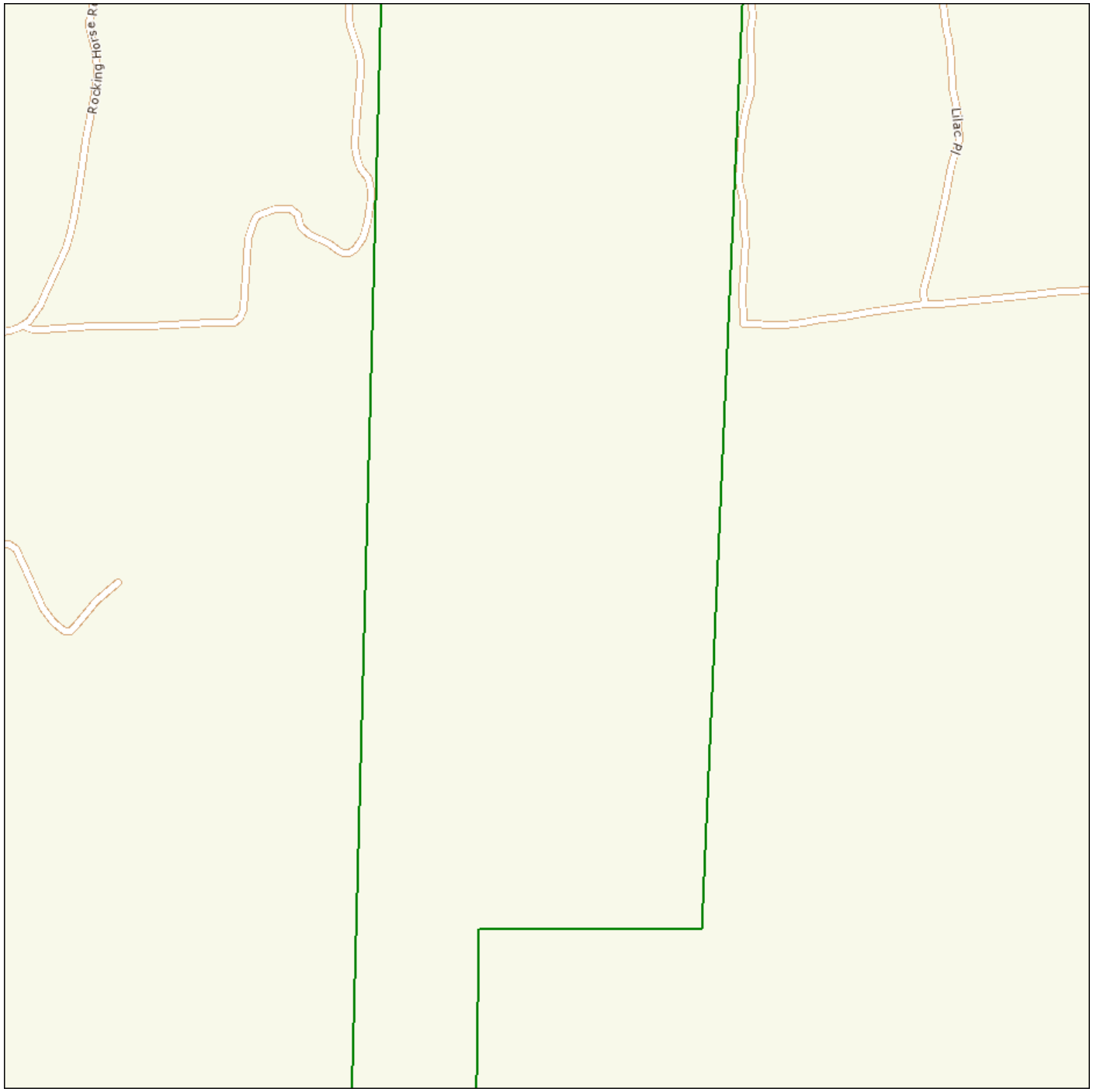
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

, 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

APPENDIX F
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71387.1c / Lilac Creek Estates, LP

Subject Property: APNs 128-290-51, 129-010-62, and 129-010-73 through -76

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 - FARMING

(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*?

YES - FARMING

(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*?

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 SD DPW

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

PERMIT APPLICATION

(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 ENTITIES & COUNTY OF SAN DIEGO

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

JON RILLING 858-546-0700

(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).

YES - PROVIDED

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL, SD

Date: 1/18/12

APPENDIX G
PHOTOGRAPHIC LOG



Photograph 1 – View of the subject property, looking north. View is from the southern portion of the property.



Photograph 2 – View of the central portion of subject property looking west. View is from the east edge of the property near Covey Lane. An abandoned vehicle is in view.



Photograph 3 – View of the southern portion of the subject property, looking south. View is from the road traversing the property.



Photograph 4 – View of trash and debris located along the eastern property margin. Debris in the area includes steel buckets, empty propane tanks, empty motor oil containers, pipe, tires, cables, appliances, electronics, and other miscellaneous household and construction debris.



Photograph 5 – View of the empty propane tank and 5-gallon bucket in an area of debris located along the eastern property margin.



Photograph 6 – View of empty motor oil containers in an area of debris located along the eastern property margin.



Photograph 7 – View of refrigerator and wood debris located along the eastern property margin.



Photograph 8 – View of abandoned vehicle in the south-central portion of the subject property.



Photograph 9 – View of abandoned vehicle in central portion of the subject property.



Photograph 10 – View of concrete and pipe debris in the central portion of the subject property.

EEI
Geotechnical & Environmental Solutions

August 23, 2012

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

Subject: **Results of Additional Limited Soil Investigation**
Shirey Falls, LP; Alligator Pears, LP; and Lilac Creek Estates, LP Parcels
"Lilac Hills Ranch" Development
Escondido, California 92026
EEI Project No. ACR-71387.2

Dear Mr. Rilling:

This report documents additional limited soil sampling activities performed at the subject property (**Figure 1**). This work was completed on July 20, 2012.

BACKGROUND

The purpose of our additional sampling was to address the County of San Diego Department of Land Use and Planning's (County) comments regarding the lack of arsenic and lead testing by AEI during past investigations of the subject property parcels known as Shirey Falls, LP (**Figure 2**); Alligator Pears, LP (**Figure 3**); and Lilac Creek Estates, LP (**Figure 4**). The comments addressed by this report are identified as "Hazards, Item 14, No. 56, 67, and 72" in the County scoping letter, dated June 14, 2012. The objective of our sampling was intended to be limited in nature and to provide additional screening level data to satisfy the County's comments.

Based on EEI's sampling conducted to date, in general arsenic and lead concentrations detected in site soils appear to be within acceptable background levels or less than residential land use screening values. Select areas with concentrations of arsenic and lead above residential land use screening levels will be addressed separate from this investigation and prior to future site redevelopment.

EEI uses a standard scope of sampling for historical agricultural use areas that relies on Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties*", guidance in the absence of local government standards. The sampling conducted during this investigation was limited to arsenic and lead testing and for screening purposes only. However, the sampling generally conforms to DTSC guidance.

SOIL SAMPLING

On July 20, 2012, EEI mobilized to the subject property to conduct soil sampling activities. Prior to accessing the site, EEI contacted Accretive Investments, Inc. A total of 24 soil samples (identified as HA-1 through HA-24) were collected from depths of approximately 0- to 6-inches below ground surface (bgs) (**Figure 2 through 4**). Sampling activities were focused in areas of past and present agricultural use, and at the request of the County, a former concrete building pad (**Figure 4, Lilac Creek Estates, LP property**).

Soil samples were collected from each location using a hand auger. Samples were extracted from the auger using a gloved hand, and placed in laboratory supplied four ounce glass jars. After sample collection, the jar was sealed with a Teflon lined plastic cap. The samples were stored in a cooler chilled with artificial ice, and delivered via courier under Chain-of-Custody (COC) documentation to SunStar Laboratories, Inc. in Lake Forest, California.

LABORATORY ANALYSIS PROGRAM

All 24 discrete soil samples (HA-1 through HA-24) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (USEPA) Test Method 6010B. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic was detected above the laboratory reporting limit (i.e., "non-detect) in any of the samples analyzed during this investigation.
- Lead was detected at 28 milligrams per kilogram (mg/kg) and 72 mg/kg in samples HA-17 and HA-21 (**Figure 4**, Lilac Creek Estates, LP), respectively. No other samples analyzed during this investigation reported lead above the laboratory reporting limit (i.e., "non-detect").

The attached **Table 1** summarizes laboratory analytical results. Complete laboratory reports and COC documentation are provided in **Appendix A.**

TABLE 1
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B	
			Arsenic	Lead
			Reported in mg/kg	
HA-1	0-6	7/20/2012	<5	<3
HA-2	0-6	7/20/2012	<5	<3
HA-3	0-6	7/20/2012	<5	<3
HA-4	0-6	7/20/2012	<5	<3
HA-5	0-6	7/20/2012	<5	<3

TABLE 1
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B	
			Arsenic	Lead
			Reported in mg/kg	
HA-6	0-6	7/20/2012	<5	<3
HA-7	0-6	7/20/2012	<5	<3
HA-8	0-6	7/20/2012	<5	<3
HA-9	0-6	7/20/2012	<5	<3
HA-10	0-6	7/20/2012	<5	<3
HA-11	0-6	7/20/2012	<5	<3
HA-12	0-6	7/20/2012	<5	<3
HA-13	0-6	7/20/2012	<5	<3
HA-14	0-6	7/20/2012	<5	<3
HA-15	0-6	7/20/2012	<5	<3
HA-16	0-6	7/20/2012	<5	<3
HA-17	0-6	7/20/2012	<5	28
HA-18	0-6	7/20/2012	<5	<3
HA-19	0-6	7/20/2012	<5	<3
HA-20	0-6	7/20/2012	<5	<3
HA-21	0-6	7/20/2012	<5	72
HA-22	0-6	7/20/2012	<5	<3
HA-23	0-6	7/20/2012	<5	<3
HA-24	0-6	7/20/2012	<5	<3
Laboratory Reporting Limit			5	3
Residential CHHSLs			**0.07**	**150**

bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram.

FINDINGS

The results of our additional limited soil investigation 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. Lead was detected above the laboratory reporting limit in sample HA-17 and HA-21 at 28 mg/kg and 72 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 28 mg/kg and 72 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg.

CONCLUSIONS AND RECOMMENDATIONS

EEI provides the following conclusions and recommendations, which are based solely upon the information provided herein:

- Based on laboratory analytical results from our limited soil investigation activities, low levels of lead were detected in site soils. All detectable concentrations of lead were less than the CHHSL residential screening level of 150 mg/kg. Therefore, no further investigation appears to be warranted at this time.

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), within a reasonable time from its authorization. Site conditions, land use (both on-site and off-site), 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 and 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.

If you have any questions or comments, please contact EEI at (760) 431-3747.

Respectfully Submitted,

EEI

Prepared and Edited by:



Brian R. Brennan, M.Sc.
Project Manager

Reviewed by:



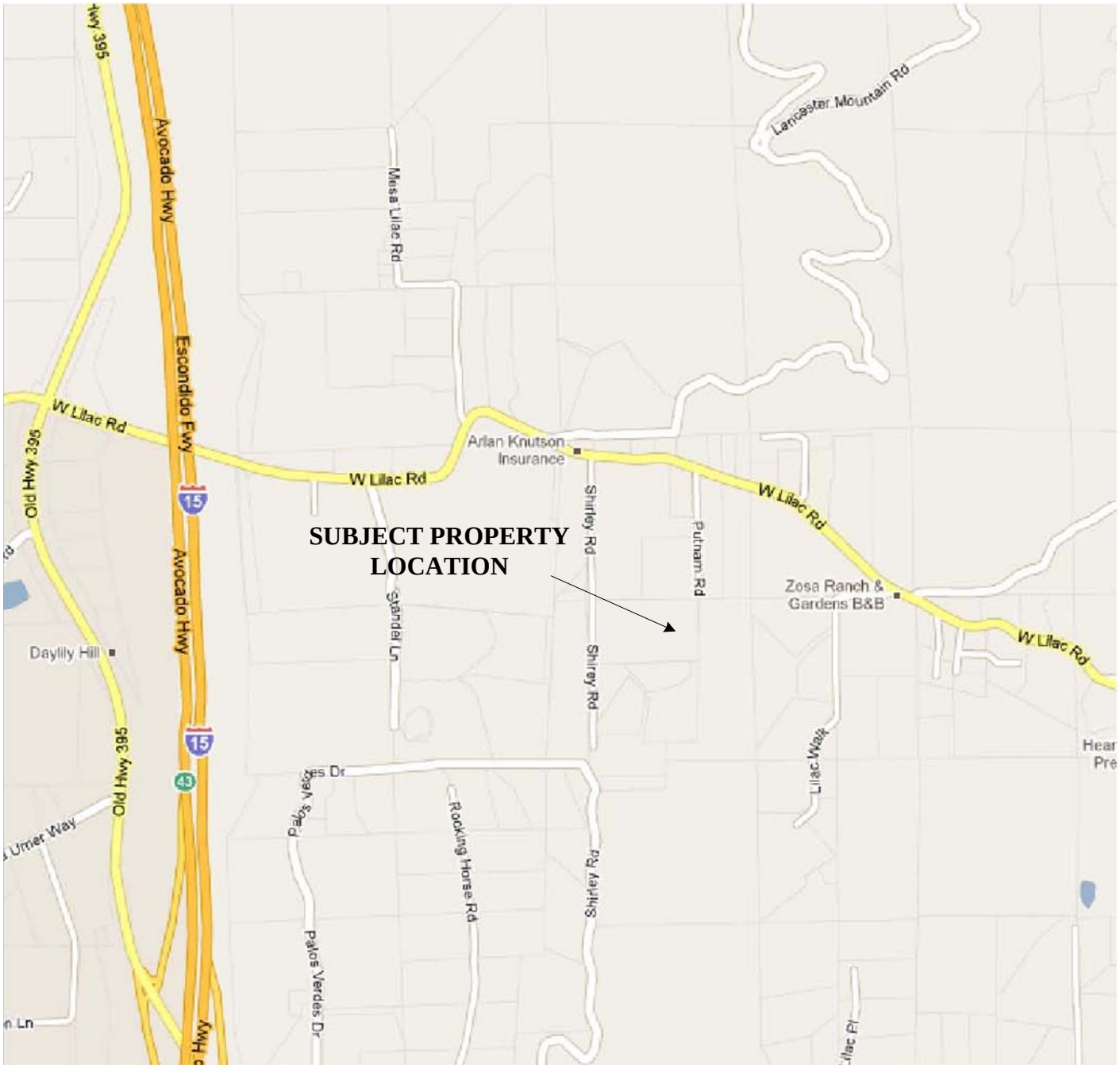
Bernard A. Sentianin, CPG, RG
Principal Geologist

Enclosures:

Figure 1- Site Location Map
Figure 2 – Boring Location Map – Shirey Falls, LP
Figure 3 – Boring Location Map – Alligator Pears, LP
Figure 4 – Boring Location Map – Lilac Creek Estates, LP

Laboratory Analytical Reports and Chain-of-Custody Documentation

FIGURES



Map Source: Google Maps®, Accessed, July 2011

LEGEND

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.
LILAC HILLS RANCH
Additional Limited Soil Investigation
"Shirey Falls, LP; Alligator Pears, LP; and
Lilac Creek Estates, LP"
Escondido, California 92026
EEI Project No. ACR-71387.2
Revised August 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

HA-1 ○ Soil boring location

N

Scale: 1" = 580'

0 348 FT 580 FT 1,160 FT

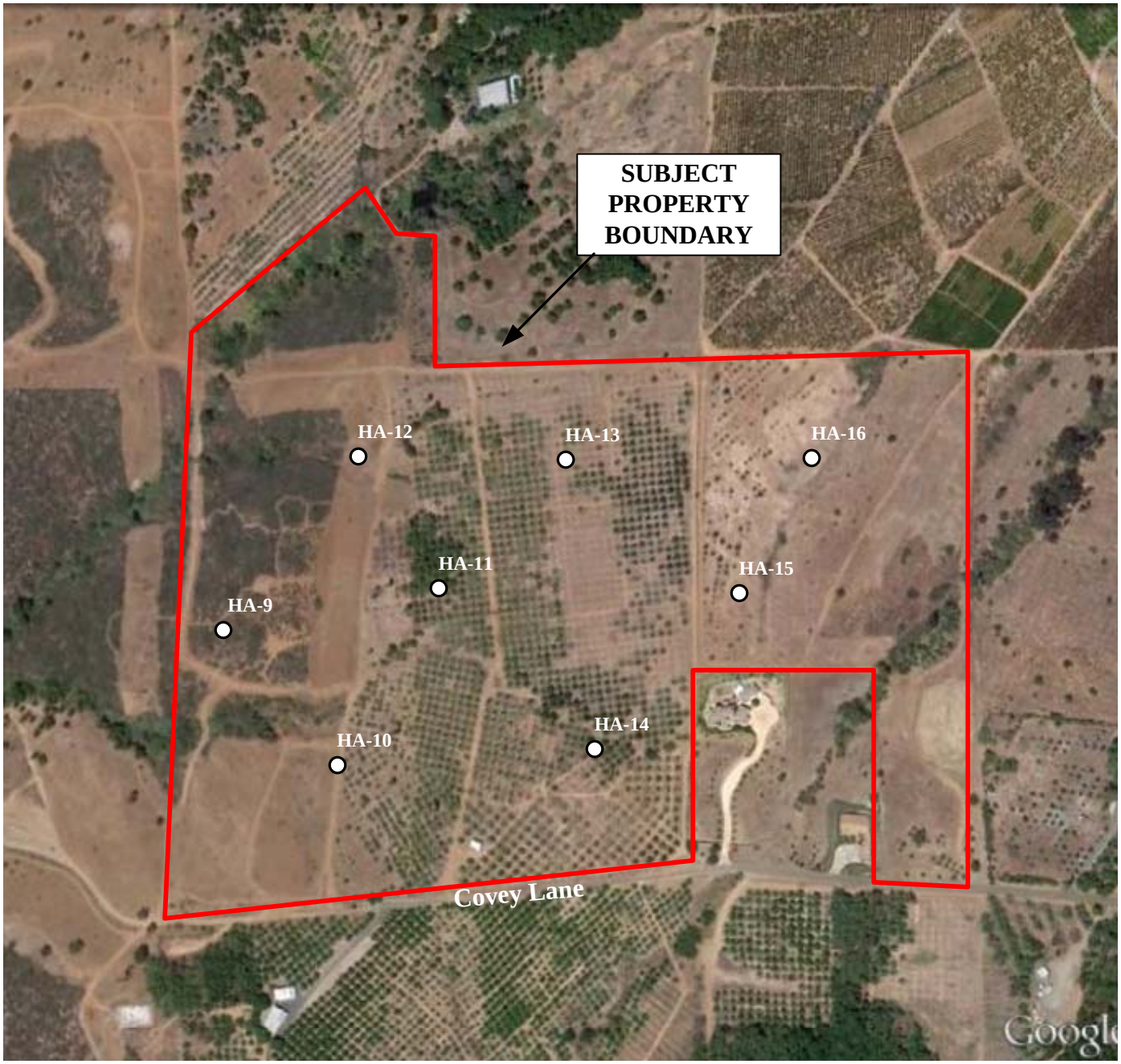
Note All Locations Are Approximate

BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
LILAC HILLS RANCH
Additional Limited Soil Investigation
"Shirey Falls, LP"
Escondido, California 92026
EEI Project No. ACR-71387.2
Revised August 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

HA-9 ○ Soil boring location

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

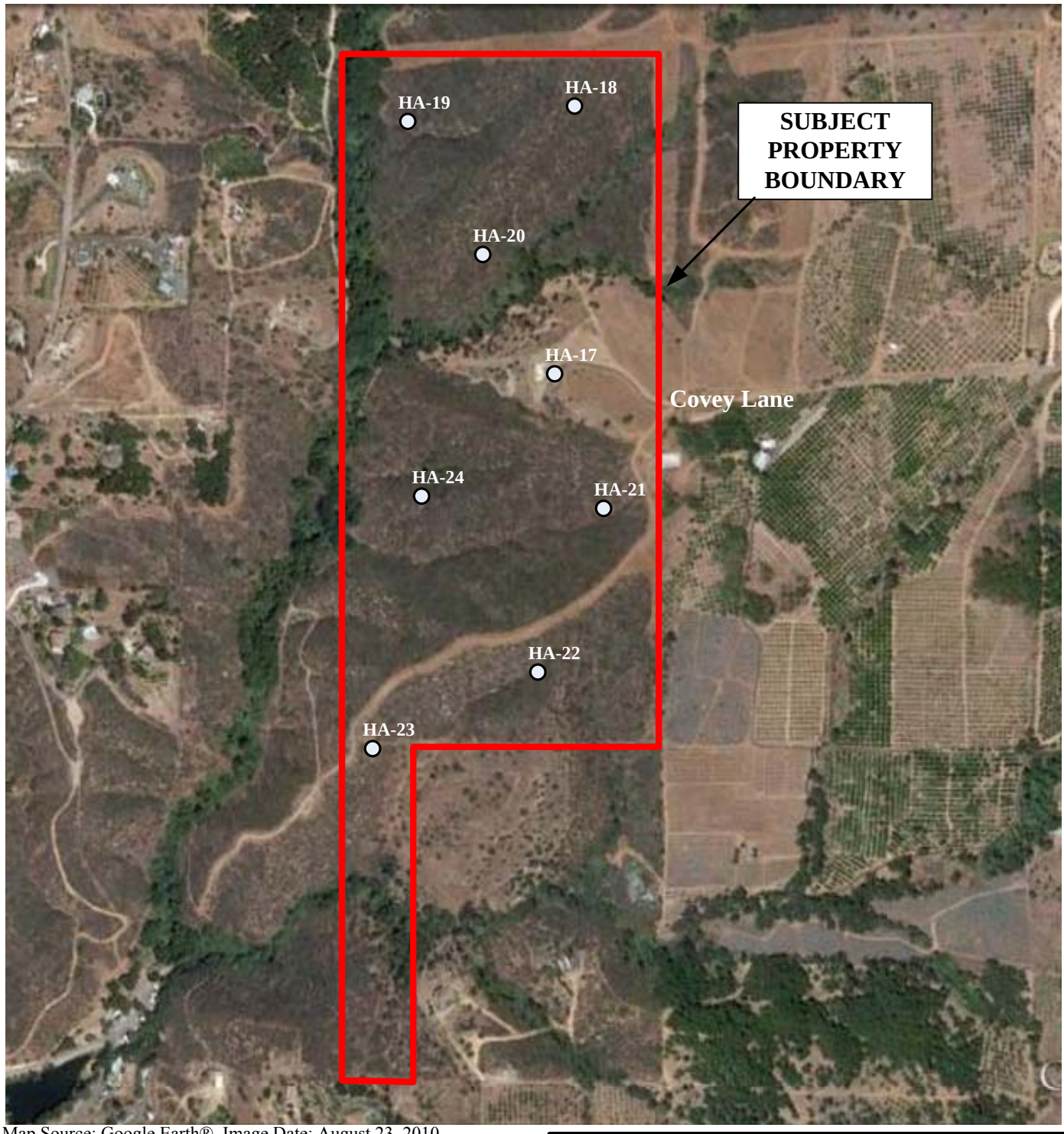
Note All Locations Are Approximate

BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
LILAC HILLS RANCH
Additional Limited Soil Investigation
"Alligator Pears, LP"
Escondido, California 92026
EEI Project No. ACR-71387.2
Revised August 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3



Map Source: Google Earth®, Image Date: August 23, 2010

LEGEND

HA-17 ○ Soil boring location

N

Scale: 1" = 630'

0 378 FT 630 FT 1,260 FT

Note All Locations Are Approximate

BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
LILAC HILLS RANCH
Additional Limited Soil Investigation
"Lilac Creek Estates, LP"
Escondido, California 92026
EEI Project No. ACR-71387.2
Revised August 2012

EEI Geotechnical & Environmental Solutions

FIGURE 4

APPENDIX A
LABORATORY ANALYTICAL REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

30 July 2012

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

RE: Lilac Hills Ranch

Enclosed are the results of analyses for samples received by the laboratory on 07/23/12 10:32. 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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1	T121257-01	Soil	07/20/12 09:35	07/23/12 10:32
HA-2	T121257-02	Soil	07/20/12 09:45	07/23/12 10:32
HA-3	T121257-03	Soil	07/20/12 09:55	07/23/12 10:32
HA-4	T121257-04	Soil	07/20/12 10:10	07/23/12 10:32
HA-5	T121257-05	Soil	07/20/12 10:25	07/23/12 10:32
HA-6	T121257-06	Soil	07/20/12 10:35	07/23/12 10:32
HA-7	T121257-07	Soil	07/20/12 10:50	07/23/12 10:32
HA-8	T121257-08	Soil	07/20/12 11:00	07/23/12 10:32
HA-9	T121257-09	Soil	07/20/12 11:20	07/23/12 10:32
HA-10	T121257-10	Soil	07/20/12 11:30	07/23/12 10:32
HA-11	T121257-11	Soil	07/20/12 11:45	07/23/12 10:32
HA-12	T121257-12	Soil	07/20/12 11:55	07/23/12 10:32
HA-13	T121257-13	Soil	07/20/12 12:05	07/23/12 10:32
HA-14	T121257-14	Soil	07/20/12 12:20	07/23/12 10:32
HA-15	T121257-15	Soil	07/20/12 12:45	07/23/12 10:32
HA-16	T121257-16	Soil	07/20/12 13:00	07/23/12 10:32
HA-17	T121257-17	Soil	07/20/12 13:35	07/23/12 10:32
HA-18	T121257-18	Soil	07/20/12 13:55	07/23/12 10:32
HA-19	T121257-19	Soil	07/20/12 14:10	07/23/12 10:32
HA-20	T121257-20	Soil	07/20/12 14:35	07/23/12 10:32
HA-21	T121257-21	Soil	07/20/12 14:50	07/23/12 10:32
HA-22	T121257-22	Soil	07/20/12 15:00	07/23/12 10:32
HA-23	T121257-23	Soil	07/20/12 15:10	07/23/12 10:32
HA-24	T121257-24	Soil	07/20/12 15:25	07/23/12 10:32

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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-1

T121257-01 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-2

T121257-02 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-3

T121257-03 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-4

T121257-04 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-5

T121257-05 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-6

T121257-06 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-7

T121257-07 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-8

T121257-08 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
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25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-9

T121257-09 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-10

T121257-10 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-11

T121257-11 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-12

T121257-12 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-13

T121257-13 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-14

T121257-14 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-15

T121257-15 (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	2072326	07/23/12	07/25/12	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-16

T121257-16 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	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: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-17

T121257-17 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	**28**	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-18

T121257-18 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-19

T121257-19 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-20

T121257-20 (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	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-21

T121257-21 (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	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	**72**	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-22

T121257-22 (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	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-23

T121257-23 (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	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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Lake Forest, California 92630
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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

HA-24

T121257-24 (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	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

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 2072326 - EPA 3051										
Blank (2072326-BLK1)				Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2072326-BS1)				Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	91.0	5.0	mg/kg	100		91.0	75-125			
Lead	95.2	3.0	"	100		95.2	75-125			
Matrix Spike (2072326-MS1)	**Source: T121257-01**			Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	83.5	5.0	mg/kg	100	0.464	83.1	75-125			
Lead	90.7	3.0	"	100	ND	90.7	75-125			
Matrix Spike Dup (2072326-MSD1)	**Source: T121257-01**			Prepared: 07/23/12 Analyzed: 07/25/12						
Arsenic	81.5	5.0	mg/kg	100	0.464	81.0	75-125	2.47	20	
Lead	86.4	3.0	"	100	ND	86.4	75-125	4.90	20	
Batch 2072412 - EPA 3051										
Blank (2072412-BLK1)				Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2072412-BS1)				Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	96.9	5.0	mg/kg	100		96.9	75-125			
Lead	101	3.0	"	100		101	75-125			
Matrix Spike (2072412-MS1)	**Source: T121261-02**			Prepared: 07/24/12 Analyzed: 07/25/12						
Arsenic	65.5	5.0	mg/kg	100	0.519	65.0	75-125			QM-05
Lead	91.7	3.0	"	100	ND	91.7	75-125			

SunStar Laboratories, Inc.

Daniel J Chavez

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

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

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 2072412 - EPA 3051										
Matrix Spike Dup (2072412-MSD1)	**Source: T121261-02**			Prepared: 07/24/12	Analyzed: 07/25/12					
Arsenic	58.2	5.0	mg/kg	100	0.519	57.7	75-125	11.7	20	QM-05
Lead	90.2	3.0	"	100	ND	90.2	75-125	1.74	20	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI -- Carlsbad	Project: Lilac Hills Ranch	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.2	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	07/30/12 16:13

Notes and Definitions

QM-05	The spike recovery was outside acceptance limits for the MS and/or MSD due to possible matrix interference. The LCS was within acceptance criteria. The data is acceptable as no negative impact on data is expected.
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.



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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
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Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA
Phone (760)431-3747 Fax: (760)431-3748
Project Manager: Brian Brennan

Date: 7-24-2012 Page: 1 Of 2
Project Name: Gila Hills Ranch
Collector: Ed Lamb Client Project #: ACR-71387.2
Batch #: T121257 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals		Total Pb/As (6010B)		Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7-20-2012	0935	Soil	Glass													01		1
HA-2		0945															02		
HA-3		0955															03		
HA-4		10:10															04		
HA-5		10:25															05		
HA-6		10:35															06		
HA-7		10:50															07		
HA-8		11:00															08		
HA-9		11:20															09		
HA-10		11:30															10		
HA-11		11:45															11		
HA-12		11:55															12		
HA-13		12:05															13		
HA-14		12:20															14		
HA-15	7-20-2012	12:45	Soil	Glass													15		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/20/2012 5pm		7/23/12 1032
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	15
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	N/A
Received good condition/cold	Y 1.0

Turn around time:

Notes

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 112357

SunStar Laboratories, Inc.
25712 Commercentre Dr
Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: EEI
Address: Carlsbad, CA
Phone: (760)431-3747 Fax:
Project Manager: Brian Sowman

Date: 7-20-2012 Page: 2 Of 2
Project Name: Lilac Hills Ranch
Collector: Ed Lamp Client Project #: ACR-71387-2
Batch #: T121257 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals		Total Cr6+/Arsenic (6010B)			Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/20/2012	1:00 PM	Soil	Glass											X			16		1
HA-17		1:35													X			17		
HA-18		1:55													X			18		
HA-19		2:10													X			19		
HA-20		2:35													X			20		
HA-21		2:50													X			21		
HA-22		3:00													X			22		
HA-23		3:10													X			23		
HA-24	7/20/2012	3:25	Soil	Glass											X			24		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	7/20/2012 5pm		7/23/12 1032
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	9
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	N/A
Received good condition/cold	Y

Turn around time:

Notes: 1.0°

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 112356

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T121257

Client Name: EEI - Carlsbad Project: Lilac Hills Ranch

Received by: Dan M Date/Time Received: 7/23/12 1032

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 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 7/23/12

Comments: