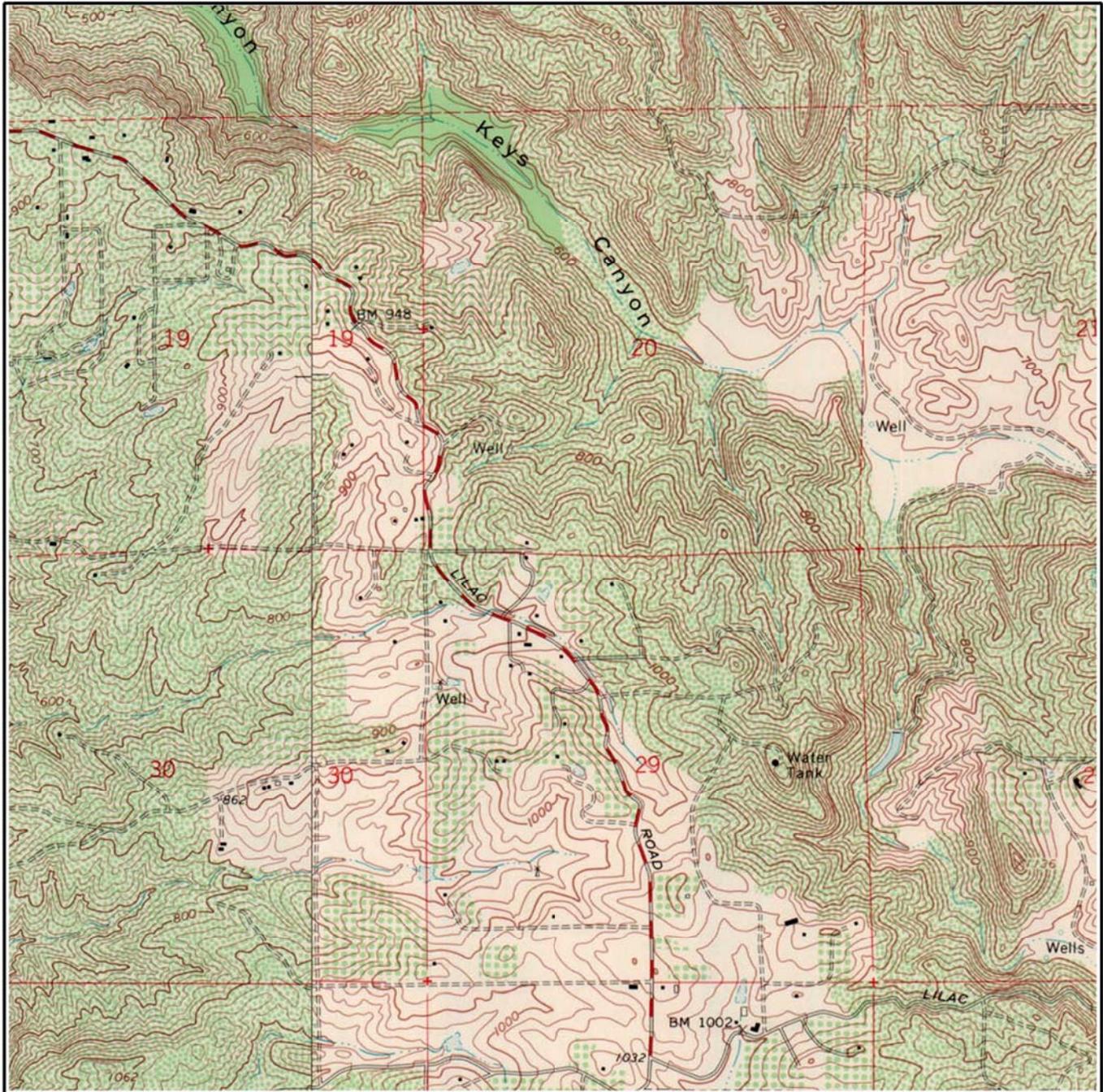
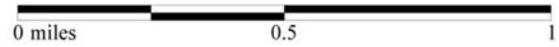


### Covey Ln, Escondido, CA 92026

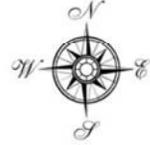


Job Number: ACR-71507  
 Target Site: 33.285762, -117.116630

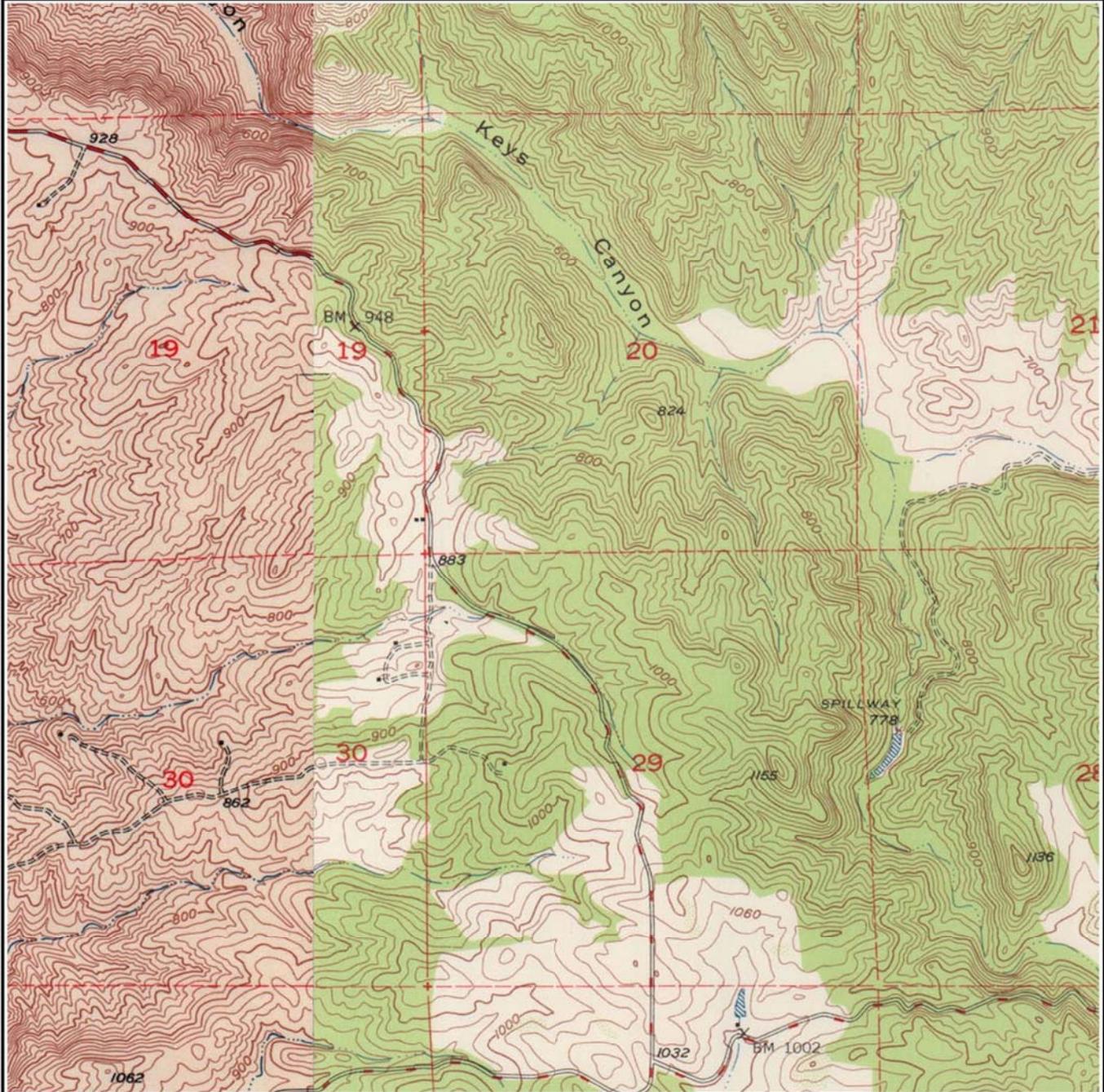
W Quad Name: Bonsall, CA  
 Year: 1968



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

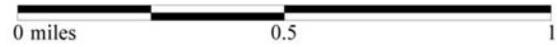


### Covey Ln, Escondido, CA 92026



Job Number: ACR-71507  
Target Site: 33.285762, -117.116630

W Quad Name: Bonsall, CA  
Year: 1948

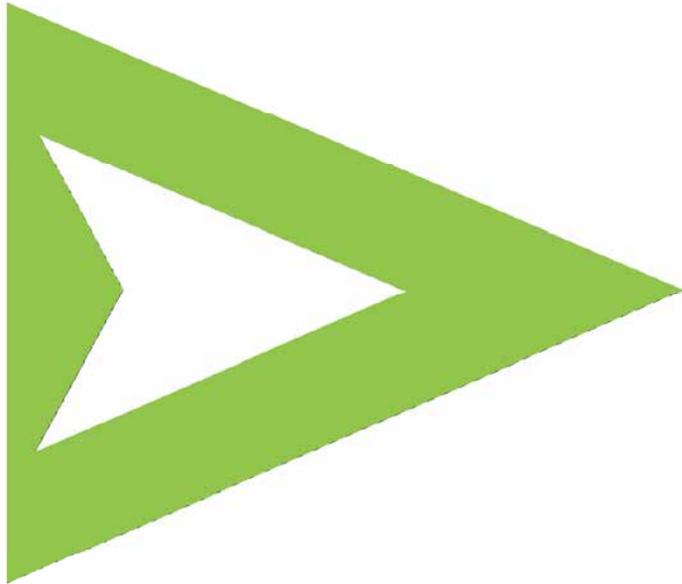


Building	---■---	Railroad	—+—+—
Topo Contour	—6000—	Tanks	●●●●
Depression	⊖	Primary Highway	—
Quarry or Open Pit Mine	×	Trail	--- ---

**APPENDIX D**  
**ENVIRONMENTAL RECORDS SEARCH**



ENVIRONMENTAL FIRSTSEARCH REPORT



**TARGET PROPERTY:**

**COVEY LN**

**ESCONDIDO, CA 92026**

**JOB NUMBER: ACR-71507**

**PREPARED FOR:**

**EEl, Inc.**

2195 Faraday Avenue, Suite K  
Carlsbad, CA 92008

August 2, 2012

# Environmental FirstSearch Search Summary Report

Target Site: COVEY LN  
ESCONDIDO, CA 92026

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-09-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	06-07-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-07-12	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	05-09-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	07-15-12	0.50	0	0	0	0	-	0	0
ERNS	Y	07-05-12	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-15-08	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	06-06-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	07-09-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	06-06-12	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-01-12	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	07-11-12	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	06-06-12	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-12	0.25	0	0	0	-	-	0	0
Oil & Gas Wells	Y	01-08-01	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	06-13-12	0.25	0	0	0	-	-	0	0
Dry Cleaners	Y	NA	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

### Notice of Disclaimer

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

### Waiver of Liability

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

# Environmental FirstSearch Site Information Report

Request Date: 08-02-12  
 Requestor Name: Polly Ivers  
 Standard: ASTM-05

Search Type: LINEAR  
 0.525 mile(s)  
 Job Number: ACR-71507  
**Filtered Report**

Target Site: COVEY LN  
 ESCONDIDO, CA 92026

## Demographics

Sites: 1	Non-Geocoded: 1	Population: NA
Radon: 0.4 PCI/L		
Fire Insurance Map Coverage:	No	

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.125640	-117:7:32	Easting:	488300.987
Latitude:	33.285984	33:17:10	Northing:	3682806.82
Elevation:	911		Zone:	11

## Comment

**Comment:** RERUN

## Additional Requests/Services

Adjacent ZIP Codes:	Services:																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ZIP Code</th> <th style="text-align: left;">City Name</th> <th style="text-align: left;">ST</th> <th style="text-align: left;">Dist/Dir</th> <th style="text-align: left;">Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: left;">Requested?</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Historic Map Works</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>08-02-12</td> </tr> </tbody> </table>		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	08-02-12
ZIP Code	City Name	ST	Dist/Dir	Sel																																					
	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	08-02-12																																							

# Environmental FirstSearch Target Site Summary Report

**Target Property:** COVEY LN  
ESCONDIDO, CA 92026

**JOB:** ACR-71507

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:** COVEY LN  
ESCONDIDO, CA 92026

**JOB:** ACR-71507

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: COVEY LN  
ESCONDIDO, CA 92026

JOB: ACR-71507

No sites were found!

# Environmental FirstSearch Site Detail Report

**Target Property:** COVEY LN  
ESCONDIDO, CA 92026

**JOB:** ACR-71507

## TRIBALLAND

SEARCH ID:	DIST/DIR:	NON GC	ELEVATION:	MAP ID:
1				
<b>NAME:</b>	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION		<b>REV:</b>	01/15/08
<b>ADDRESS:</b>	UNKNOWN		<b>ID1:</b>	BIA-92026
	CA 92026		<b>ID2:</b>	
	SAN DIEGO		<b>STATUS:</b>	
<b>CONTACT:</b>			<b>PHONE:</b>	
<b>SOURCE:</b>	BIA			

### BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office  
CONTACT: CLAY GREGORY, REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way  
Sacramento CA 95825  
OFFICE PHONE: Phone: 916-978-6000  
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

## Environmental FirstSearch Descriptions

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

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

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

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

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

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

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

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

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

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

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

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

used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

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

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

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

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical

purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9. CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintain information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

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

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

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

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS- A list of facilities in Riverside County which

generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

## Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency National Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416 San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

\* County of Alameda Department of Environmental Health

\* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

\* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

\* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

\* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

\* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

\* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

\* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

\* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

\* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

\* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

\* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

\* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

\* Environmental Health Division

IMPERIAL COUNTY CUPA:

\* Department of Planning and Building

INYO COUNTY CUPA:

\* Environmental Health Department

KERN COUNTY CUPA:

\* County of Kern Environmental Health Department

\* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

\* Environmental Health Services

LAKE COUNTY CUPA:

\* Division of Environmental Health

LASSEN COUNTY CUPA:

\* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

\* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

\* County of Los Angeles Environmental Programs Division

\* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

\* Environmental Health Department

MARIN COUNTY CUPA:

\* County of Marin Office of Waste Management

\* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

\* Health Department

MENDOCINO COUNTY CUPA:

\* Environmental Health Department

MERCED COUNTY CUPA:

\* Division of Environmental Health

MODOC COUNTY CUPA:

\* Department of Agriculture

MONO COUNTY CUPA:

\* Health Department

MONTEREY COUNTY CUPA:

\* Environmental Health Division

NAPA COUNTY CUPA:

\* Hazardous Materials Section

NEVADA COUNTY CUPA:

\* Environmental Health Department

ORANGE COUNTY CUPAS:

\* County of Orange Environmental Health Department

\* Cities of Anaheim, Fullerton, Orange, Santa Ana  
\* County of Orange Environmental Health Department  
PLACER COUNTY CUPAS:  
\* County of Placer Division of Environmental Health Field Office  
\* Tahoe City  
\* City of Roseville Roseville Fire Department  
PLUMAS COUNTY CUPA:  
\* Environmental Health Department  
RIVERSIDE COUNTY CUPA:  
\* Environmental Health Department  
SACRAMENTO COUNTY CUPA:  
\* County Environmental Mgmt Dept, Haz. Mat. Div.  
SAN BENITO COUNTY CUPA:  
\* City of Hollister Environmental Service Department  
SAN BERNARDINO COUNTY CUPAS:  
\* County of San Bernardino Fire Department, Haz. Mat. Div.  
\* City of Hesperia Hesperia Fire Prevention Department  
\* City of Victorville Victorville Fire Department  
SAN DIEGO COUNTY CUPA:  
\* The San Diego County Dept. of Environmental Health HE 17/58  
SAN FRANCISCO COUNTY CUPA:  
\* Department of Public Health  
SAN JOAQUIN COUNTY CUPA:  
\* Environmental Health Division  
SAN LUIS OBISPO COUNTY CUPAS:  
\* County of San Luis Obispo Environmental Health Division  
\* City of San Luis Obispo City Fire Department  
SAN MATEO COUNTY CUPA:  
\* Environmental Health Department  
SANTA BARBARA COUNTY CUPA:  
\* County Fire Dept Protective Services Division  
SANTA CLARA COUNTY CUPAS:  
\* County of Santa Clara Hazardous Materials Compliance Division  
\* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)  
\* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale  
SANTA CRUZ COUNTY CUPA:  
\* Environmental Health Department  
SHASTA COUNTY CUPA:  
\* Environmental Health Department  
SIERRA COUNTY CUPA:  
\* Health Department  
SISKIYOU COUNTY CUPA:  
\* Environmental Health Department  
SONOMA COUNTY CUPAS:  
\* County of Sonoma Department Of Environmental Health  
\* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa  
STANISLAUS COUNTY CUPA:  
\* Department of Environmental Resources Haz. Mat. Division  
SUTTER COUNTY CUPA:

\* Department of Agriculture  
TEHAMA COUNTY CUPA:  
\* Department of Environmental Health  
TRINITY COUNTY CUPA:  
\* Department of Health  
TULARE COUNTY CUPA:  
\* Environmental Health Department  
TUOLUMNE COUNTY CUPA:  
\* Environmental Health  
VENTURA COUNTY CUPAS:  
\* County of Ventura Environmental Health Division  
\* Cities of Oxnard, Ventura  
YOLO COUNTY CUPA:  
\* Environmental Health Department  
YUBA COUNTY CUPA:  
\* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control. Phone: (916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control. Phone: (916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone: (619) 338-2211 San Bernardino County Fire Department Phone: (909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone: (951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone: (916) 255-087

Updated annually/when available

**Environmental FirstSearch**  
**Street Name Report for Streets within .25 Mile(s) of Target Property**

**Target Property:** COVEY LN  
ESCONDIDO, CA 92026

**JOB:** ACR-71507

Street Name	Dist/Dir	Street Name	Dist/Dir
COVEY LN	0.00--		
Lilac Pl	0.1 NW		
Rodriguez Rd	0.01 SW		
Sandia Creek Rd	0.01 SE		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

08-02-12  
ACR-71507  
COVEY LN  
ESCONDIDO, CA 92026

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

## Copyright Policy &amp; Disclaimer

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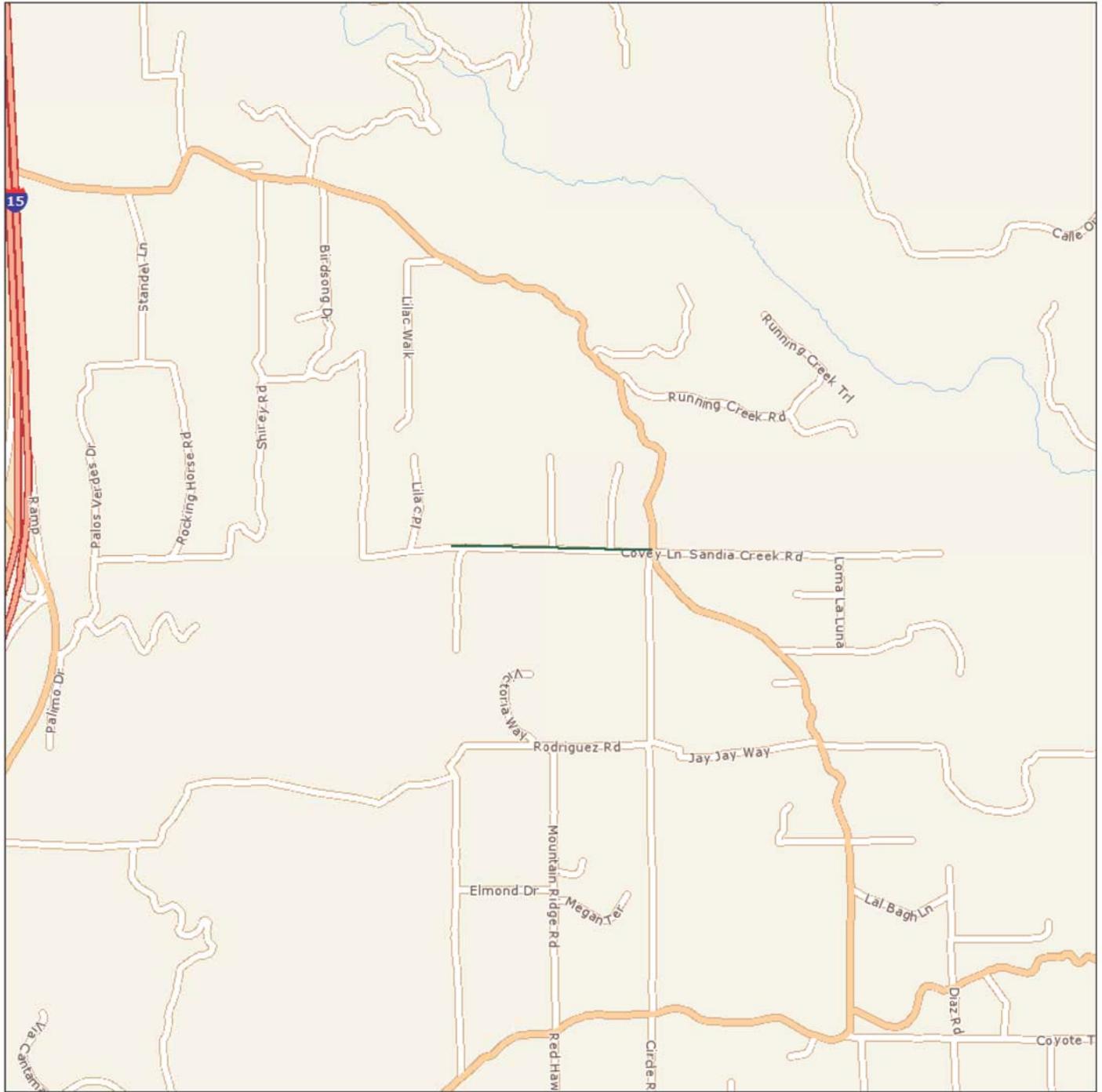
# Environmental FirstSearch

1 Mile Radius from Line

Single Map:



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

- Linear Search Line ..... 
- 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
- Oil Gas Wells ..... 



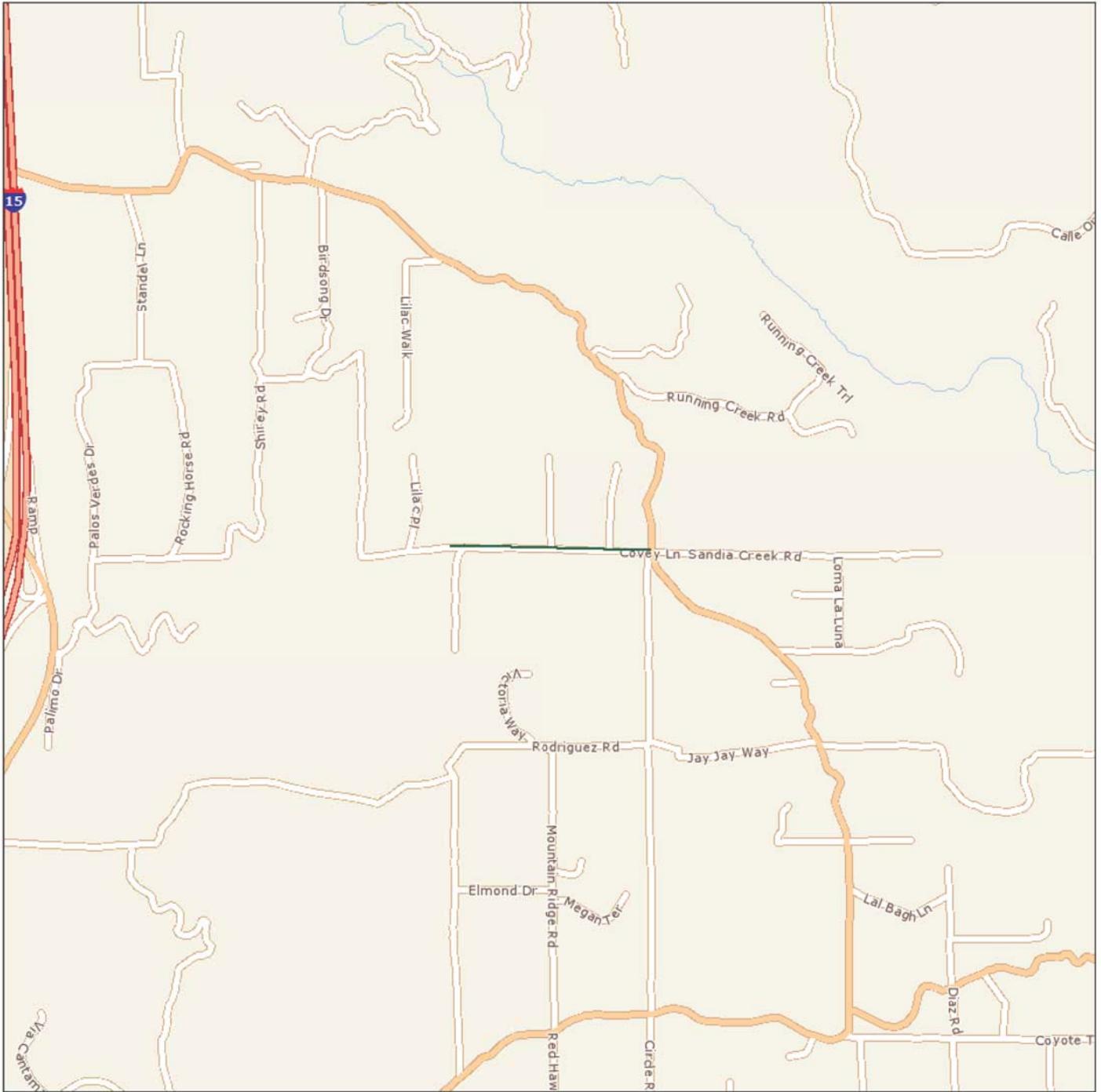
# Environmental FirstSearch

1 Mile Radius from Line

ASTM-05: NPL, RCACOR, STATE



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

- Linear Search Line ..... 
- 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
- Oil Gas Wells ..... 



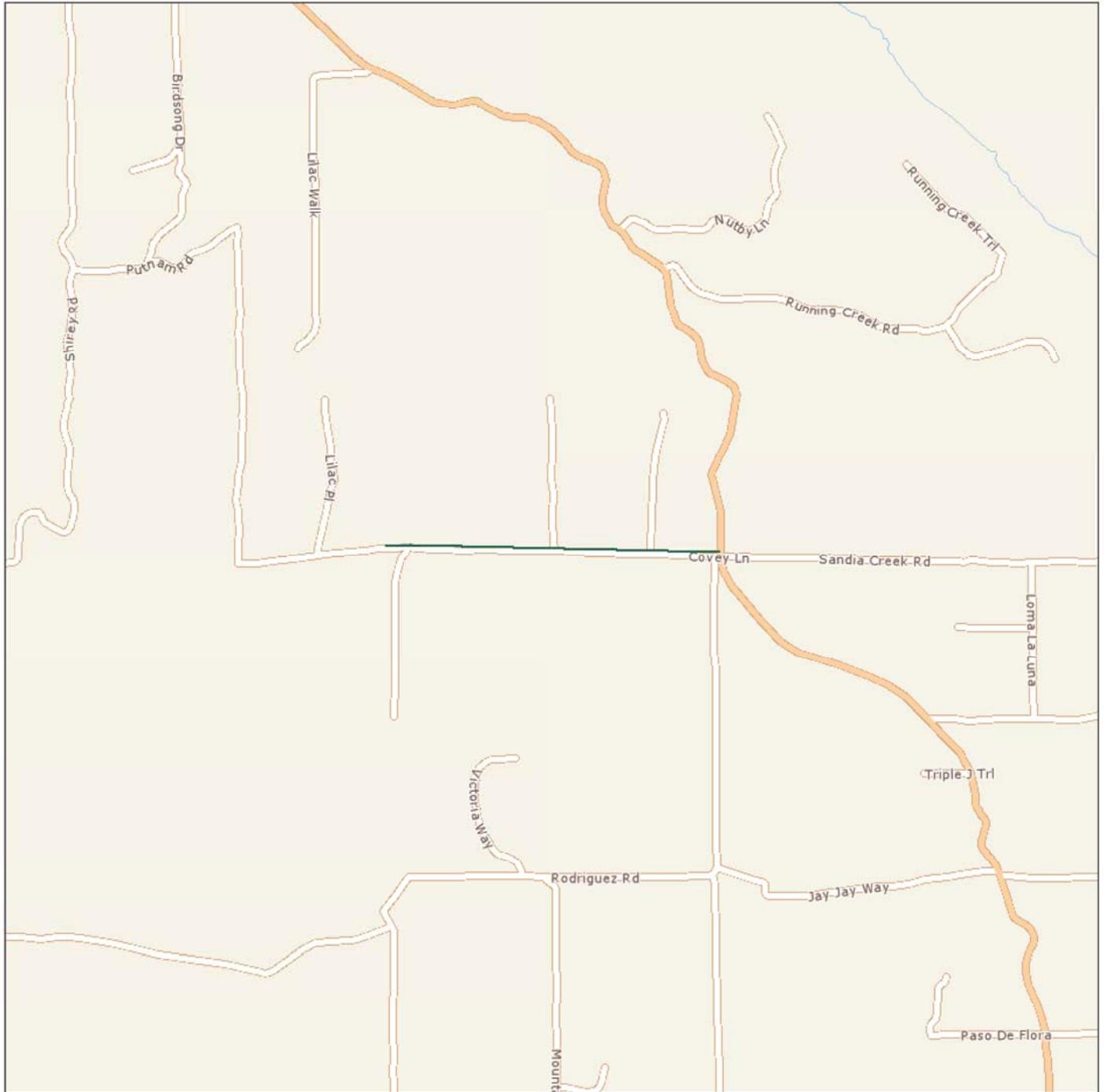
# Environmental FirstSearch

.5 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



Source: Tele Atlas

- |  |  |                     |  |
|--|--|---------------------|--|
| Linear Search Line .....   |  | Oil Gas Wells ..... |  |
| 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



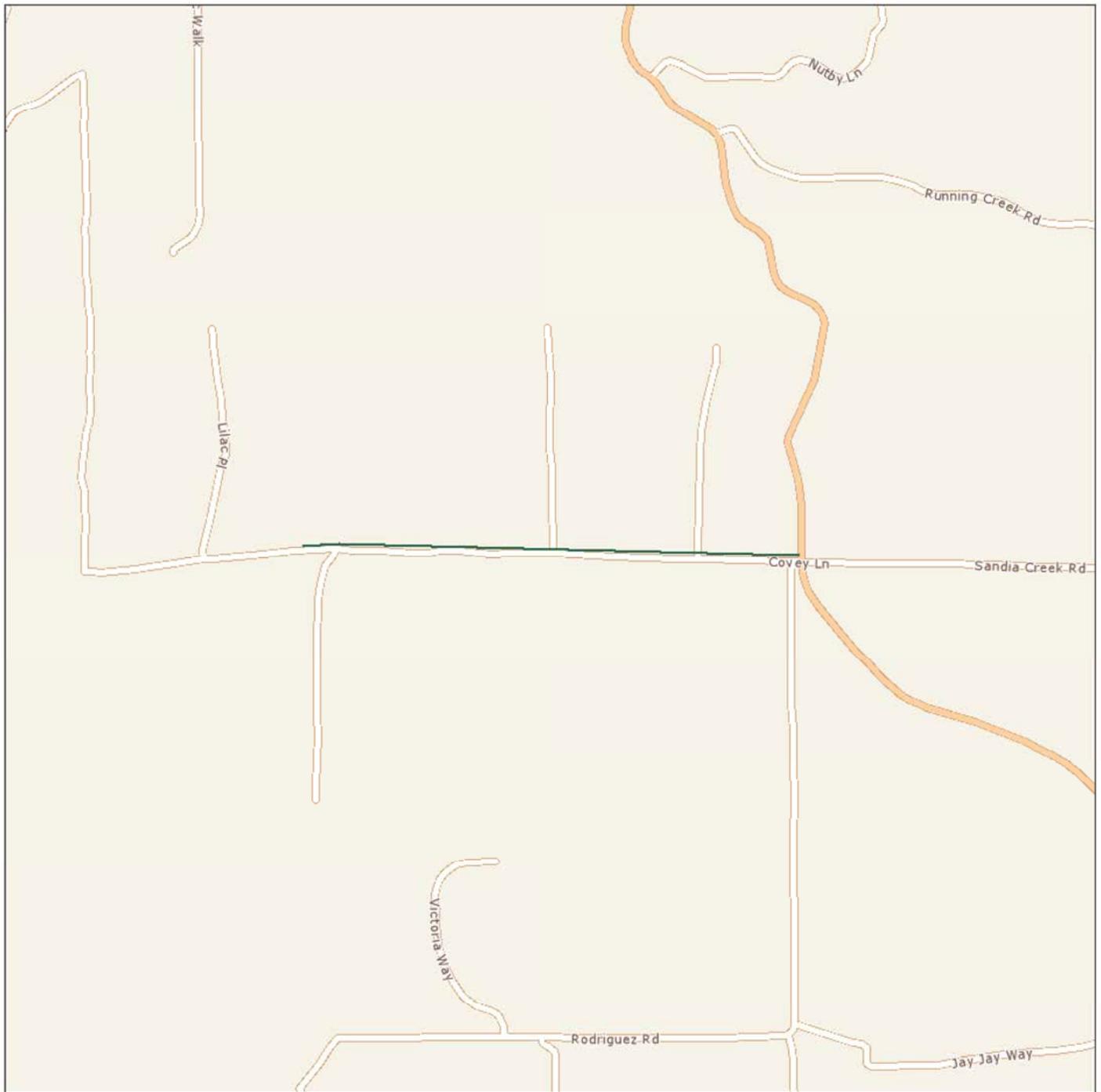
# Environmental FirstSearch

.25 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



## Source: Tele Atlas

- |  |  |                     |  |
|--|--|---------------------|--|
| Linear Search Line .....   |  | Oil Gas Wells ..... |  |
| 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



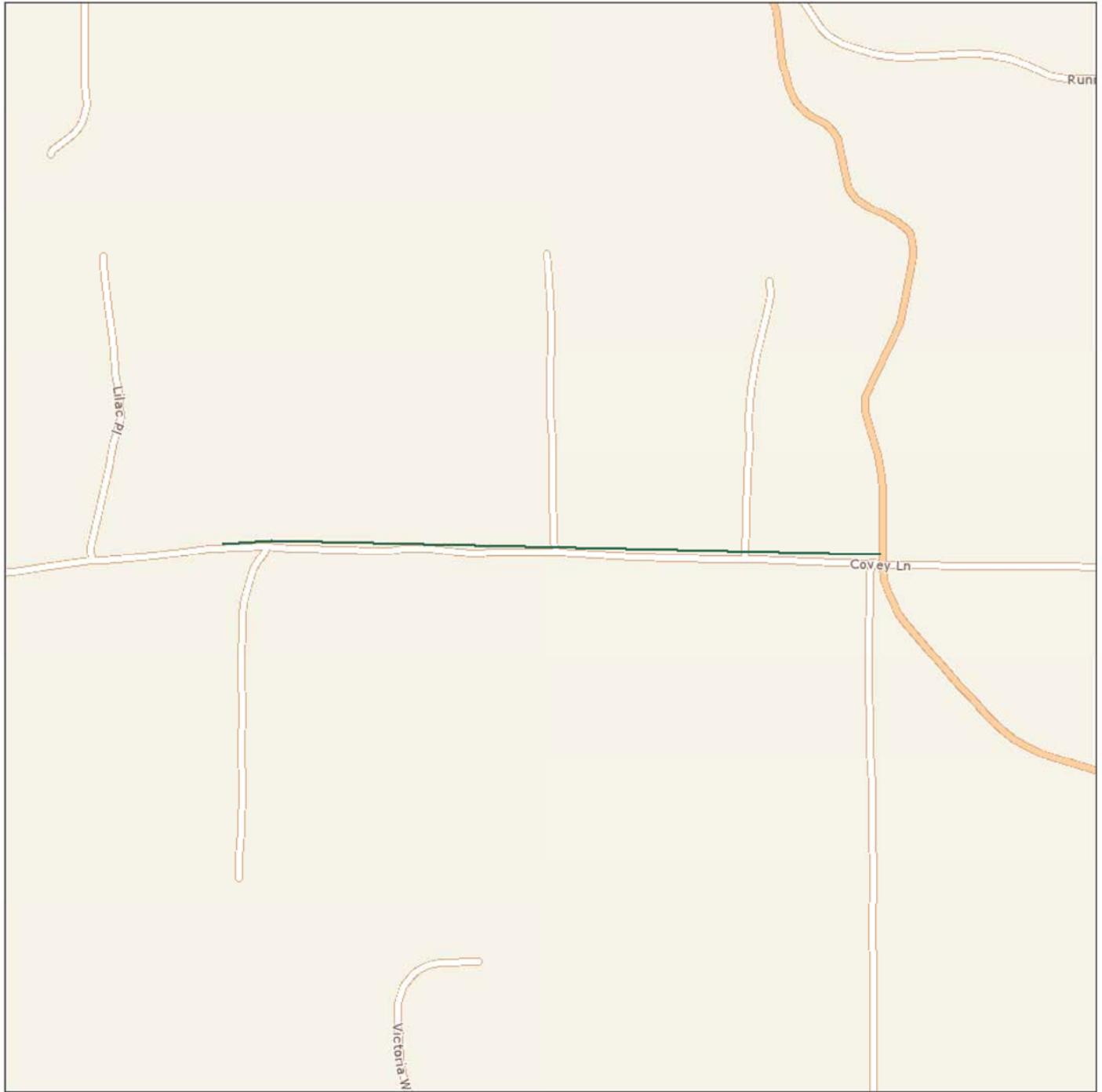
# Environmental FirstSearch

.12 Mile Radius from Line

ASTM-05: Multiple Databases



COVEY LN, ESCONDIDO, CA 92026



## Source: Tele Atlas

- |  |  |                     |  |
|--|--|---------------------|--|
| Linear Search Line .....   |  | Oil Gas Wells ..... |  |
| 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

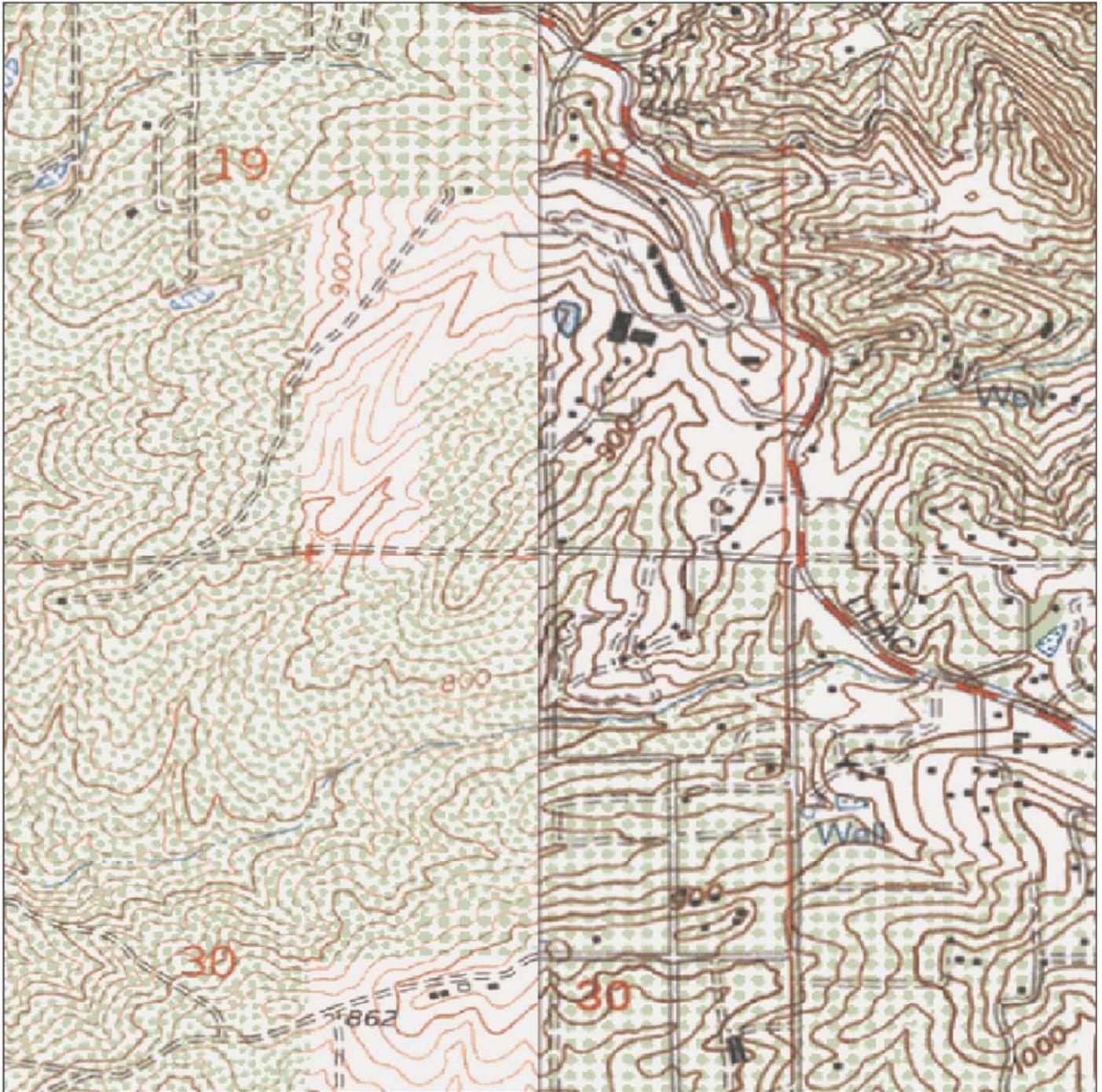


# Site Location Map

Topo : 0.75 Mile Radius from Line

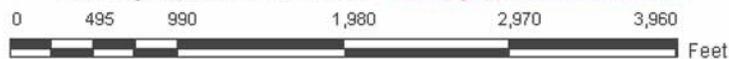
COVEY LN, ESCONDIDO, CA 92026

FIRSTSEARCH



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

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



Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.

FIRSTSEARCH



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-71507 / Roadway Expansion Property – Covey Lane

**Project Address:** Covey Lane from Project Boundary to West Lilac Road, approximately 2,700 feet,  
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*?

N/A

**(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,

DEVELOPMENT APPLICATION WITH COUNTY OF SAN DIEGO

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

SURVEY FOR ENVIRONMENTAL PLANNING

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

SEE MAP

(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),

SEE SCOPING LETTER

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

COUNTY OF SAN DIEGO & ACCRETIVE INVESTMENTS

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

N/A

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

N/A

(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).

NO

Preparer:

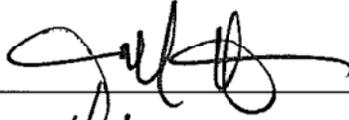
Name/Company:

Jon RILLING, ACCRETIVE INVESTMENTS

Address:

12275 EL CAMINO REAL, SD, CA

Signature:



Date:

8/1/12

**APPENDIX F  
PHOTOGRAPHIC LOG**



**Photograph 1** – East view along Covey Lane showing the western limits of the subject property. Concrete driveway to 9542 Covey Lane visible in left photo.



**Photograph 2** – Northeasterly view of the east central canyon area on Covey Lane.



**Photograph 3** – East view of the eastern portion of Covey Lane. Driveway to 9825 Covey Lane visible in right photo. Intersection with Lilac Road visible in background.



**Photograph 4** – South view along west edge of Lilac Road showing Covey Lane in right photo.



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

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

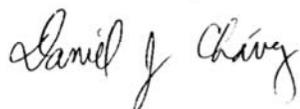
Project: Lilac Hills Ranch  
Project Number: ACR-71387.2  
Project Manager: Brian Brennan

**Reported:**  
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.*



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 Lake Forest, California 92630  
 949.297.5020 Phone  
 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
---	---	-----------------------------

**HA-1**  
**T121257-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar 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.

*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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 Lake Forest, California 92630  
 949.297.5020 Phone  
 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
---	---	-----------------------------

**HA-2**  
**T121257-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

EEI -- Carlsbad

2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Lilac Hills Ranch

Project Number: ACR-71387.2

Project Manager: Brian Brennan

**Reported:**

07/30/12 16:13

**HA-3**

**T121257-03 (Soil)**

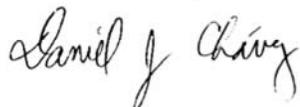
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	--------------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.



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

Daniel Chavez, Project Manager



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

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
---	---	-----------------------------

**HA-4**  
**T121257-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



25712 Commercentre Drive  
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 949.297.5027 Fax

EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-5**  
**T121257-05 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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**HA-6**  
**T121257-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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**HA-7**  
**T121257-07 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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**HA-8**  
**T121257-08 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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**HA-9**  
**T121257-09 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-10**  
**T121257-10 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-11**  
**T121257-11 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager

EEI -- Carlsbad

2195 Faraday Ave., Ste K  
Carlsbad CA, 92008

Project: Lilac Hills Ranch

Project Number: ACR-71387.2

Project Manager: Brian Brennan

Reported:

07/30/12 16:13

**HA-12**

**T121257-12 (Soil)**

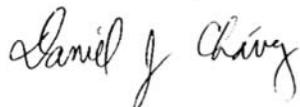
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
---	---	-----------------------------

**HA-13**  
**T121257-13 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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**HA-14**  
**T121257-14 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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**HA-15**  
**T121257-15 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-16**  
**T121257-16 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-17**  
**T121257-17 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072326	07/23/12	07/25/12	EPA 6010B	
<b>Lead</b>	<b>28</b>	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-18**  
**T121257-18 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-19**  
**T121257-19 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-20**  
**T121257-20 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

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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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-21**  
**T121257-21 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
<b>Lead</b>	<b>72</b>	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-22**  
**T121257-22 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-23**  
**T121257-23 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**HA-24**  
**T121257-24 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Metals by EPA 6010B**

Arsenic	ND	5.0	mg/kg	1	2072412	07/24/12	07/25/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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EEl -- Carlsbad  
 2195 Faraday Ave., Ste K  
 Carlsbad CA, 92008

Project: Lilac Hills Ranch  
 Project Number: ACR-71387.2  
 Project Manager: Brian Brennan

Reported:  
 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
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**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.

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Daniel Chavez, Project Manager



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EEI -- Carlsbad 2195 Faraday Ave., Ste K Carlsbad CA, 92008	Project: Lilac Hills Ranch Project Number: ACR-71387.2 Project Manager: Brian Brennan	Reported: 07/30/12 16:13
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**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.

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Daniel Chavez, Project Manager

EEI -- Carlsbad

Project: Lilac Hills Ranch

2195 Faraday Ave., Ste K

Project Number: ACR-71387.2

Carlsbad CA, 92008

Project Manager: Brian Brennan

Reported:

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

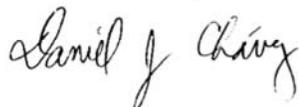
NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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---

Daniel Chavez, Project Manager

# Chain of Custody Record

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

Client: ECI  
 Address: Canby Blvd, CA  
 Phone: (760) 431-3747 Fax: (760) 431-3748  
 Project Manager: Brian Brinnan

Date: 7-20-2012 Page: 1 of 2  
 Project Name: Edwards Ranch  
 Collector: Ed Long Client Project #: ACR-11387.2  
 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 # of containers	Laboratory ID #	Comments/Preservative	Total # of containers
HA-1	7-20-2012	09:35	Soil	Glass										01			1
HA-2		09:45												02			
HA-3		09:55												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) <u>[Signature]</u> Date / Time <u>7/20/2012 5pm</u>															Received by: (signature) <u>[Signature]</u> Date / Time <u>7/23/12 1032</u>		
Relinquished by: (signature) _____ Date / Time _____															Received by: (signature) _____ Date / Time _____		
Relinquished by: (signature) _____ Date / Time _____															Received by: (signature) _____ Date / Time _____		
Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____															Turn around time: _____		
Chain of Custody seals Y/N/NA Seals intact? Y/N/NA Received good condition/cold Total # of containers: <u>15</u> Laboratory ID # <u>15</u>															Notes <u>1.0</u>		

# Chain of Custody Record

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

Client: ECT  
 Address: Garibaldi, CA  
 Phone: 708-351-7247 Fax: \_\_\_\_\_  
 Project Manager: Garion Sossunian

Date: 7-25-2012 Page: 2 of 2  
 Project Name: Glac Hills  
 Collector: Ed Long Client Project #: ACR-71389.2  
 Batch #: TI21257 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 Lead/Arsenic (6010)	Laboratory ID #	Comments/Preservative	Total # of containers
HA-16	7/20/2012	1:00 PM	Soil	Glass											16		1
HA-17		1:35													17		1
HA-18		1:55													18		1
HA-19		2:10													19		1
HA-20		2:35													20		1
HA-21		2:50													21		1
HA-22		3:00													22		1
HA-23		3:10													23		1
HA-24	7/20/2012	3:25	Soil	Glass											24		1
Total # of containers																	
Relinquished by: (signature) _____ Date / Time _____ Relinquished by: (signature) _____ Date / Time _____ Relinquished by: (signature) _____ Date / Time _____ Received by: (signature) _____ Date / Time _____ Received by: (signature) _____ Date / Time _____ Received by: (signature) _____ Date / Time _____																	

Sample disposal instructions: Disposal @ \$2.00 each \_\_\_\_\_ Return to client \_\_\_\_\_ Pickup \_\_\_\_\_

Turn around time: \_\_\_\_\_

Chain of Custody seals Y/N/NA \_\_\_\_\_  
 Seals intact? Y/N/NA \_\_\_\_\_  
 Received good condition/cold \_\_\_\_\_

Notes: \_\_\_\_\_

COC 112356

## SAMPLE RECEIVING REVIEW SHEET

BATCH # T121257

Client Name: EEI - Carlsbad

Project: Lilac Hills Ranch

Received by: DM

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 DM 7/23/12

Comments:

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**APPENDIX G**  
**LIMITED SOIL INVESTIGATION**  
**LABORATORY REPORT AND CHAIN OF CUSTODY**



**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
and  
LIMITED SOIL INVESTIGATION**

**Accretive Investments, Inc.  
Lilac Hills Ranch Development  
Roadway Expansion Property  
Old Highway 395 and Interstate 15 Ramp Segments  
Escondido, California 92026**

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

**August 23, 2012**

**EEI Project Number ACR-71497.1d**

## PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED SOIL INVESTIGATION

Prepared for:

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

Subject property location:

Lilac Hills Ranch Development  
Roadway Expansion Property  
Old Highway 395 and Interstate 15 Ramp Segments  
Escondido, California 92026  
EEI Project Number ACR-71497.1d

Prepared and Edited by:



Polly Ivers  
Project Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530  
Principal Geologist

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

EEI Project No. ACR-71497.1d

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- Appendix A – Résumé of Environmental Professional
- Appendix B – Roadway Expansion Figures/FIRM
- Appendix C – Aerial Photographs/Topographic Maps
- Appendix D – Environmental Records Search
- Appendix E – User Provided Information
- Appendix F – Photographic Log
- Appendix G – Limited Soil Investigation Laboratory Report and Chain of Custody

## GENERAL SUBJECT PROPERTY INFORMATION

**Project Information:** Roadway Expansion Property

**EEl Project Number:** ACR-71497.1d

**Subject Property Information:**

Lilac Hills Ranch Development  
Old Highway 395 and Interstate 15 Ramp Segments  
Escondido, California 92026

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

**Consultant Information:**

EEl  
2195 Faraday Avenue, Suite K  
Carlsbad, California 92008  
**Phone:** (760) 431-3747  
**Fax:** (760) 431-3748  
**E-mail Address of Environmental Professional:** pivers@eetiger.com

**Inspection Date:** July 3, 2012 / **Report Date:** August 23, 2012

**Client Information:**

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

**Site Assessor:**

Ed Lump – 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**).



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Polly Ivers – Project Scientist

**AAI Certification:**

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



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Polly Ivers – Project Scientist

## EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and Interstate 15 (I-15), situated east and west of I-15, 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).

Regionally, the subject project is situated along the Interstate 15 (I-15) corridor in northern San Diego County, north of the City of Escondido and west of the community of Valley Center. The subject property consists of proposed roadway improvements including the southbound I-15 off ramp to Old Highway 395 and the northbound I-15 off ramp to Old highway 395. Existing roadway pavement consists entirely of asphaltic concrete.

The subject property is comprised of two separate easement areas: one consisting of a single 300-foot by 40-foot area at the southbound I-15 onramp into Old Highway 395, and the other a pair of 300-foot areas on either side of the off ramp from I-15 southbound to Old Highway 395 (one at 40 feet width, and one at 20 feet width); plus a 100-foot easement directly north of the I-15 northbound off ramp.

Based on historical records such as aerial photographs, and topographic maps, Old Highway 395 was present in the site vicinity from at least 1946. In 1980, I-15 was present in its current configuration. The subject property has mainly been bordered by a mix of undeveloped land, agricultural land, and rural residential development throughout history.

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

On July 2, 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 concerns was noted on the subject property during our site reconnaissance.

Based on the future planned widening and improvements to the roadways, off ramps and intersections, additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for aerially-deposited lead from historical automotive fuel combustion.

Sampling activities were conducted on July 2, 2012. A total of eight (8) discrete locations (identified as HA-1 through HA-8) were collected along the Old Highway 395 off ramps to north and southbound I-15 (on both sides of the off ramps). The widths of the proposed easements were 40 feet and 300 feet in length. The exception was the easement along the easterly edge of Old highway 395, directly east of the northbound I-15 off ramp. This area was 100 feet in length. A total of eight (8) discrete surficial soil samples were collected from the roadway shoulders. All eight (8) discrete soil samples (HA-1 through HA-8) were analyzed for Total Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. All 8 samples were collected at 6-inches below ground surface.

The results of our Limited Soil Investigation revealed that concentrations of total lead were detected above the laboratory detection limit in only one soil sample, HA-5, at 18 mg/kg. No other samples analyzed detected lead above the laboratory reporting limit (i.e., “non-detect”).

EEI compared the reported lead values to the California Human Health Screening Levels (CHHSL) residential land use scenario values. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. Concentrations of lead in soil sample (HA-5) collected from the subject property were well below the applicable residential screening value of 150 mg/kg.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and I-15, situated east and west of I-15, 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. Therefore, no further investigation appears to be warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the proposed roadway expansion property including ramp segments at the intersection of Old Highway 395 and Interstate 15 (I-15), situated east and west of I-15, 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.