



PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED AGRICULTURAL CHEMICAL SURVEY

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

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

**March 2, 2011
(March 26, 2012 revisions)**

EEI Project Number ACR-71235.1

PHASE I ENVIRONMENTAL SITE ASSESSMENT
With Limited Agricultural Chemical Sampling

Prepared for:

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Site location:

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4.08-Acre Property
APN 128-290-74
32236 Shirey Road
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EEI Project Number ACR-71235.1

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EEI Project No. ACR-71235.1

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GENERAL SITE INFORMATION

Project Information: “Shirey Road” Property

EEl Project Number: ACR-71235.1

Site Information:

4.08-Acre Property

APN: 128-290-74

32236 Shirey Road

County of San Diego, California 92026

Site Access Contact: Cassandra Costa

Consultant Information:

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

Client Information:

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Assistant Project Manager

Accretive Investments, Inc.

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San Diego, California 92130

Site Assessor:

Timothy Lester – Managing Principal

EP Certification:

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



Polly Ivers – Project Scientist

AAI Certification:

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



Polly Ivers – Project Scientist

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

- Portions on the subject property have been historically utilized for agricultural development (i.e., orchards). Based on the results of EEI's soil sampling conducted on February 16, 2011, no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.
- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.
- According to information provided by the property owner representative, an inactive water supply well and active sewage disposal system is located on the subject property. Unless planned for future use, the inactive water supply well and sewage system should be properly abandoned following State and County Health Department guidelines.
- Owing to the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural-by products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the property owner should properly characterize prior to disposal.

1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

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

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

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

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

2.2 Topography

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

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

2.3 Regional and Local Geology

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

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

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

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

2.4 Regional and Local Hydrogeology

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

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

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

2.5 Hydrologic Flood Plain Information

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

3.0 SITE BACKGROUND

3.1 Site Ownership

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

3.2 Site History

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

3.2.1 Aerial Photograph and Historical Map Review

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

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

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

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

3.2.2 City/County Directory

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

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

TABLE 2 Summary of County Directory Search 32236 Shirey Road, Escondido, California 92026		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2007		
32148- Nagy Imre	32236- Joe Haehong	32252-Michael Serafin
2004		
No lower listings this side of street	32236- Joe Haehong	32250-Roe Vargas
2000		
32148-Franke and Associates	32236- Occupant Unknown	Highest listing on street is 32236
1995		
32148-Occupant Unknown	32236- Jerry Horstman	32250-Occupant Unknown
1992		
32148-Attila Melkuti	32236- Jerry Horstman	32250-S. Kamura
1984		
Street not listed	Street not listed	Street not listed
<i>End of search due to A) earlier directory or street listing not found; B) listing out of range, listings renumbered, or no numeric listings</i>		

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Land Use and Environmental Group

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

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

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

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

3.5 Interview with Current Property Owner

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

3.5.1 Past or Present Uses Indicating Environmental Concern

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

3.5.2 Environmental Liens or Governmental Notification

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

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

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

3.5.5 Legal Proceedings

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

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

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Previous Assessments

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

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

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

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

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

3.8.2 Lead-Based Paint

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

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

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

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

Any electrical equipment containing dielectric insulating fluids or coolants, manufactured prior to 1976, should be considered as potentially PCB-containing. This includes transformers, capacitors, and fluorescent light fittings. In addition, PCB's may also be found as a stabilizer in older lubricating oils, pesticide extenders, cutting oils, hydraulic fluids, paints, sealants, and flame retardants (UNEP, 1999).

Based on the age of the onsite structures (circa-1975), there is a potential that electrical equipment located on the subject property may be PCB-containing.

4.0 SITE RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Site

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

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

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

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

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

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

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

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

TABLE 3		
Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	No Concerns noted.
Surface Spills	No	No Concerns noted.
Stained Surfaces	No	No Concerns noted.
Fill Materials	No	No Concerns noted.
Pits/Ponds/Lagoons	No	No Concerns noted.
Surface Impoundments	No	No Concerns noted.
ASTs/USTs	Yes	No Concerns noted.
Distressed Vegetation	No	No Concerns noted.
Wetlands	Yes	No Concerns noted.
Electrical Substations	No	No Concerns noted.
Areas of Dumping	No	No Concerns noted.
Transformers	Yes	No Concerns noted.
Waste/Scrap Storage	No	No Concerns noted.
Chemical Use/Storage	No	No Concerns noted.

4.3 Adjacent Properties

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

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

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

5.0 LIMITED AGRICULTURAL CHEMICAL SAMPLING

5.1 Purpose and Objective

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

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

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

5.2 Field Investigation

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

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

5.3 Laboratory Analytical Testing

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

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

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

TABLE 4 Soil Sample Results									
Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-2	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
AC\$-4	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-5	6	2/16/2011	<5	<3	<5	<5	<5	<5	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			0.07	150	35	1,600	2,300	1,600	NA
bgs = below ground surface; CHHSL = California Human Health Screening Levels; EPA = Environmental Protection Agency; mg/kg = milligrams per kilogram; NA = Not Applicable/Analyzed; µg/kg = micrograms per kilogram.									

5.4 Discussion of Analytical Results

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

6.0 FINDINGS AND OPINIONS

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

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

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

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

- Historical REC's – No historical REC's have been revealed during the preparation of this ESA.
- *De Minimis* Conditions – No de minimis conditions were noted during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

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

- Portions on the subject property have been historically utilized for agricultural development (i.e., orchards). Based on the results of EEI's soil sampling (see Section 5.0 –Limited Agricultural Chemical Survey), no evidence of agricultural chemicals (e.g., organochlorine pesticides, arsenic or lead) was encountered at the subject property. Therefore, no additional investigation appears to be warranted.
- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.
- According to information provided by the property owner representative, an inactive water supply well and active sewage disposal system is located on the subject property. Unless planned for future use, the inactive water supply well and sewage system should be properly abandoned following State and County Health Department guidelines.
- Owing to the site's historical agricultural use, it is possible that buried/concealed/hidden agricultural-by products, both below and above ground may have existed or exists on the subject property. Any buried trash/debris, or other waste encountered during site development should be evaluated by an experienced environmental consultant prior to removal. If stained or suspicious soil is encountered during future grading operations, the property owner should properly characterize prior to disposal.

9.0 REFERENCES

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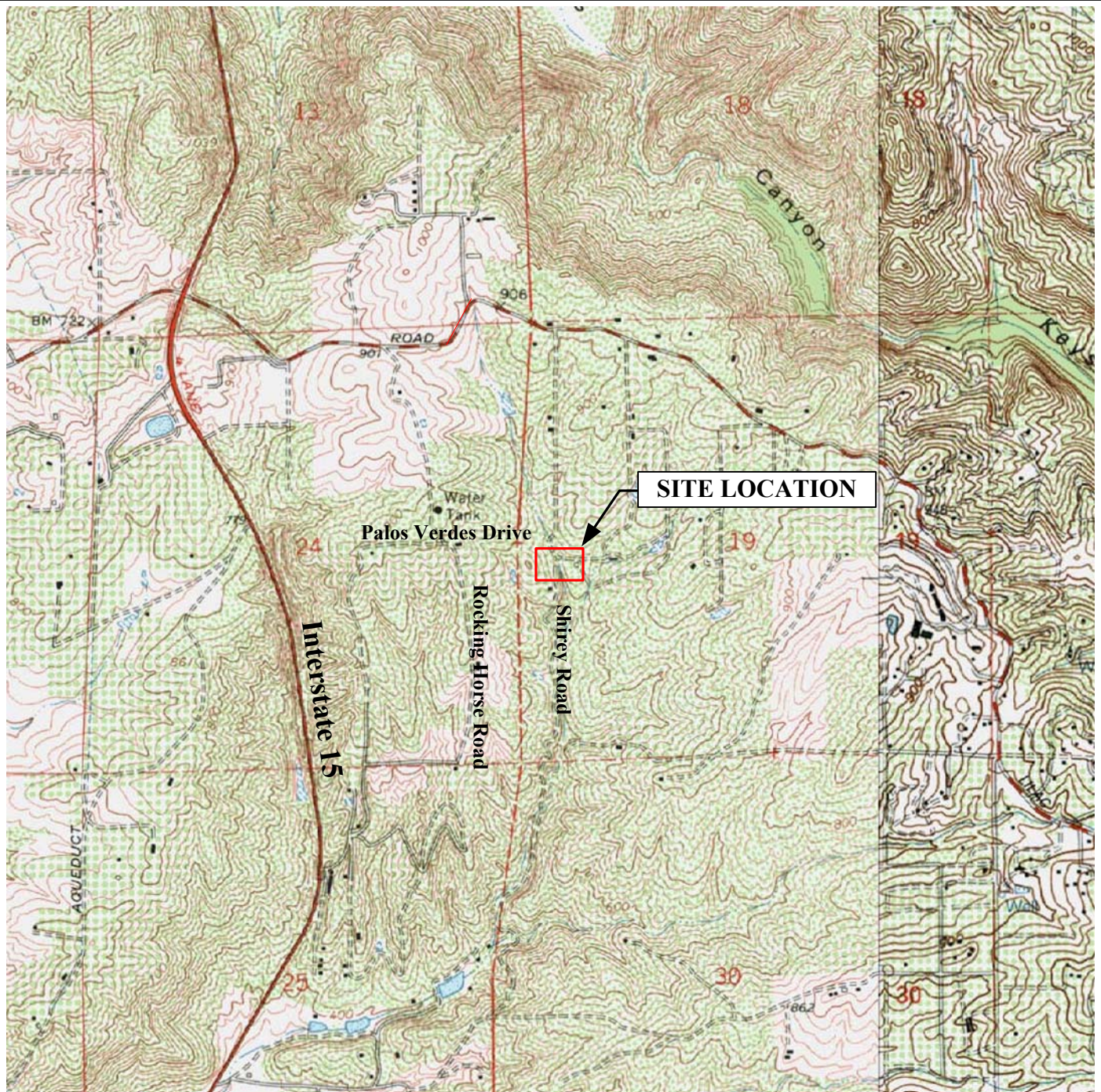
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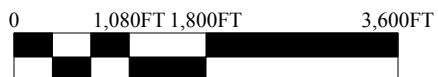
FIGURES



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



Scale: 1" = 1,800'



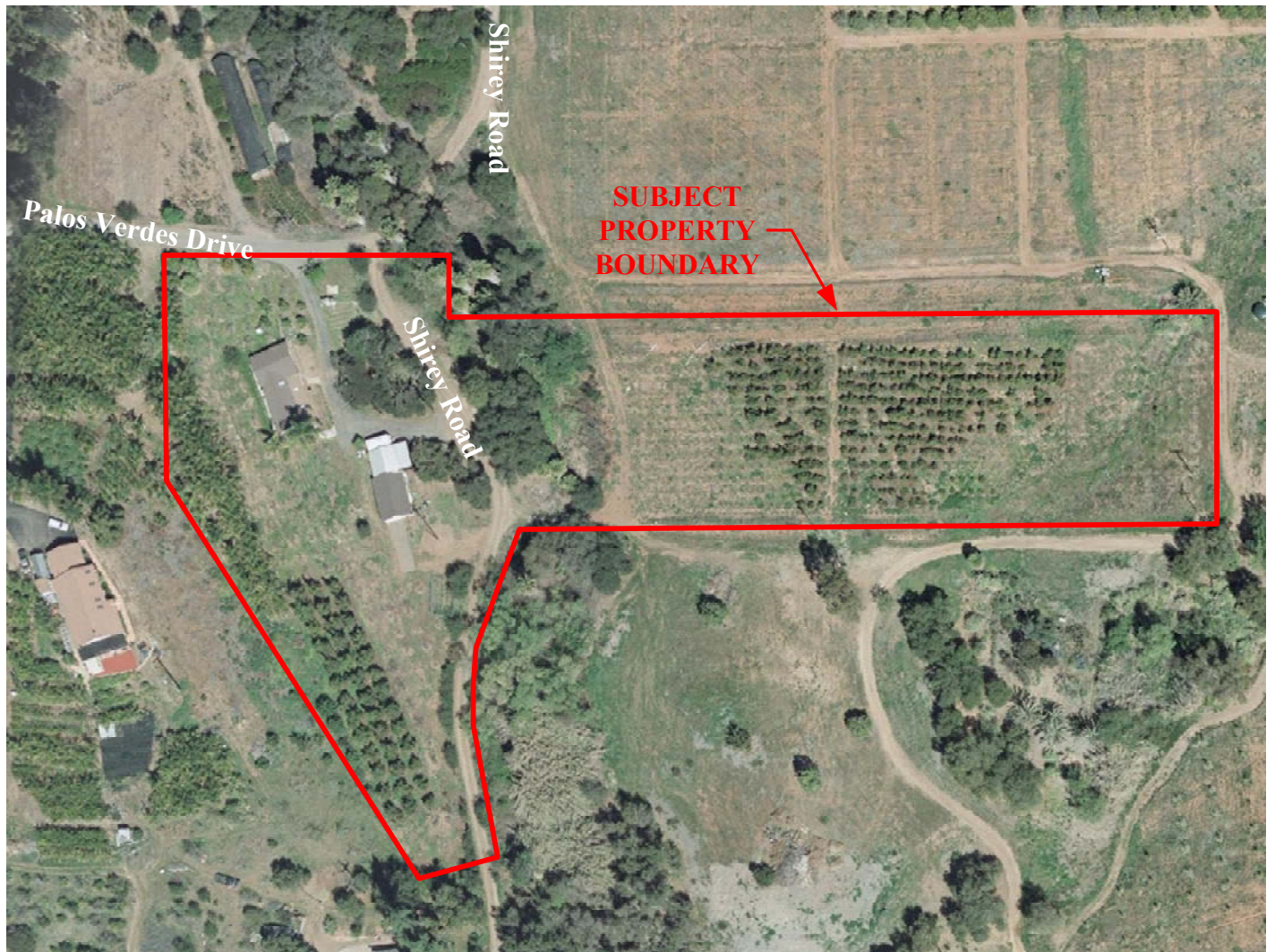
Note: All Locations Are Approximate

SITE LOCATION MAP ACCRETIVE INVESTMENTS, INC.

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



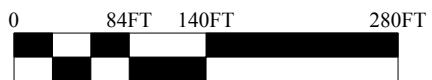
FIGURE 1



Map Source: Accretive Investments, Inc., March 2012



Scale: 1" = 140'

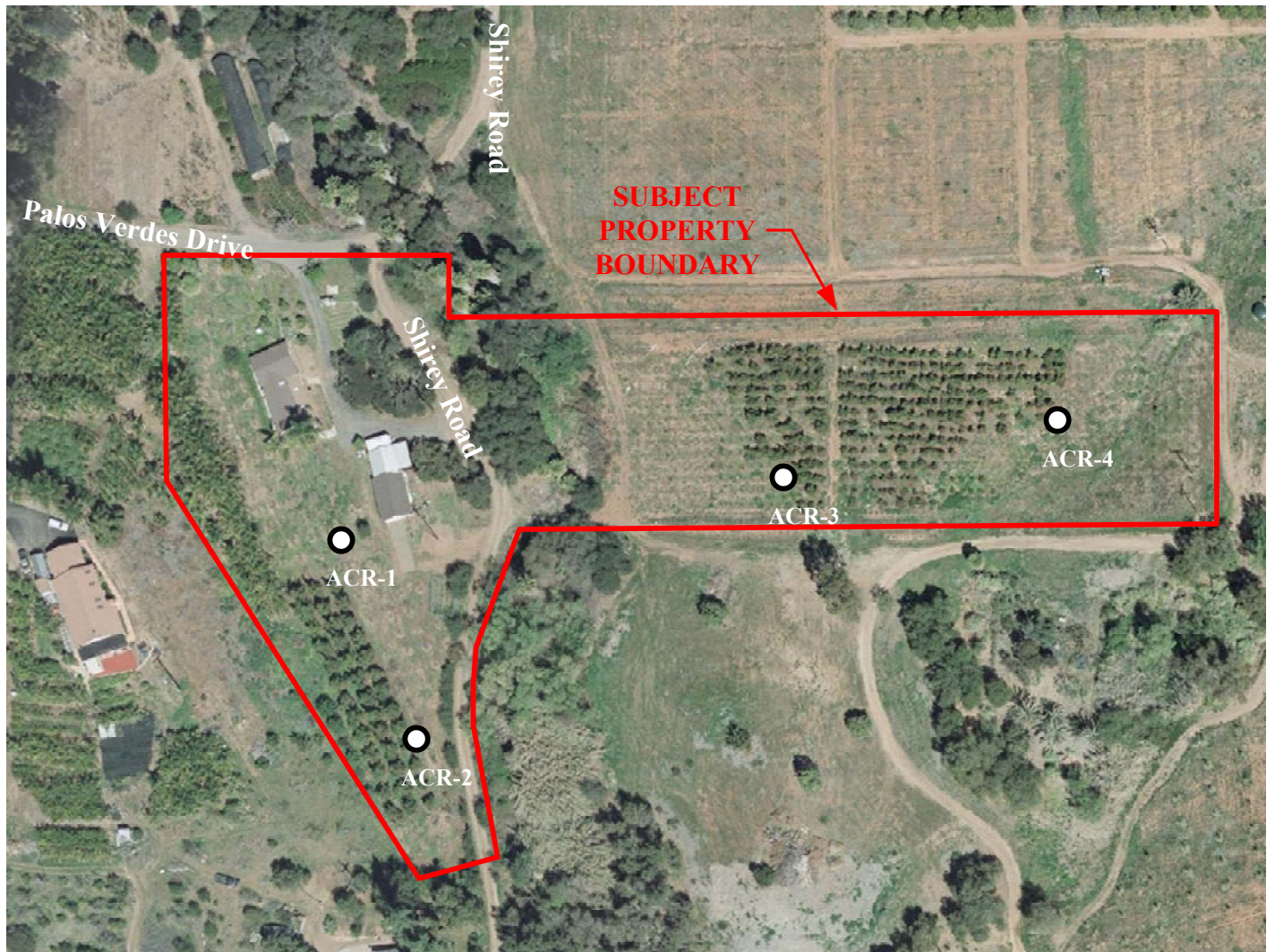


Note: All Locations Are Approximate

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



FIGURE 2



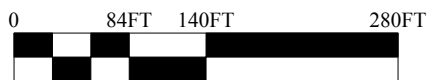
Map Source: Accretive Investments, Inc., March 2012

LEGEND

○ Soil sample location
ACR-1



Scale: 1" = 140'



Note: All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.

32236 Shirey Road

Escondido, California 92026

EEI Project No. ACR-71235.2

Revised March 2012



FIGURE 3



Polly Ivers

Project Scientist

HIGHLIGHTS OF QUALIFICATIONS

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Environmental Project Scientist (4/05 - Present)

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

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

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

CERTIFICATIONS

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



BERNARD A. SENTIANIN, CPG, RG, REA

Principal Geologist**SUMMARY**

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

EDUCATION

1985 Bachelor of Science, Geology, California State University, Bakersfield

1989 Master of Science, Geological Sciences, San Diego State University

REGISTRATION/CERTIFICATES

Registered Environmental Assessor I No. 3477, State of California.

Professional Geologist No. 5530, State of California.

Certified Professional Geologist No. 9059, American Institute of Professional Geologists

WORK HISTORY**1991 to 1997 Senior Geologist, Senior Project Manager
PW Environmental**

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

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

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

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

REPRESENTATIVE PROJECTS

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

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

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

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

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

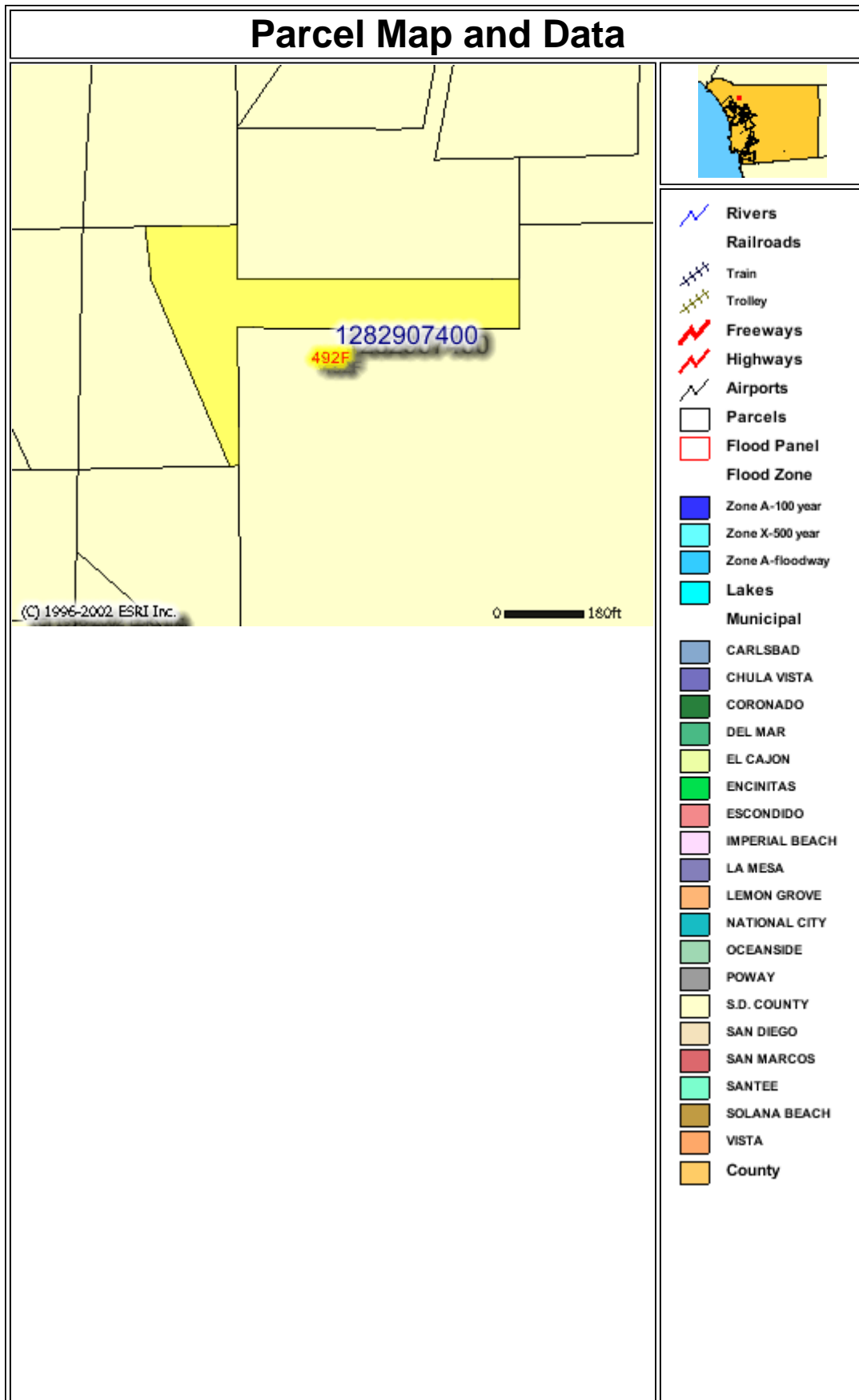
Major Land Owner/Developer, San Juan Capistrano, CA – Conducted Phase I and Phase II environmental site assessments at multiple sites in southern Orange County. Evaluated potential environmental concerns related to sand & gravel operations, fueling facilities, ordinance testing facilities, aerospace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

PUBLICATIONS

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

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAPS



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



Environmental FirstSearch

Historical Aerial Photo

2002

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft

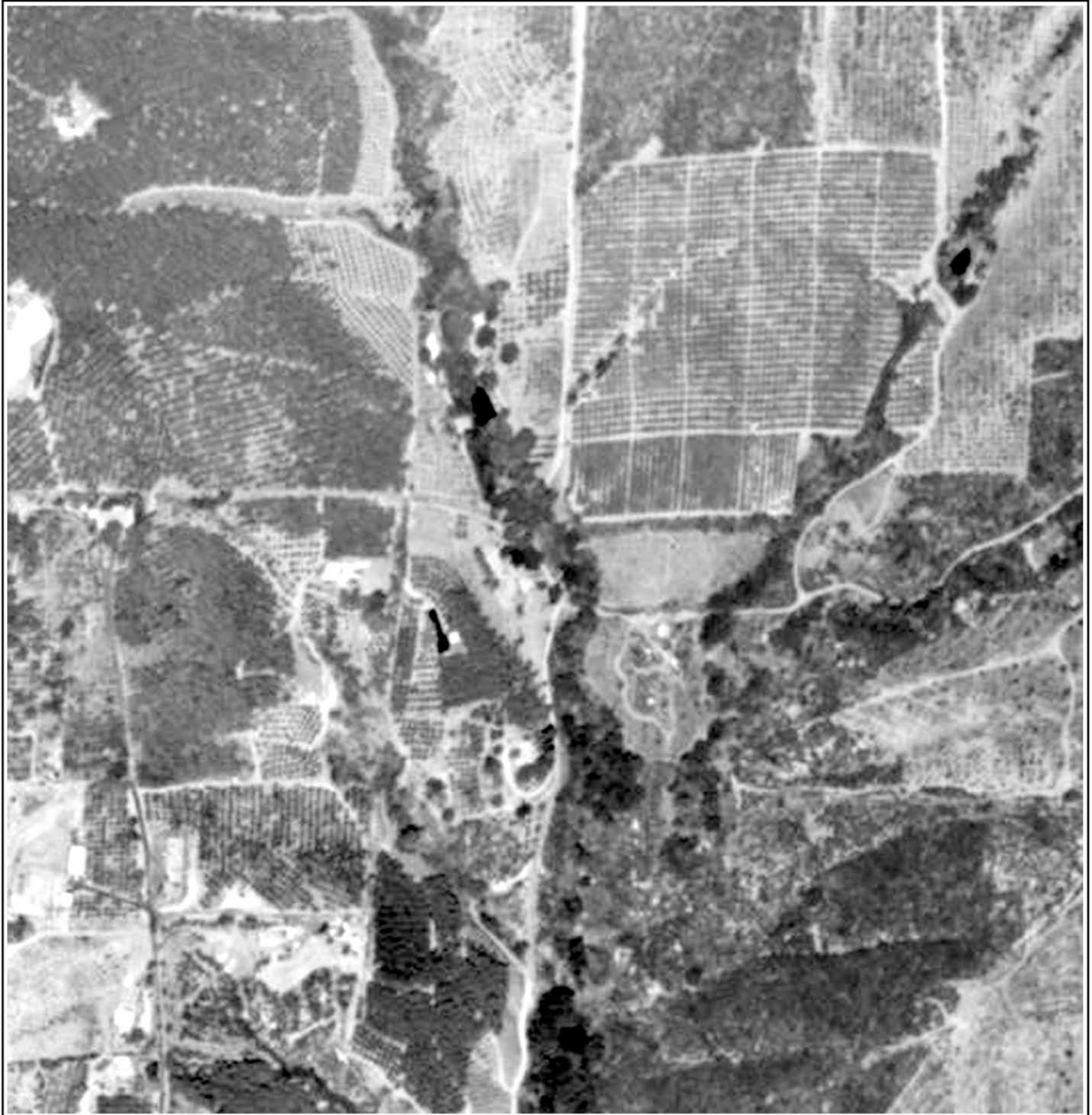


Environmental FirstSearch

Historical Aerial Photo

1990-1991

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1980

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1974

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft

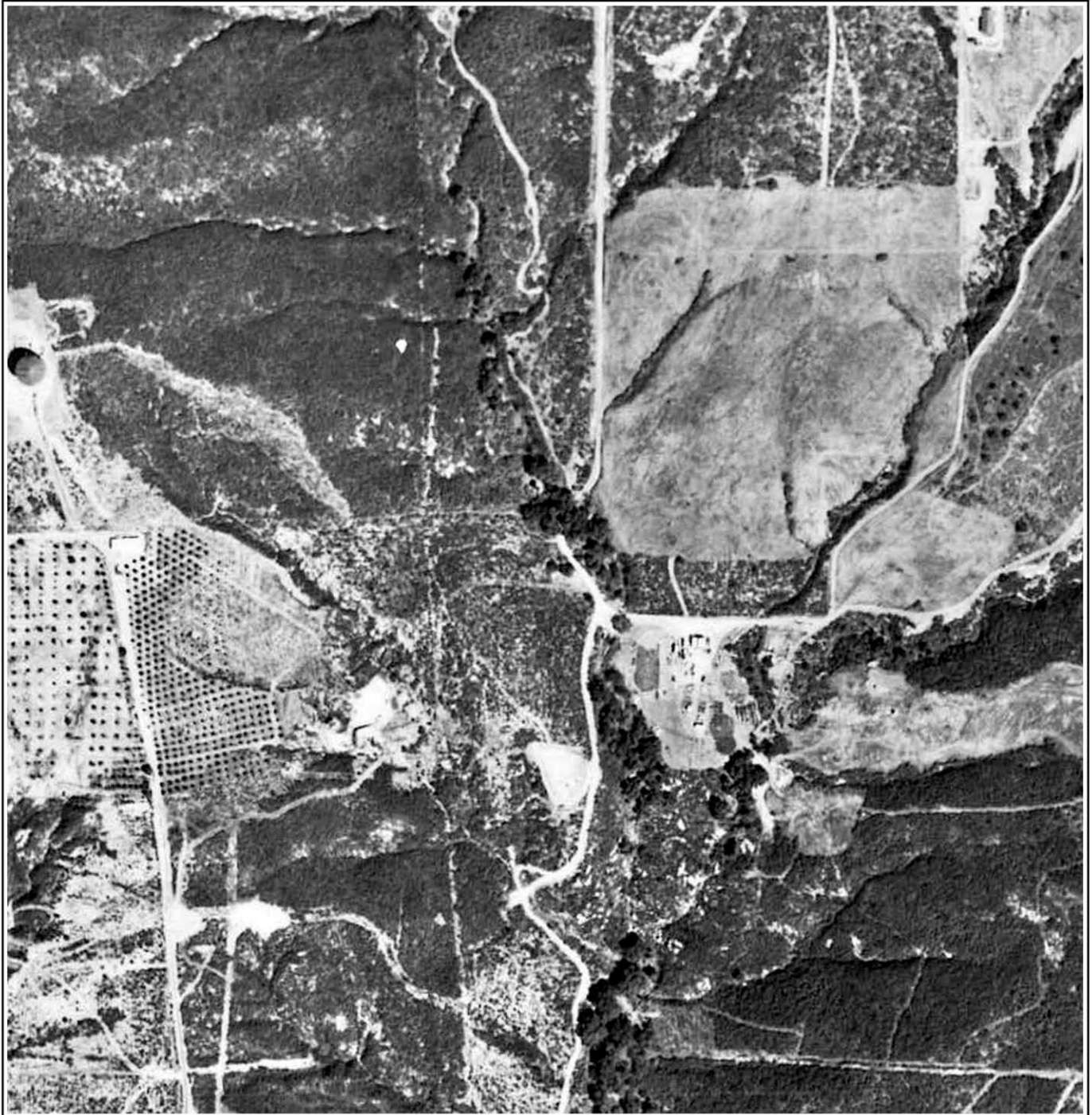


Environmental FirstSearch

Historical Aerial Photo

1963

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

1953

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft

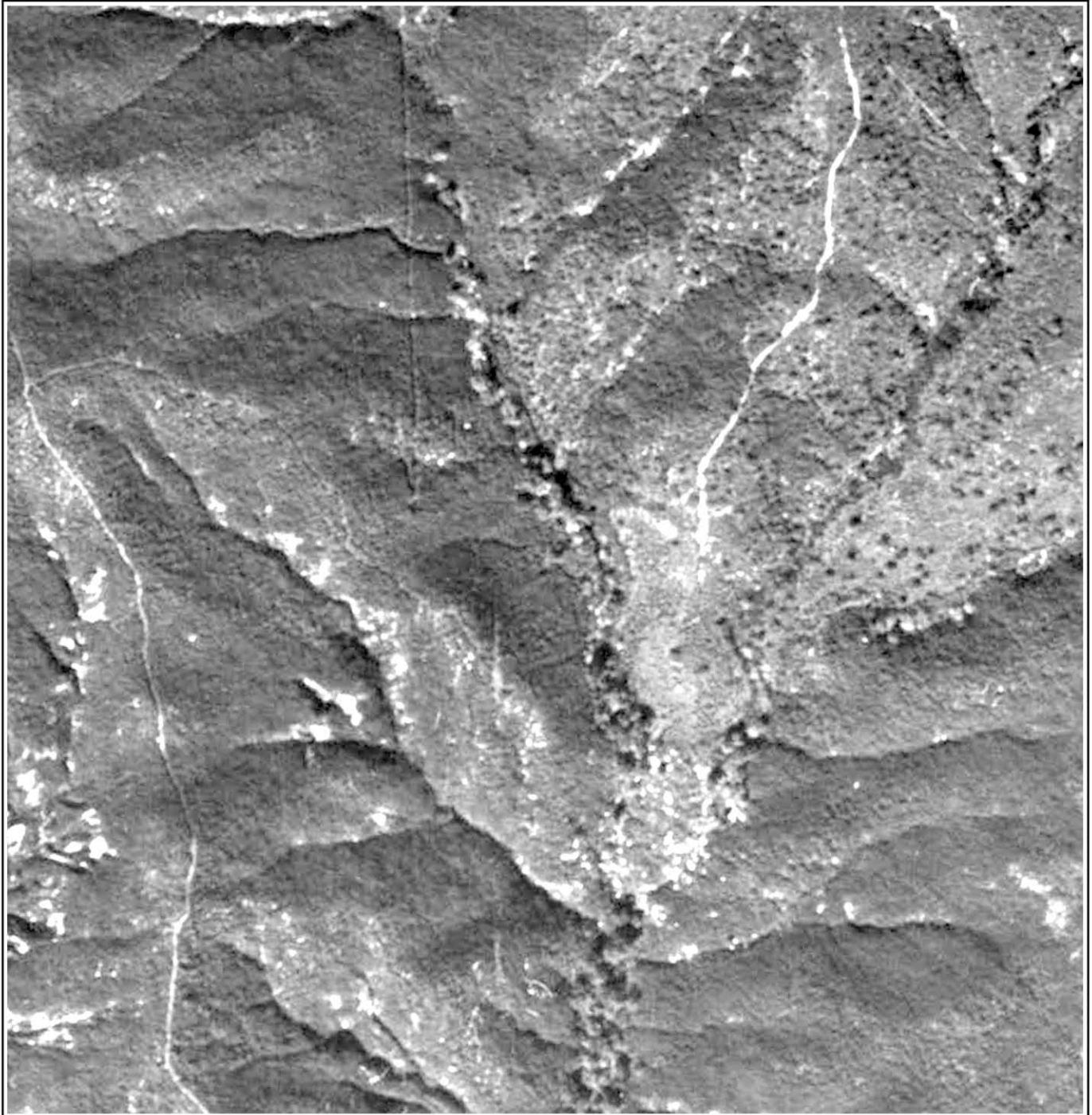


Environmental FirstSearch

Historical Aerial Photo

1947

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft

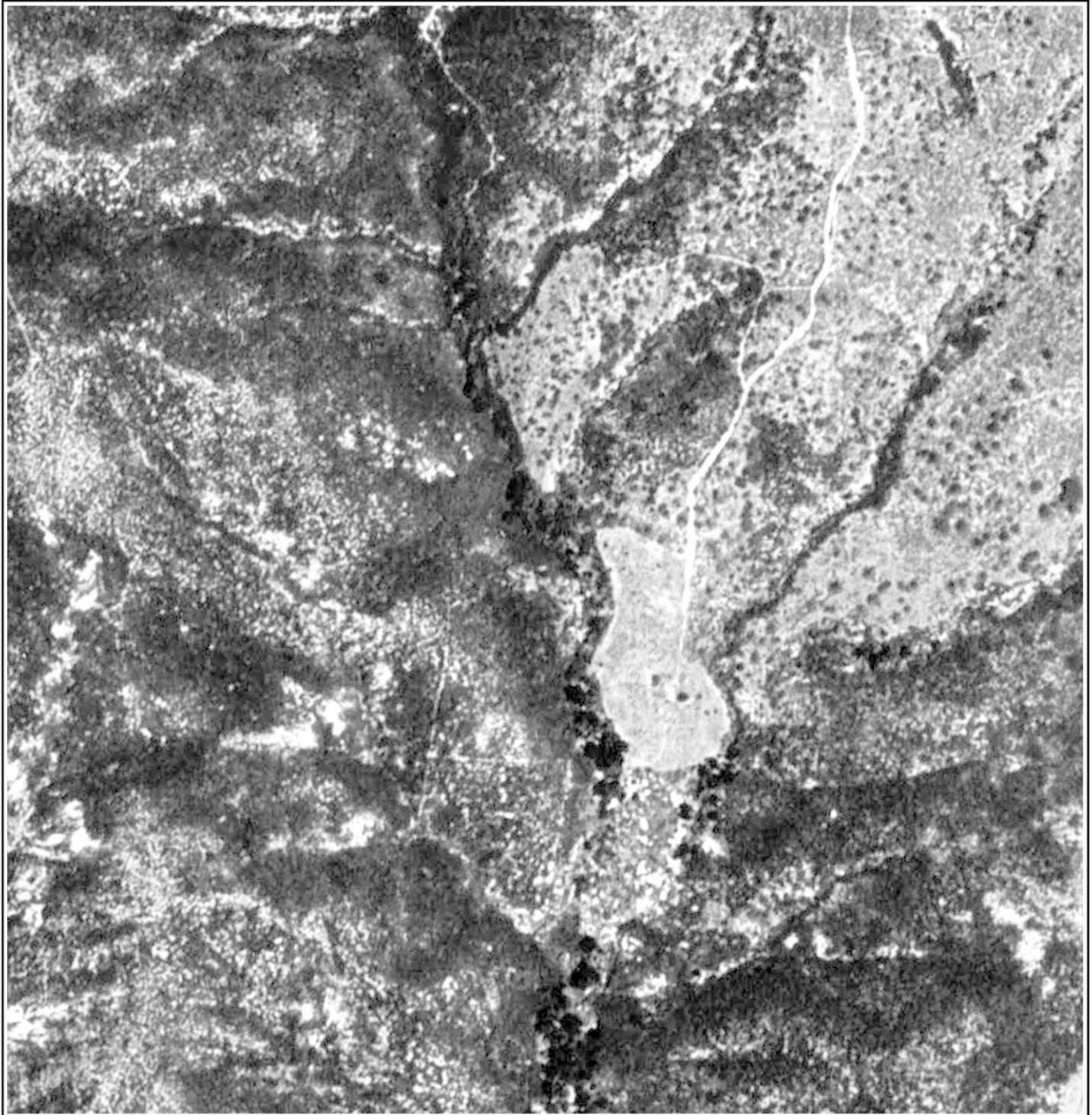


Environmental FirstSearch

Historical Aerial Photo

1939

32366 Shirey Road, Escondido, CA 92026



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

Approximate Scale: 1 in equals 375 ft

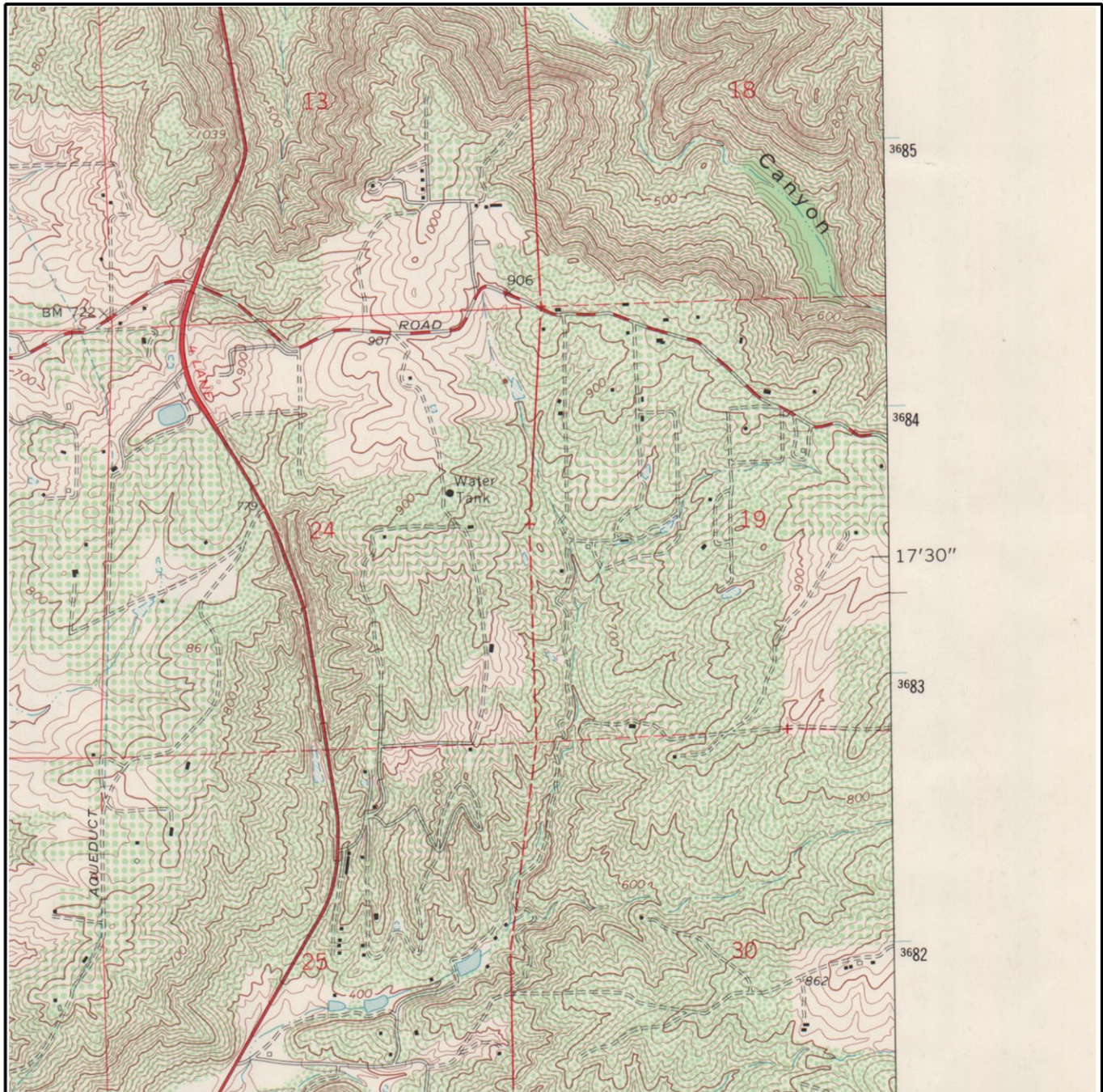


Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

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

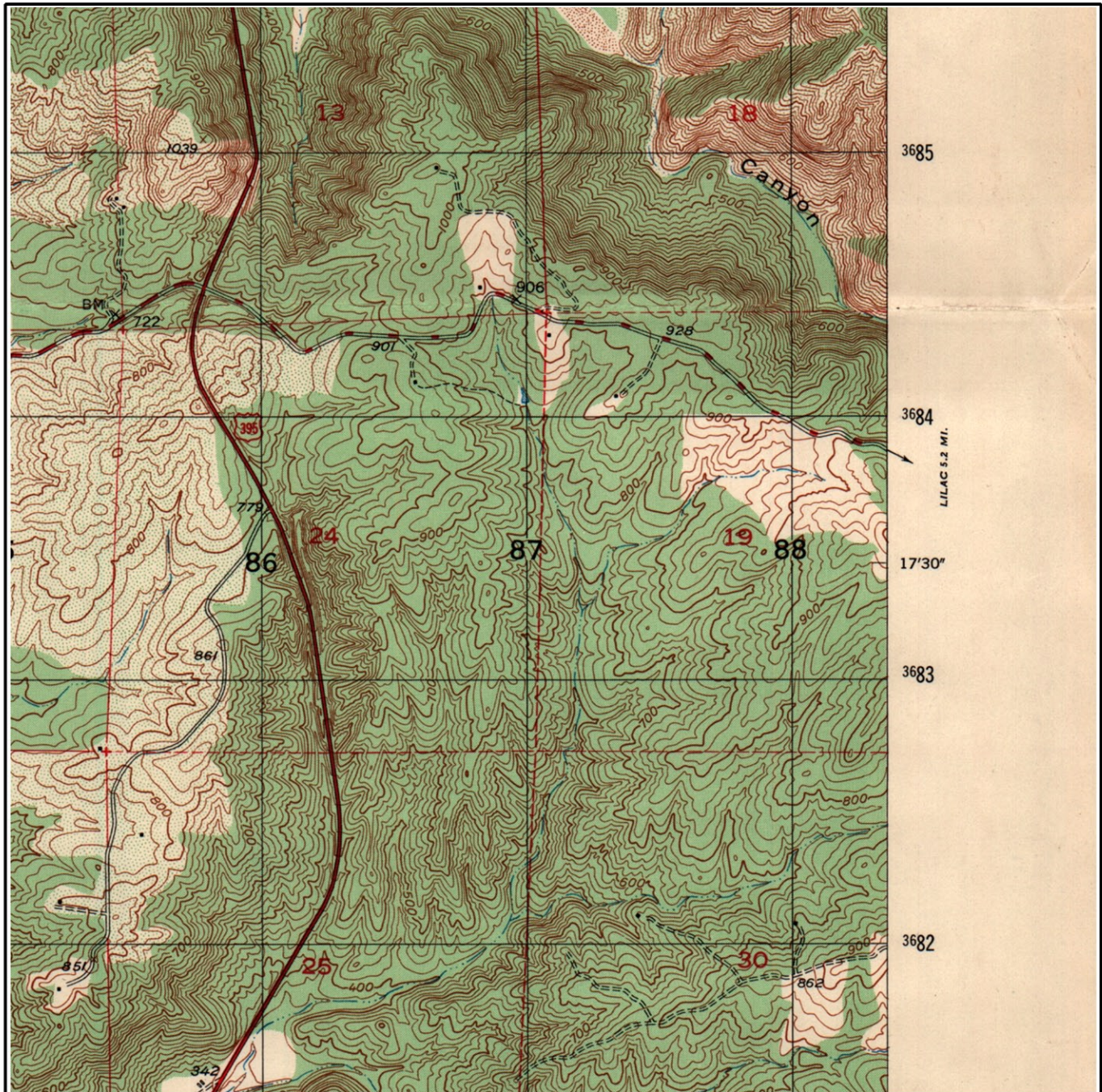


Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR 712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

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

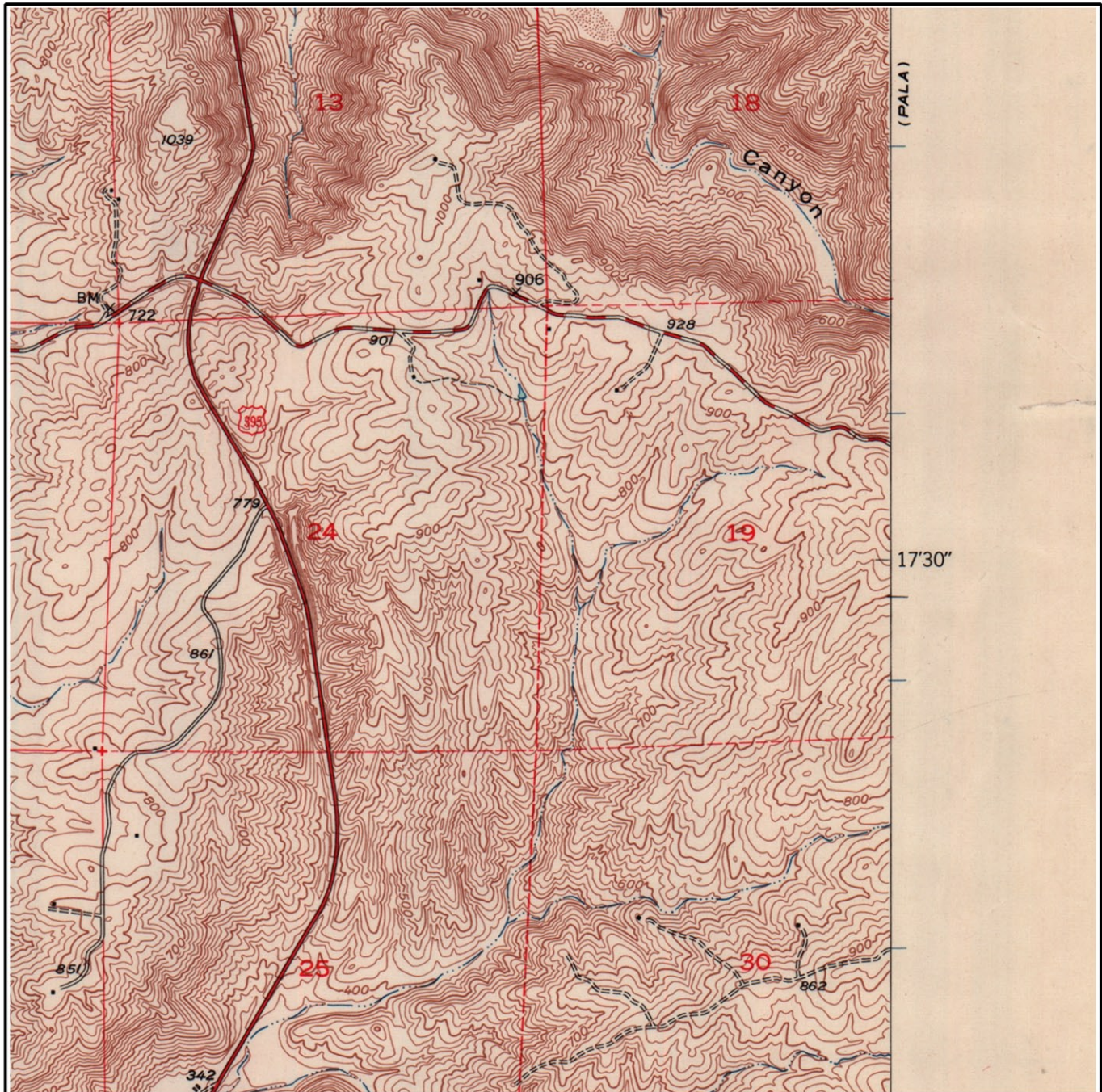


Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

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

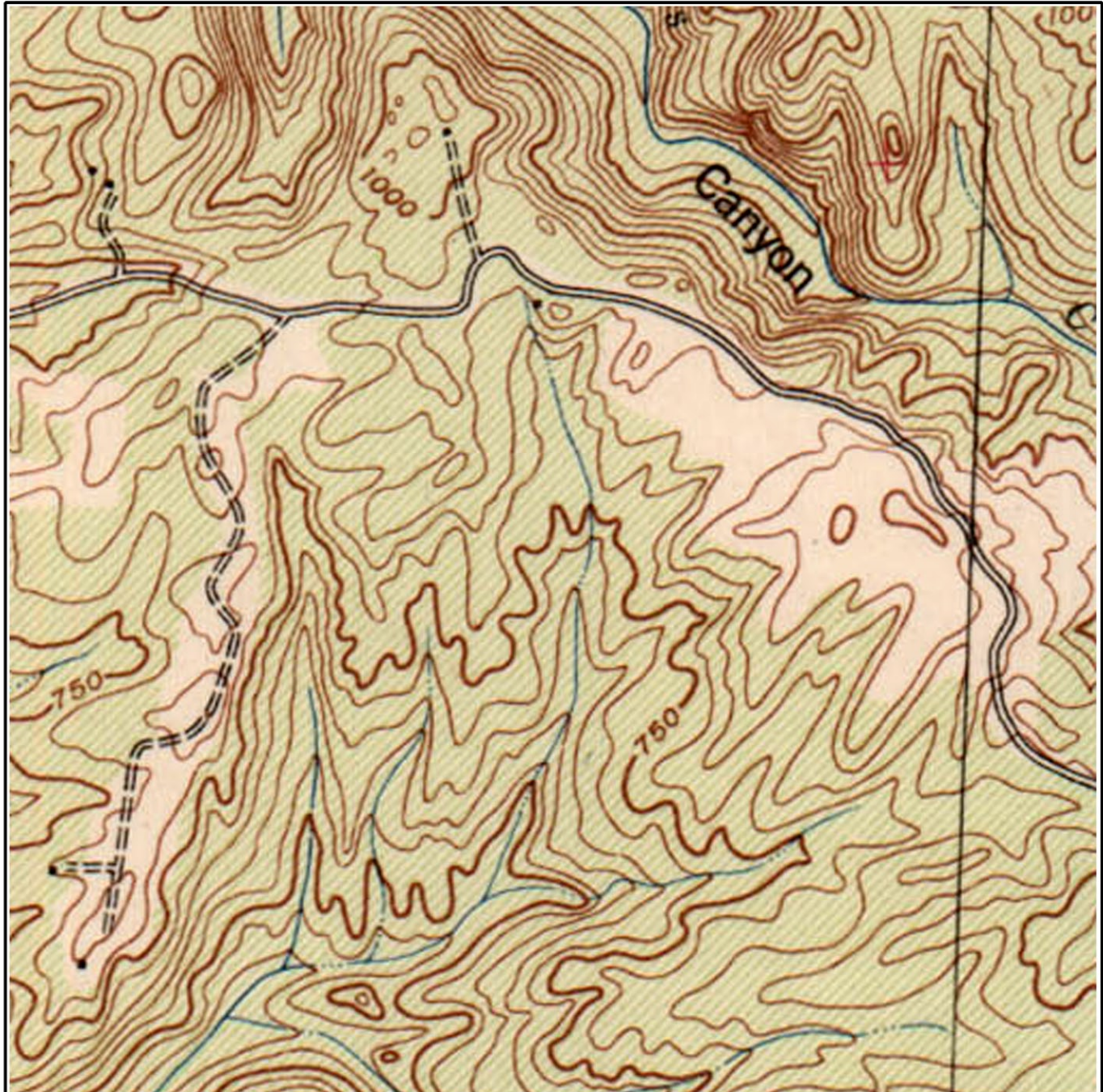


Environmental FirstSearch

Historical Topographic Map

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

32366 Shirey Rd, Escondido, CA 92026



Job Number: ACR_712351
Target Site: 33.292609, -117.138917

0 miles 0.5 1

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

Track Info Services City Directory Report



Prepared for: EEI – Polly Ivers

Client Job No/Name: ACR_712351

TIS Log No: 59235

Subject Property:

32236 Shirey Road
Escondido, CA 92026

February 7, 2011

DISCLAIMER

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
<i>No Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.</i>		

Track Info Services City Directory Report
--

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

Notes:

Track Info Services City Directory Report

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

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

32236 SHIREY ROAD

ESCONDIDO CA 92026

Job Number: ACR_712351

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

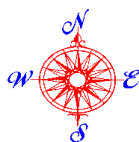
Carlsbad Ca 92008

01-27-11



Tel: (866) 664-9981

Fax: (818) 249-4227

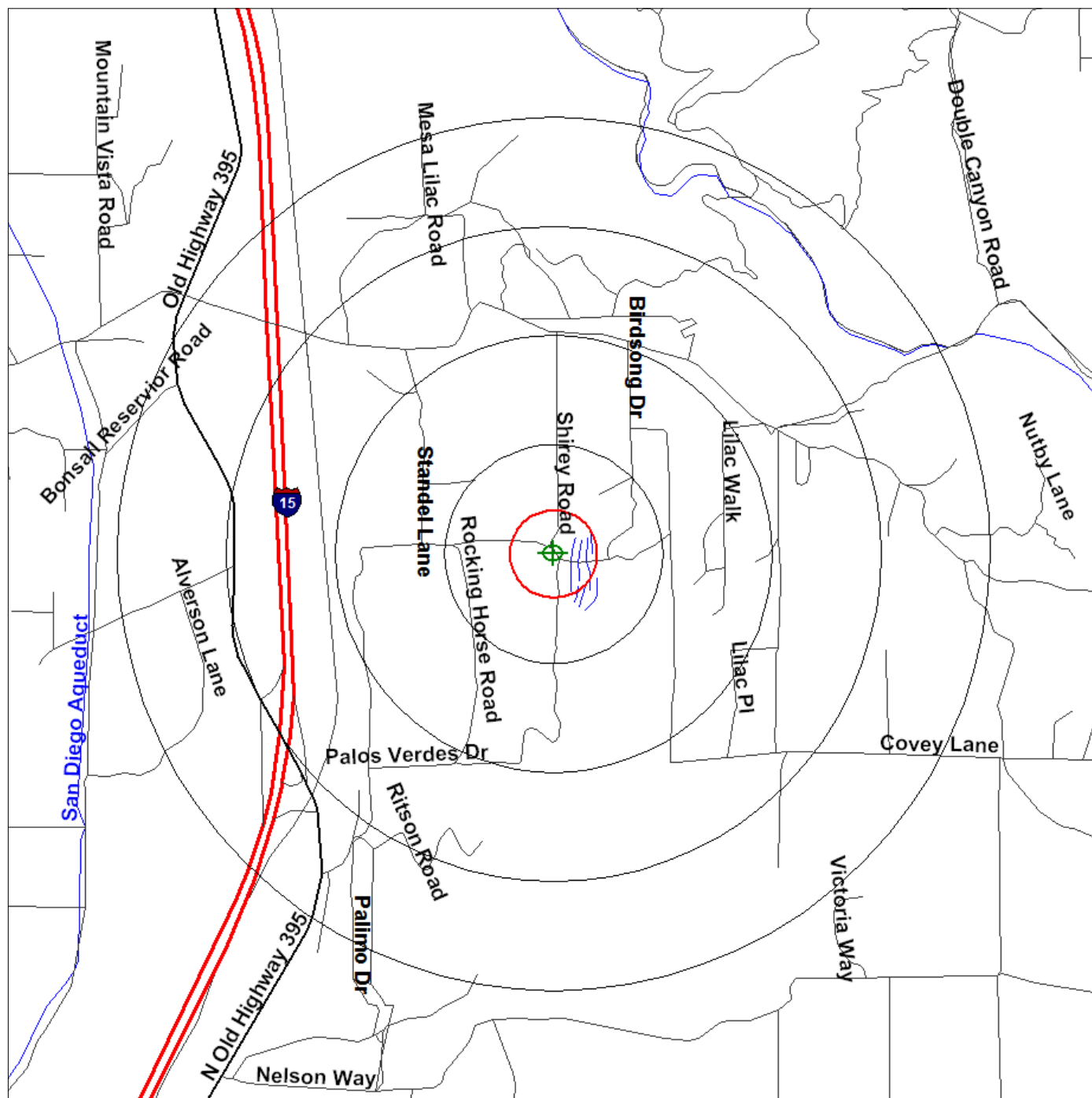


Environmental FirstSearch

1 Mile Radius
Single Map:



32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917)

Identified Site, Multiple Sites, Receptor

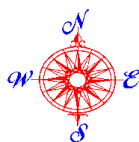
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

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



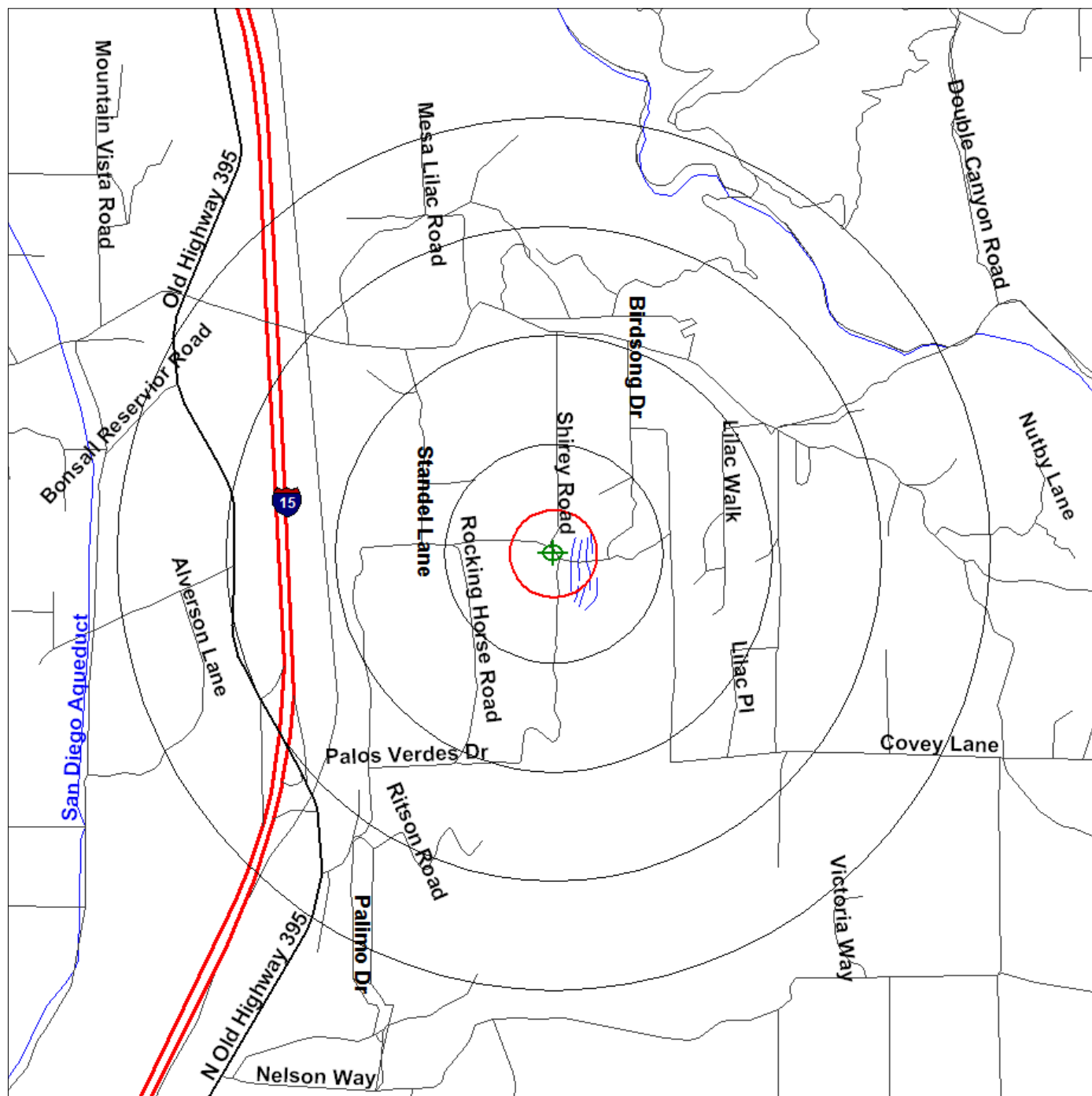


Environmental FirstSearch

1 Mile Radius
ASTM-05: NPL, RCRA COR, STATE



32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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





Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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





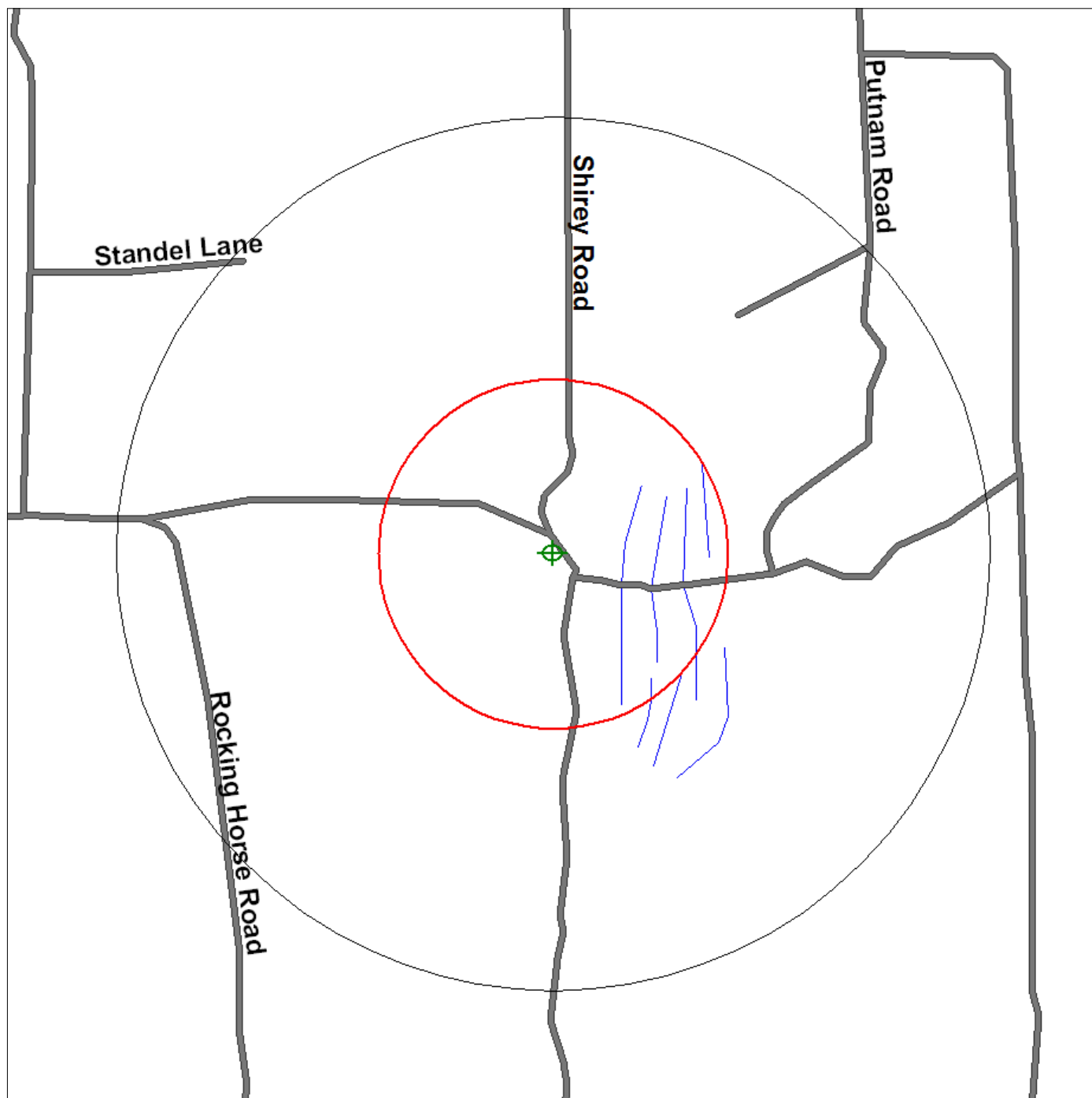
Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRA GEN, UST, PERMITS, OTHER



32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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



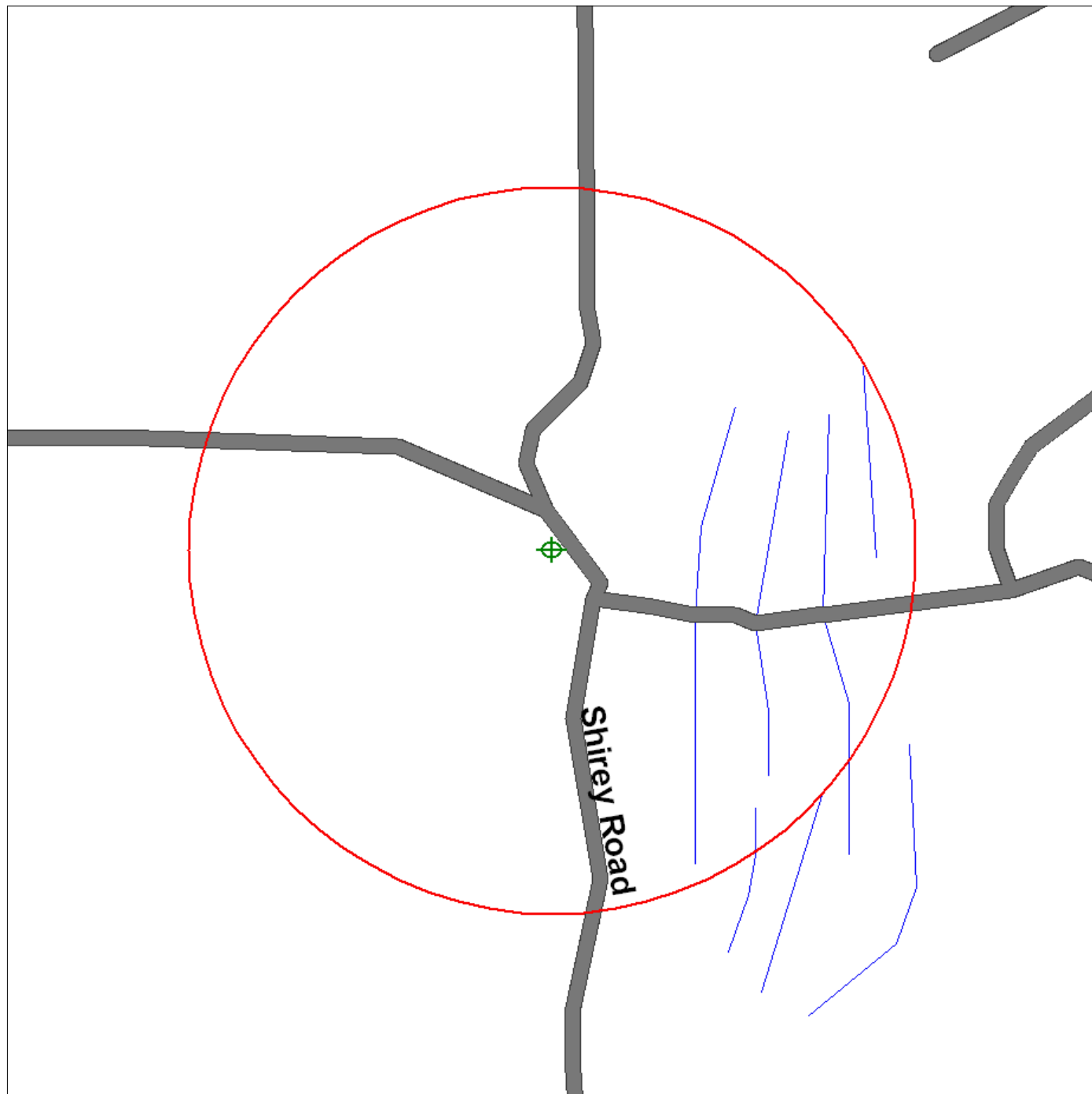


Environmental FirstSearch

.12 Mile Radius
ASTM-05: SPILLS90, ERNS, RCRANLR



32236 SHIREY ROAD, ESCONDIDO CA 92026



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.292609 Longitude: -117.138917)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

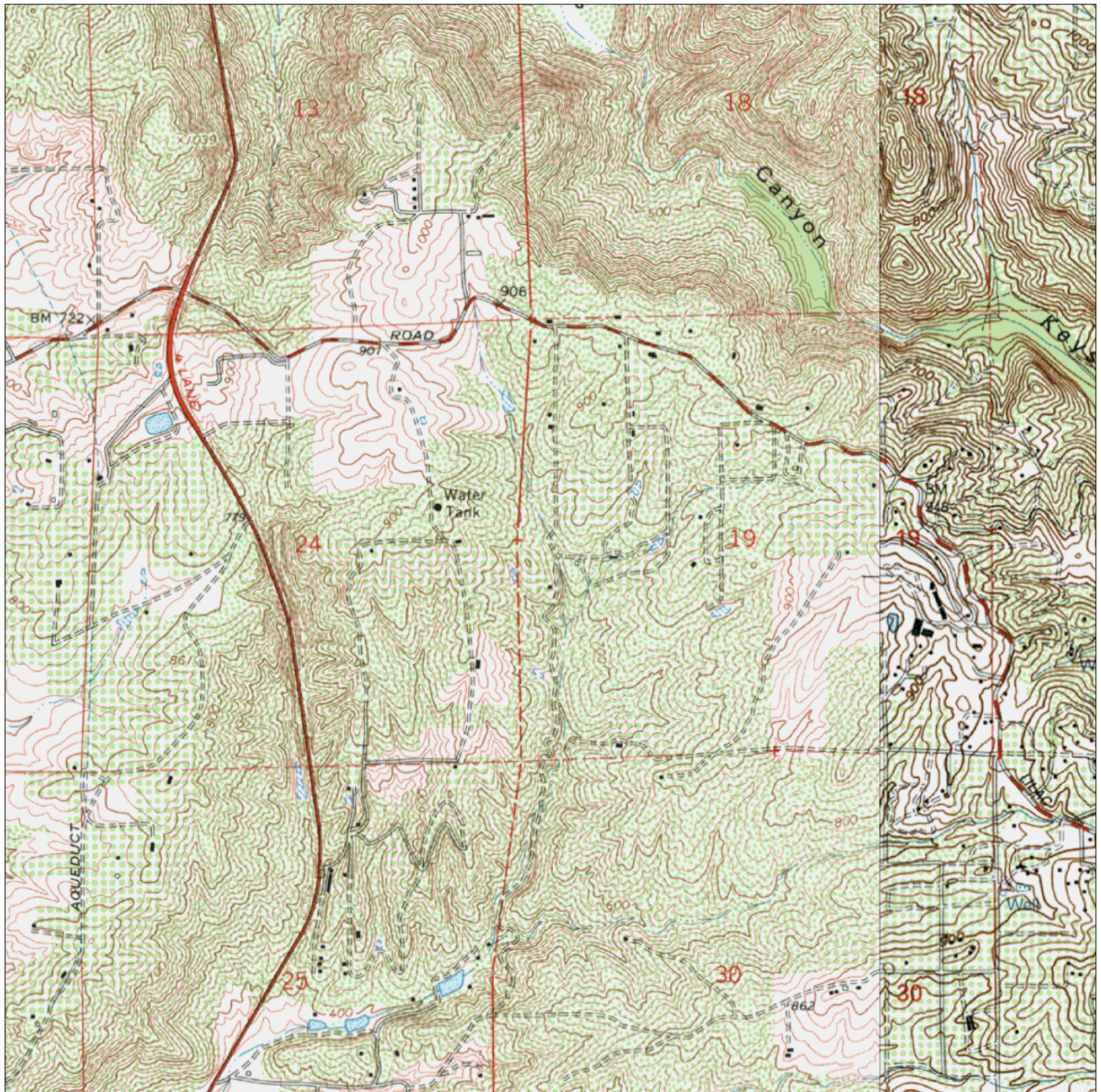
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Site Location Map

Topo : 1.25 Mile Radius

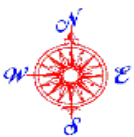
32236 SHIREY ROAD, ESCONDIDO CA 92026



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

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

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



Data Supplied by:

Prepared by FirstSearch Technology Corporation 01-27-11

JOB NO.

ACR_712351

Map Name: BONSALE

Date Created: 1968

Date Revised: 1975

FIGURE NO.

Map Reference Code: 33117-C2-TF-024

Contour Interval: 20 feet

1



Environmental FirstSearch Search Summary Report

Target Site: 32236 SHIREY ROAD
ESCONDIDO CA 92026

FirstSearch Summary

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

Notice of Disclaimer

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

Waiver of Liability

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

***Environmental FirstSearch
Site Information Report***

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

Search Type: COORD
Job Number: ACR_712351
Filtered Report

Target Site: 32236 SHIREY ROAD
ESCONDIDO CA 92026

Demographics

Sites: 0	Non-Geocoded: 0	Population: NA
Radon: 0.4 PCI/L		

Site Location

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

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

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

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

***Environmental FirstSearch
Sites Summary Report***

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

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

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

***Environmental FirstSearch
Site Detail Report***

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

No sites were found!

***Environmental FirstSearch
Site Detail Report***

Target Property: 32236 SHIREY ROAD
ESCONDIDO CA 92026

JOB: ACR_712351

No sites were found!

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

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

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

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

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

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

Facilities that treat, store, dispose, or incinerate hazardous waste.

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

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

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

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

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

owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; 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 with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

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

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

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
 2. School Property Evaluation Program Properties (SCH)
 3. Voluntary Cleanup Program Properties (VCP)
 4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
 6. Properties where a No Further Action Determination has been made (NFA)
- Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

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

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

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

Updated annually

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

Phone: (916) 323-3400

Updated quarterly/when available

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

Updated when available

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

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

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

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

- * County of Alameda Department of Environmental Health

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

ALPINE COUNTY CUPA:

- * Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

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

CALAVERAS COUNTY CUPA:

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA:

- * Department of Health and Social Services

EL DORADO COUNTY CUPAS:

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

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

FRESNO COUNTY CUPA:

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA:

- * Environmental Health Division

IMPERIAL COUNTY CUPA:

- * Department of Planning and Building

INYO COUNTY CUPA:

- * Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
- * County of Los Angeles Environmental Programs Division
- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

- * Environmental Health Department

SHASTA COUNTY CUPA:

- * Environmental Health Department

SIERRA COUNTY CUPA:

- * Health Department

SISKIYOU COUNTY CUPA:

- * Environmental Health Department

SONOMA COUNTY CUPAS:

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

- * Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

- * Department of Agriculture

TEHAMA COUNTY CUPA:

- * Department of Environmental Health

TRINITY COUNTY CUPA:

- * Department of Health

TULARE COUNTY CUPA:

- * Environmental Health Department

TUOLUMNE COUNTY CUPA:

- * Environmental Health

VENTURA COUNTY CUPAS:

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

- * Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Permits: CA COUNTY The San Diego County Depart. Of Environmental Health

Phone:(619) 338-2211

San Bernardino County Fire Department

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

The Los Angeles County Hazardous Materials Division

Phone: (323) 890-7806

Orange County Environmental Health Agency

Phone: (714) 834-3536

Riverside County Department of Environmental Health, Hazardous Materials Management Division

Phone:(951) 358-5055

Sacramento County Environmental Management Department

Updated quarterly/when available

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

Updated when available

APPENDIX E
USER PROVIDED INFORMATION

**ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE**

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

Project Address: 32236 Shirey Road, Escondido, California 92026

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

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

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

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

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

Yes, we currently farm adjacent land.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

This is a reasonable fair market value.

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

- (a.) Do you know the past uses of the *property*? I don't know.
- (b.) Do you know of specific chemicals that are present or once were present at the *property*? I don't know.
- (c.) Do you know of spills or other chemical releases that have taken place at the *property*? I don't know.
- (d.) Do you know of any environmental cleanups that have taken place at the *property*? I don't know.

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

I don't know.

In addition, certain information should be collected, if available, and provided to the *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,

Underwriting and county requirements.

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

Sale

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

32236 Shirey Road, Escondido, CA 92026

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

ESA w/ soils testing.

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

Accretive Investments, Inc. and or assignee

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

Cassandra Costa 858-546-0700

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

None.

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

None.

Preparer:

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

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

Signature:



Date:

2/1/11

APPENDIX F
PHOTOGRAPHIC LOG



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



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



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



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