JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

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

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

Date MAY 16, 1983 P01179-6

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

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

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

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

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

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

SUB-SURFACE DRAINAGE

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

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

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

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COASTAL LAND USE

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

Surface: BROWNISH SILTY SAND, TRACE CLAY

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

2 ft. below surface BROWNISH SILTY SAND, TRACE CLAY

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

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

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

Proposed structure: No. ONE Type RESIDENCE

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

RECOMMENDATIONS:

Size tank 1,000 gal.

Drainage tile 440 ft.

Trench width 1.5 ft.

Trench depth 4.0 ft.

Seepage pit width ft.

Seepage pit depth ft.

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

25115

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

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

SAN 73 (Rev. 11-77)

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-290-01

Number of Pages: 4

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9339

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

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

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

Date MAY 16, 1983

P01179-6

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

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

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

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

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

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

SUB-SURFACE DRAINAGE

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

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

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

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COUNTY LAND USE

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

Surface: BROWNISH SILTY SANDY CLAY

1 ft. below surface: BROWNISH SILTY SANDY CLAY

2 ft. below surface BROWNISH SILTY SANDY CLAY

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

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

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

Proposed structure: No. ONE Type RESIDENCE

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

RECOMMENDATIONS:

Size tank 1,000 gal.

Drainage tile 460 ft.

Trench width 1.5 ft.

Trench depth 5.0 ft.*

Seepage pit width ft.

Seepage pit depth ft.

* 36" rock under pipe

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

[signature] 25115

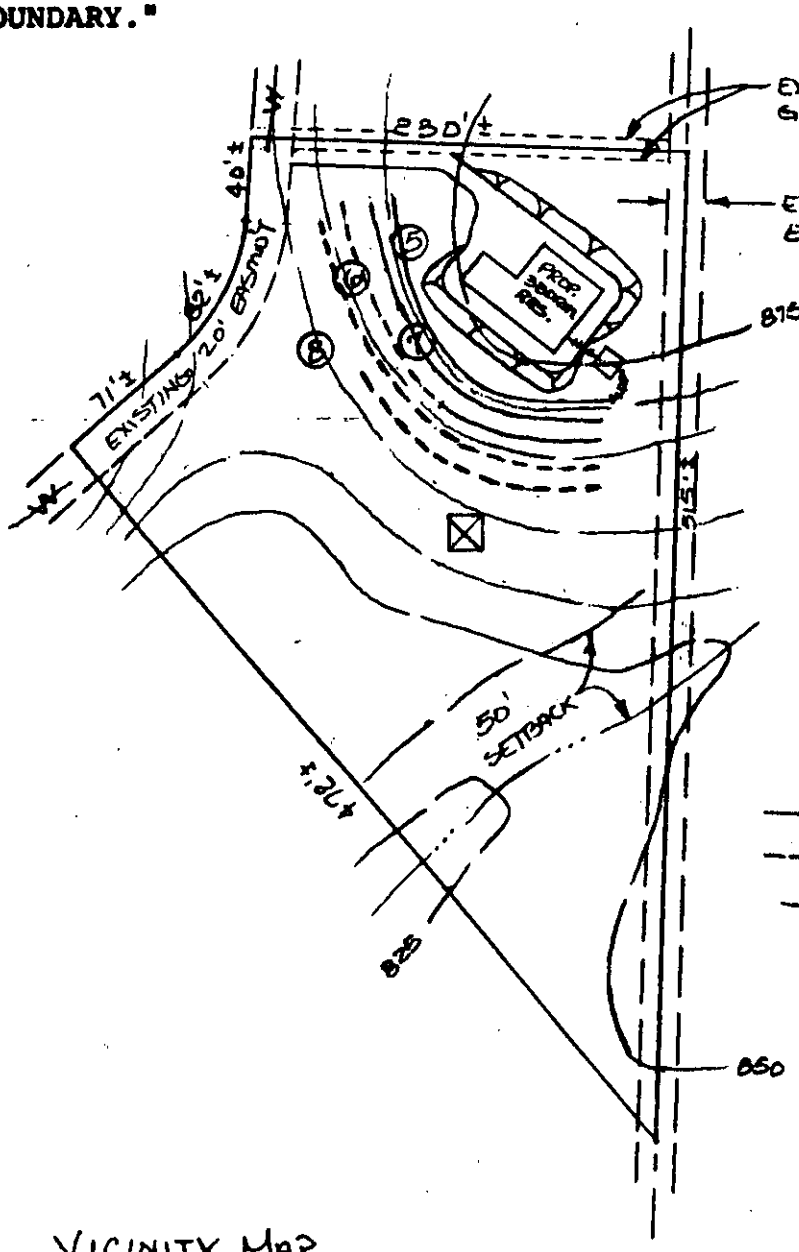
REGISTERED ENGINEER RALPH M. VINJE (REG. NO.)

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

SAN 73 (Rev. 11-77)

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

1040-83
Pcl # 3
2.00 AC NET



SCALE: 1" = 100'

LEGEND

⑤ - PERC TEST

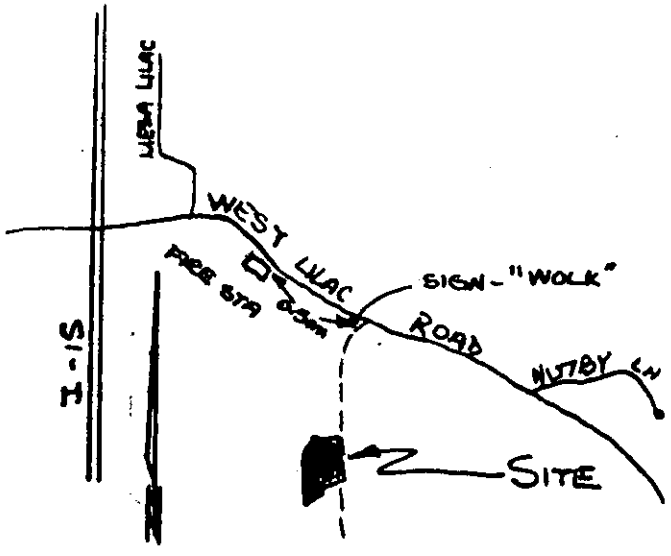
☒ - 10' + OBSERVATION HOLE

—— 460' - LEACH LINE

- - - 460' - 100% RESERVE

—W— - WATER LINE

VICINITY MAP
NOT TO SCALE



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

Sanitarian _____

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

128-290-71

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

Job #1040-83

August 24, 1983

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

Attention: Mr. Chuck Pryatel

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

In accordance with your request the following information is submitted:

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

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

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

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

MV ENGINEERING, INC.

Ralph M. Vinje
RCE #25115

et

SAN COPY

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-290-22 _____

_____

_____

Number of Pages: 3

Document Prepared by: CH

Document Preparation Date: 10/21/09

Office Source: ☐ El Cajon ☐ Ruffin ☒ San Marcos

9340

JOB #1040-83/113-83

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

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

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

P01179-6

Date MAY 16, 1983

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

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

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

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

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

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

SUB-SURFACE DRAINAGE

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

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

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

RECEIVED MAY 17 1983 HEALTH SERVICES NORTH COUNTY LAND USE

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

Surface: BROWNISH SILTY SANDY CLAY

1 ft. below surface: BROWNISH SILTY SANDY CLAY

2 ft. below surface BROWNISH SILTY SANDY CLAY

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

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

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

Proposed structure: No. ONE Type RESIDENCE

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

RECOMMENDATIONS:

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

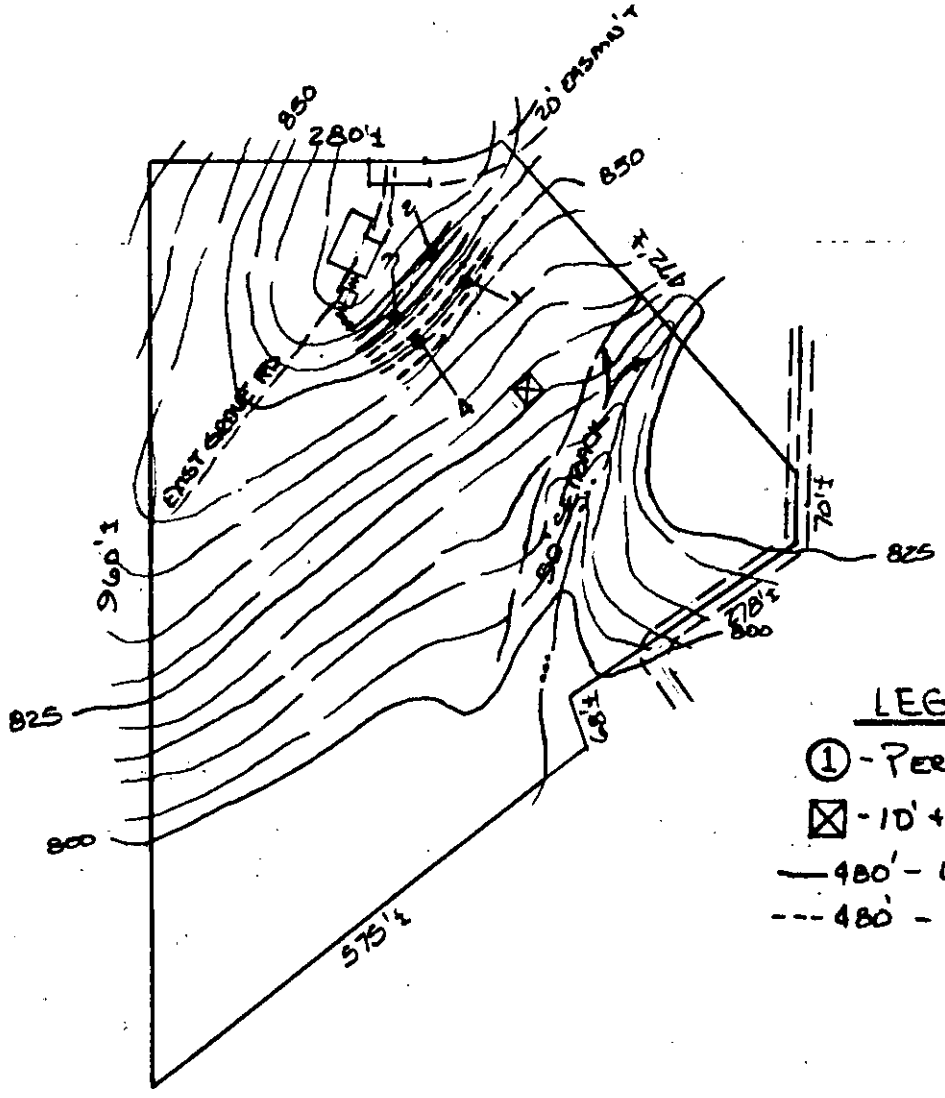
I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with the State and local regulations and good engineering practices

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

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

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

1040 B3
Pcl. # 4
9.1± AC. NET.



SCALE: 1" = 200'

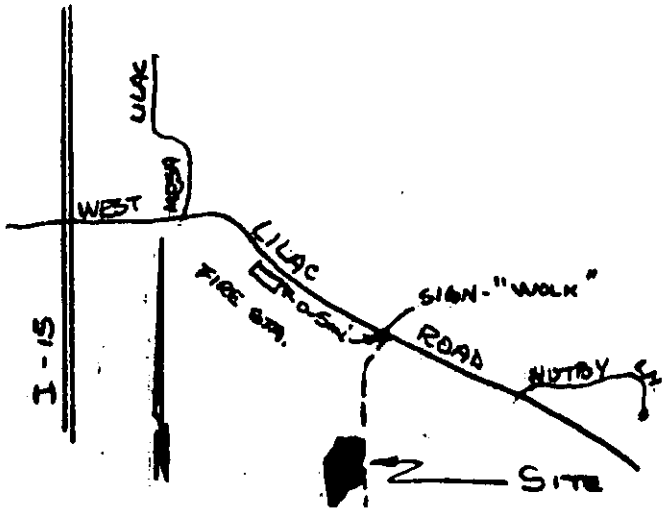
LEGEND

① - PERC TEST

⊠ - 10' ± OBSERVATION HOLE

—480'- LEACH LINE

---480' - 100% RESERVE



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

Sanitarian _____

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

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-440-14 _____

_____

_____

Number of Pages: 5

Document Prepared by: EIC

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9445

APPLICATION AND PERMIT FOR SEPTIC TANK EXPIRES ONE YEAR FROM APPLICATION DATE	PERMIT ISSUED BY: JK	DATE 5/11/87	T 64429

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

ADDRESS OR LOCATION OF JOB
9553 Lilac Walk, Valley Center

5/11/87 229046 ... 186.05 90.00 CH

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

SPACE BELOW FOR DEPARTMENTAL USE ONLY $90

PERMANENT [XX] TEMPORARY [ ]

SEEPAGE PIT (DEPTH) 2000 gal of MCN [illegible]

SEPTIC TANK 1000 gal

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

REMARKS

WATER SOURCE VCMWD

LAYOUT APPROVAL: GIESICK
SANITARIAN
5/8/87
DATE

PERCOLATION TEST

SUBDIVISION

C/C B/A P/M

FIELD APPROVAL

[X] REPAIR REMARKS

TYPE OF STRUCTURE: COMMERCIAL [ ] RESIDENTAL existing

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

DHS:SAN LU-1 (2/85)

County of San Diego Department of Health Services
1700 Pacific Highway, San Diego, CA 92101

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

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

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

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

Signed _____ Date 5-11-92

COUNTY OF SAN DIEGO

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

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

SITE ADDRESS: 9553 Lilac Walk
OWNERS NAME: Joe Danaty
ADDRESS: Same

OFFICIAL NOTICE

Repair Septic System INSPECTION

[X] APPROVAL GRANTED

[ ] APPROVAL DENIED
See corrections and/or additions

None

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

CONTRACTOR: TEL. #:

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

SANITARIAN: [signature] 85

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

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

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

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

[ ] ________
(619)

DHS:EHP-480 (6/85)

9553 Lilac Walk V.C.

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

FIELD AUTHORIZATION TO ISSUE SEPTIC TANK PERMIT

NAME: Davitt (last) Joe (first)

DATE: 5-8-87

MAIL ADDRESS: 9553 Lilac Walk
Vy Ctr

JOB ADDRESS: Same

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

1000 gal. septic tank

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

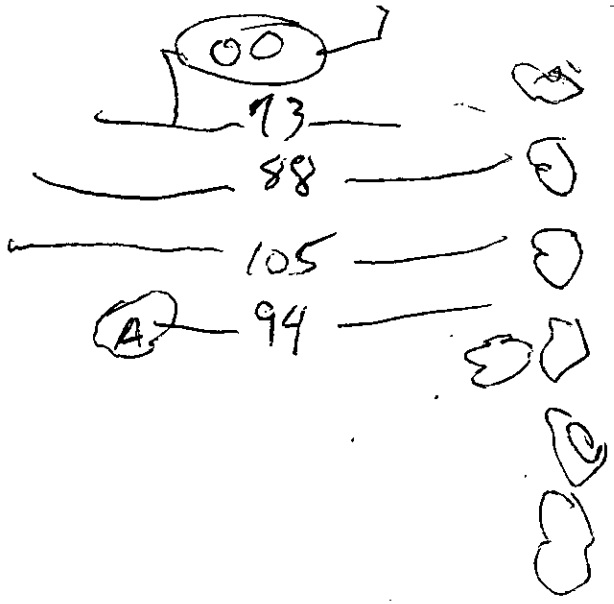
VCMWD WATER SOURCE

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

ROOM(S) ADDITION ____ RELOCATION ____

R. Giesick
SANITARIAN

DHS:EHP-707 (3/84)


73
88
105
A
94

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

9553 LILAC WALK WALK

ESCONDIDO CA 92026

Job Number: ACR-71272

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

12-14-11

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

Environmental FirstSearch
Search Summary Report

Target Site: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-13-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	10-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	10-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-28-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	10-05-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	0	0	0	1	1

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date:	12-14-11	**Search Type:**	COORD
Requestor Name:	BRIAN BRENNAN	**Job Number:**	ACR-71272
Standard:	ASTM-05	**Filtered Report**	

Target Site: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

Demographics

Sites:	1	**Non-Geocoded:**	1	**Population:**	NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-117.133300	-117:7:60	**Easting:**	487588.592
Latitude:	33.292127	33:17:32	**Northing:**	3683488.73
Elevation:	830		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	12-14-11
Historical Topos	Yes	12-14-11
City Directories	Yes	12-14-11
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	12-14-11

Environmental FirstSearch
Target Site Summary Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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

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

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	2

Environmental FirstSearch
Site Detail Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

No sites were found!

Environmental FirstSearch
Site Detail Report

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

TRIBALLAND

SEARCH ID: 1 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:	BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	**REV:**	01/15/08
ADDRESS:	UNKNOWN	**ID1:**	BIA-92026
	CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	
CONTACT:		**PHONE:**	
SOURCE:	BIA		

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

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

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

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

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.Facilities that treat, store, dispose, or incinerate hazardous waste.

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

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

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

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

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

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

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

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

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

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

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

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

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.Please Note: Our reports list the above sites as DB Type VC.

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

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

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

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

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

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

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

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

Updated annually

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

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department
Phone:(714) 834-3536

Updated quarterly/when available

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

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department

MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:
* Department of Public Health
SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division
SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department
SAN MATEO COUNTY CUPA:
* Environmental Health Department
SANTA BARBARA COUNTY CUPA:

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated quarterly/when available

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

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

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

Updated annually/when available

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

Target Property: 9553 LILAC WALK WALK
ESCONDIDO CA 92026

JOB: ACR-71272

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

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

12-14-11
ACR-71272
9553 LILAC WALK WALK
ESCONDIDO CA 92026

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

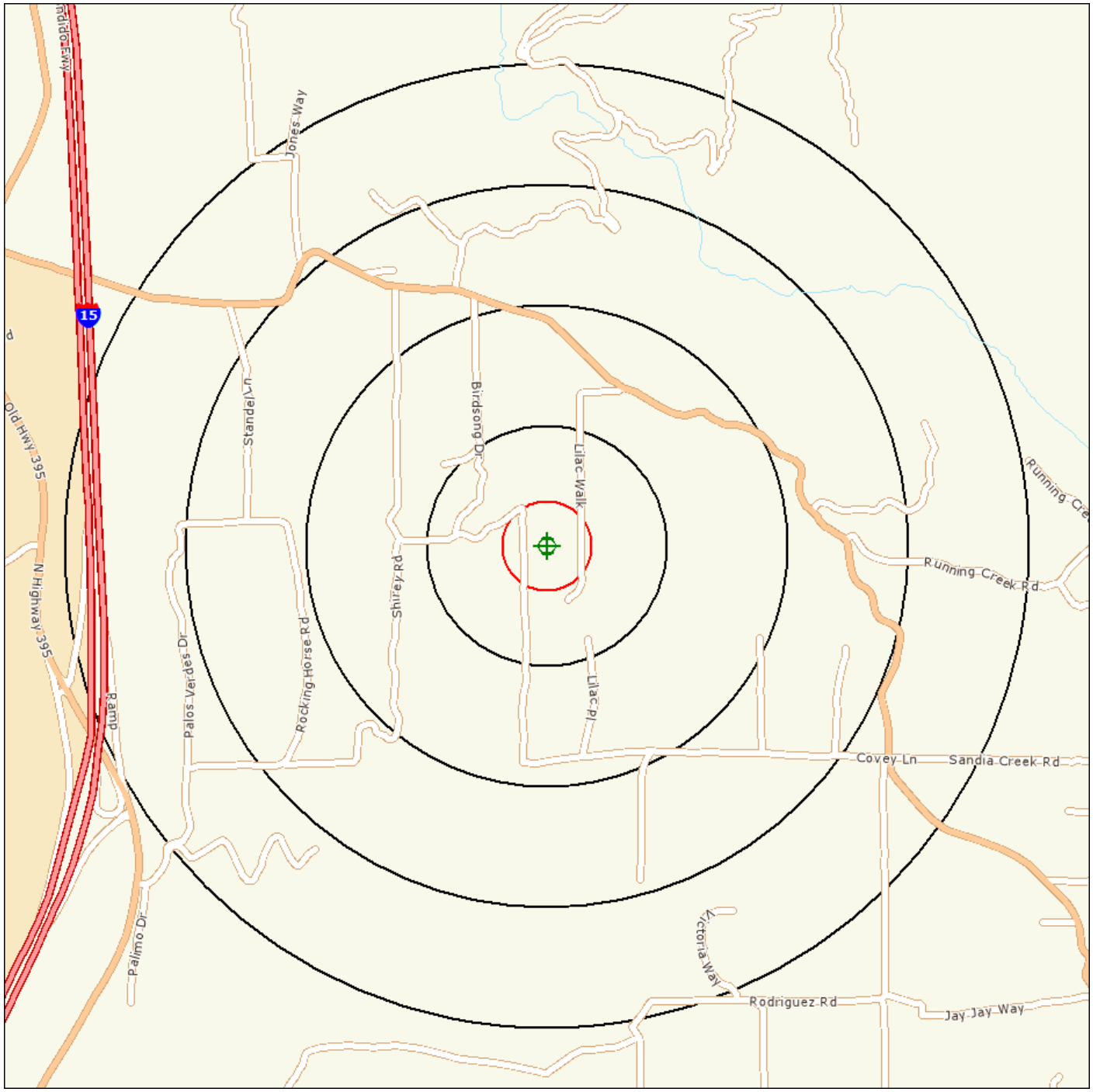
FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

Environmental FirstSearch

1 Mile Radius

Single Map:

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

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

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

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

Triballand.....

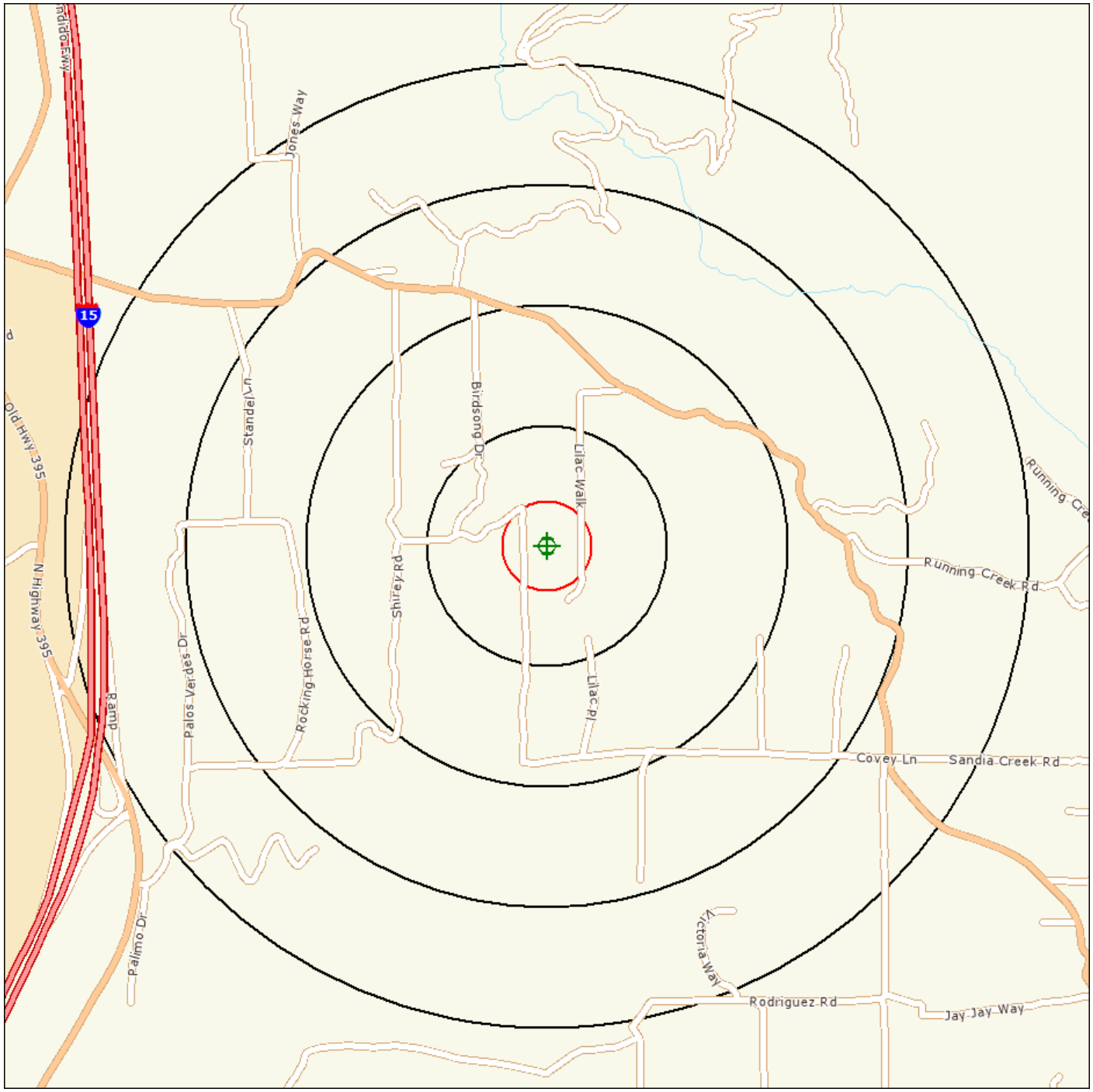
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

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

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

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

Triballand.....

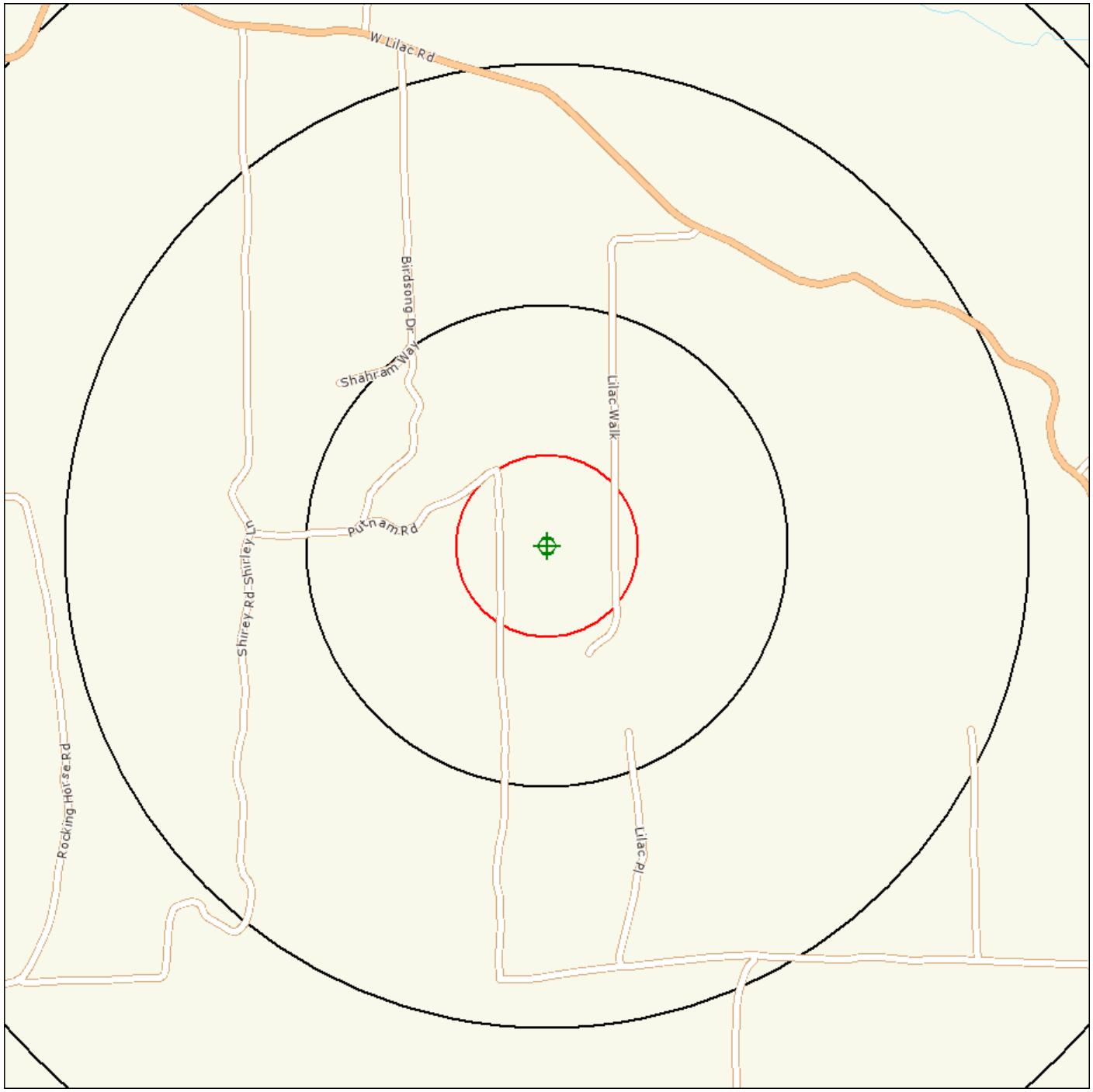
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

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

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

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

Triballand.....

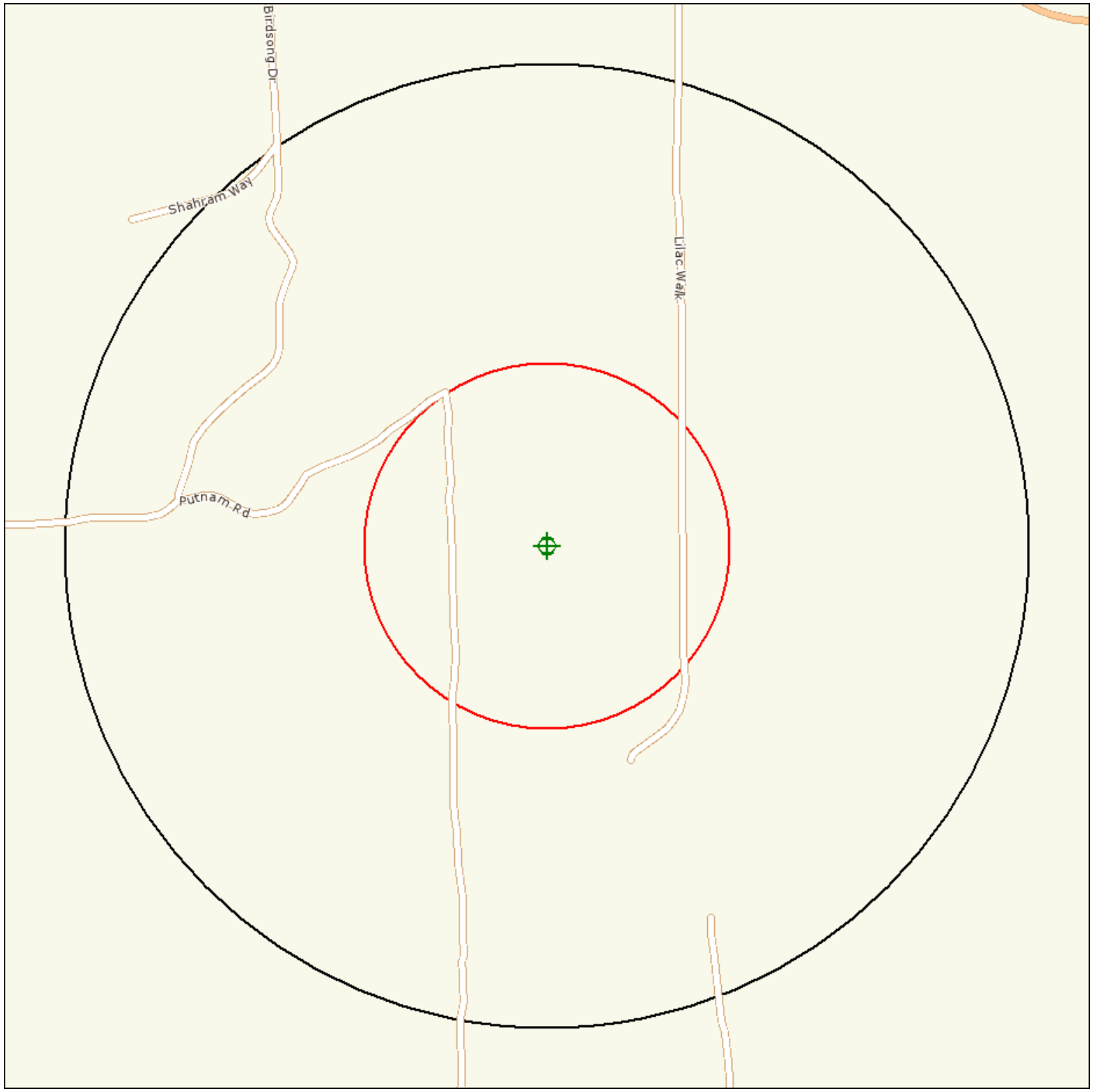
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

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

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

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

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

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

Triballand.....

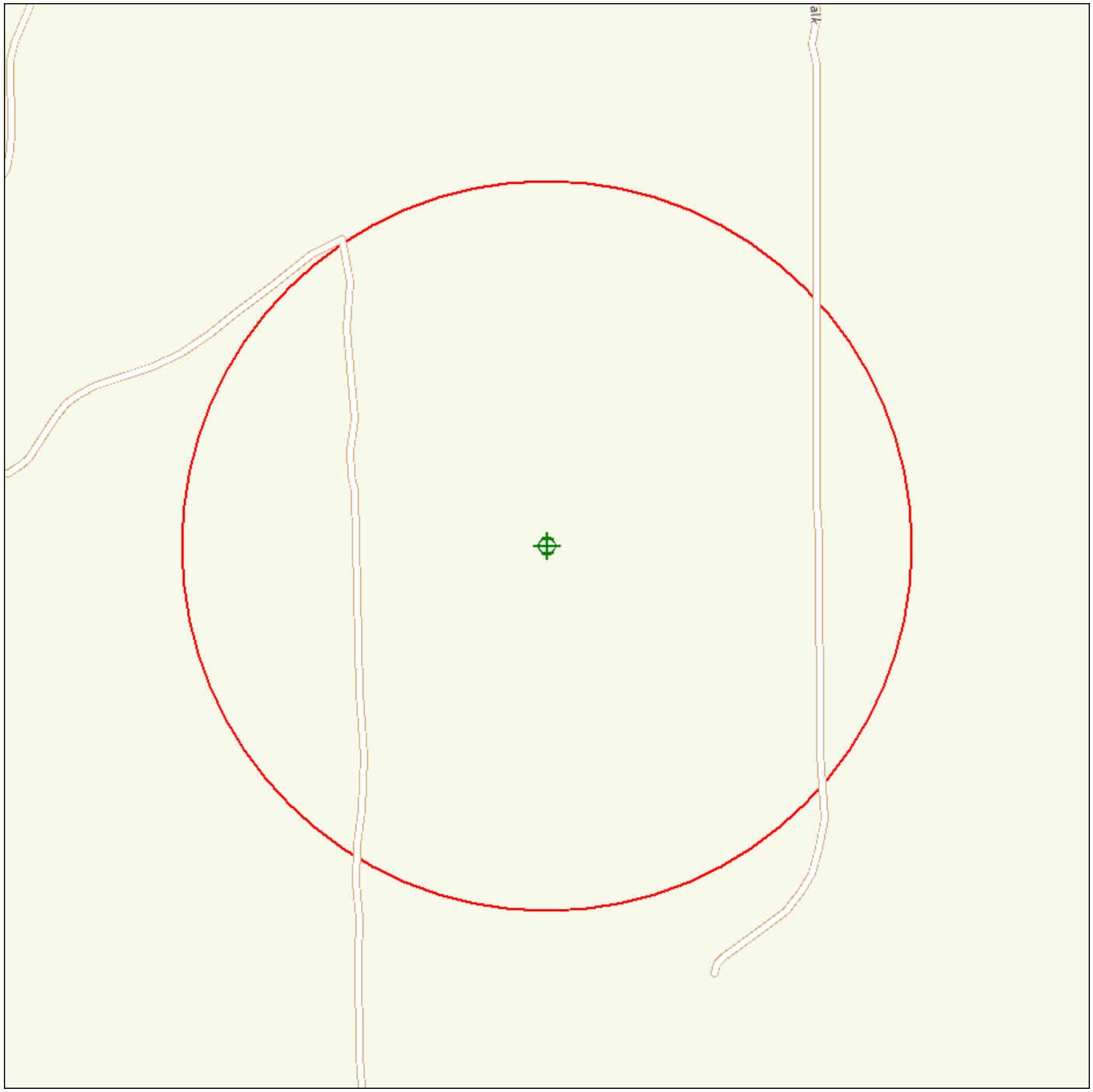
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases

9553 LILAC WALK WALK, ESCONDIDO CA 92026



Source: Tele Atlas

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

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

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

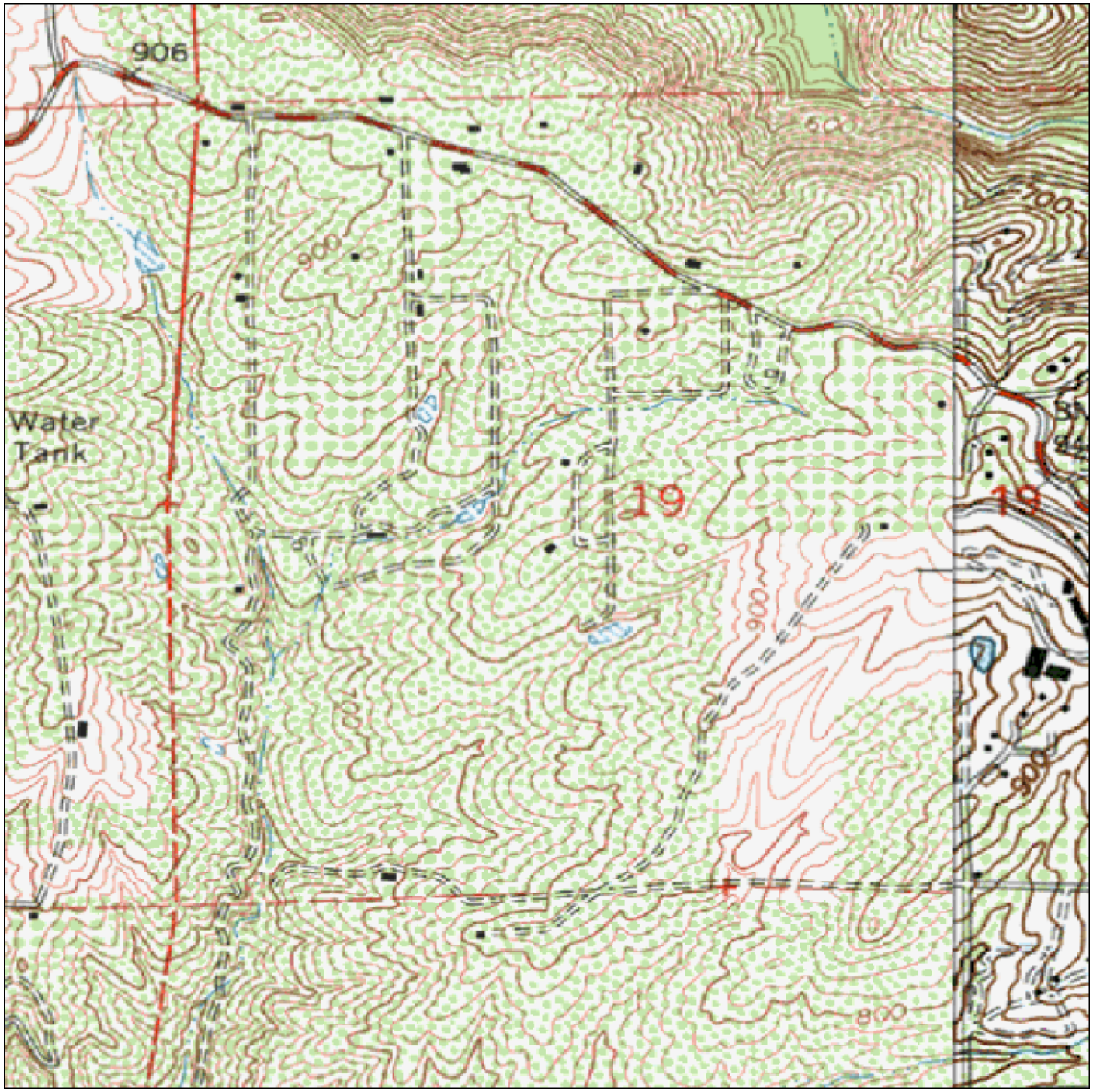
Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius

9553 LILAC WALK WALK, ESCONDIDO CA 92026



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

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

0 495 990 1,980 2,970 3,960 Feet

Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.

Map Name: BONSALL
Map Reference Code: 33117-C2-TF-024

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO.

1

APPENDIX F
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1527-05
USER SPECIFIC QUESTIONNAIRE

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

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

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

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

No

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

No

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

No

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

Yes

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

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

(a.) Do you know the past uses of the *property*?

NO

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

NO

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

NO

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

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

Purchase & Sale San Diego County DPLU

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

Sale

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

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

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

Accretive & Affiliates, and County of SD DPLU

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

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

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

Preparer:

Name/Company: Jon Rilling, Accretive Investments, INC

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

Date: 12-13-2011

APPENDIX G
PHOTOGRAPHIC LOG

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

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

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

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

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

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

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

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

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

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

APPENDIX H
LIMITED AGRICULTURAL CHEMICAL SURVEY
LABORATORY REPORT AND CHAIN OF CUSTODY

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

23 January 2012

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

RE: Davitt

Enclosed are the results of analyses for samples received by the laboratory on 01/16/12 12:09. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ANALYTICAL REPORT FOR SAMPLES

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

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

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

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

ANALYTICAL REPORT FOR SAMPLES

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

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-1

T120067-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**4.0**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-2

T120067-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**7.5**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-3

T120067-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**5.0**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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

ACR-4

T120067-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**10**	3.0	"	"	"	"	"	"	

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

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

ACR-5

T120067-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**5.4**	3.0	"	"	"	"	"	"	

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

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

ACR-6

T120067-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/18/12	EPA 6010B	
Lead	**4.6**	3.0	"	"	"	"	"	"	

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

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

ACR-7

T120067-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**4.8**	3.0	"	"	"	"	"	"	

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

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

ACR-8

T120067-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

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949.297.5027 Fax

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

ACR-9

T120067-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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25712 Commercentre Drive
Lake Forest, California 92630
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949.297.5027 Fax

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

ACR-10

T120067-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.8**	3.0	"	"	"	"	"	"	

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

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

ACR-11

T120067-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

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

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

ACR-12

T120067-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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

ACR-13

T120067-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.4**	3.0	"	"	"	"	"	"	

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

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

ACR-14

T120067-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**9.3**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-15

T120067-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**3.2**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-16

T120067-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ACR-17

T120067-17 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

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

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2195 Faraday Ave., Ste K	Project Number: ACR-71272	**Reported:**
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ACR-18

T120067-18 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011618	01/16/12	01/19/12	EPA 6010B	
Lead	**5.1**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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ACR-19

T120067-19 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-20

T120067-20 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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

ACR-21

T120067-21 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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

ACR-22

T120067-22 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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

ACR-23

T120067-23 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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ACR-24

T120067-24 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2011619	01/16/12	01/19/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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

COMPOSITE #1

T120067-25 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**12**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*82.9 %*	*35-140*		"	"	"	"	

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COMPOSITE #2

T120067-26 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	**5.6**	5.0	"	"	"	"	"	"	
alpha-Chlordane	**27**	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*65.8 %*	*35-140*		"	"	"	"	

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COMPOSITE #3

T120067-27 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	**220**	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	**40**	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*59.0 %*	*35-140*		"	"	"	"	

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COMPOSITE #4

T120067-28 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*105 %*	*35-140*		"	"	"	"	

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COMPOSITE #5

T120067-29 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*91.0 %*	*35-140*		"	"	"	"	

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COMPOSITE #6

T120067-30 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2011702	01/17/12	01/18/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*85.8 %*	*35-140*		"	"	"	"	

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

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

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

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2011619 - EPA 3051										
Matrix Spike Dup (2011619-MSD1)	**Source: T120067-21**			Prepared: 01/16/12	Analyzed: 01/19/12					
Arsenic	85.2	5.0	mg/kg	100	2.26	82.9	75-125	4.39	20	
Lead	84.6	3.0	"	100	2.28	82.3	75-125	5.15	20	

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2011702 - EPA 3550 ECD/GCMS										
Blank (2011702-BLK1)				Prepared: 01/17/12 Analyzed: 01/18/12						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*70.9*		*"*	*100*		*70.9*	*35-140*			
LCS (2011702-BS1)				Prepared: 01/17/12 Analyzed: 01/18/12						
gamma-BHC (Lindane)	182	5.0	ug/kg	200		91.0	40-120			
Heptachlor	183	5.0	"	200		91.3	40-120			
Aldrin	196	5.0	"	200		98.0	40-120			
Dieldrin	204	5.0	"	200		102	40-120			
Endrin	185	5.0	"	200		92.7	40-120			
4,4´-DDT	170	5.0	"	200		85.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*125*		*"*	*100*		*125*	*35-140*			

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Daniel Chavez, Project Manager

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

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2011702 - EPA 3550 ECD/GCMS										
Matrix Spike (2011702-MS1)	**Source: T120067-25**			Prepared: 01/17/12	Analyzed: 01/18/12					
gamma-BHC (Lindane)	180	5.0	ug/kg	200	ND	90.2	30-120			
Heptachlor	182	5.0	"	200	ND	90.8	30-120			
Aldrin	194	5.0	"	200	ND	96.9	30-120			
Dieldrin	206	5.0	"	200	ND	103	30-120			
Endrin	194	5.0	"	200	ND	96.8	30-120			
4,4´-DDT	172	5.0	"	200	ND	85.8	30-120			
Surrogate: Tetrachloro-meta-xylene	*97.4*		*"*	*100*		*97.4*	*35-140*			
Matrix Spike Dup (2011702-MSD1)	**Source: T120067-25**			Prepared: 01/17/12	Analyzed: 01/18/12					
gamma-BHC (Lindane)	181	5.0	ug/kg	200	ND	90.4	30-120	0.326	30	
Heptachlor	189	5.0	"	200	ND	94.7	30-120	4.23	30	
Aldrin	201	5.0	"	200	ND	101	30-120	3.85	30	
Dieldrin	211	5.0	"	200	ND	106	30-120	2.39	30	
Endrin	199	5.0	"	200	ND	99.4	30-120	2.63	30	
4,4´-DDT	177	5.0	"	200	ND	88.6	30-120	3.23	30	
Surrogate: Tetrachloro-meta-xylene	*92.5*		*"*	*100*		*92.5*	*35-140*			

SunStar Laboratories, Inc.

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

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

T120067

CHAIN OF CUSTODY

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

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

tronic Data Format (EDF): Yes_____ No___X___

)al ID:

AIL RESULTS TO: bbrennan@eeitiger.com

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

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONL	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
1	ACR-1	1/13/2012	2:30	Soil	Glass Jar								X	X						1
2	ACR-2	1/13/2012	2:40	Soil	Glass Jar								X	X						1
3	ACR-3	1/13/2012	2:43	Soil	Glass Jar								X	X						1
4	ACR-4	1/13/2012	2:50	Soil	Glass Jar								X	X						1
5	ACR-5	1/13/2012	2:55	Soil	Glass Jar								X	X						1
6	ACR-6	1/13/2012	3:00	Soil	Glass Jar								X	X						1
7	ACR-7	1/13/2012	3:04	Soil	Glass Jar								X	X						1
8	ACR-8	1/13/2012	3:08	Soil	Glass Jar								X	X						1
9	ACR-9	1/13/2012	3:12	Soil	Glass Jar								X	X						1
10	ACR-10	1/13/2012	3:17	Soil	Glass Jar								X	X						1
11	ACR-11	1/13/2012	3:20	Soil	Glass Jar								X	X						1
12	ACR-12	1/13/2012	3:23	Soil	Glass Jar								X	X						1
13	ACR-13	1/13/2012	3:31	Soil	Glass Jar								X	X						1
14	ACR-14	1/13/2012	3:36	Soil	Glass Jar								X	X						1
15	ACR-15	1/13/2012	3:43	Soil	Glass Jar								X	X						1
16	ACR-16	1/13/2012	3:50	Soil	Glass Jar								X	X						1
17	ACR-17	1/13/2012	3:56	Soil	Glass Jar								X	X						1
18	ACR-18	1/13/2012	4:02	Soil	Glass Jar								X	X						1
19	ACR-19	1/13/2012	4:07	Soil	Glass Jar								X	X						1
20	ACR-20	1/13/2012	4:13	Soil	Glass Jar								X	X						1

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

T120067

CHAIN OF CUSTODY

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

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

tronic Data Format (EDF): Yes____ No__X__

al ID:

AIL RESULTS TO: bbrennan@eeitiger.com

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

	SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONL	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Arsenic - ONLY	EPA 6010B - Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
21	ACR-21	1/13/2012	4:18	Soil	Glass Jar								X	X						1
22	ACR-22	1/13/2012	4:24	Soil	Glass Jar								X	X						1
23	ACR-23	1/13/2012	4:29	Soil	Glass Jar								X	X						1
24	ACR-24	1/13/2012	4:33	Soil	Glass Jar								X	X						1
25	Composite #1	1/13/2012		Soil	Glass Jar										X					1
26	Composite #2	1/13/2012		Soil	Glass Jar										X					1
27	Composite #3	1/13/2012		Soil	Glass Jar										X					1
28	Composite #4	1/13/2012		Soil	Glass Jar										X					1
29	Composite #5	1/13/2012		Soil	Glass Jar										X					1
30	Composite #6	1/13/2012		Soil	Glass Jar										X					1

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

T120067

EEI	ACR-712972 - Davi
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3
ACR-10	
ACR-11	
ACR-12	
ACR-13	Composite #4
ACR-14	
ACR-15	
ACR-16	
ACR-17	Composite #5
ACR-18	
ACR-19	
ACR-20	
ACR-21	Composite #6
ACR-22	
ACR-23	
ACR-24	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120067

Client Name: EEI - Carlsbad Project: Davitt

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

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

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

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

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

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

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

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 1/16/12

Comments:

_____

_____

_____

_____

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

08 March 2012

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

RE: Davitt

Enclosed are the results of analyses for samples received by the laboratory on 03/06/12 15:05. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

ANALYTICAL REPORT FOR SAMPLES

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

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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

UST1-5

T120394-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*90.4 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.7 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

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949.297.5020 Phone
949.297.5027 Fax

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

UST1-10

T120394-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.4 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*86.5 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

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949.297.5020 Phone
949.297.5027 Fax

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

UST1-15

T120394-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*82.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.1 %*	*73.5-148*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5027 Fax

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

UST1-20

T120394-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	**13**	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*83.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.6 %*	*73.5-148*		"	"	"	"	

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

UST1-25

T120394-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	2030707	03/07/12	03/07/12	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.8 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8021B									
Benzene	ND	5.0	ug/kg	1	2030631	03/06/12	03/07/12	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.3 %*	*73.5-148*		"	"	"	"	

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

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

Extractable Petroleum Hydrocarbons by 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2030707 - EPA 3550B GC										
Blank (2030707-BLK1)				Prepared & Analyzed: 03/07/12						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*78.0*		*"*	*100*		*78.0*	*65-135*			
LCS (2030707-BS1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	530	10	mg/kg	500		106	75-125			
Surrogate: p-Terphenyl	*84.0*		*"*	*100*		*84.0*	*65-135*			
LCS Dup (2030707-BSD1)				Prepared & Analyzed: 03/07/12						
C13-C28 (DRO)	550	10	mg/kg	500		110	75-125	3.82	20	
Surrogate: p-Terphenyl	*85.8*		*"*	*100*		*85.8*	*65-135*			

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

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

Volatile Organic Compounds by EPA Method 8021B - Quality Control

SunStar Laboratories, Inc.

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

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

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

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

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

Chain of Custody Record

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

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

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

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

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

Turn around time: 24 hr

Notes
*Additional analysis will be conducted pending initial results

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

COC 111457

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120394

Client Name: EEI - CARLSBAD Project: DAVITT

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

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

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

Temperature: cooler #1 8.6 °C +/- the CF (- 0.2°C) = 8.4 °C corrected temperature

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

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

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

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SL 3-6-12

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT And LIMITED PHASE II SAMPLING

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

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

March 19, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71294

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED PHASE II SAMPLING

Prepared for:

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

Subject property location:

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

Prepared and Edited by:

Brian R. Brennan, REA-II 07920
Senior Project Manager

Reviewed by:

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

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

EEI Project No. ACR-71294

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 40.59-Acre "Bialkowski" Property

EEI Project Number: ACR-71294

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

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

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

Inspection Date: January 9, 2012 / **Report Date:** March 19, 2012 (March 26, 2012 revisions)

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

Site Assessor:
Brian R. Brennan, REA-II 07920 – Senior Project Manager

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

Brian R. Brennan, REA-II 07920 – Senior Project Manager

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

Brian R. Brennan, REA-II 07920 – Senior Project Manager

EXECUTIVE SUMMARY

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

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

The subject property generally consists of orchards under active cultivation, and undeveloped land, accessible via unimproved roads. No permanent structures are located on the subject property; however, there are two storage sheds, a metal storage container, and an above ground diesel fuel storage tank located at the southwest property corner. According to the client, a mobile home was formerly at this location which had an associated septic tank system. A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as RR – Rural Residential.

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

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

On January 9, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our reconnaissance efforts, except for an above ground storage tank (AST) of approximately 200-gallon capacity located on the southwest portion of the property. The AST was situated on its side and a discharge hose open on the ground. The AST was labeled as "diesel" fuel and appeared to contain residual fluids. Minor petroleum staining was noted at the discharge port on the AST along with minor soil staining directly beneath the tank. Additionally, two 5-gallon containers of what appeared to be used motor oil or oily-water were observed within a storage shed on the southwestern portion of the subject property.

Based on the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the site. Sampling activities were conducted on January 9, 2012. A total of forty (40) discrete soil samples (ACR-1 through ACR-40), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, eight (8) composite samples (Composite #1 through Composite #8) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

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

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

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

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

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

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located southwest of West Lilac Road, and Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

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

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

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

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

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

1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

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

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

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as RR – Rural Residential.

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

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 800 feet above mean sea level (amsl) (south-central portion) to approximately 950 feet amsl (southwestern portion). A natural drainage traverses the central portion of the subject property from north to south and represents the lowest elevations on site which rise to higher elevations in both east and west directions. Based on topographic relief, surface water drainage appears to be predominately to the south.

2.3 Regional and Local Geology

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

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

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

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as a mix of the Cieneba course sandy loam (CIE2) and the Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2011). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

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

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

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

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

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

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, no FIRM coverage for the subject property was available. EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APN 127-072-20) is identified as Vaccaro Farms, LP and Bialkowski Lilac Road, LP, with the following mailing address: 2476 Jupiter Drive, Los Angeles California 90046.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1947, 1948, 1953, 1963, 1968, 1974, 1975, 1980, 1989, 1990/91, 1994, 2002, 2003, and 2008 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property was undeveloped land from at least 1953. From approximately 1963 to 2012, the subject property appeared utilized for agricultural-related land use.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property and adjacent and surrounding property appeared to be undeveloped and covered with native vegetation; with the exception of the east adjacent property which appeared with a residential structure. A natural drainage was present trending north to south through the central portion of the subject property. West Lilac Road appeared to the north.
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. A structure appeared on the adjacent property to the east. Surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph; with the exception of an unimproved road near the northern property margin. Unimproved roads appeared in the surrounding area.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. Additional unimproved roads appeared on the adjacent properties. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	The western portion of the subject property appeared utilized for agriculture; the remaining portion remained undeveloped. Additional rural residential and agricultural development appeared in the vicinity.
1968	Topographic Map 1: 24,000	Subject property appeared to be undeveloped land. Shirey Road and Standel Lane (unimproved) appeared in the site vicinity. The majority of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1974	Aerial Photograph 1:375	The majority of the subject property now appeared utilized for agriculture (orchards); as well as the adjacent property to the west and south. Increased agriculture now appeared in the surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1974 photograph.
1989	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 photograph. A structure appeared on the adjacent property to the north.
1990/91 through 2008	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1989 photograph.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of orchards throughout the property. A structure was present on the southwest property corner. An unimproved road ran from the northwest corner to the southeast and along the southern property margin. A natural drainage remained trending north to south through the central portion. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

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

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. An on-line search was made at the Los Angeles County Public Library's collection of Sanborn Fire Insurance maps (LAPL, 2012). Sanborn map coverage was not available for the subject property and/or surrounding area; therefore, indicating little or no development prior to the 1950s.

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were available for the subject property.

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

Tribal Lands – One listing was reported within one mile of the subject property: **Bureau of Indian Affairs Contact I**. Tribal Lands listing are not generally considered rationale for environmental concern, unless the facility has a dual listing, such as a reported release. The listing does not have a dual listing or reported release; therefore, is not considered to be an environmental concern.

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

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

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

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

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – One listing was reported within one-quarter mile of the subject property. **Miller Fire Station, CDF** (9127 West Lilac Road, located east of the subject property), was listed as the site of a diesel fuel UST with a regulatory status listed as "removed" as of March 18, 1997. Operating permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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

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

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

State Permits – One listing was reported within one-quarter mile of the subject property: **Miller Fire Station, CDF** (9127 West Lilac Road, east of the subject property). The site was dual listed on the UST database above. State permits are not generally rationale for environmental concern, unless a release has occurred at the site. The listing has not reported a release; therefore, is not considered a concern.

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property APN: 127-072-20. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2012), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.4 Department of Toxic Substances Control

EEI reviewed the online database EnviroStor (2012), which provides records on LUSTs, SLICs, Priority cleanup sites and states sites, which is maintained by the Department of Toxic Substances Control (DTSC). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 03W, Sections 19 and 24).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2012) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

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

3.5.1 Past or Present Uses Indicating Environmental Concern

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

3.5.2 Environmental Liens or Governmental Notification

Mr. Bialkowski was not aware of any deed restrictions, environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

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

3.5.4 Previous Assessments

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

3.5.5 Legal Proceedings

Mr. Bialkowski was not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

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

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Previous Assessments

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

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. With the exception of storage sheds located on the southwestern portion, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

3.8.2 Lead-Based Paint

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

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

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

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed along the western portion of the site, along with a single pole-mounted transformer. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

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

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

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

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

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

TABLE 2
Summary of Site Reconnaissance

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

4.3 Adjacent Properties

EEI conducted a visual reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. Properties on all sides of the subject site are for the most part open, agricultural land. Rural residential properties are also located in the area. Most of these areas were not readily accessible due to the presence of gates and/or poor roads. No evidence of dumping was observed.
Adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

The subject property has been and continues to be utilized for agricultural purposes (i.e., citrus orchard). It is likely that restricted agricultural chemicals were applied to subject property soils, which is a potential REC. Based on the future planned property use (residential), EEI performed a limited agricultural chemical survey (i.e., soil sampling) to further evaluate subject property soils for agricultural chemicals.

There is no specific guidance regarding the testing and analysis of heavy metals and/or pesticides on soils at residential building sites in San Diego County. Therefore, EEI relied principally on the Department of Toxic Substance Control's (DTSC) August 2008 "*Interim Guidance For Sampling Agricultural Properties"*, combined with our experience gathered over the last two decades. The DTSC document provides guidance for sampling of former agricultural properties (undisturbed) where pesticides and/or fertilizers were presumably applied uniformly, for agricultural purposes, consistent with normal application practices. The DTSC document was initially prepared for use in evaluating soil at proposed new school sites and existing schools undergoing expansion projects where the property was currently or previously used for agricultural activities, but has been expanded to provide a uniform and streamlined approach for evaluating agricultural properties.

Based on the size of the property (40.59-acres), and EEI's experience at similar sites, a total of 40 discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On January 9, 2019, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of forty (40) discrete locations (identified as ACR-1 through ACR-40, **Figure 3**) were chosen to provide representative coverage.

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

5.2 Laboratory Analytical Testing

All 40 discrete soil samples (ACR-1 through ACR-40) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of eight (8) composite samples (identified as Composite #1 through Composite #8) from the discrete samples at a ratio of 5:1. All eight (8) composite samples (Composite #1 through Composite #8) were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

No concentrations of arsenic or lead were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

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

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

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

- No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in any other composite samples.

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

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-2	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-3	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-4	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-5	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-6	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-8	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-10	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-16	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-18	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-26	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-31	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-32	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-33	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-34	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-35	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-36	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-37	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-38	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-39	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA
ACR-40	6	1/9/2012	<5	<3	NA	NA	NA	NA	NA

TABLE 3
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
Composite #1	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #2	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #3	6	1/9/2012	NA	NA	<5	**120**	<5	<5	<5-200
Composite #4	6	1/9/2012	NA	NA	<5	<5	<5	<5	<5-200
Composite #5	6	1/9/2012	NA	NA	<5	**15**	<5	<5	<5-200
Composite #6	6	1/9/2012	NA	NA	<5	**39**	<5	<5	<5-200
Composite #7	6	1/9/2012	NA	NA	<5	**75**	<5	**7.7**	<5-200
Composite #8	6	1/9/2012	NA	NA	<5	**89**	**6.4**	**11**	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	<5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	<5-200

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

5.3 Discussion of Testing Results

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

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

EEI compared the reported DDE, DDD, and DDT concentrations to the California Human Health Screening Levels (CHHSL) for a residential land use scenario. The CHHSLs are concentrations of select hazardous chemicals that are used to estimate and compare reported values in soil to risk to human health. The following bulleted items summarize the reported values:

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

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

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

6.0 LIMITED AST SUBSURFACE SAMPLING

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

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

7.0 FINDINGS AND OPINIONS

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

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

    - The subject property has been and continues to be utilized for agricultural purposes (i.e., avocado orchard). Based on the future planned property use (residential), a limited agricultural chemical survey (i.e., soil sampling) was performed by EEI.

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

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

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

- *De Minimis* Conditions – No *de minimis* conditions have been revealed during the preparation of this ESA.

8.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

8.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

8.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

8.3 On-site Data Gaps

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

8.4 Deviations from ASTM Practices

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

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

9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located southwest of West Lilac Road, and Shirey Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

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

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

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

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

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

10.0 REFERENCES

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San Diego Regional Water Quality Control Board (SDRWQCB), 1994, "Water Quality Control Plan for the San Diego Basin (9)," dated September 8.

State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed January 2012.

United Nations Environmental Programme, 1999, Guidelines for the Identification of PCBs and Materials Containing PCBs.

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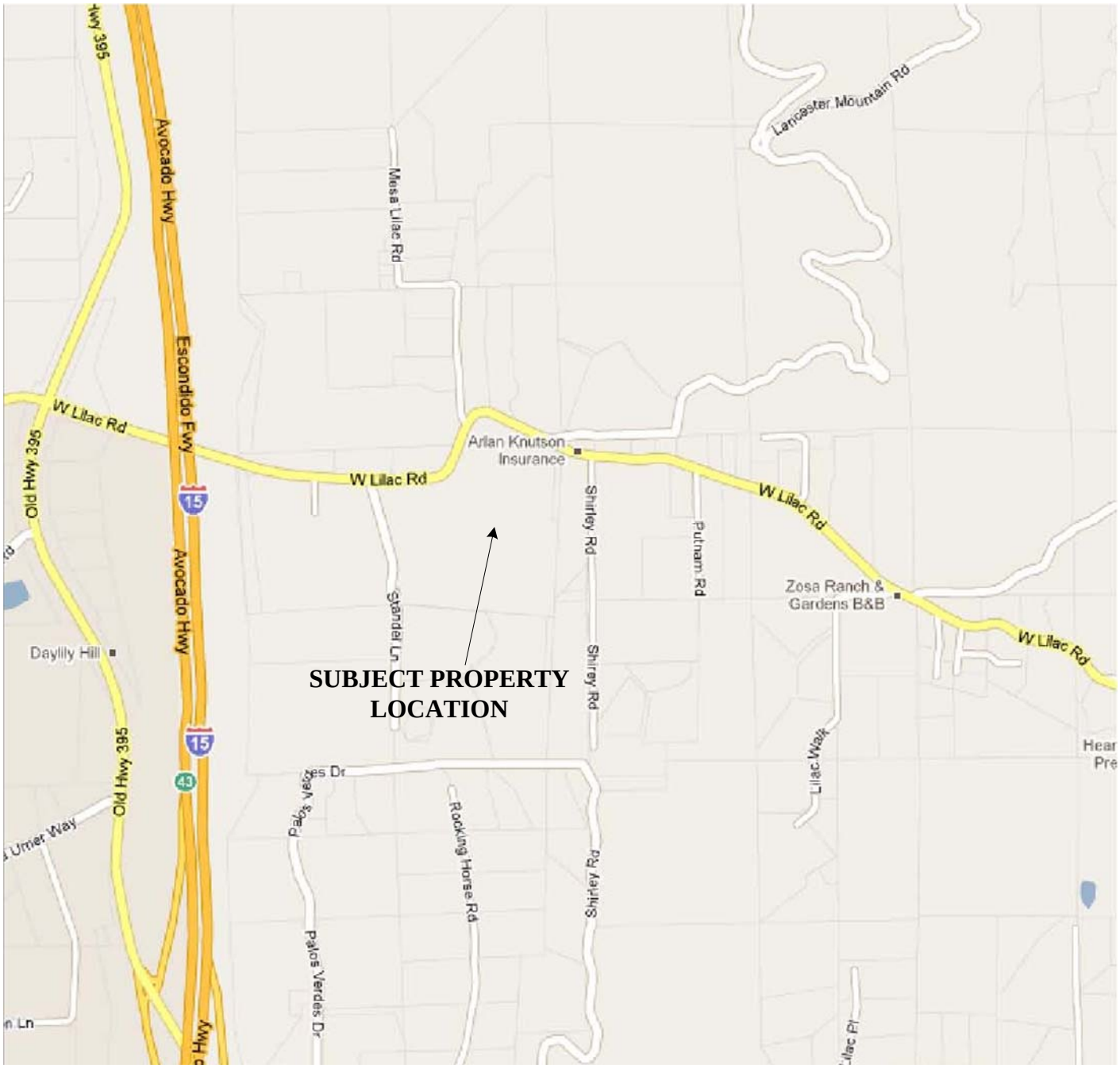
FIGURES



Map Source: Google Maps®, Accessed, February 2012

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

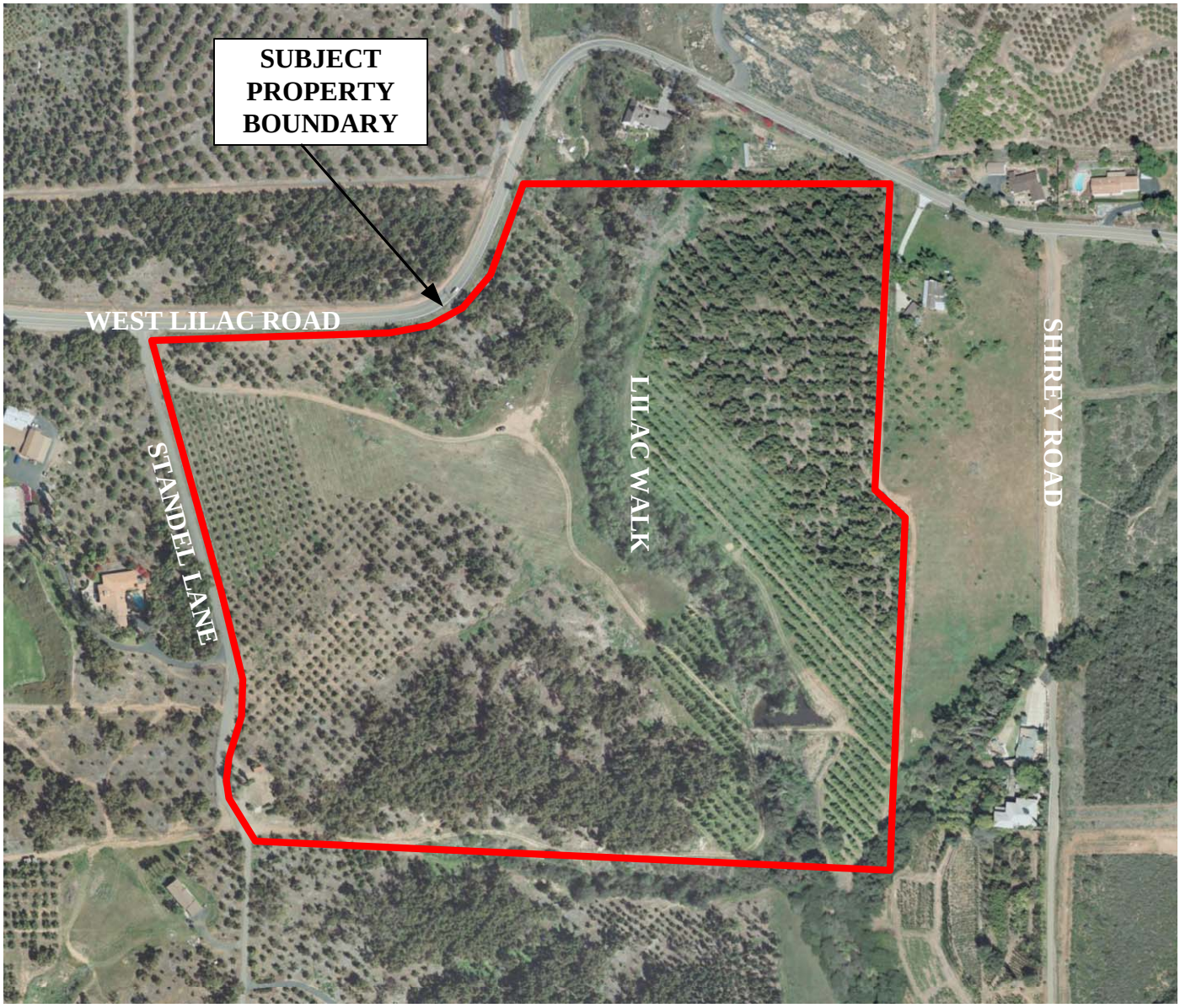
Note All Locations Are Approximate

SITE LOCATION MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 300'

0 180 FT 300 FT 600 FT

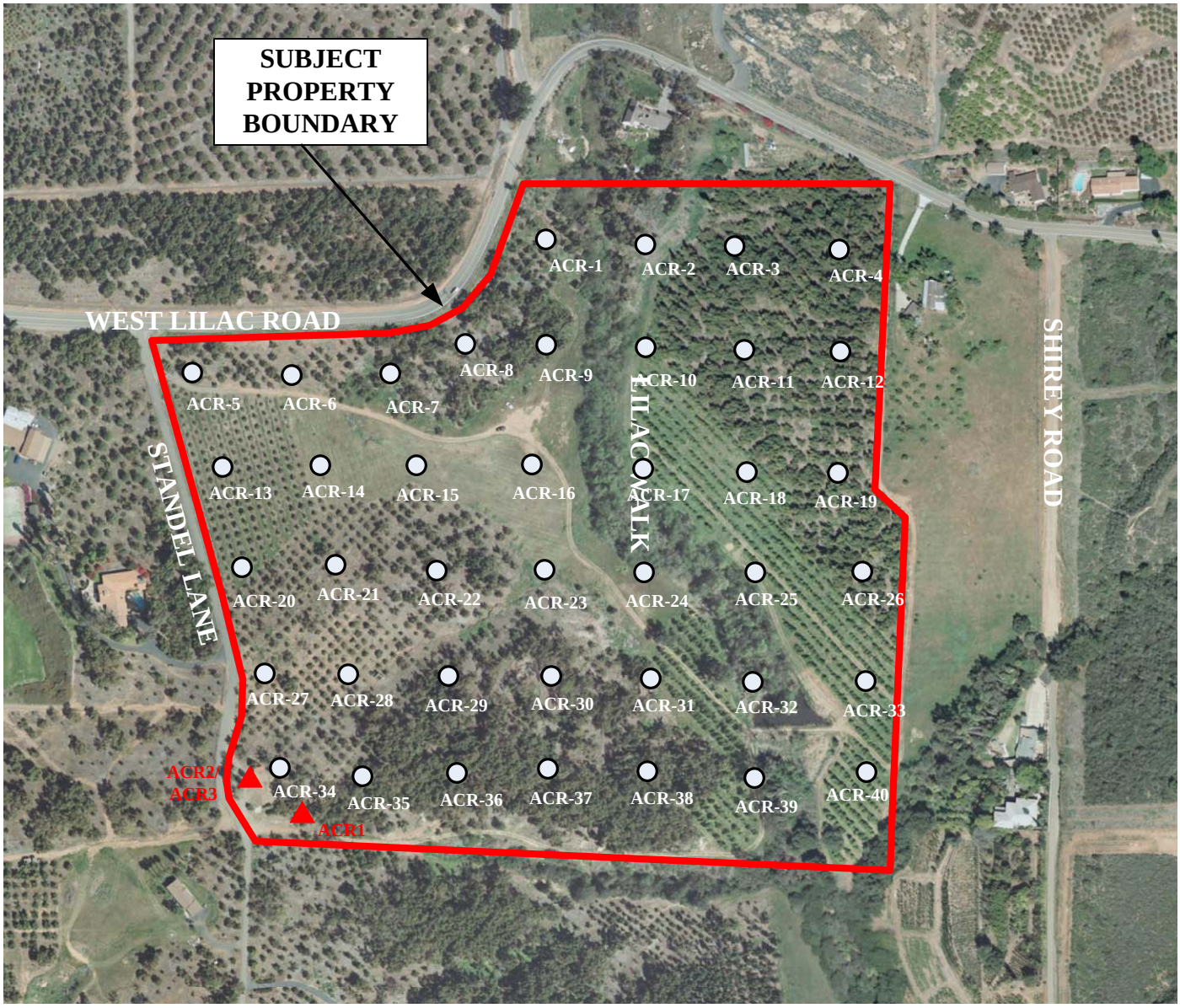
Note All Locations Are Approximate

AERIAL SITE MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 — Soil boring location

ACR-1 — AST and oil buckets boring location

N

Scale: 1" = 300'

0 180 FT 300 FT 600 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

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

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

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

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

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

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

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

BLK	OLD	NEW	YR	CUT
071	9	SAME AC. CHNG	84	5641
072	31	AC. CHNG	84	5723
071	VAC	AC CHNG	84	5792
072	VAR			
072	34	38-41	85	1304
071	14,15 &			
	127-270-44 & POR 82	39	86	2201
072	PICK UP	42	87	1321
072	26 & 42	43-45	95	1116
072	28	SAME EST OP	96	1239
072	28	SAME EST OP	96	4649
071	18 & -270-34	40	99	1616
071	12	41–45	99	1980
072	39	46&47	00	1361
072	31&36	48&49	07	1535
072	43	SAME & ACCRTS	08	5611

03/21/11 DEP ✓

SEC 23 - T10S - R3W - POR
SEC 24 - T10S - R3W - N H
ROS 7386, 9468, 20829

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 127 PG 07

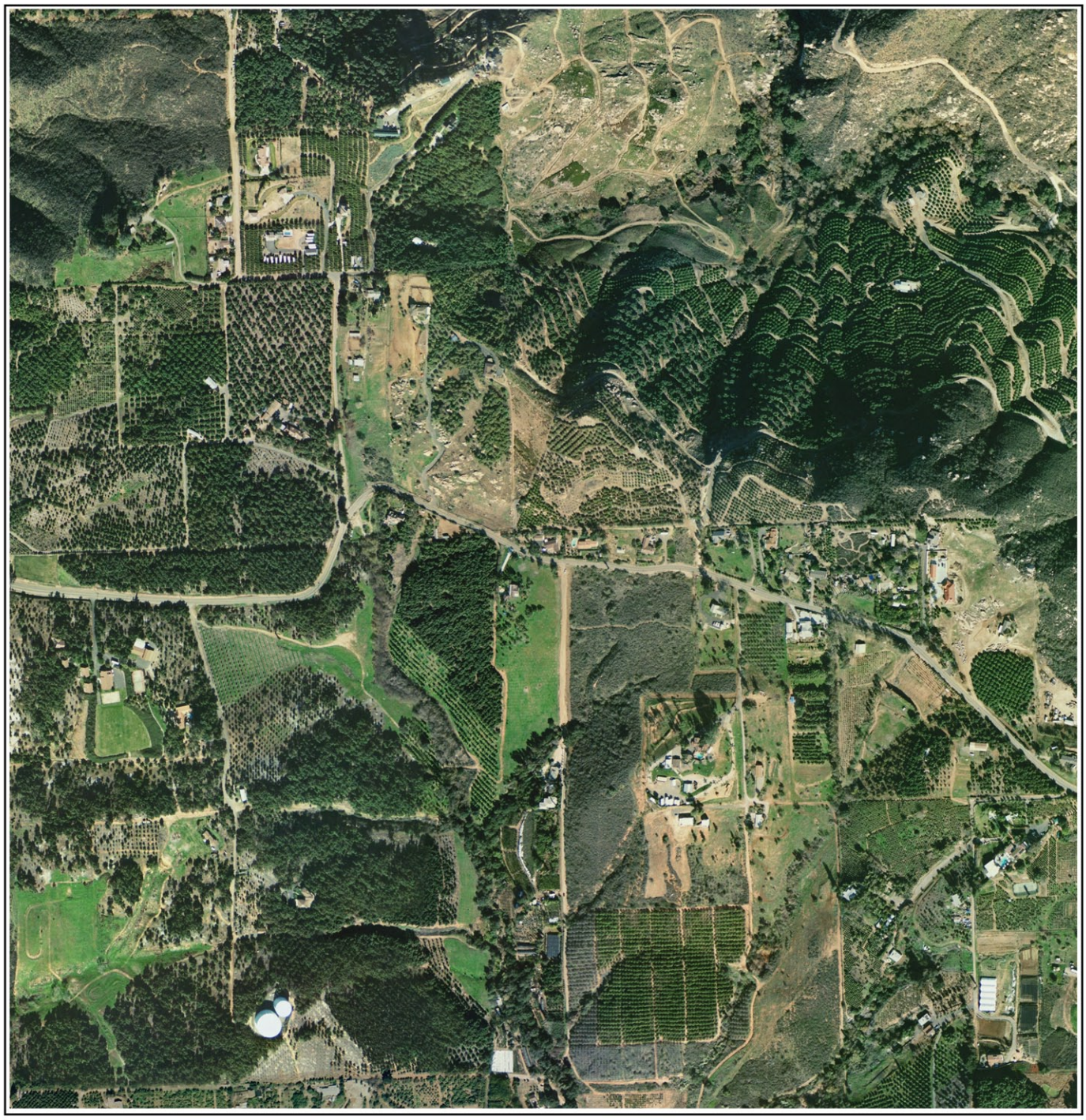
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2008

9008 West Lilac Rd, Escondido, CA 92026



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

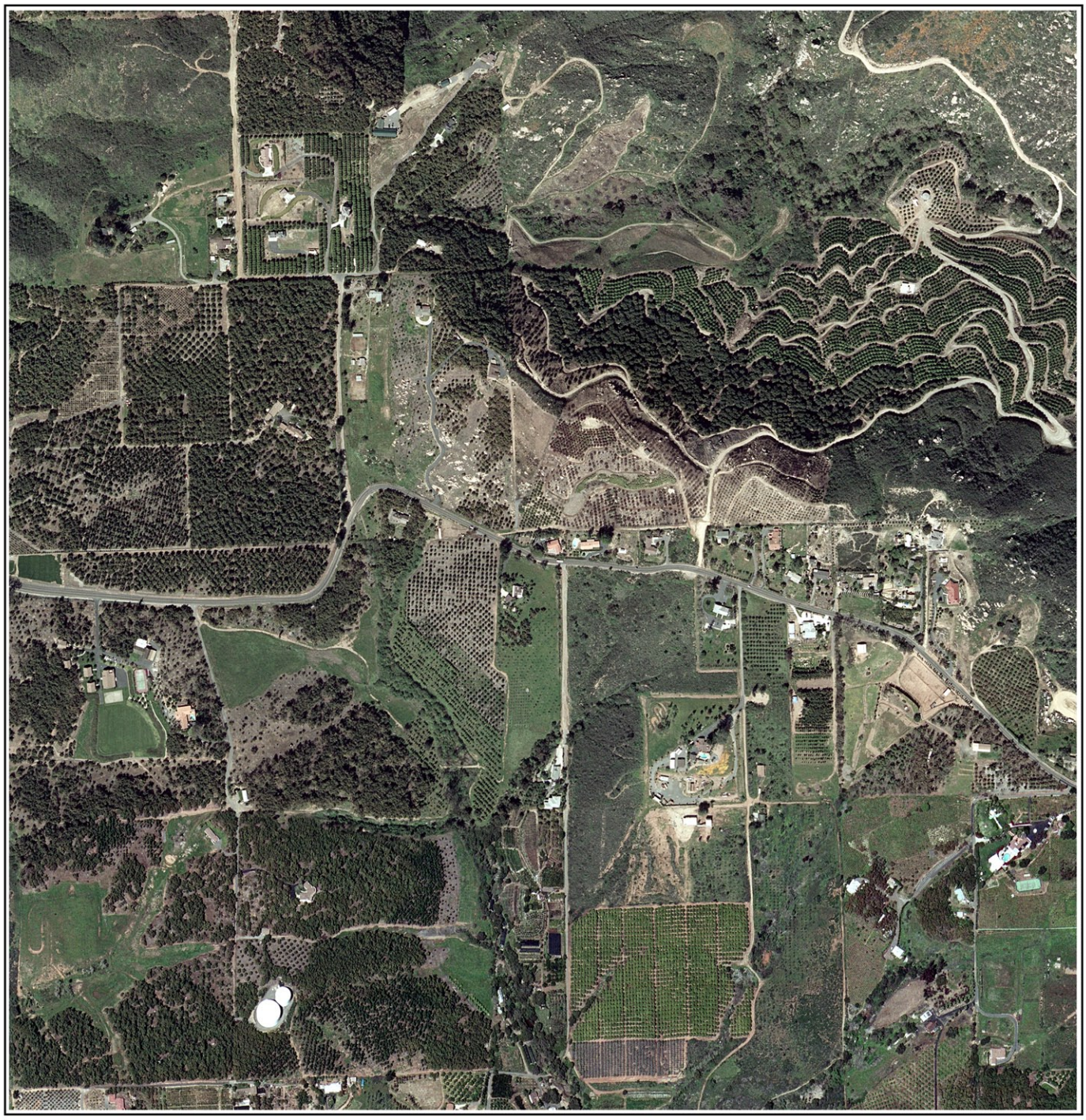
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2003

9008 West Lilac Rd, Escondido, CA 92026



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

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9008 West Lilac Rd, Escondido, CA 92026

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

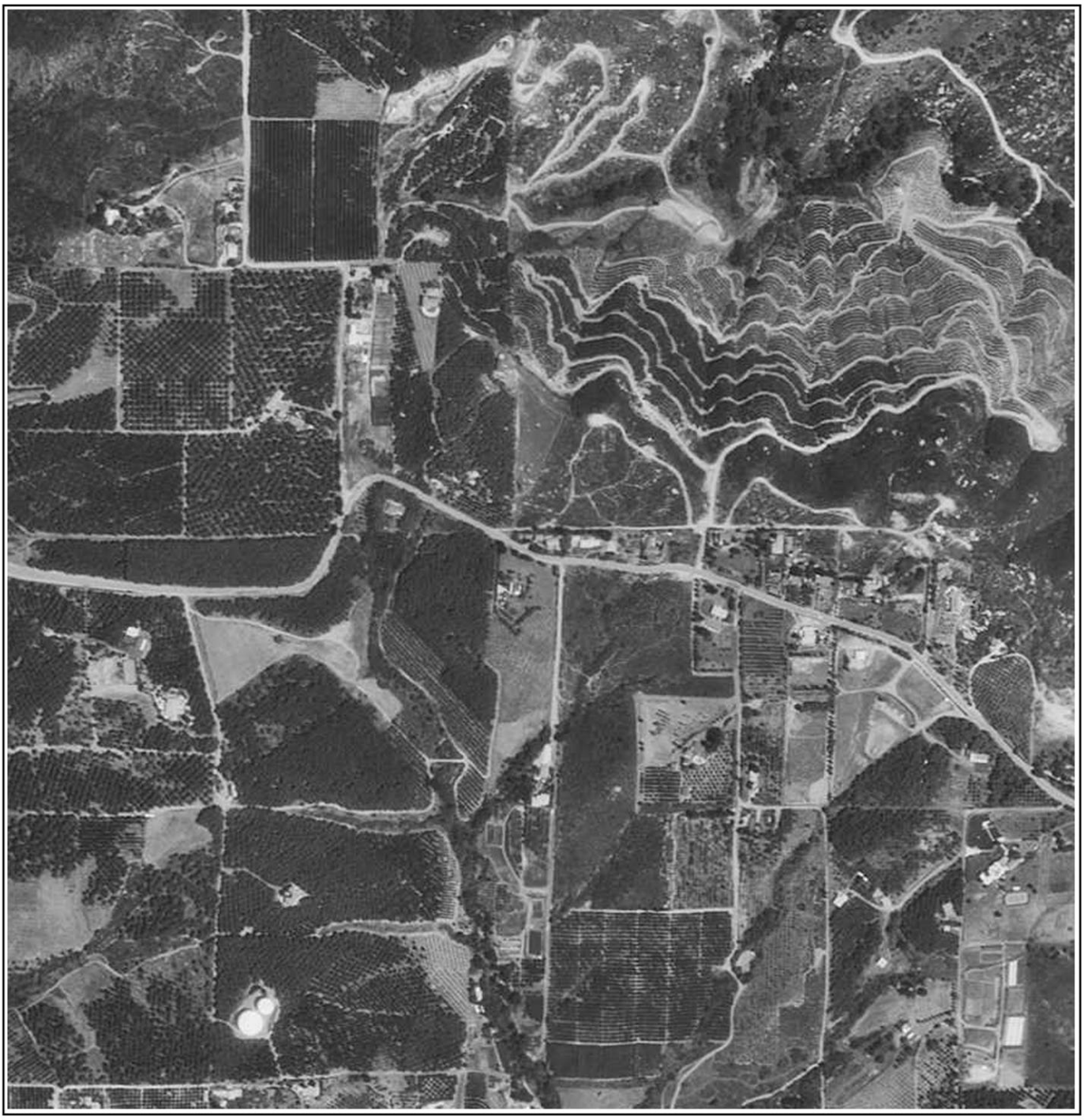
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1994

9008 West Lilac Rd, Escondido, CA 92026



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

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9008 West Lilac Rd, Escondido, CA 92026

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

Approximate Scale: 1 in equals 750 ft