Photograph 9 – View of the abandoned hoop house located on the northwest portion of the property.

Photograph 10 – View of irrigation supplies located on the northwest portion of the property.

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

23 March 2012

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

RE: Dawson Property

Enclosed are the results of analyses for samples received by the laboratory on 03/16/12 16:28. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T120469-01	Soil	03/16/12 13:30	03/16/12 16:28
ACR-2	T120469-02	Soil	03/16/12 13:40	03/16/12 16:28
ACR-3	T120469-03	Soil	03/16/12 13:50	03/16/12 16:28
ACR-4	T120469-04	Soil	03/16/12 14:00	03/16/12 16:28
ACR-5	T120469-05	Soil	03/16/12 14:10	03/16/12 16:28
ACR-6	T120469-06	Soil	03/16/12 14:20	03/16/12 16:28
ACR-7	T120469-07	Soil	03/16/12 14:30	03/16/12 16:28
ACR-8	T120469-08	Soil	03/16/12 14:40	03/16/12 16:28
ACR-9	T120469-09	Soil	03/16/12 14:50	03/16/12 16:28
ACR-10	T120469-10	Soil	03/16/12 15:00	03/16/12 16:28
ACR-11	T120469-11	Soil	03/16/12 15:10	03/16/12 16:28
ACR-12	T120469-12	Soil	03/16/12 15:20	03/16/12 16:28
COMPOSITE #1	T120469-13	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #2	T120469-14	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #3	T120469-15	Soil	03/16/12 00:00	03/16/12 16:28
COMPOSITE #4	T120469-16	Soil	03/16/12 00:00	03/16/12 16:28

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-1

T120469-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-2

T120469-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-3

T120469-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	**4.9**	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-4

T120469-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-5

T120469-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-6

T120469-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-7

T120469-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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949.297.5027 Fax

EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-8

T120469-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-9

T120469-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-10

T120469-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	**4.3**	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-11

T120469-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

ACR-12

T120469-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	2031913	03/19/12	03/22/12	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #1

T120469-13 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2031916	03/19/12	03/22/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*72.1 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #2

T120469-14 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2031916	03/19/12	03/22/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*77.0 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #3

T120469-15 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2031916	03/19/12	03/22/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*75.5 %*	*35-140*		"	"	"	"	

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

COMPOSITE #4

T120469-16 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	2031916	03/19/12	03/22/12	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*70.5 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031913 - EPA 3051										
Blank (2031913-BLK1)				Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (2031913-BS1)				Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	100	5.0	mg/kg	100		100	75-125			
Lead	98.9	3.0	"	100		98.9	75-125			
Matrix Spike (2031913-MS1)		**Source: T120469-01**		Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	89.3	5.0	mg/kg	100	ND	89.3	75-125			
Lead	86.4	3.0	"	100	ND	86.4	75-125			
Matrix Spike Dup (2031913-MSD1)		**Source: T120469-01**		Prepared: 03/19/12 Analyzed: 03/22/12						
Arsenic	93.9	5.0	mg/kg	100	ND	93.9	75-125	5.05	20	
Lead	90.3	3.0	"	100	ND	90.3	75-125	4.50	20	

SunStar Laboratories, Inc.

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: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031916 - EPA 3550 ECD/GCMS										
Blank (2031916-BLK1)				Prepared: 03/19/12 Analyzed: 03/21/12						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*72.6*		*"*	*100*		*72.6*	*35-140*			
LCS (2031916-BS1)				Prepared: 03/19/12 Analyzed: 03/21/12						
gamma-BHC (Lindane)	168	5.0	ug/kg	200		84.2	40-120			
Heptachlor	166	5.0	"	200		82.9	40-120			
Aldrin	171	5.0	"	200		85.4	40-120			
Dieldrin	171	5.0	"	200		85.7	40-120			
Endrin	165	5.0	"	200		82.6	40-120			
4,4´-DDT	154	5.0	"	200		77.0	33-147			
Surrogate: Tetrachloro-meta-xylene	*79.7*		*"*	*100*		*79.7*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031916 - EPA 3550 ECD/GCMS										
Matrix Spike (2031916-MS1)	**Source: T120442-01**			Prepared: 03/19/12	Analyzed: 03/22/12					
gamma-BHC (Lindane)	187	5.0	ug/kg	200	ND	93.7	30-120			
Heptachlor	183	5.0	"	200	ND	91.6	30-120			
Aldrin	189	5.0	"	200	ND	94.7	30-120			
Dieldrin	190	5.0	"	200	ND	95.1	30-120			
Endrin	211	5.0	"	200	ND	106	30-120			
4,4´-DDT	144	5.0	"	200	ND	72.0	30-120			
Surrogate: Tetrachloro-meta-xylene	*89.5*		*"*	*100*		*89.5*	*35-140*			
Matrix Spike Dup (2031916-MSD1)	**Source: T120442-01**			Prepared: 03/19/12	Analyzed: 03/22/12					
gamma-BHC (Lindane)	177	5.0	ug/kg	200	ND	88.6	30-120	5.62	30	
Heptachlor	164	5.0	"	200	ND	82.1	30-120	10.9	30	
Aldrin	178	5.0	"	200	ND	89.2	30-120	5.97	30	
Dieldrin	179	5.0	"	200	ND	89.3	30-120	6.21	30	
Endrin	195	5.0	"	200	ND	97.3	30-120	8.20	30	
4,4´-DDT	147	5.0	"	200	ND	73.7	30-120	2.28	30	
Surrogate: Tetrachloro-meta-xylene	*89.5*		*"*	*100*		*89.5*	*35-140*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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949.297.5020 Phone
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EEI - Carlsbad	Project: Dawson Property	
2195 Faraday Ave., Ste K	Project Number: ACR-71445	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	03/23/12 08:35

Notes and Definitions

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

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

CHAIN OF CUSTODY

T120469

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

DATE:	3/16/12	LABORATORY:	Sunstar	PAGE:	1 of 1
PROJECT NAME:	Dawson Property	EEI PROJECT NUMBER:	ACR-71145		
PROJECT LOCATION:	Escondido, CA	COLLECTOR:	Elyse Hale		
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard (5 to 7 days)		

Electronic Data Format (EDF): Yes_____ No_____

Global ID: 4.2°

EMAIL RESULTS TO:

SPECIAL INSTRUCTIONS/NOTES: create four (4) composite samples on a 3:1 ratio & analyze them for Organochlorine Pesticides by EPA 8081A

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g, BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
ACR-1	3/16/12	1:30	Soil	Glass Jar								X	X						
ACR-2		1:40										X	X						
ACR-3		1:50										X	X						
ACR-4		2:00										X	X						
ACR-5		2:10										X	X						
ACR-6		2:20										X	X						
ACR-7		2:30										X	X						
ACR-8		2:40										X	X						
ACR-9		2:50										X	X						
ACR-10		3:00										X	X						
ACR-11		3:10										X	X						
ACR-12		3:20										X	X						
Composite#1														X					
Composite#2														X					
Composite#3														X					
Composite#4														X					

Relinquished By (signature): Elyse Hale	Date/Time: 3/16/12	Received By (signature):	Date/Time: 3/16/12 1628
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T120469

Composite Matrix

Composite #1	ACR-1 ACR-2 ACR-3
Composite #2	ACR-4 ACR-5 ACR-6
Composite #3	ACR-7 ACR-8 ACR-9
Composite #4	ACR-10 ACR-11 ACR-12

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T120469

Client Name: EEI - Carlsbad Project: Dawson Property

Received by: Dan M Date/Time Received: _____

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

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

Temperature: cooler #1 4.4 °C +/- the CF (- 0.2°C) = 4.2 °C corrected temperature

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

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

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

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 3/16/12

Comments:

_____

_____

_____

_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
34.99-Acre "Nelson" Property
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026

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

March 28, 2012

EEI Project Number ACR-71397

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Subject property location:

34.99-Acre "Nelson" Property
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71397

Prepared and Edited by:

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-71397

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 34.99-Acre "Nelson" Property

EEI Project Number: ACR-71397

Subject Property Information:
APNs 127-072-38, -40, -41 and -46
8709 West Lilac Road
Escondido, California 92026
EEI Project Number ACR-71397

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

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

Inspection Date: March 21, 2012 / **Report Date:** March 28, 2012

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

Site Assessor:
Elyse Hale – Staff Scientist

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

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

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

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

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 8709 West Lilac Road, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property is located approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane and encompasses a total of 34.99-acres on four contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-38, -40, -41, and -46. According to the County of San Diego Assessor, subject parcels 127-072-38 and -40 have a physical address of 8709 West Lilac Road. The remaining two subject parcels do not have a physical address.

The subject property consists of mainly agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. A single family residence is located in the northwest portion of the property and is occupied by the property owner. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. In addition, storage tanks utilized by the Valley Center Municipal Water District are located within an easement on the southwest portion of the property (APN 127-072-46), and are not included as part of this Phase I ESA.

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

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. The water storage tanks have been located on the southwest portion of the property since approximately 1963.

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

March 21, 2012, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *environmental conditions* (RECs) was noted on the subject property during our subject property reconnaissance efforts.

Based on the historical agricultural use of the property, EEI performed a limited agricultural chemical survey to evaluate soil beneath the subject property. Sampling activities were conducted on March 21, 2012. A total of 30 discrete soil samples (ACR-1 through ACR-30), were collected at 6-inches below ground surface and analyzed for Arsenic and Lead by EPA Test Method 6010B. Additionally, six (6) composite samples (Composite #1 through Composite #6) (prepared by a California-State certified laboratory), were analyzed for Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed that no concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-1, ACR-2, ACR-3, ACR-4, ACR-5, ACR-15, and ACR-17. Concentrations of lead ranged from 3.0 mg/kg (ACR-5) to 5.4 mg/kg (ACR-3). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

Concentrations of DDE were detected in samples Composite # 1 through Composite #6. Concentrations of DDE ranged from 81 µg/kg (Composite #2) to 320 µg/kg (Composite #5). . ~~No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect").~~ Concentrations of DDT were reported in sample Composite #1 through Composite # 6. Concentrations of DDT ranged from 31 µg/kg (Composite #3) to 42 µg/kg (Composite #1). ~~No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect").~~ No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

The reported concentrations of lead, DDE, and DDT detected in composite soil samples collected during this investigation were less than the California Human Health Screening Levels (CHHSL) for a residential land use of 150 mg/kg (lead) and 1,600 µg/kg (DDE and DDT). Therefore, further investigation does not appear to be warranted at this time.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as APN 127-072-38, -40, -41, and -46, at 8709 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

In addition EEI has the following comment:

- Three 55-gallon storage drums, two of which were full (contents unknown), are located on the subject property. No leaks or stains were noted on or beneath the drums. EEI recommends that these drums be removed, and properly disposed of offsite.

- County records indicate the existence of permits for Septic Tank Installation and percolation tests for three proposed single family dwellings on the subject property (APNs 127-072-40, -41, and -46); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on these subject parcels during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any septic systems (and/or water supply wells), either associated with the aforementioned permits or with the existing onsite residences, should be properly abandoned following County Health Department guidelines.

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

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* at the property located at 8709 West Lilac Road, Escondido, California **(Figure 1**). *Recognized environmental conditions* include those property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be subject to enforcement actions by a regulatory agency. 71397

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 34.99-acres on four contiguous parcels identified as Assessor's Parcel Numbers (APNs) 127-072-38, -40, -41, and -46 (**Appendix B**). According to the County of San Diego Assessor, subject parcels 127-072-38 and -40 have a physical address of 8709 West Lilac Road. The remaining two subject parcels do not have a physical address.

The subject property consists of mainly agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. A single family residence is located in the northwest portion of the property and is occupied by the property owner. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. In addition, storage tanks utilized by the Valley Center Municipal Water District are located within an easement on the southwest portion of the property (APN 127-072-46), and are not included as part of this Phase I ESA.

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

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. The water storage tanks have been located on the southwest portion of the property since approximately 1963.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 780 feet above mean sea level (amsl) (southeastern portion) to approximately 950 feet amsl (northwestern portion). Based on topographic relief, surface water drainage appears to be predominately to the southeast.

2.3 Regional and Local Geology

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

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

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

Soils beneath the site and in the vicinity of the site have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as the Fallbrook sandy loam series (FaE2), and the Cieneba coarse sandy loam series (CIG2) (USDA, 2012). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 65 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for more information. According to the website, a water well exists near the southeast corner of the subject property. According to the website, the well (Well No. 10S02W19E002S) was last measured in 1967, and indicated that the depth the-to-groundwater in the well was 11 feet below ground surface (bgs).

EEI requested a search for environmental records (i.e., wells or septic tanks) with the County. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, there are no water supply well records associated with the subject parcels APNs 127-072-38, -40, -41 and -46; however, three septic tank permits were on file and are discussed in 3.2.4 County of San Diego Land Use and Environmental Group.

Four (4) additional water supply wells were located to the south within the immediate vicinity of the subject property (Township 10S, Range 2 West, Section 19). According to the website, the wells were last measured in 1967, and indicated that the depth-to-groundwater in the wells ranged from 3.0 feet to 11 feet below ground surface.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA, 2012) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FEMA, FIRM coverage for the subject property was not available for review (Panel No. 06073C0492F). EEI reviewed the San Diego Geographic Information Source website (SanGIS, 2012) for flood plain information. According to the website, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to a Chicago Title Company Preliminary report dated October 13, 2011, provided by the client, the current owner of the subject property (APNs 127-072-38, -40, -41 and -46), is identified as the Dolores J. Nelson Revocable Trust. The current owner was listed with a mailing address: 32475 Standel Lane, Escondido, California 92026.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1939, 1942, 1947, 1948, 1951, 1953, 1963, 1968, 1974, 1975, 1980, 1990-91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. Based on the data reviewed, the subject property was undeveloped from at least 1939 to 1974. In 1974, the subject property appeared with orchards and utilized for agricultural purposes. In 1980, a single residence occupied the northwest portion of the property. Since 1974 the subject property has continued to be used for agricultural purposes. Also, a water storage tanks have been located within an easement on the southwest portion of the property since approximately 1963. The property where the water tanks are located is not a part of the subject property.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1939	Aerial Photograph 1:375	Subject property appeared to be undeveloped and covered with native vegetation. A drainage traversed north to south in the general site vicinity to the east. The surrounding area appeared to be undeveloped and covered with native vegetation.
1942	Topographic Map 1:62,500	Subject property appeared to be undeveloped. West Lilac Road was present to the north. Surrounding area appeared to be undeveloped land.
1947	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1939 photograph.
1948/ 1951	Topographic Map 1:24,000/25,000	No apparent changes were noted to the subject property since the 1942 topographic map. Interstate 15 (I-15) was present to the west.
1953	Aerial Photograph 1:750	Subject property appeared to be undeveloped. An unimproved road, presumably Shirey Road, was present to the east. Numerous unimproved roads were visible in the surrounding area.
1963	Aerial Photograph 1:375	A water storage tank appeared within the southwest corner of the subject property. The remaining portion of the property appeared as undeveloped land. Orchards and residences appeared adjacent and to the south and southeast. Rural residential development appeared to the north.
1968	Topographic Map 1: 24,000	A water tank was present within the southwest corner of the subject property. The subject property and surrounding area was shaded green, which signified agricultural-related land use. Standel Lane and Shirey Road were present in the site vicinity.
1974	Aerial Photograph 1:375	The majority of the subject property appeared utilized for agricultural purposes as orchards. The water tank remained within southwest portion of the property. Unimproved road bisected the central portion of the property from east to west. Increased agricultural use (orchards) was observed in the surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	A clearing and a structure were present on the northwest portion of the subject property. No other apparent changes were noted to the subject property since the 1974 aerial photograph.
1990-1991	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1980 aerial photograph, except for the addition of another water tank within the southwest portion.
2002	Aerial Photograph 1:375	No apparent changes were noted to the subject property since the 1990-91 aerial photograph. Additional development was observed to the east.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of a residence on the northwest portion and agricultural land use on the remaining portions. Two water tanks remained within the southwest portion of the property. No other pertinent information or environmental issues were noted.

3.2.2 City/County Directory

Directory listings associated with the subject property (8709 West Lilac Road) was requested from Track Info Services/FirstSearch®, an environmental information/database retrieval service. At the time of this report, the information had not been received. Based on the information gathered from readily available sources, and the residential nature of the subject property and surrounding area, EEI does not consider the absence of this information to affect the validity of this Phase I ESA.

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Land Use and Environmental Group

EEI researched the County of San Diego Land Use and Environmental Group (LUEG) website to review any existing records related to development of the subject property. According to the online database maintained by the County (LUEG, 2012), no records were on file for the subject property: 8709 West Lilac Road; and APNs: 127-072-38, -40, -41 and -46.

In addition, EEI contacted the County of San Diego Department of Environmental Health, Land and Water Quality Division, for information pertaining to any septic or water supply well permits associated with the subject property. According to Ms. Sandy Johnson Senior Office Assistant, Department of Environmental Health Land & Water Quality Division, permits were on file for three of the four subject parcels. The following bulleted items summarize the information reviewed. **Appendix D** contains excerpts of the information reviewed.

- APN 127-072-40: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. Address listed as 8709 West Lilac Road.

- APN 127-072-41: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling. Address listed as 8709 West Lilac Road.

- APN 127-072-46: September 9, 1981, Permit for Septic Tank Installation and percolation test for a proposed single-family dwelling.

Each of the above referenced permits was issued to Mr. and Mrs. Stanley Nelson. There was no indication that any of the three permits were ever finalized or any inspections completed.

3.3 Regulatory Database Search

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

For discussion purposes, the term "non-geocoded" is applied to sites that either have non-existent or incomplete addresses. EEI has located these sites, based on the location description provided in the records search. Following is a list of databases that were reviewed in the preparation of this report.

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

State/Tribal Solid Waste Landfill (SWL) Sites – One listing was reported within one-quarter mile of the subject property: **Green Co. Farms** (32163 Old Highway 395, 0.44 miles west). The waste type was listed as "green waste." Based on this information and the location (i.e. greater than one-quarter mile from the subject property), the listing is not considered to be an environmental concern at this time.

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

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

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

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

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

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

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

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

HW Manifest – No listings were reported within one-eighth mile of the subject property.

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property APNs: 127-072-38, -40, -41 and -46. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

Oil and gas wells were not observed on the subject property during our subject property reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2012) indicated no petroleum exploration or production has occurred on or immediately adjacent to the subject property (identified as within Township 10S, Range 02W, Section 19 and 24).

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

The current owner of the subject property is being represented by the entity on whose behalf the Phase I ESA is being prepared. Pertinent information provided by Mr. John Rilling, with Accretive Investments, Inc., regarding the subject property is documented below in Section **3.6 User Provided Information**. No indications of environmental concern were noted by Mr. Rilling (see below).

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

Mr. Rilling stated that his specialized knowledge related to the subject property included the information that the property has been utilized for farming.

3.6.3 Valuation Reduction for Environmental Issues

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

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

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

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, no previous site investigation activities have been conducted on the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on the age of the on-site structure (constructed between 1974 and 1980), there is a likely hood of ACM present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials is conducted prior to improvements.

3.8.2 Lead-Based Paint

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

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

Based on the age of the onsite structures (constructed between 1974 and 1980), there is a potential that lead-based paint exists in the building. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends lead-based paint testing of building materials is conducted prior to improvements.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

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

Overhead power lines were observed originating at the northwest property corner (at Standel Lane) and running northwest to southeast within the western portion of the subject property. Three pole-mounted transformers were observed on the line located within the subject property. Based on our experience with similar sites surrounding the subject property and San Diego County, PCB containing pole-mounted transformers is unlikely; therefore, is not considered an environmental concern at this time.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

On March 21, 2012, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Ms. Cassandra Costa with Accretive Investments, Inc. provided access to the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix G**), and summarized in **Table 3**.

The subject property is located approximately 1,000 feet south of the intersection of West Lilac Road and Standel Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 34.99-acres on four contiguous parcels. A residence is located on the northwest portion of the subject property and is identified as 8709 West Lilac Road.

Access to the subject property can be obtained from the northeast along Standel Lane, which borders the majority of the western property boundary. The subject property consists of agricultural land including orchard groves on the majority of the property, and agricultural fields along the eastern property boundary. An occupied single family residence is located in the northwest portion of the property. A second structure is located south of the main residence just east of Standel Lane, and appears to be utilized as a staging area for agricultural workers. The property is unfenced. Unimproved access roads were observed throughout the property and include an east to west trending road which traverses the center of the property.

A natural drainage which runs north to south is located just outside the eastern property margin. Two smaller natural drainages trend west off of this drainage and onto the subject property in two areas of lower elevation at the northeast corner and east-central portion.

Two above ground water storage tanks, utilized by Valley Center Municipal Water District are located within an easement on the southwestern portion of the subject property. The area of water tanks was not included in this Phase I ESA.

The single family structure located in the northwest portion of the property is accessed from the west along Standel Lane and is surrounded by mature orchards. The structure, a single family residence occupied by the property owner, appeared in good and newer condition. An interior reconnaissance of the structure was not conducted. A smaller, secondary structure, which is also occupied, is located south of the main residence just east of, and accessed from, Standel Lane. EEI observed several plastic storage crates near the smaller structure. South of the smaller structure, EEI observed calcium nitrate fertilizer stored on pallets along with miscellaneous construction materials. Also in this area, EEI observed three (3) metal storage drums labeled as "Valvoline," two of which were full. No leaks or stains were noted on the drums or the surface below the drums. Further to the south (just north of the water storage tanks), EEI observed two empty plastic above ground storage tanks (ASTs), one of which was in disrepair. A third AST, constructed of metal and filled with sand was noted in this area. Associated piping and valves was observed near the metal AST. Several bottles of phosphorous acid fertilizer containers were observed near the plastic ASTs. Various farm and irrigation supplies and miscellaneous farming equipment was observed on this portion of the subject property. The subject property is surrounded by agricultural related land use, and rural residences.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling *was* noted on the subject property during our site reconnaissance.

TABLE 3
Summary of Subject Property Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Good.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	No	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

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

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

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

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

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

Based on the size of the property (34.99-acres), and EEI's experience at similar sites, a total of thirty (30) discrete soil samples, were collected at near-surface (6-inches below grade) locations on the subject property. The following sections discuss our investigation activities.

5.1 Field Investigation

On March 21, 2012, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the subject property. A total of thirty discrete locations (identified as ACR-1 through ACR-30, **Figure 3**) were chosen to provide representative coverage.

Samples were collected approximately 6- inches below ground surface (bgs), using a shovel. Sample material was extracted from the ground and placed in laboratory-supplied, 4-ounce glass jars. The jar was sealed with a Teflon-lined cap, and labeled with a number unique to the sample. The samples were placed in a chilled cooler and subsequently picked up by SunStar Labs, a California State-certified laboratory, under proper Chain-of-Custody (COC) documentation.

5.2 Laboratory Analytical Testing

All 30 discrete soil samples (ACR-1 through ACR-30) collected during this investigation were analyzed for Arsenic and Lead by United States Environmental Protection Agency (U.S. EPA) Test Method 6010B. Additionally, EEI instructed the laboratory, per DTSC guidelines, to create a total of six (6) composite samples (identified as Composite #1 through Composite #6) from the discrete samples at a ratio of 5:1. All six (6) composite samples (Composite #1 through Composite #6) were analyzed for Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect) in any of the samples analyzed.
- Lead was reported in samples ACR-1, ACR-2, ACR-3, ACR-4, ACR-5, ACR-15, and ACR-17 at 3.5 milligrams per kilogram (mg/kg), 3.5 mg/kg, 5.0. mg/kg, 4.9 mg/kg, 3.0 mg/kg, 5.4 mg/kg, and 4.8 mg/kg. . No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").
- DDE was reported in sample Composite # 1 through Composite #6 at 240 micrograms per kilogram (µg/kg), 81 µg/kg, 150 µg/kg, 140 µg/kg, 320 µg/kg, and 210 µg/kg, respectively. ~~No other samples analyzed detected DDE above the laboratory reporting limit (i.e., "non-detect").~~
- DDT was reported above the laboratory detection limit in sample Composite # 1 through Composite #6 at 42 micrograms per kilogram (µg/kg), 35 µg/kg, 31 µg/kg, 37 µg/kg, 35 µg/kg, and 41 µg/kg, respectively. ~~No other samples analyzed detected DDT above the laboratory reporting limit (i.e., "non-detect").~~
- No other organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect") in any other composite samples.

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	3/21/2012	<5	**3.5**	NA	NA	NA	NA	NA
ACR-2	6	3/21/2012	<5	**3.5**	NA	NA	NA	NA	NA
ACR-3	6	3/21/2012	<5	**5.0**	NA	NA	NA	NA	NA
ACR-4	6	3/21/2012	<5	**4.9**	NA	NA	NA	NA	NA
ACR-5	6	3/21/2012	<5	**3.0**	NA	NA	NA	NA	NA
ACR-6	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-7	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-8	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-9	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-10	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-11	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-12	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-13	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-14	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-15	6	3/21/2012	<5	**5.4**	NA	NA	NA	NA	NA
ACR-16	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-17	6	3/21/2012	<5	**4.8**	NA	NA	NA	NA	NA
ACR-18	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-19	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-20	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-21	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-22	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-23	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-24	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-25	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-26	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-27	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-28	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-29	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
ACR-30	6	3/21/2012	<5	<3	NA	NA	NA	NA	NA
Composite #1	6	3/21/2012	NA	NA	<5	**240**	<5	**42**	<5-200
Composite #2	6	3/21/2012	NA	NA	<5	**81**	<5	**35**	<5-200
Composite #3	6	3/21/2012	NA	NA	<5	**150**	<5	**31**	<5-200
Composite #4	6	3/21/2012	NA	NA	<5	**140**	<5	**37**	<5-200
Composite #5	6	3/21/2012	NA	NA	<5	**320**	<5	**35**	<5-200
Composite #6	6	3/21/2012	NA	NA	<5	**210**	<5	**41**	<5-200

TABLE 4
Soil Sample Results

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

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

5.3 Discussion of Testing Results

The results of our agricultural chemical survey revealed no concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Lead was detected above the laboratory reporting limit in samples ACR-1, ACR-2, ACR-3, ACR-4, ACR-5, ACR-15, and ACR-17. Concentrations of lead ranged from 3.0 mg/kg (ACR-5) to 5.4 mg/kg (ACR-3). No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

Concentrations of DDE were detected in samples Composite # 1 through Composite #6. Concentrations of DDE ranged from 81 µg/kg (Composite #2) to 320 µg/kg (Composite #5). . No other samples reported DDE above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported in sample Composite #1 through Composite # 6. Concentrations of DDT ranged from 31 µg/kg (Composite #3) to 42 µg/kg (Composite #1). No other samples reported DDT above the laboratory reporting limit (i.e., "non-detect"). No other organochlorine pesticide concentrations were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.

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

The reported lead concentrations ranging from 3.0 mg/kg and 5.4 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentrations appear to represent background levels inherent to the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

The reported DDE and DDT concentrations did not exceed the California Human Health Screening Levels (CHHSL) residential land use scenario values of 1,600 µg/kg (DDE and DDT).

6.0 FINDINGS AND OPINIONS

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

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

    - The subject property has been and continues to be utilized for agricultural purposes. Based on the future planned property use (residential), additional investigation efforts (i.e., soil sampling and analysis) were performed by EEI to further evaluate subject property soils for agricultural chemicals.

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

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

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

Based on the information obtained during the course of this investigation, the following historical data gaps were encountered.

Specific Gaps
The current and past owners of the subject property were unavailable; therefore, this historical source was not researched.

Resolution Efforts
EEI researched historic topographic maps, historic aerial photographs, and internet research to supplement historical information.

Opinions on Data Gap Significance
Based on the information gathered from readily available sources, EEI does not consider the absence of this interview to effect the validity of this Phase I ESA.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including client imposed constraints, and all additions should be listed. Accordingly, EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property identified as APN 127-072-38, -40, -41, and -46, at 8709 West Lilac Road, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property.

In addition EEI has the following comment:

- Three 55-gallon storage drums, two of which were full (contents unknown), are located on the subject property. No leaks or stains were noted on or beneath the drums. EEI recommends that these drums be removed, and properly disposed of offsite.

- County records indicate the existence of permits for Septic Tank Installation and percolation tests for three proposed single family dwellings on the subject property (APNs 127-072-40, -41, and -46); however, there was no indication that these permits were ever finalized or any inspections completed. No septic systems were observed on these subject parcels during the site reconnaissance. If discovered during site improvements, and unless planned for future use, any septic systems (and/or water supply wells), either associated with the aforementioned permits or with the existing onsite residences, should be properly abandoned following County Health Department guidelines.

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

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary), accessed March 2012.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (http://maps.conservation.ca.gov/doms/index.html), accessed March 2012.

California Environmental Protection Agency (CalEPA), 2005, "Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties."

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Department of Toxic Substances (DTSC), Website (http://www.envirostor.dtsc.ca.gov/public/), EnviroStor database, accessed March 2012.

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Kearny Foundation Special Report, "Background Concentrations of Trace and Major Elements in California Soils," UC Riverside, 1996.

Los Angeles County Public Library (LAPL), Sanborn Maps 1867-1970, Website http://databases.lapl.org/#s, accessed March 2012.

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San Diego Geographic Information Source, (SanGIS), Website, (http://files.sangis.org/interactive/viewer/viewer.asp), accessed March 2012.

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

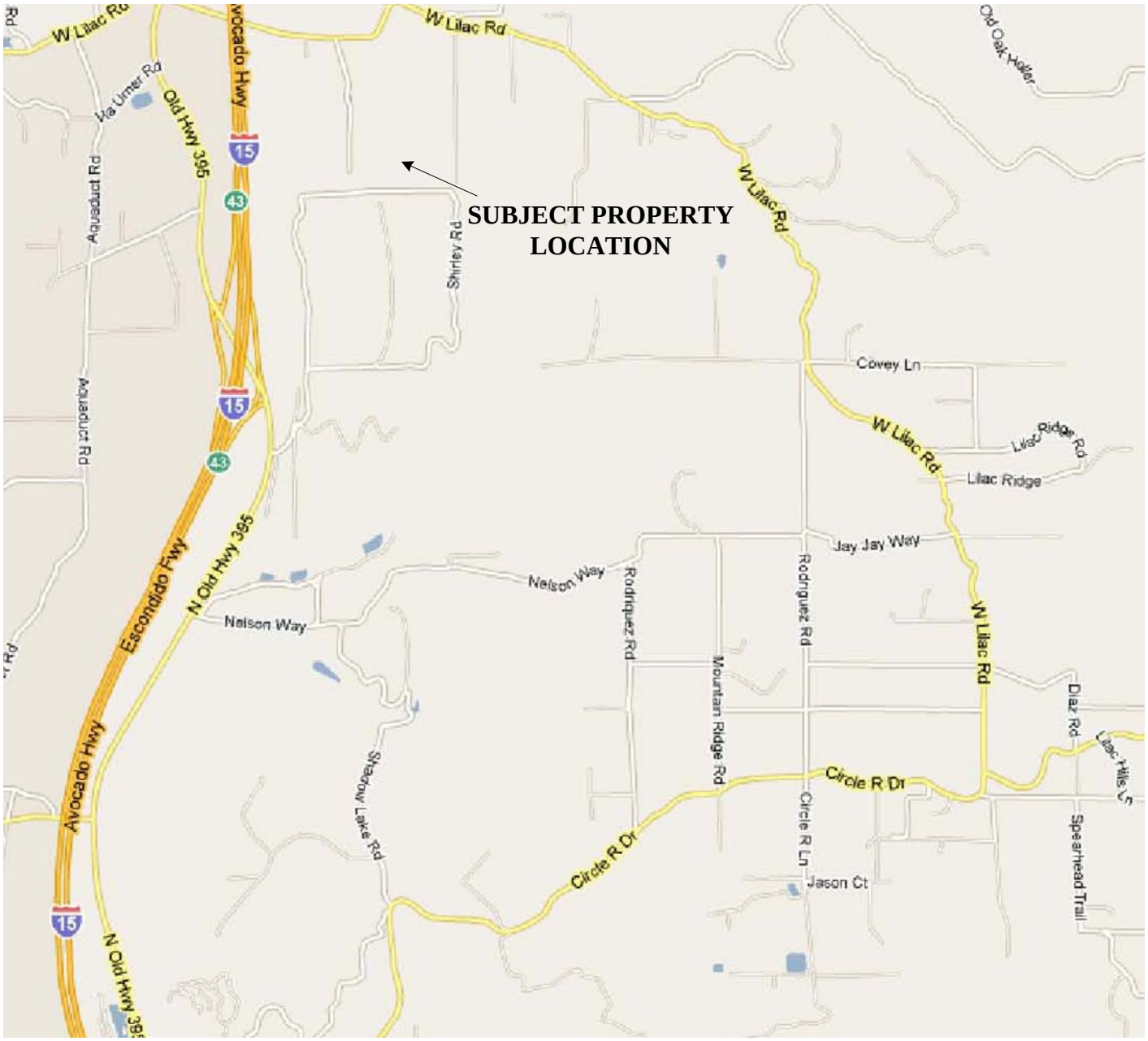
State Water Resources Control Board, Website, GeoTracker database, (http://www.geotracker.swrcb.ca.gov/), accessed March 2012.

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

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (http://websoilsurvey.nrcs.usda.gov/app/) Web Soil Survey, accessed March 2012.

United States Geological Survey (USGS) 1975, Bonsall, 7.5-Minute Quadrangle.

FIGURES



Map Source: Google Maps®, Accessed, March 2012

N

Scale: 1" = 2,500'

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

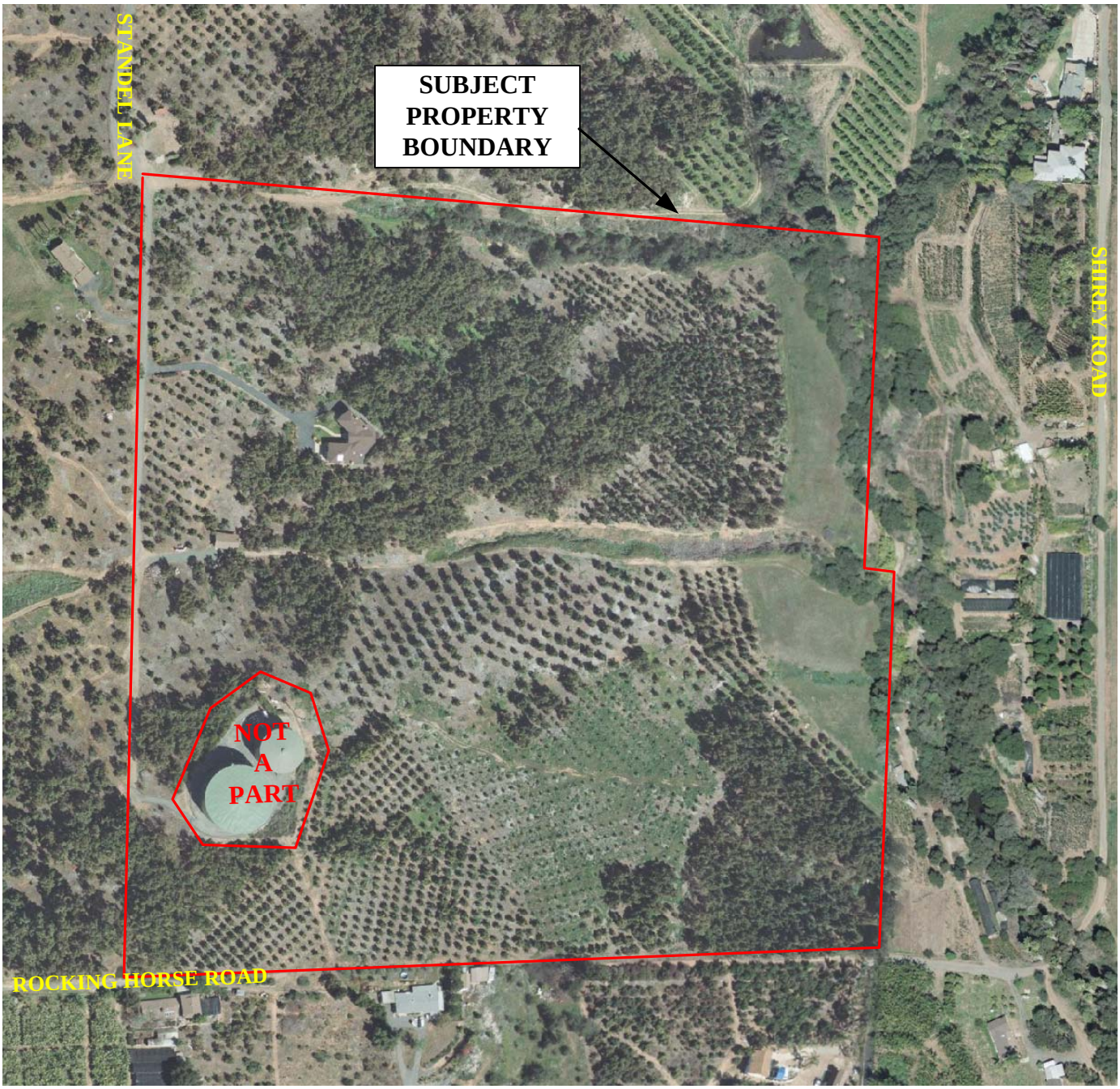
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 250'

0 150 FT 250 FT 500 FT

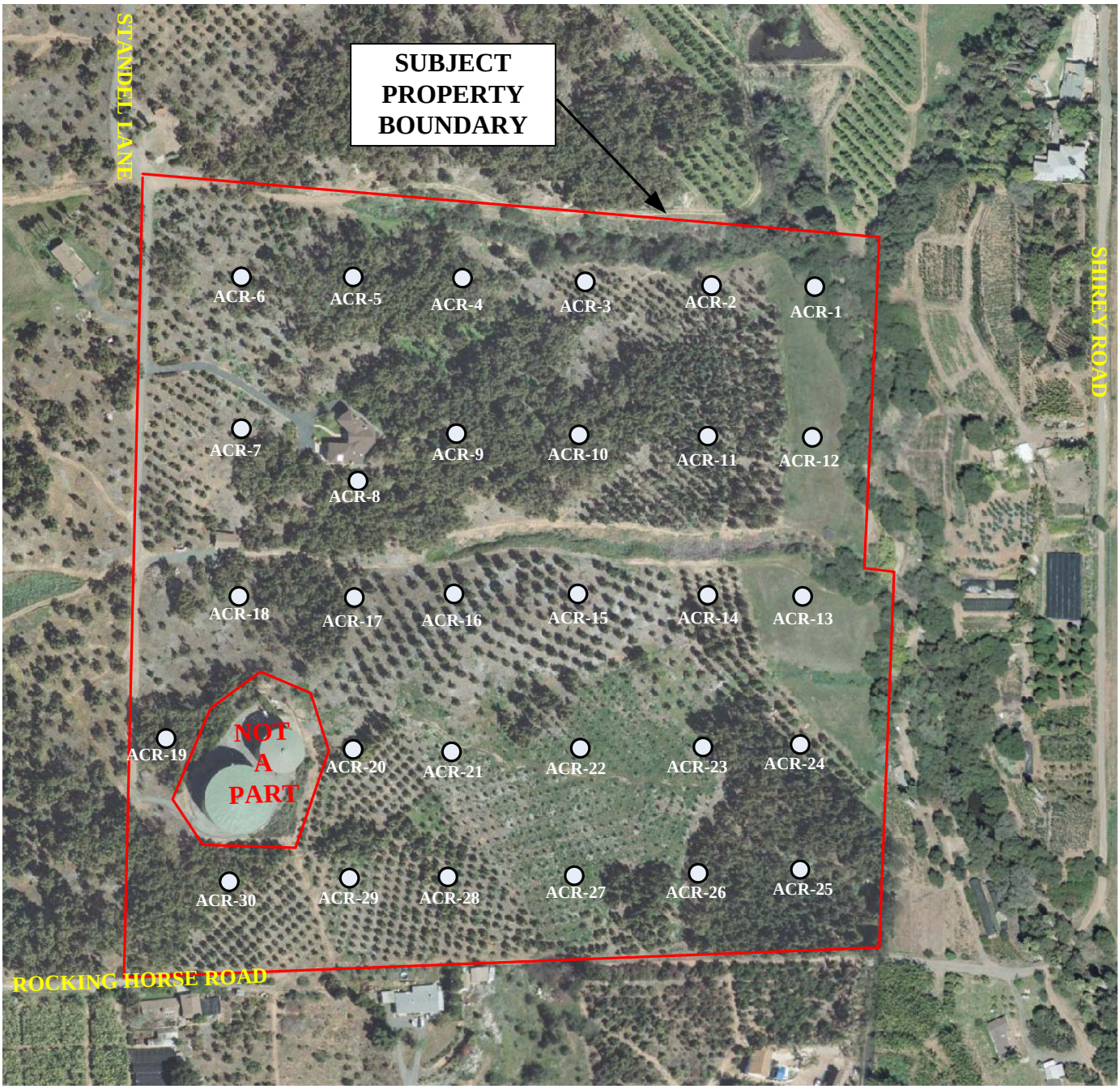
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-12 Soil Boring Location

N

Scale: 1" = 250'

0 150 FT 250 FT 500 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
34.99-Acre "Nelson" Property
8709 West Lilac Road
APN 127-072-38, -40, -41, and -46
Escondido, California 92026
EEI Project No. ACR-71397
Created March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

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

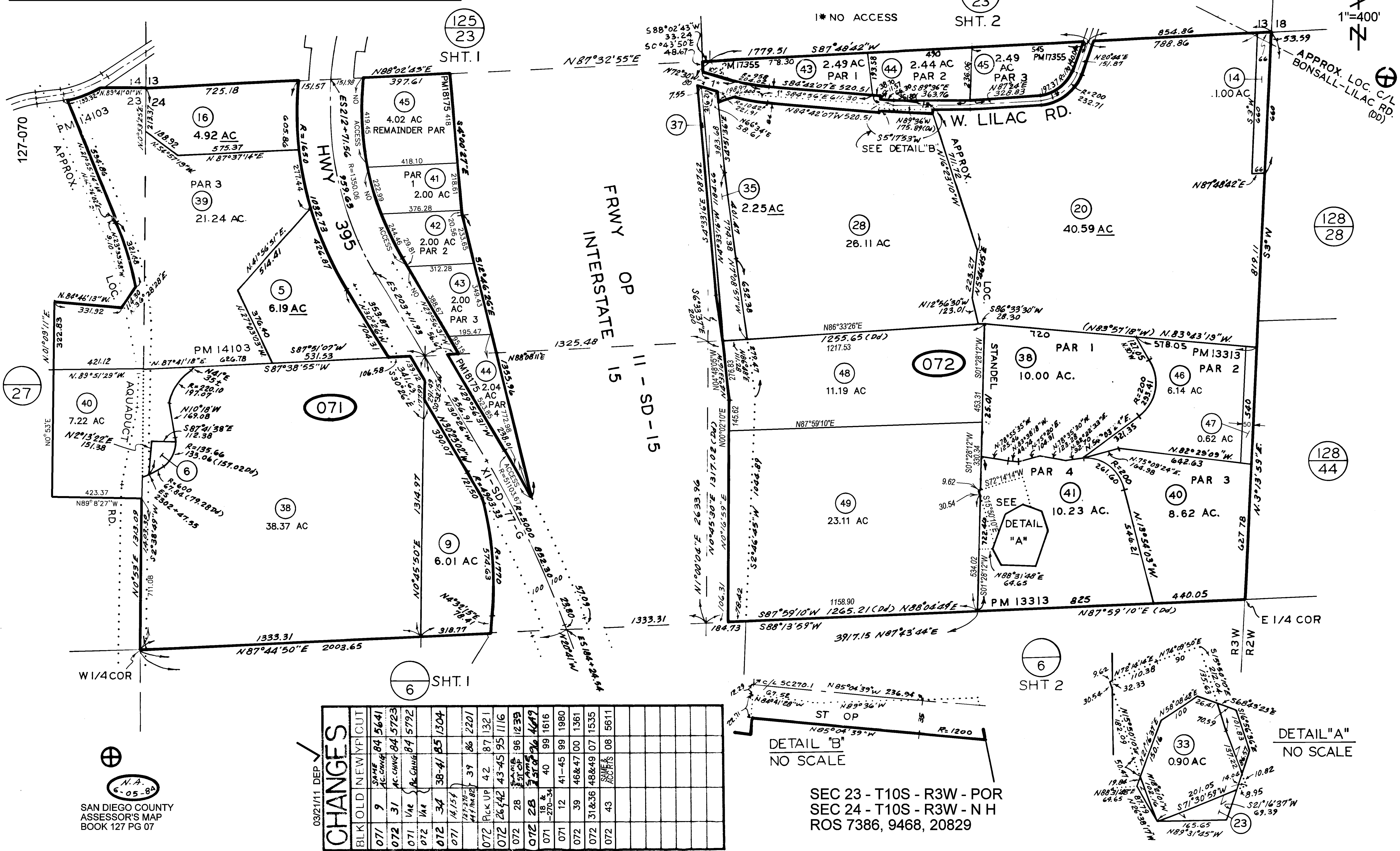
Professional Registration
California Registered Environmental Assessor (REA-II) No. 07920

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

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

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

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



03/21/11 DEP

CHANGES BLK	OLD	NEW	YP	CUT
071	9	SAME AC.CHNG	84	5641
072	31	AC.CHNG	84	5723
071	VAR	AC.CHNG	84	5792
072	VAR			
072	34	38-41	85	1304
071	14,15 &	39		
	127-270-44 & POR 82		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 & ACC RTS	08	5611

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 127 PG 07

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

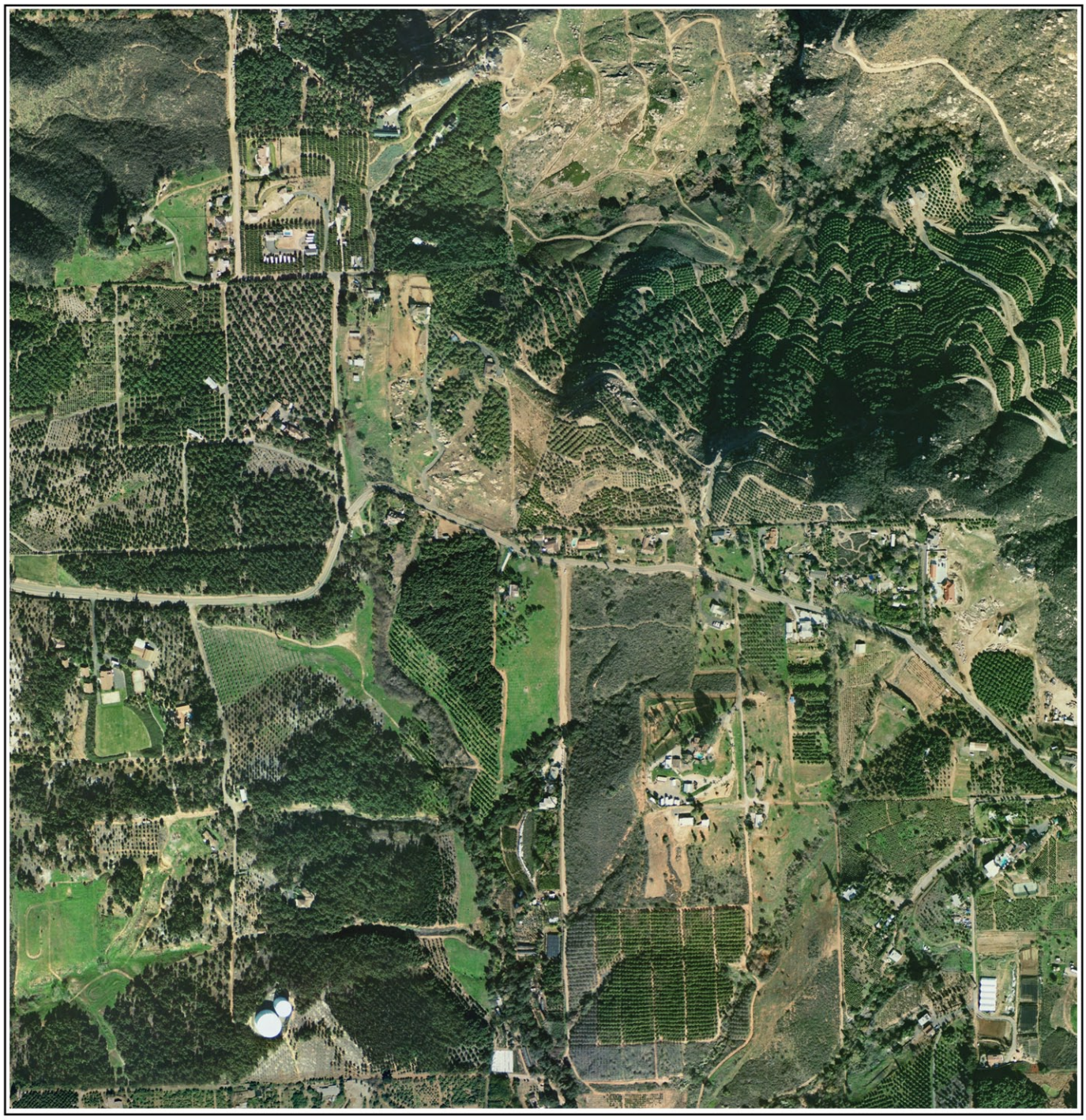
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS

Environmental FirstSearch

Historical Aerial Photo

2008

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 EarthExplorer)
Target Site: 33.300012, -117.139015

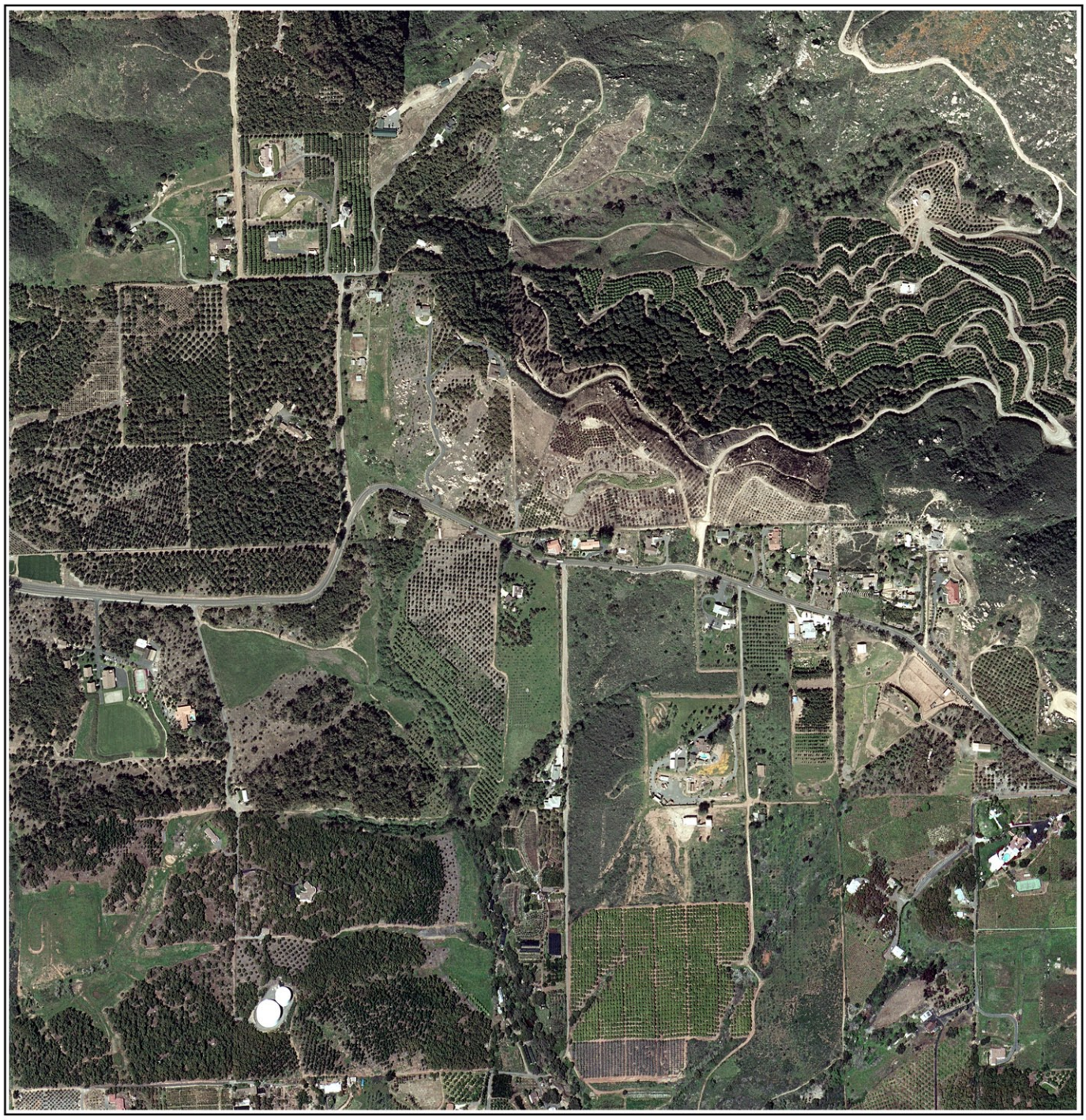
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2003

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 EarthExplorer)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

2002

9008 West Lilac Rd, Escondido, CA 92026

Job Number: ACR_ 71397 NAPP-3C_12474-180)
Target Site: 33.300012, -117.139015

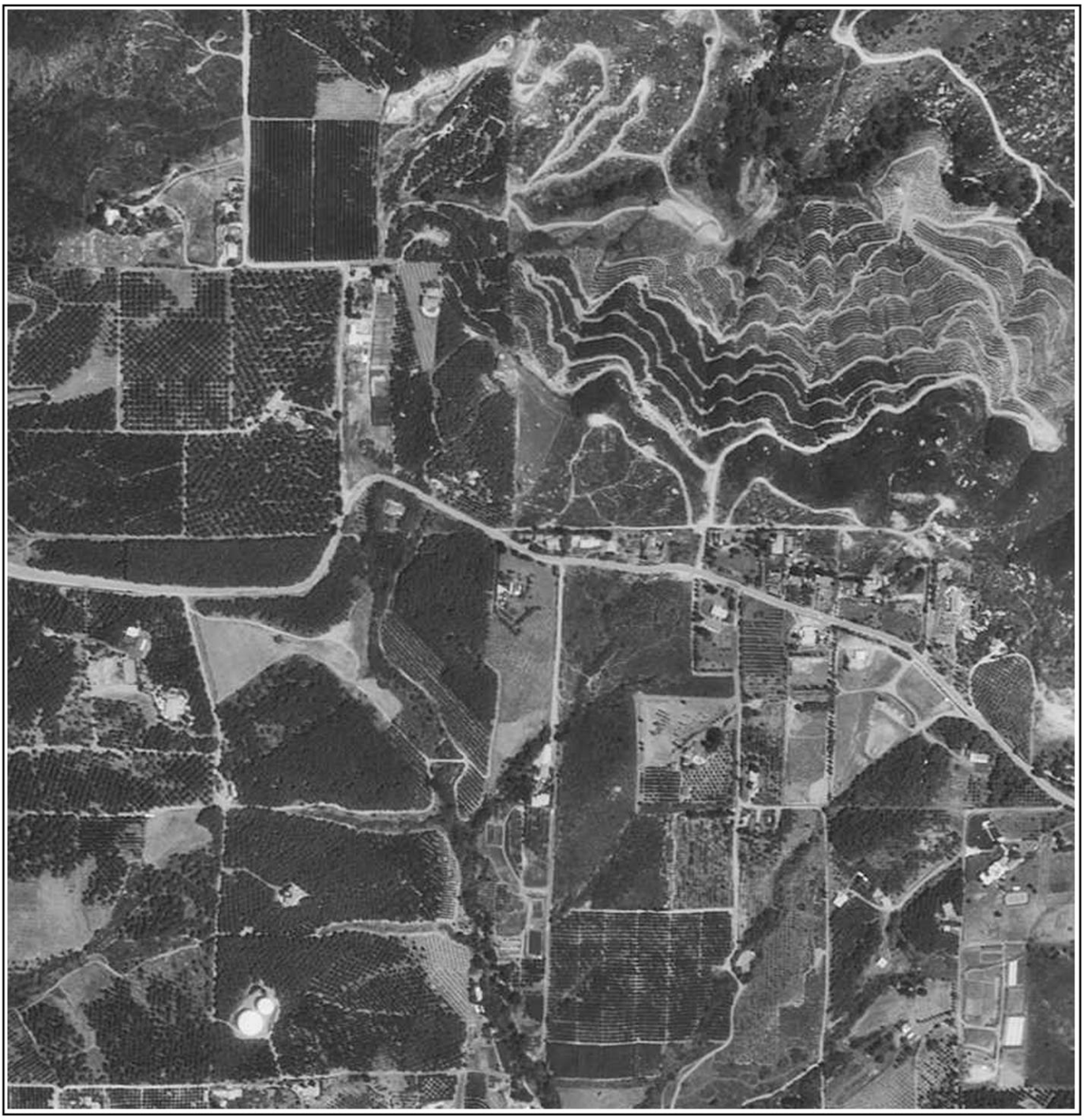
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1994

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR 71397 (NAPP-2C_6865-27)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

9008 West Lilac Rd, Escondido, CA 92026

Job Number: ACR_ 71397 (AMI-SD-90-91_12576)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1989

9008 West Lilac Rd, Escondido, CA 92026

Job Number: ACR_ 71397 NAPP_1836-80)
Target Site: 33.300012, -117.139015

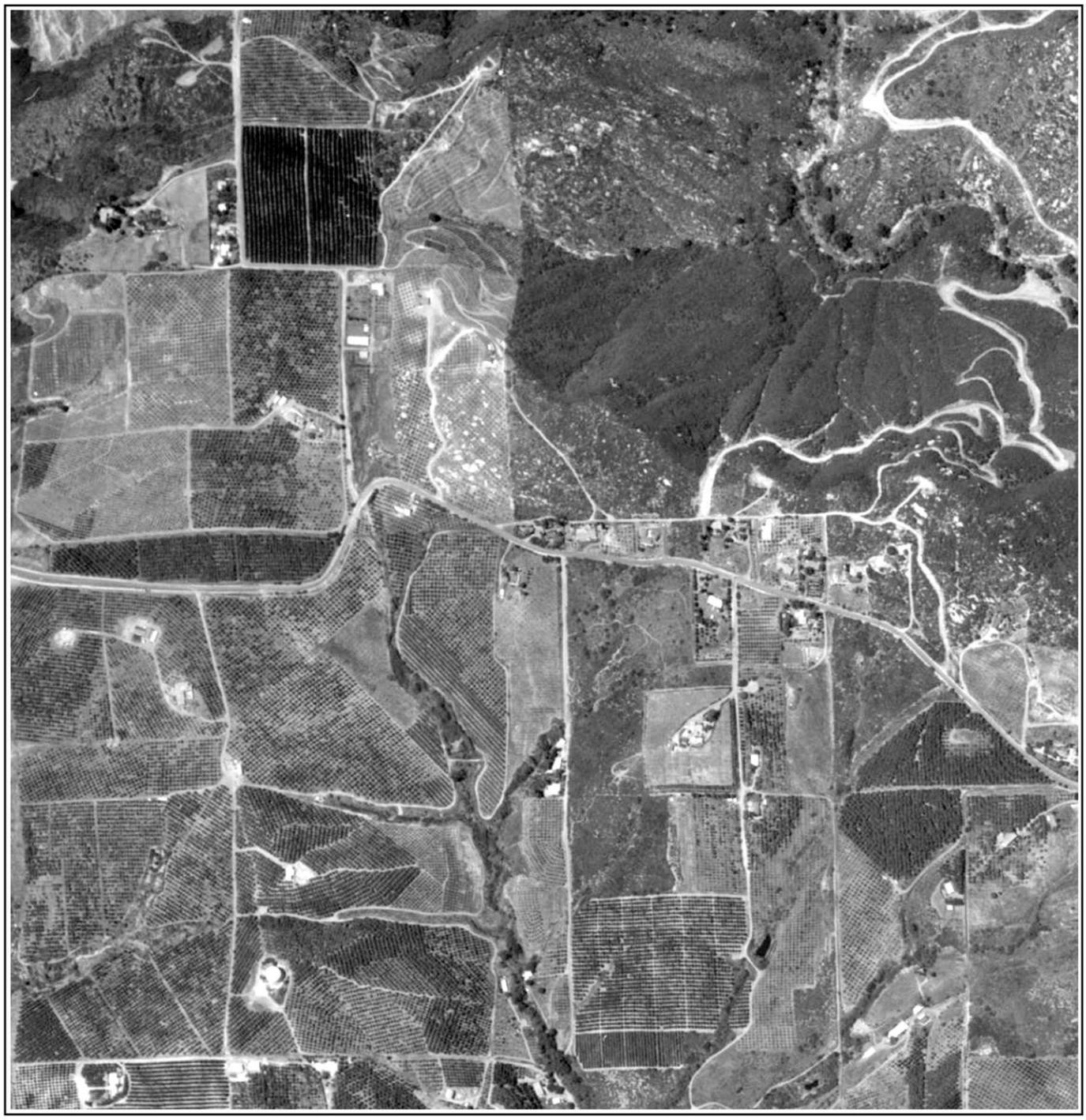
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1980

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR 71397 (AMI-SD-80_10235)
Target Site: 33.300012, -117.139015

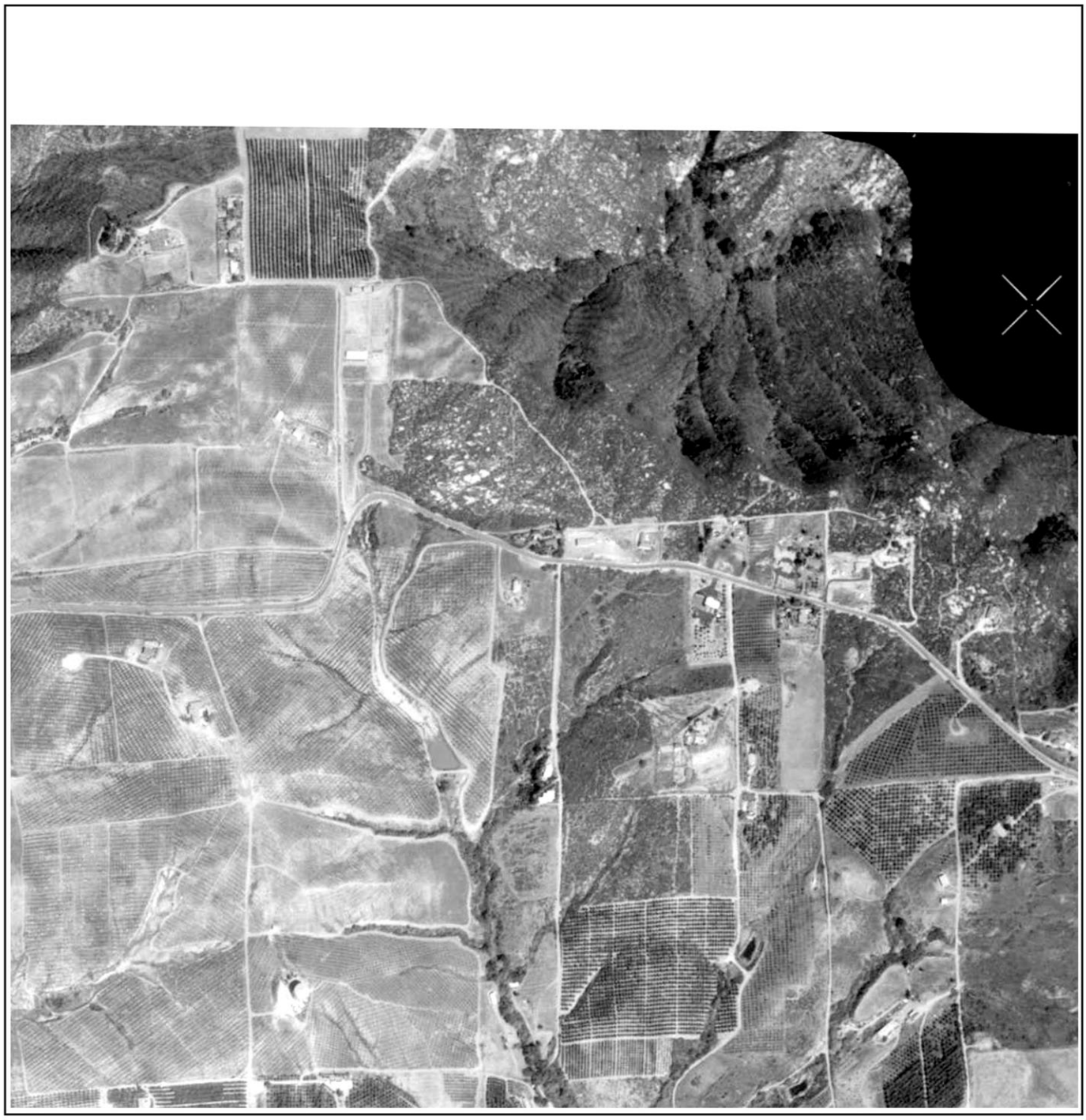
Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1974

9008 West Lilac Rd, Escondido, CA 92026



Job Number: ACR_ 71397 AMI-SD-74_7005)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1963

9008 West Lilac Rd, Escondido, CA 92026

Job Number: ACR_ 71397 CAS-SD_2-132)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft

Environmental FirstSearch

Historical Aerial Photo

1953

9008 West Lilac Rd, Escondido, CA 92026

Job Number: ACR 71397 (AXN-1953_3M-158)
Target Site: 33.300012, -117.139015

Approximate Scale: 1 in equals 750 ft