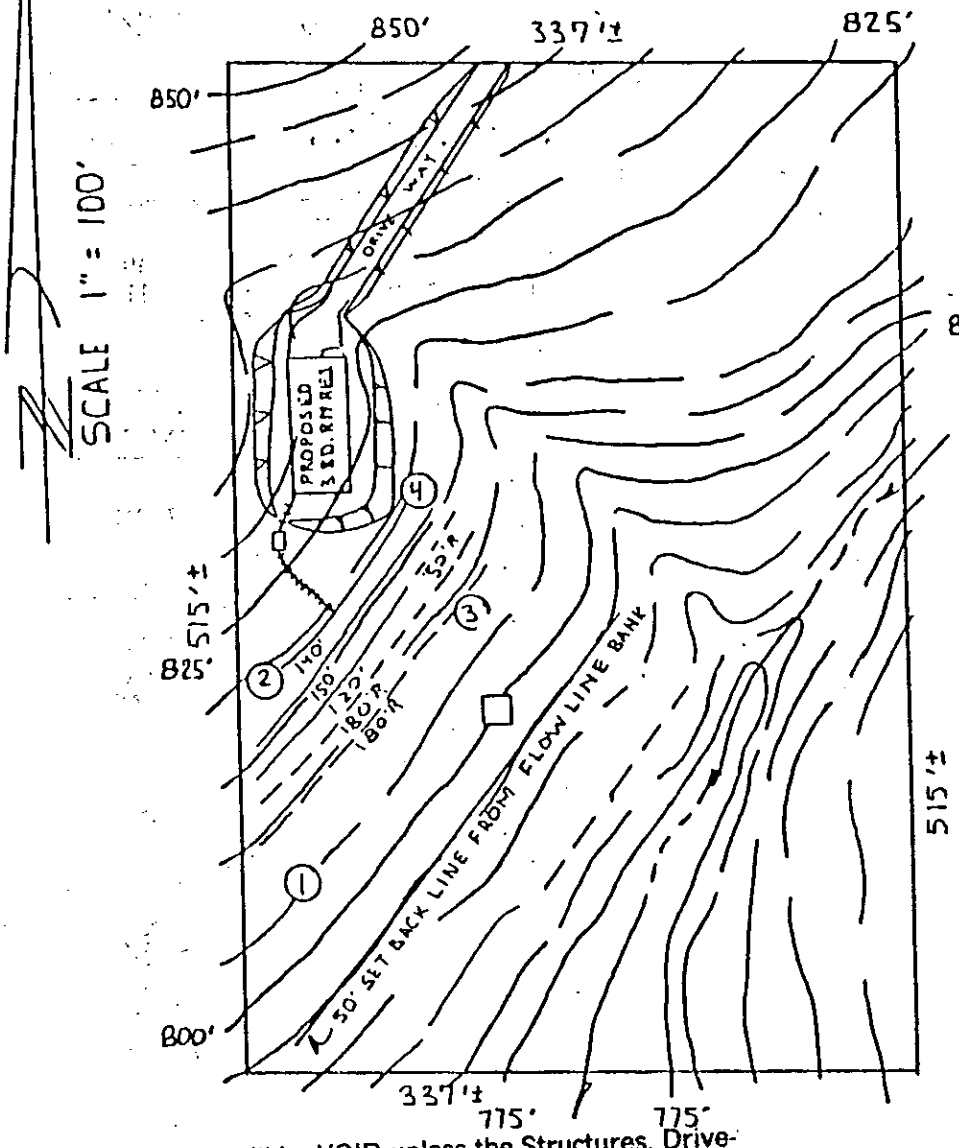
ING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES THAT ARE WITHIN 20 FEET OF THE LOT BOUNDARY."

APN 128-440-9
4.01 ACRES

REVIEW OF STAMPED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

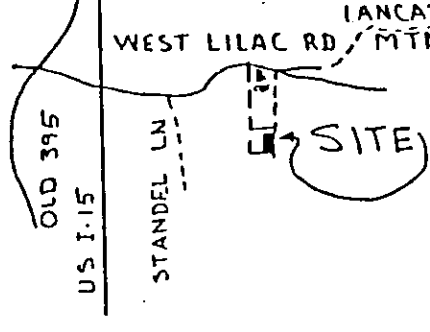


LEGEND

- 800' ~~~ CONTOUR LINE
- 410' ——— ACTIVE LEACH LINE
- 410'R - - - RESERVE LEACH LINE
- —W— DOMESTIC WATER
- ① PERC TEST BORING
- □ OBSERVATION BORING

VICINITY MAP

NO SCALE



"This approval will be VOID unless the Structures, Driveway, and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. ANY proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

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

Sanitarian _____

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

128-440-17

April 6, 1988

PERCOLATION TEST RESULTS FOR APN 128-440-9

TEST NUMBER	DEPTH	RATE (MINUTES PER INCH)
1	4'	24
2	4'	30
3	4'	22
4	4'	30

RECOMMENDATIONS

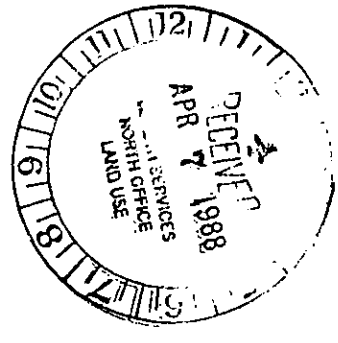
Use Holes No. 1 through 4 for a rate average of 27 minutes per inch. For a three bedroom residence use 410 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

GENERAL LOG OF BORING

0 - 4 Reddish Brown Sandy Clay

4 - 10 Tan Sand

10 - 15 Gray Sand



NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-440-18 _____

_____

_____

Number of Pages: ___ 8 __

Document Prepared by: ___ EV _____

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9447

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-18

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rahimi W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 8-9 am

DHS-101 (5/84)

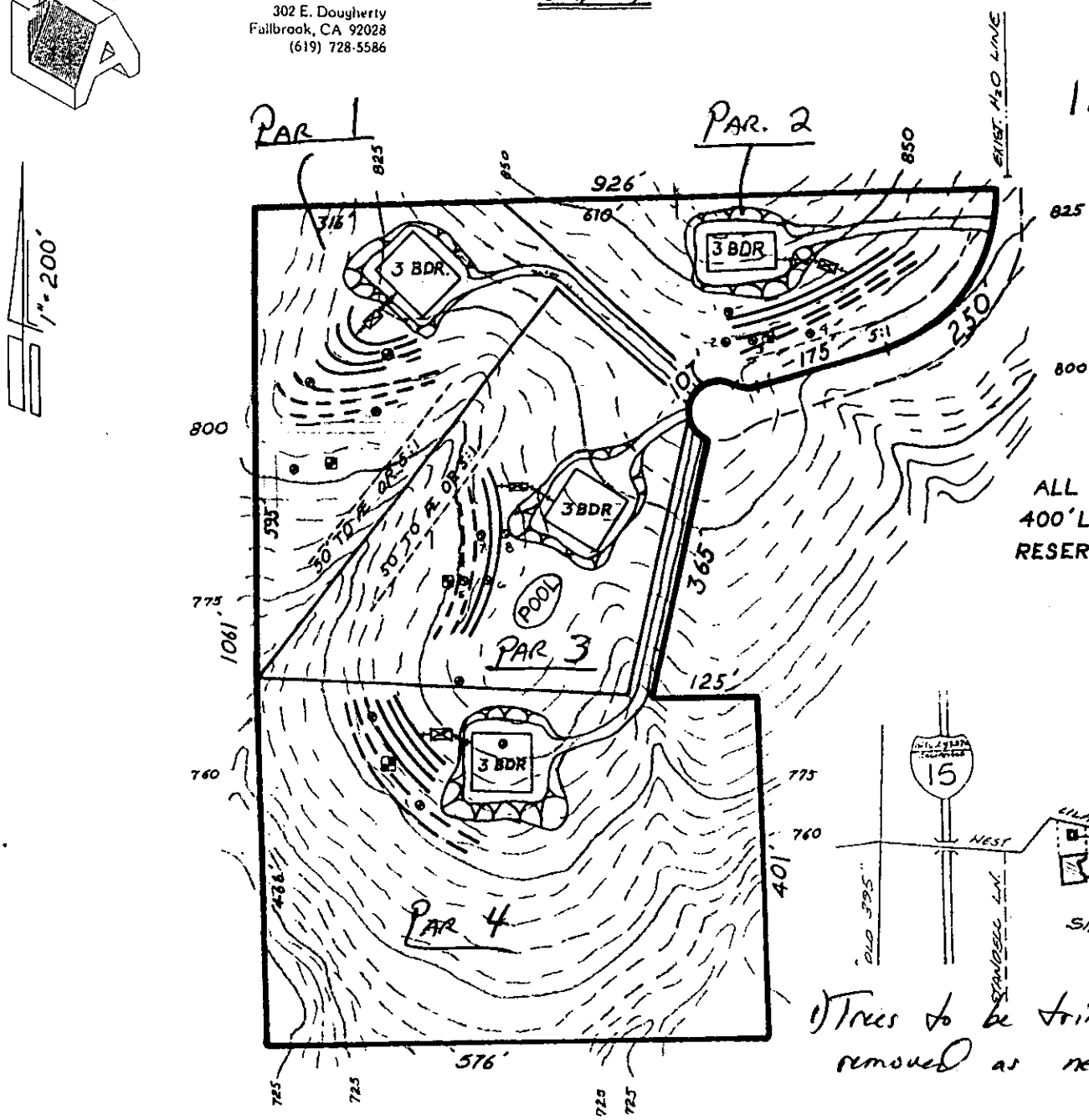
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

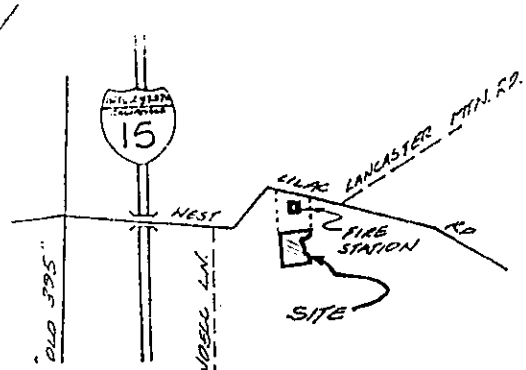
D.H.S. No. P02452-6R

E20
X4

128-440-20



ALL PARCELS
400' LL. +100%
RESERVE (4' TRENCH)



1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR DHS. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-18

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

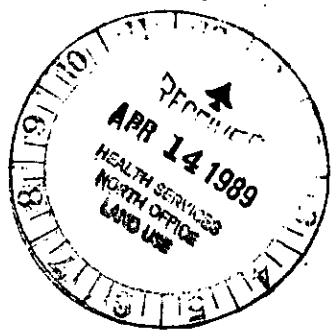
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-18



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

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

JOB #1213-87

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

DEPARTMENT USE ONLY
Issue permit ☐ Yes ☒ No
Final parcel map required: ☐ Yes ☒ No
Sanitarian: [signature]
Date: 5-10-88

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

Update layouts for parcel map purposes only T. Walsh 6-25-92

K610162

Date APRIL 6, 1988 1024526R

OWNER'S NAME ST. MARYS MEDICAL CENTER ADDRESS 2450 VINEYARD AVE.

CONTRACTOR MV ENGINEERING, INC. ADDRESS ESCONDIDO, CA 92025

Legal Location ~~APN 128-440-10~~ Lot ______ Block ______

Test Location OFF WEST LILAC, VALLEY CENTER 128-440-20
(NUMBER, STREET AND TOWN)

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

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

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						
	2.						
	3.		SEE ATTACHED SHEETS				21 MPI
	4.						

LEACHING SEEPAGE PITS — Provide soils log and calculations on 8½ X 11" sheet

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

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

NOTE: YOU HAVE ONE YEAR TO OBTAIN A SEPTIC TANK PERMIT. HOWEVER, A SITE RECHECK MAY BE REQUIRED AT ANY TIME TO DETERMINE IF SITE CONDITIONS HAVE CHANGED.

RECEIVED APR 7 1988 HEALTH SERVICES NORTH OFFICE LAND USE

Surface: ______

1 ft. below surface: ______

2 ft. below surface ______

3 ft. below surface: SEE ATTACHED SHEETS

8 to 10 ft. below surface ______

Source of water VALLEY CENTER MUNICIPAL WATER Depth of water table 15' + (NOT ENCOUNTERED)

Proposed structure: No. ONE Type RESIDENCE

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

ENVIRONMENTAL HEALTH SERVICES 90 JUN 18 AM 8:43 LAND USE DIVISION SAN MARCOS

St. Marys Medical Center

RECOMMENDATIONS:

Size tank 1000 gal.
Drainage tile 380 ft.
Trench width 1.5 ft.
Trench depth * 4.0 ft. W/24" ROCK BELOW PIPE
Seepage pit width ______ ft.
Seepage pit depth ______ ft.

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

[signature]

REGISTERED ENGINEER RALPH M. VINJE GE #863 (REG. NO.)

2450 VINEYARD, ESC. Address 743-1214 Phone 4/6/88 Date

SAN 73 (Rev. 11-77)

128-440-20

April 6, 1988

PERCOLATION TEST RESULTS FOR APN 128-440-10

TEST NUMBER	DEPTH	RATE (MINUTES PER INCH)
5	4'	24
6	4'	24
7	4'	24
8	4'	26
9	4'	20
10	4'	14
11	4'	26
12	4'	22

RECOMMENDATIONS

For leach field area #1 use Hole No's 5 - 8 for a rate average of 25 minutes per inch. For a three bedroom residence use 400 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

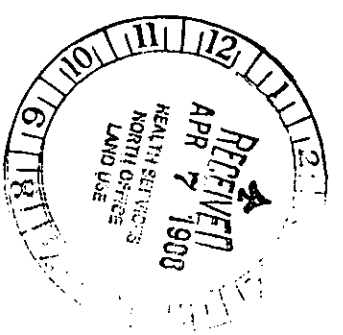
For leach field area #2 use Hole No's 9 - 10 for a rate average of 21 minutes per inch. For a three bedroom residence use 380 lineal feet of leach line with 100% reserve connected to a 1000 gallon septic tank.

GENERAL LOG OF BORING

0 - 4 Reddish Brown Sandy Clay

4 - 10 Tan Sand

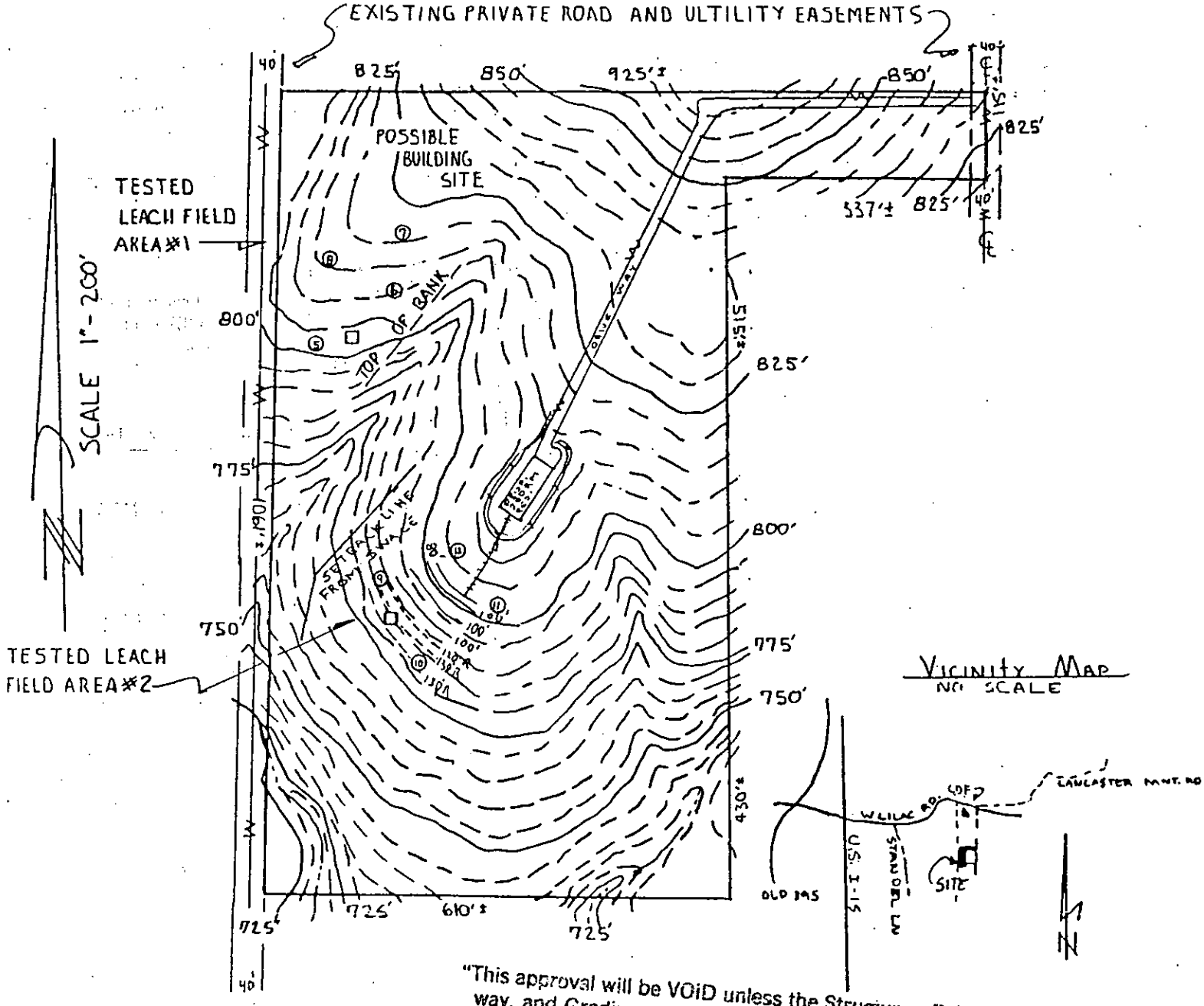
10 - 15 Gray Sand



NG SHOWS THE LOCATION OF ALL
UBLIC WATER LINES ON THE LOT
ND ALL PUBLIC WATER LINES THAT
RE WITHIN 20 FEET OF THE LOT
OUNDARY."

REVIEW OF STAMPED, APPROVED BUILDING PLANS AND GRADING REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

APN 126 440-10
11.98 ACRES
128-440-20



"This approval will be VOID unless the Structures, Driveway, and Grading are located as shown and the Leach Lines or Seepage Pit(s) are located exactly as shown on this plan. ANY proposed change shall be approved by the Dept. of Health Services prior to beginning construction, and may require additional soil testing. There shall be a 5:1 setback required from all utility trenches to the tile lines. The setback shall be measured from the top of the utility trench to the closest edge of the tile line."

LEGEND

775 ~~~	CONTOUR LINE
380 ———	ACTIVE LEACH LINE
380'R — —	RESERVE LEACH LINE
—W—	DOMESTIC WATER
⑨	PERCTEST BORING
□	OBSERVATION BORING

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

Sanitarian _____

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

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-440-19

Number of Pages: 7

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9448

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

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

DEPARTMENT USE ONLY		
Issue permit	☐ Yes	☒ No
Final parcel map required:	☒ Yes	☐ No
Sanitarian:		
Date:	5-20-92	

Update layout for P.M. purposes only T. Walsh 6-25-92

For parcel map purposes only.

Date 11 APRIL, 1989 P02452-6R E20 (X4) per T.L.

OWNER'S NAME STEVE RAHIMI ADDRESS LA HABRA, CA. 90631

CONTRACTOR NOT YET SELECTED ADDRESS 128-440-19

Legal Location A.P.N.S ~~128-440-09~~ 10 ~~128-050-06 (POR)~~ Lot ____ Block 128-440-18 th 21

Test Location WEST LILACK ROAD (S/O FIRE STATION) ~~128-440-10~~
(NUMBER, STREET AND TOWN)

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

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

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						24 m.p.i. (PL 2)
	2.		SEE	ATTACHED	DATA	SHEET	
	3.						25 m.p.i. (PL 3)
	4.						

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

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

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

Surface: RED-BROWN SANDY CLAY (TO 4')

1 ft. below surface: ____

2 ft. below surface ____

3 ft.below surface: ____

8 to 10 ft. below surface TAN SILTY DECOMPOSED GRANITE (4' TO 10'+)

Source of water VALLEY CENTER M.W.D. Depth of water table BELOW

Proposed structure: No. 1 Type SINGLE FAMILY RESIDENCE

No. of bedrooms: 3 , and/or maximum capacity: ____

RECEIVED
APR 14 1989
HEALTH SERVICES
NORTH OFFICE
LAND USE

92 JUN 18 AM 8:43
ENVIRONMENTAL HEALTH SERVICES
LAND USE DIVISION
SAN MARCOS

RECOMMENDATIONS:

Size tank	1000	gal. (MIN.)
Drainage tile	400	ft.
Trench width	1.5	ft.
Trench depth	4.0 *	ft. 2' rock
Seepage pit width	-	ft. below
Seepage pit depth	-	ft. pipe

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

REGISTERED ENGINEER WAYNE A. GURGANUS RCE 31709 (REG. NO.)

Address 145 N. VALLECITOS DE ORO #208 SAN MARCOS, CA Phone 619 744-3700 Date 92069

SAN 73 (Rev. 11-77)

RAHIMI, STEVE

SAN COPY

128-440-19

PERCOLATION TEST DATA

STEVE RAHIMI T.P.M.

11 April, 1989

HOLE	DEPTH	TEST RATE	ROCK CORR. FACTOR	RATE
1	48"	20:30	1.39	28.22
2	48"	16:12	1.39	25.52
3	48"	19:00	1.39	26.41
4	48"	13:30	1.39	18.77
5	48"	23:30	1.39	32.67
6	48"	14:24	1.39	20.02
7	48"	18:18	1.39	25.44
8	48"	15:42	1.39	18.77

AVERAGE RATE FOR HOLES 1-4: 23.98 m.p.i.

AVERAGE RATE FOR HOLES 5-8: 24.99 m.p.i.

*Data for parcel 2 & 3.
See data under name of St. Mary's Medical Ctr.
for parcels 1 & 4. by Ralph Vinje.

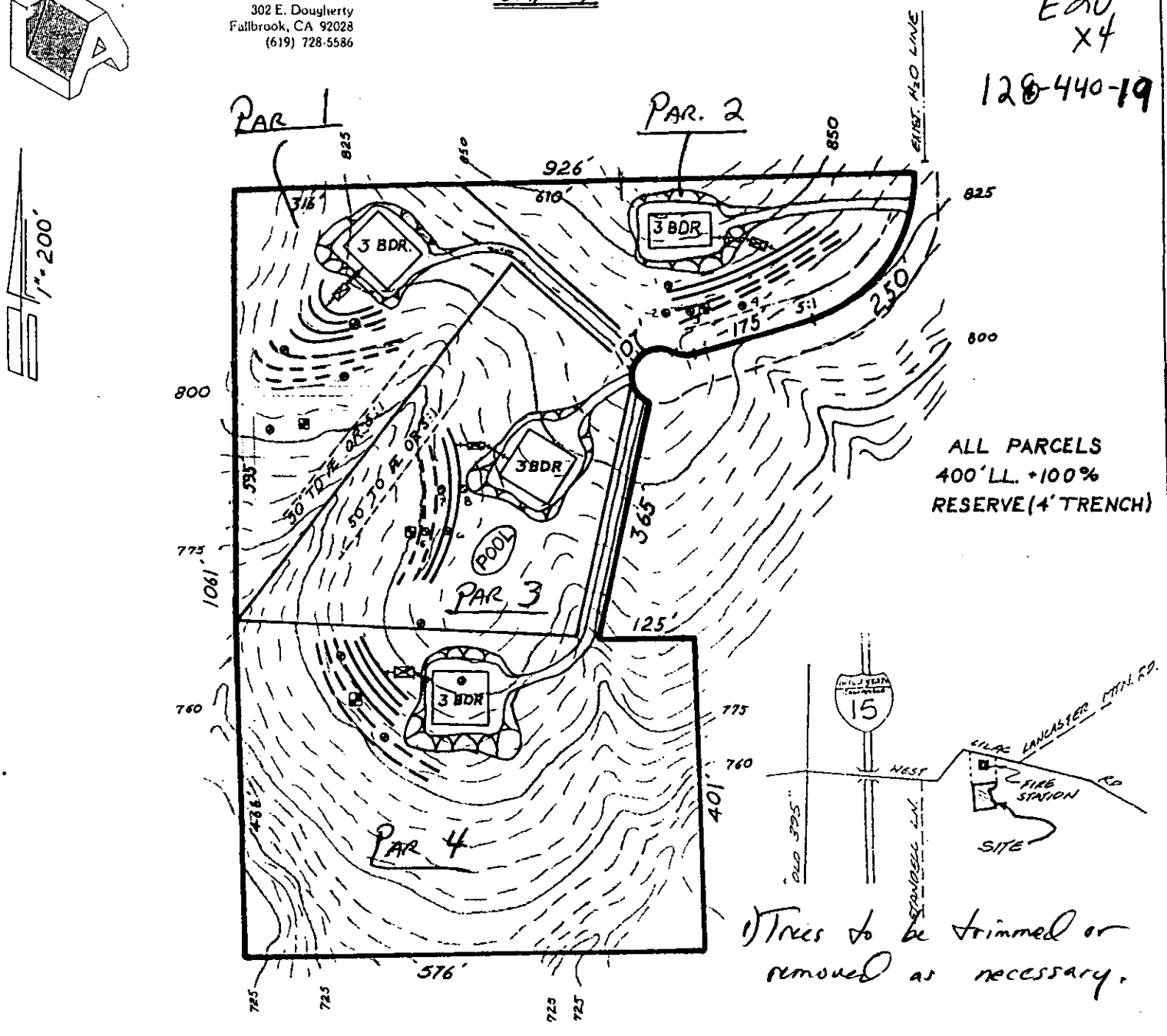
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

D.H.S. No. P02452-6R

E20
X4

128-440-19



ALL PARCELS
400'LL. +100%
RESERVE (4' TRENCH)

1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR D.H.S. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

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COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-19

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rahimi W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 A-9am

DHS-101 (5/84)

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-19

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

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I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

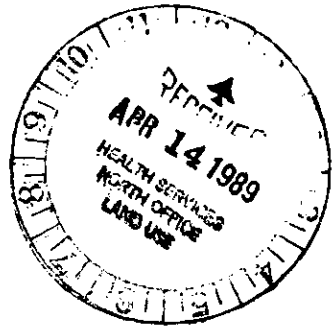
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-19



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

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

I certify there are no known factors which could adversely affect the installation and proper operation of a subsurface sewage disposal system. These include, but are not restricted to, water table levels, drainage channels, cuts and fills, rock ledges, and outcrops.

I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-440-20 _____

_____

_____

Number of Pages: 7

Document Prepared by: EK

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9449

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

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

DEPARTMENT USE ONLY		
Issue permit	☐ Yes	☒ No
Final parcel map required:	☒ Yes	☐ No
Sanitarian:		
Date:	5-20-92	

Update layout for P.M. purposes only T. Walsh 6-25-92

For parcel map purposes only.

Date 11 APRIL, 1989 P02452-6R E20 (X4) for 7.2

OWNER'S NAME STEVE RAHIMI ADDRESS LA HABRA, CA. 90631

CONTRACTOR NOT YET SELECTED ADDRESS

Legal Location A.P.N.S ~~128-440-09~~ (10) ~~128-440-06~~ (POR) Lot Block 128-440-18 th 21

Test Location WEST LILACK ROAD (S/O FIRE STATION) ~~128-440-10~~
(NUMBER, STREET AND TOWN)

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

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

SUB-SURFACE DRAINAGE

PERCOLATION TEST		TEST	DEPTH OF HOLE	TIME FOR H_2O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1.						24 m.p.i. (RL 2)
	2.		SEE	ATTACHED	DATA	SHEET	
	3.						25 m.p.i. (RL 3)
	4.						

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

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

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

Surface: RED-BROWN SANDY CLAY (TO 4')

1 ft. below surface:

2 ft. below surface

3 ft.below surface:

8 to 10 ft. below surface TAN SILTY DECOMPOSED GRANITE (4' TO 10'+)

Source of water VALLEY CENTER M.W.D. Depth of water table BELOW MAX

Proposed structure: No. 1 Type SINGLE FAMILY RESIDENCE

No. of bedrooms: 3 , and/or maximum capacity:

RECEIVED APR 14 1989 HEALTH SERVICES NORTH OFFICE LAND USE

RECEIVED 92 JUN 18 AM 8:43 ENVIRONMENTAL HEALTH SERVICES LAND USE DIVISION SAN MARCOS

RECOMMENDATIONS:

Size tank	1000	gal. (MIN.)
Drainage tile	400	ft.
Trench width	1.5	ft.
Trench depth	4.0 *	ft. 2' rock
Seepage pit width	-	ft. below
Seepage pit depth	-	ft. pipe

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

REGISTERED ENGINEER WAYNE A. GURGANUS RCE 31709 (REG. NO.)

Address 145 N. VALLECITOS DE ORO #208 SAN MARCOS, CA Phone 619 744-3700 Date 92069

SAN 73 (Rev. 11-77)

RAHIMI, STEVE

SAN COPY

128-440-18

PERCOLATION TEST DATA

STEVE RAHIMI T.P.M.

11 April, 1989

HOLE	DEPTH	TEST RATE	ROCK CORR. FACTOR	RATE
1	48"	20:30	1.39	28.22
2	48"	16:12	1.39	25.52
3	48"	19:00	1.39	26.41
4	48"	13:30	1.39	18.77
5	48"	23:30	1.39	32.67
6	48"	14:24	1.39	20.02
7	48"	18:18	1.39	25.44
8	48"	15:42	1.39	18.77

AVERAGE RATE FOR HOLES 1-4: 23.98 m.p.i.

AVERAGE RATE FOR HOLES 5-8: 24.99 m.p.i.

*Data for parcel 2 & 3.
See data under name of St. Mary's Medical Ctr.
for parcels 1 & 4. by Ralph Vinje.

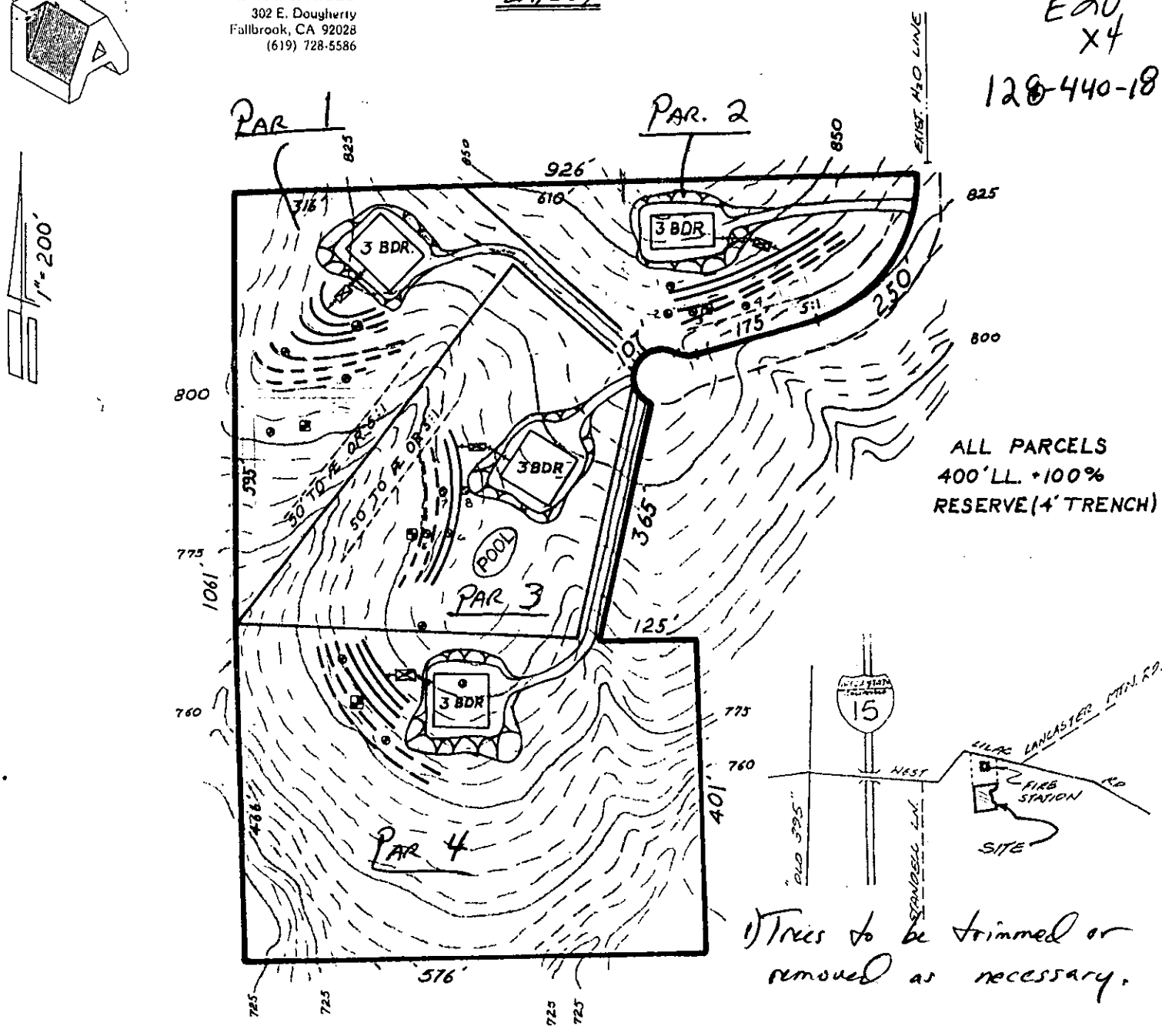
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

D.H.S. No. P02452-6R

E20
X4

128-440-18



ALL PARCELS
400' L.L. +100%
RESERVE (4' TRENCH)

1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT-LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR DHS EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400' L.L. +100% RESERVE (4' TRENCH)

THE PROPOSED GRADING INDICATED ON THIS LAYOUT DRAWING IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ENGINEERED GRADING PLANS, SOIL REPORTS, AND/OR PERMITS MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.

THE WATERLINE LOCATIONS SHOWN ON THIS LAYOUT DRAWING WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE WATER DISTRICT. ANY DISCREPANCIES BETWEEN THE ACTUAL LOCATIONS AND THOSE PLOTTED SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. I CERTIFY THAT THIS LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATERLINES ON AND WITHIN 20' OF THE LOT BOUNDARIES.

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-20

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rainini W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 971-0733 8-9am

DHS-101 (5/84)

STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

128-440-20

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051 November 10, 1989

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

I have completed the final parcel calculations for Dr. Rahimi's Parcel Map per your T.P.M. design and minimum area instructions. Please find enclosed prints of the Final Parcel Map hardcopy worksheet and the accurate plot of the final parcel lines on the County's 200-scale ortho-photo topographic map. As you can see, the contour lines are in agreement with your Tentative Parcel Map and septic layouts. I did have to change some of the dimensions due to the actual surveyed boundary, your minimum area instructions, the actual topography, and the proposed change in the off-site road easement alignment. Since many of these dimensions changed by 15 to 20 feet and even more in one case, I am sure that Map check section will require a substantial conformance approval from Planning Department. Please meet with the County planner and determine if it would be best to submit a revised T.P.M. now or to request a substantial conformance later on in processing with D.P.W. As of this date I have set most of the proposed parcel corners in the field and will complete setting all the corners next week.

As you can see, I had to move the on-site 40 foot road easement 30 feet to the East to match up with the proposed 30 foot road easement we are trying to obtain from the Engleharts. This has changed the dimensions on the Boundary Adjustment Plat also. I feel comfortable with this design, because even if the 30 foot easement is not obtained, and we have to go with a different easement design, I have left enough area in Parcel 2 to provide for an alternative on-site road easement route partially over Parcel 2 in order to match up with a different off-site easement alignment. Parcel 2 would still end up with 2.01 acres net in such a situation. I am in the process of preparing the legal descriptions for the Boundary Adjustment as required by the County. Please make the necessary revisions on the original Boundary Adjustment plat per the red revisions shown on the enclosed B./A. print. Please note that I used a property line radius of 200 feet as shown on the B./A. plat and not the 250 foot radius shown on the Tentative P. M. for the on-site road easement. Other than that, I think I was able to conform to your T.P.M. pretty good and still have 4.01 acres net for Parcel 4 and the Boundary Adjustment parcel. Parcel 1 panhandle is 30 feet wide. Parcel 4 panhandle is 40 feet wide.

I will submit the Boundary Adjustment legal descriptions to County Planning when I complete them. Please give me a call if you have any questions.

Yours Truly,

Wayne G. Strong

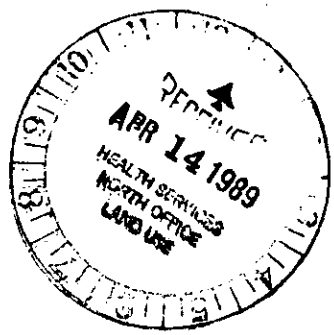
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-20



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

Attn: Janet Waltz

Re: A.P.N. 128-440-09,10 and 128-290-06 (POR)
Rahimi T.P.M.

Dear Ms. Waltz,

On behalf of our client, Mr. Rahimi, we respectfully request a waiver of further percolation testing on the aforementioned Tentative Parcel Map. The 2-acre minimum parcel sizes, together with the uniformity of Tan Silty Decomposed Granite throughout this property as verified by full percolation testing performed by this office on Parcels 2 and 3, plus approved percolation tests performed by Ralph M. Vinge on Parcel 1, Portions of Parcels 3 and 4, and on Parcel B of the proposed boundary adjustment (see K61062 - "St. Marys Medical Center"), would indicate, in my professional judgement that further percolation testing should not be required.

Based on the above referenced percolation data, it is my recommendation that all proposed parcels be approved for 400 feet of leach line, with a 48" trench depth (24" rock below leach pipe), plus the required 100% reserve area.

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I certify that in my professional opinion that the soil conditions, topography, and any other conditions affecting subsurface sewage disposal systems, on this property, are such that a sewage disposal system can be installed on each parcel of land in compliance with San Diego County regulations and sound engineering practices.

Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

NEWDOC

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

Document Name: LARC_ _____
(LARC_APN)

Document Type: Legacy Septic System Documents

APN(s) 128-440-21

Number of Pages: 10

Document Prepared by: EL

Document Preparation Date: 10-22-09

Office Source: ☐ El Cajon ☐ Ruffin ☑ San Marcos

9450

COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

9105 Shahram WW

WELL PERMIT APPLICATION

APN File

APN 128 440 21

Control # 11/6.3331

TYPE OF WORK (Check)		USE (Check)			EQUIPMENT (Check)	
New Well	[X]	Individual Domestic	[ ]		Rotary	[X]
Repair or Modification	[ ]	Agricultural	[X]	Community [ ]	Cable Tool	[ ]
Time Extension	[ ]	Industrial	[ ]	Other _____	Other	[ ]
Destruction	[ ]					

PROPOSED WELL DEPTH
Max. 1000 Min. 20 (Feet)

PROPOSED CASING
Type Steel Depth 23' Diameter 8" Wall or Gage .188

PROPOSED SEALING ZONE(S)
From 0 to 23 Feet
From _____ to _____ Feet
From _____ to _____ Feet

PROPOSED PERFORATIONS OR SCREEN
From _____ to _____ Feet
From _____ to _____ Feet
From _____ to _____ Feet
From _____ to _____ Feet

SEALING MATERIAL (Check)
Neat Cement Grout [X] Bentonite Clay [ ]
Sand Cement Grout [ ] Concrete [ ]
Other-Specify: _____

DATE OF WORK
Start 3/10/97
Completion 3/17/97

NAME OF WELL OWNER
Steve Rahimi (714) 738 6050

NAME OF WELL DRILLER
Paul Stehly (619) 742 3668

LOCATION OF WELL
Songbird Rd off W. Lilac. V.C. 92082

COMPANY
SB Well Service

Mail 751 Leakwood Ave, La Habra, CA 90631

BUSINESS ADDRESS
P.O. Box 2149 V.C. 92082

DISPOSITION OF APPLICATION
(FOR HEALTH OFFICERS USE ONLY)

[ ] APPROVED [ ] DENIED

[X] APPROVED WITH CONDITIONS

LICENSE NUMBER
709686

Cash Deposit [ ]
Bond Posted [ ]

Report Reason(s) for Denial or Necessary Conditions Here:

$235 Fee paid on 03-06-97

On sites served with public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Health Services and with all ordinances and laws of the County of San Diego and of the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work I will furnish the Department of Health Services with a complete and accurate log of the well.

HEALTH OFFICER

6 Mar 97
DATE

Paul Stehly
APPLICANT'S SIGNATURE

3/6/97
DATE

RAHIMI, Steve

12-044-01

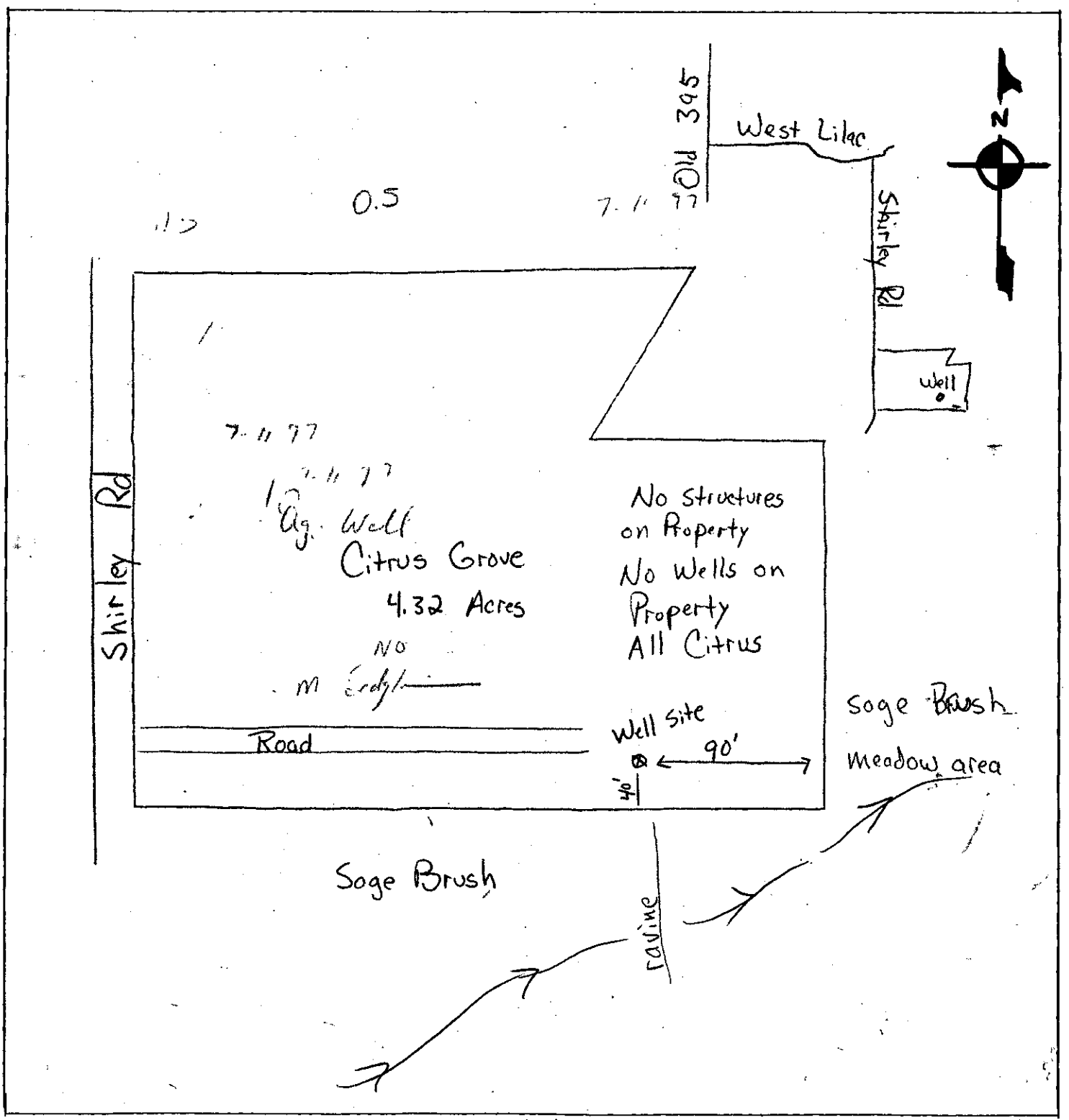
9105 Elsanram Wy APN File 03/06/97

COUNTY OF SAN DIEGO **WELL PERMIT APPLICATION** Control # W63331
DEPARTMENT OF HEALTH SERVICES

Assessor's Parcel No. 128 440 21

LOCATION

INDICATE BELOW THE VICINITY AND EXACT LOCATION OF WELL WITH RESPECT TO THE FOLLOWING ITEMS: PROPERTY LINES, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS AND OTHER POTENTIAL CONTAMINATION SOURCES, INCLUDING DIMENSIONS.



COUNTY OF SAN DIEGO
DEPARTMENT OF HEALTH SERVICES

128-440-24

MEMORANDUM

TO: Jim Chagala DPLU DATE: 11-20-89

FROM: Tom Lambert

RE: TPM 19420 Rahimi W. Lilac Rd.

The changes in property lines do not affect the locations of the approved sewage disposal systems.

The tested areas remain unchanged and therefore this Department recommends approval.

If questions, call 471-0730 A-9am

DHS-101 (5/84)

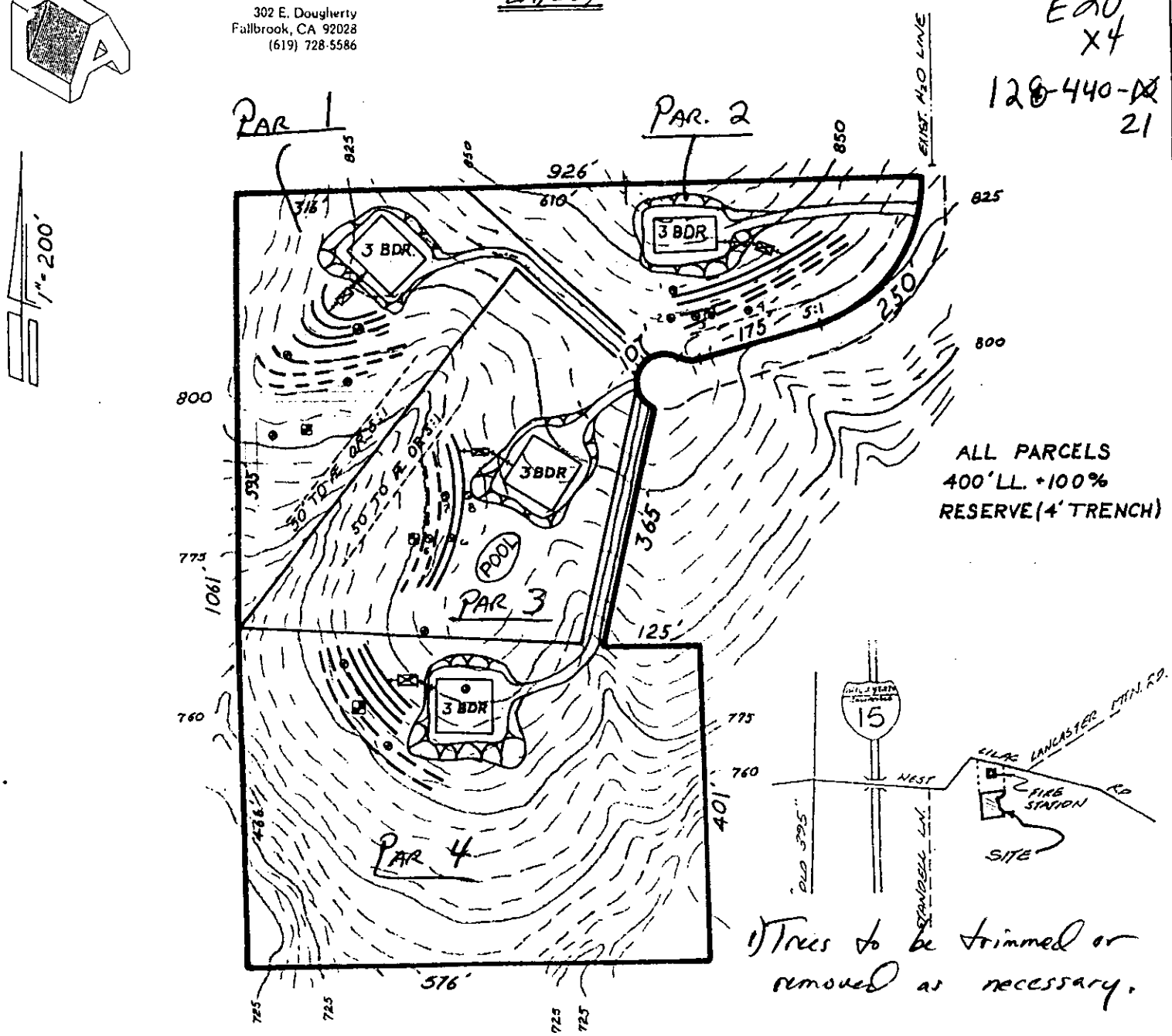
L.T.A. ENTERPRISES
302 E. Dougherty
Fallbrook, CA 92028
(619) 728-5586

PROPOSED SEPTIC SYSTEM LAYOUT

O.H.S. No. P02452-6R

E20
X4

128-440-09
21



1) Trees to be trimmed or removed as necessary.

LEGEND:

- TEST HOLE
- SEPTIC TANK
- TIGHT-LINE
- LEACH LINE
- RESERVE LINE
- OBSERVATION HOLE
- BACKHOE SLICE
- IMPERVIOUS LINED DITCH (STD. DWG D-75 OR O.H.S. EQUAL)

OWNER: STEVE RAHIMI
A.P.N.: 128-440-09,10 & 128-290-06
LEGAL: RAHIMI TPM
DISPOSAL SYSTEM: 400 'L.L. +100% RESERVE (4' TRENCH)

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STRONG SURVEYING

WAYNE G. STRONG
CA LS. 5024

15036 COOL VALLEY ROAD • VALLEY CENTER, CA 92082 • (619) 749-9017

W.O. #1051

November 10, 1989

128-440-21

Mr. Bill Knoll / L. T. A. Enterprises
302 E. Dougherty Street
Fallbrook, CA 92028

Dear Mr. Knoll,

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Wayne G. Strong

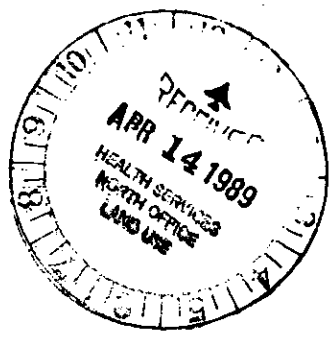
Wayne G. Strong, L.S. 5024
STRONG SURVEYING

ENCL.
CC: S. Rahimi

GURGANUS & ASSOCIATES
CIVIL ENGINEERS
145 N. Vallecitos de Oro #208
San Marcos, CA 92069
(619) 744-2040

Date: April 12, 1989

128-440-NO 21



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

Attn: Janet Waltz

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Rahimi T.P.M.

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Very truly yours,

Wayne A. Gurganus, RCE 31709
Gurganus & Associates

APPENDIX E
ENVIRONMENTAL RECORDS SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

ESCONDIDO CA 92026

Job Number: ACR71387.1a

PREPARED FOR:

EEI, Inc.

2195 Faraday Avenue, Suite K

Carlsbad, CA 92008

760.431.3747

11-28-11

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

Environmental FirstSearch
Search Summary Report

Target Site:

ESCONDIDO CA 92026

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-13-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	10-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	10-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-28-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	10-05-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-28-11	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	06-13-11	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	06-01-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	09-28-11	0.12	0	1	-	-	-	0	1
State Other	Y	07-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	2	0	0	0	1	3

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date:	11-28-11	**Search Type:**	AREA
Requestor Name:	BRIAN BRENNAN		0.14 sq mile(s)
Standard:	ASTM-05	**Job Number:**	ACR71387.1a
		Filtered Report	

Target Site:

ESCONDIDO CA 92026

Demographics

Sites: 3 **Non-Geocoded:** 1 **Population:** NA

Radon: 0.4 PCI/L

Fire Insurance Map Coverage: No

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.135582	-117:8:8	**Easting:**	487377.119
Latitude:	33.299084	33:17:57	**Northing:**	3684260.272
Elevation:	901		**Zone:**	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	Yes	11-28-11
Historical Topos	Yes	11-28-11
City Directories	No	
Title Search	No	
Municipal Reports	No	
Liens	No	
Historic Map Works	No	
Online Topos	Yes	11-28-11

Environmental FirstSearch
Target Site Summary Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

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

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

No sites found for target address

Environmental FirstSearch
Sites Summary Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

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

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	PERMITS	MILLER FIRE STATION, CDF HE17120344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.04 NW	- 1	1
1	UST	MILLER FIRE STATION CDF HE17H20344/NOT REPORTED	9127 W LILAC RD ESCONDIDO CA 92026	0.04 NW	- 1	2

Environmental FirstSearch
Sites Summary Report

Target Property: ESCONDIDO CA 92026 **JOB:** ACR71387.1a

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

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92026/	UNKNOWN CA 92026	NON GC	N/A	3

Environmental FirstSearch
Site Detail Report

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

PERMITS

SEARCH ID: 3 **DIST/DIR:** 0.04 NW **ELEVATION:** 900 **MAP ID:** 1

NAME:	MILLER FIRE STATION, CDF	**REV:**	03/29/07
ADDRESS:	9127 W LILAC RD	**ID1:**	HE17120344
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:		**PHONE:**	
SOURCE:	SAN DIEGO CO DEH		

DETAILS NOT AVAILABLE

Target Property: ESCONDIDO CA 92026 **JOB:** ACR71387.1a

UST

SEARCH ID: 1 **DIST/DIR:** 0.04 NW **ELEVATION:** 900 **MAP ID:** 1

NAME:	MILLER FIRE STATION CDF	**REV:**	05/24/11
ADDRESS:	9127 W LILAC RD	**ID1:**	HE17H20344
	ESCONDIDO CA 92026	**ID2:**	
	SAN DIEGO	**STATUS:**	NOT REPORTED
CONTACT:	CALIFORNIA DEPT OF FORESTRY	**PHONE:**	760-728-8532
SOURCE:	SAN DIEGO CO		

TANK IDs
Permit Number: H20344
Tank Number: T001
Tank ID Number: 1 DIESEL

TANK CHARACTERISTICS INFORMATION
Capacity: 550
Contents: DIESEL

Tank System Type: SINGLE WALL
Primary Tank Material: BARE STEEL
Tank Interior Lining or Coating:
Tank Exterior Corrosion Protection:
Overfill Device: OVRFILL UNKNOWN
Spill Buckets:

TANK TESTING & MONITORING INFORMATION
Is System 1998 Standards Certified (Y/N):
Tank Monitor Device: NO TANK MONIT DEV INFO

PIPING INFORMATION
Pipe Construction: SINGLE WALL
Pipe Primary Material: UNKNOWN
Pipe Monitor Device: NO PIPE MONIT DEV INFO
Pipe Monitor Device Alternative: SW TANK DW PRESSURE PIPE W/POS SHUTOFF LLD W/DAILY RECONCILE OR WEEKLY GAUGE: TNK TEST ANN, PIPE TEST ANN 0.1 GAL/HR OR MO 0.2 GAL/HR
REGULATORY INFORMATION
Regulatory Status Date: 03/18/97
Regulatory Status Code Description: REMOVED

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

TRIBALLAND

SEARCH ID: 2 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

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

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

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

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

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

Environmental FirstSearch Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

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

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

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

Updated annually

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

Updated quarterly/when available

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

Updated when available

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

Updated quarterly/when available

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

Updated quarterly/when available

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

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

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

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

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated quarterly/when available

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

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

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

Updated annually/when available

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

Target Property: ESCONDIDO CA 92026

JOB: ACR71387.1a

Street Name	Dist/Dir	Street Name	Dist/Dir
4Wd Road	0.19 NW		
Birdsong Dr	0.00--		
Lancaster Mountain Rd	0.06 NE		
Lilac Pl	0.13 SE		
Lilac Walk	0.09 SE		
Putnam Rd	0.00--		
Rocking Horse Rd	0.2 SW		
Shahram Way	0.00--		
Shirey Rd	0.01 SW		
Shirley Ln	0.01 SW		
W Lilac Rd	0.01 NW		

HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-28-11
ACR71387.1a

ESCONDIDO CA 92026

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

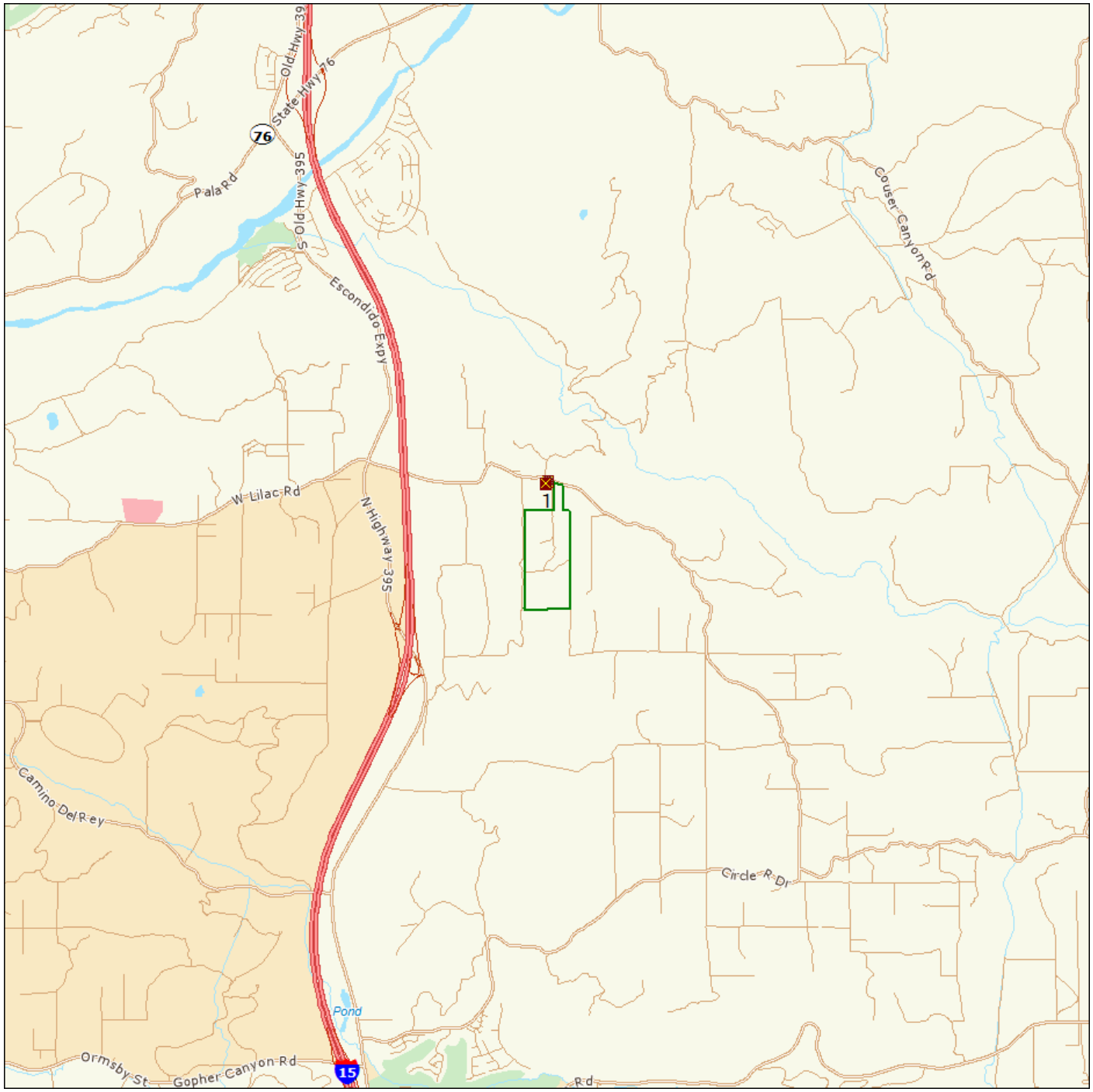
FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

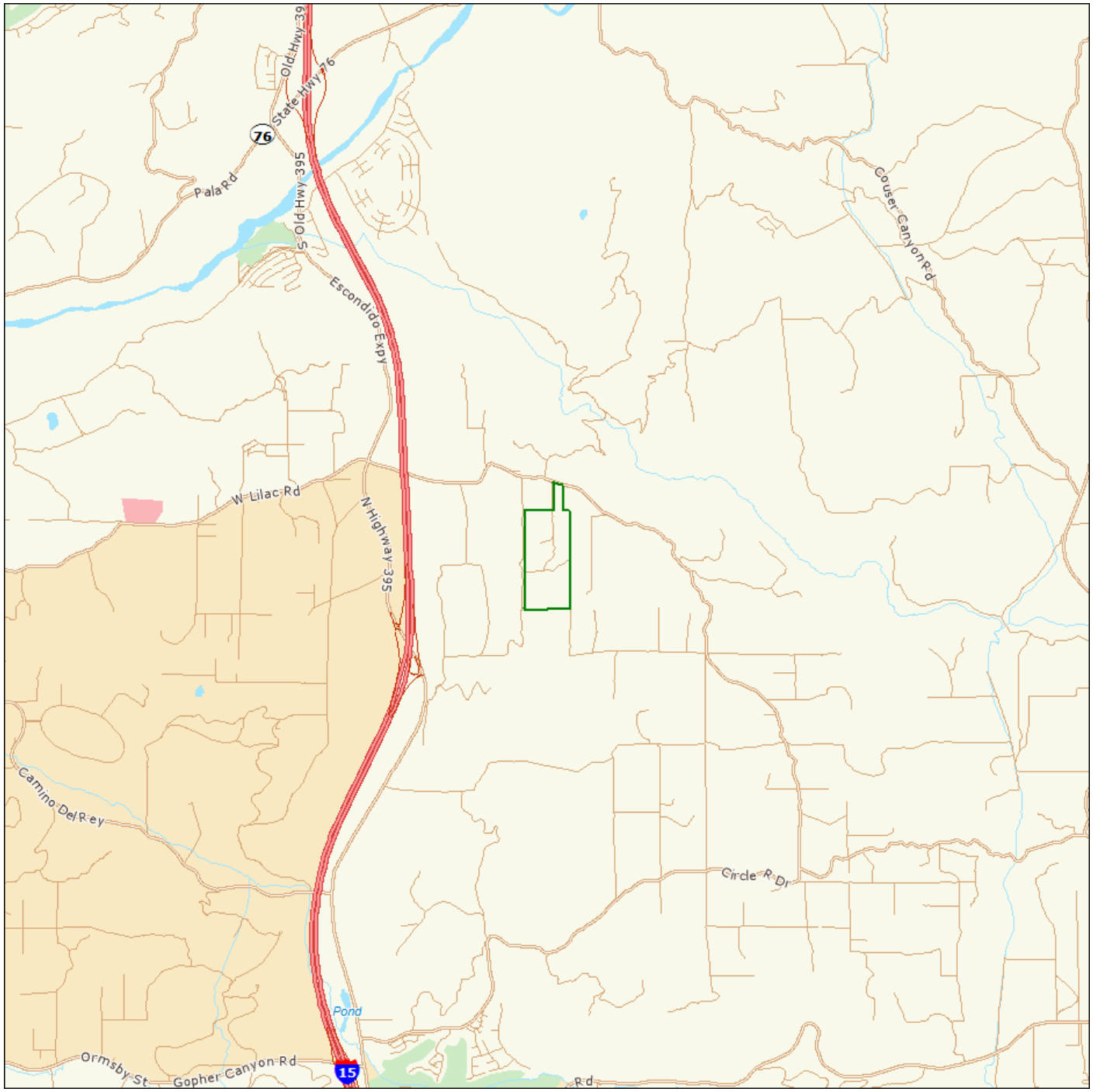
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM-05: NPL, RCRACOR, STATE

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

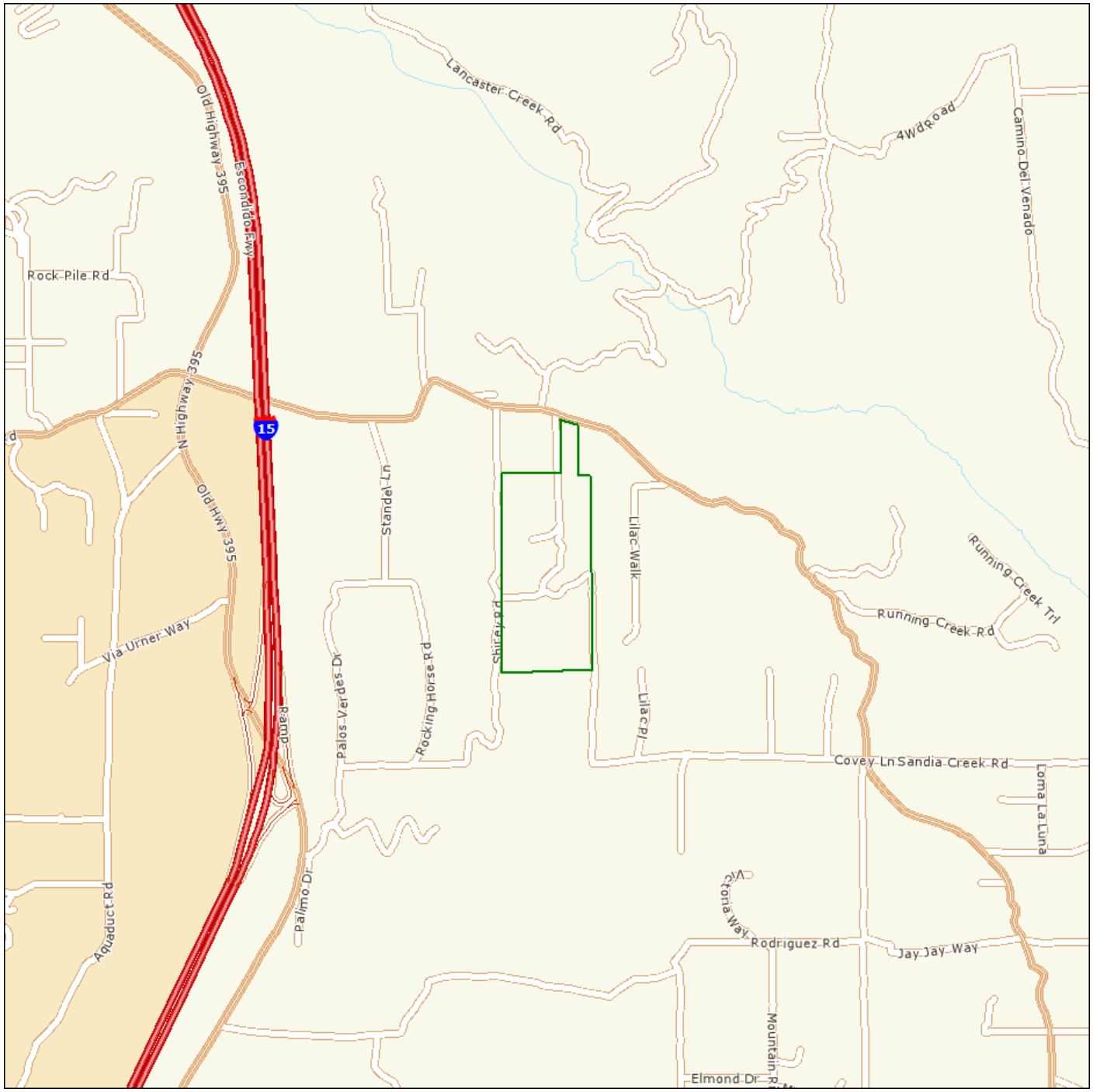
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

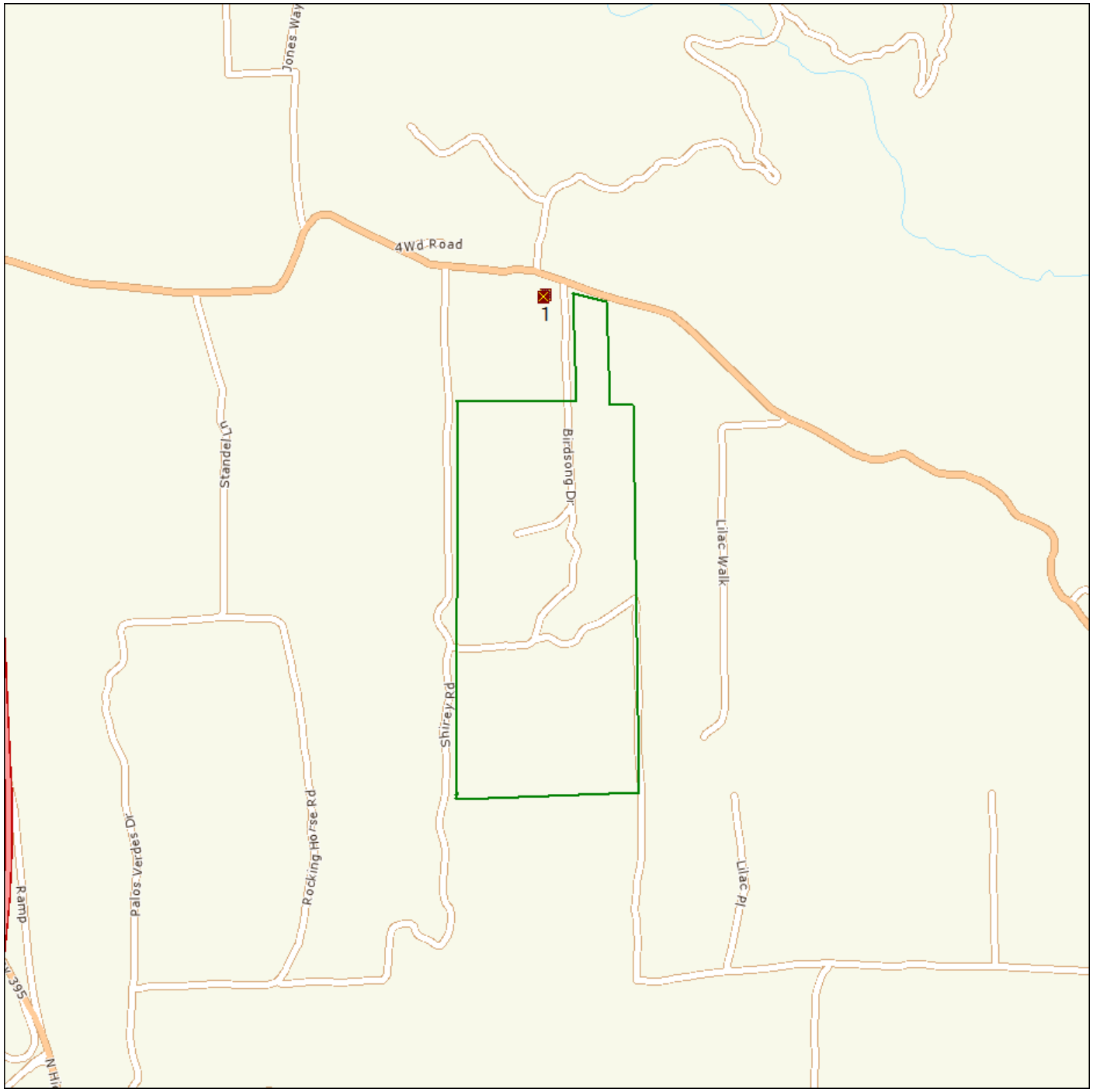
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

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

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

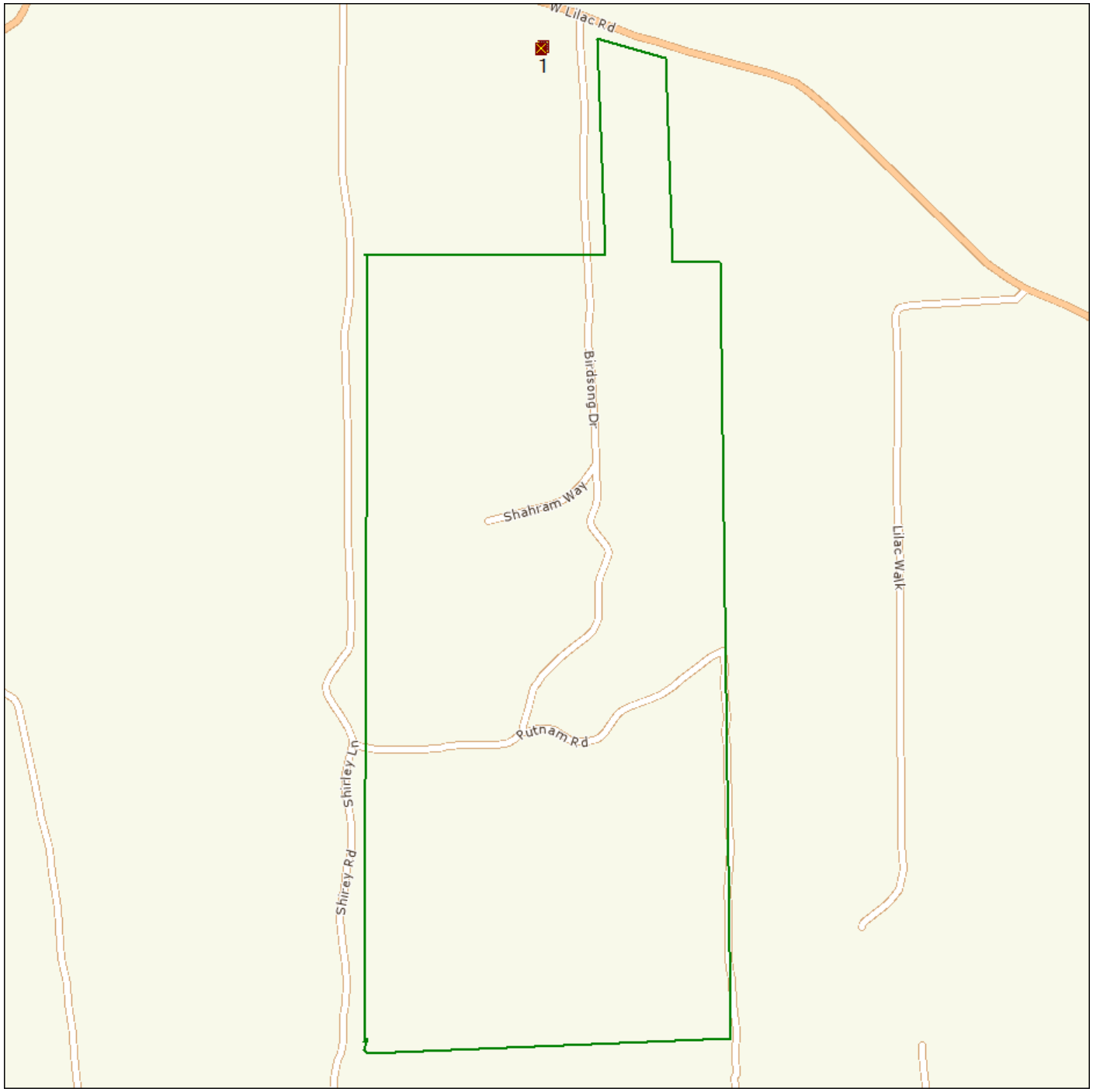
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius from Area

ASTM-05: Multiple Databases

, ESCONDIDO CA 92026



Source: Tele Atlas

Area Polygon .....

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

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

Triballand.....

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

Site Location Map

Topo : 0.75 Mile Radius from Area

, ESCONDIDO CA 92026

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

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

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

Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.

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

Date Created: 1968--
Contour Interval: 20 feet

Date Revised: 1975--
Elevation:

FIGURE NO.

1

APPENDIX F
USER PROVIDED INFORMATION

EEI
Geotechnical & Environmental Solutions

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: ACR-71387.1a / Shirey Falls, LP

Subject Property: APNs 128-280-27, 128-290-07, 128-440-02, 03, and -17 through -21

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

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

No

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

No

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

YES - FARMING

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

YES

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

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

YES - FARMING

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

NO

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

NO

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

NO

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

NO

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

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

COUNTY OF SAN DIEGO DPW

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

PERMIT APPLICATION

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

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

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

ACCRETIVE ENTITIES & COUNTY OF SAN DIEGO

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

JON RILLING 858-546-0700.

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

NO

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

YES - PROVIDED

Preparer:

Name/Company: JON RILLING / ACCRETIVE

Address: 12275 EL CAMINO REAL, SD

Date: 1/18/12

APPENDIX G
PHOTOGRAPHIC LOG

Photograph 1 – View of the subject property looking south along Birdsong Drive. View is from the northern portion of the subject property.

Photograph 2 – View of the subject property looking northwest. View is from the southeast corner of the subject property.

Photograph 3 – View of the concrete cistern near pond located in the central portion of the subject property. A man-made agricultural pond is also in view.

Photograph 4 – View of the above ground storage tank located in the central portion of the subject property.

Photograph 5 – View of above ground water storage tanks in central portion of the subject property.

Photograph 6 – View of trash and debris in the central portion of the subject property.

Photograph 7 – View of an uncovered concrete well with associated wiring (not in operating condition) located in south-central portion of subject property.

Photograph 8 – View of empty storage tank located in the south-central portion of the subject property.

Photograph 9 – View of trash and debris in the south central portion of the subject property.

Photograph 10 – View of stone well located in southwest portion of subject property.

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

23 December 2011

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

RE: Shirey Falls

Enclosed are the results of analyses for samples received by the laboratory on 12/19/11 11:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ACR-1	T111938-01	Soil	12/16/11 12:35	12/19/11 11:30
ACR-2	T111938-02	Soil	12/16/11 12:40	12/19/11 11:30
ACR-3	T111938-03	Soil	12/16/11 12:45	12/19/11 11:30
ACR-4	T111938-04	Soil	12/16/11 12:48	12/19/11 11:30
ACR-5	T111938-05	Soil	12/16/11 13:18	12/19/11 11:30
ACR-6	T111938-06	Soil	12/16/11 13:07	12/19/11 11:30
ACR-7	T111938-07	Soil	12/16/11 13:02	12/19/11 11:30
ACR-8	T111938-08	Soil	12/16/11 12:55	12/19/11 11:30
ACR-9	T111938-09	Soil	12/16/11 13:33	12/19/11 11:30
ACR-10	T111938-10	Soil	12/16/11 13:38	12/19/11 11:30
ACR-11	T111938-11	Soil	12/16/11 13:44	12/19/11 11:30
ACR-12	T111938-12	Soil	12/16/11 13:48	12/19/11 11:30
ACR-13	T111938-13	Soil	12/16/11 14:06	12/19/11 11:30
ACR-14	T111938-14	Soil	12/16/11 14:03	12/19/11 11:30
ACR-15	T111938-15	Soil	12/16/11 14:00	12/19/11 11:30
ACR-16	T111938-16	Soil	12/16/11 13:54	12/19/11 11:30
COMPOSITE #1	T111938-17	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #2	T111938-18	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #3	T111938-19	Soil	12/16/11 00:00	12/19/11 11:30
COMPOSITE #4	T111938-20	Soil	12/16/11 00:00	12/19/11 11:30

SunStar Laboratories, Inc.

Daniel J Chavez

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

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-1

T111938-01 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-2

T111938-02 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-3

T111938-03 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-4

T111938-04 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-5

T111938-05 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-6

T111938-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-7

T111938-07 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-8

T111938-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-9

T111938-09 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-10

T111938-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-11

T111938-11 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-12

T111938-12 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-13

T111938-13 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-14

T111938-14 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-15

T111938-15 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

ACR-16

T111938-16 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.0	mg/kg	1	1122005	12/20/11	12/22/11	EPA 6010B	
Lead	ND	3.0	"	"	"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #1

T111938-17 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1122009	12/20/11	12/21/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	**16**	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*99.9 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #2

T111938-18 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1122009	12/20/11	12/21/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*96.7 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #3

T111938-19 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1122009	12/20/11	12/21/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*94.2 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

COMPOSITE #4

T111938-20 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	5.0	ug/kg	1	1122009	12/20/11	12/21/11	EPA 8081A	
gamma-BHC (Lindane)	ND	5.0	"	"	"	"	"	"	
beta-BHC	ND	5.0	"	"	"	"	"	"	
delta-BHC	ND	5.0	"	"	"	"	"	"	
Heptachlor	ND	5.0	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
Heptachlor epoxide	ND	5.0	"	"	"	"	"	"	
gamma-Chlordane	ND	5.0	"	"	"	"	"	"	
alpha-Chlordane	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	5.0	"	"	"	"	"	"	
4,4´-DDE	ND	5.0	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endrin	ND	5.0	"	"	"	"	"	"	
4,4´-DDD	ND	5.0	"	"	"	"	"	"	
Endosulfan II	ND	5.0	"	"	"	"	"	"	
4,4´-DDT	ND	5.0	"	"	"	"	"	"	
Endrin aldehyde	ND	5.0	"	"	"	"	"	"	
Endosulfan sulfate	ND	5.0	"	"	"	"	"	"	
Methoxychlor	ND	10	"	"	"	"	"	"	
Endrin ketone	ND	5.0	"	"	"	"	"	"	
Toxaphene	ND	200	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*96.2 %*	*35-140*		"	"	"	"	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1122005 - EPA 3051										
Blank (1122005-BLK1)				Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	ND	5.0	mg/kg							
Lead	ND	3.0	"							
LCS (1122005-BS1)				Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	102	5.0	mg/kg	100		102	75-125			
Lead	99.6	3.0	"	100		99.6	75-125			
Matrix Spike (1122005-MS1)	**Source: T111938-01**			Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	92.6	5.0	mg/kg	100	1.14	91.5	75-125			
Lead	87.3	3.0	"	100	ND	87.3	75-125			
Matrix Spike Dup (1122005-MSD1)	**Source: T111938-01**			Prepared: 12/20/11		Analyzed: 12/22/11				
Arsenic	97.5	5.0	mg/kg	100	1.14	96.3	75-125	5.11	20	
Lead	92.5	3.0	"	100	ND	92.5	75-125	5.84	20	

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1122009 - EPA 3550 ECD/GCMS										
Blank (1122009-BLK1)				Prepared: 12/20/11 Analyzed: 12/21/11						
alpha-BHC	ND	5.0	ug/kg							
gamma-BHC (Lindane)	ND	5.0	"							
beta-BHC	ND	5.0	"							
delta-BHC	ND	5.0	"							
Heptachlor	ND	5.0	"							
Aldrin	ND	5.0	"							
Heptachlor epoxide	ND	5.0	"							
gamma-Chlordane	ND	5.0	"							
alpha-Chlordane	ND	5.0	"							
Endosulfan I	ND	5.0	"							
4,4´-DDE	ND	5.0	"							
Dieldrin	ND	5.0	"							
Endrin	ND	5.0	"							
4,4´-DDD	ND	5.0	"							
Endosulfan II	ND	5.0	"							
4,4´-DDT	ND	5.0	"							
Endrin aldehyde	ND	5.0	"							
Endosulfan sulfate	ND	5.0	"							
Methoxychlor	ND	10	"							
Endrin ketone	ND	5.0	"							
Toxaphene	ND	200	"							
Surrogate: Tetrachloro-meta-xylene	*77.4*		*"*	*100*		*77.4*	*35-140*			
LCS (1122009-BS1)				Prepared: 12/20/11 Analyzed: 12/21/11						
gamma-BHC (Lindane)	143	5.0	ug/kg	200		71.7	40-120			
Heptachlor	143	5.0	"	200		71.6	40-120			
Aldrin	155	5.0	"	200		77.5	40-120			
Dieldrin	166	5.0	"	200		82.8	40-120			
Endrin	163	5.0	"	200		81.4	40-120			
4,4´-DDT	150	5.0	"	200		75.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*113*		*"*	*100*		*113*	*35-140*			

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1122009 - EPA 3550 ECD/GCMS										
Matrix Spike (1122009-MS1)	**Source: T111938-17**			Prepared: 12/20/11		Analyzed: 12/21/11				
gamma-BHC (Lindane)	125	5.0	ug/kg	200	ND	62.3	30-120			
Heptachlor	120	5.0	"	200	ND	59.8	30-120			
Aldrin	138	5.0	"	200	ND	68.9	30-120			
Dieldrin	145	5.0	"	200	ND	72.7	30-120			
Endrin	133	5.0	"	200	ND	66.6	30-120			
4,4´-DDT	123	5.0	"	200	ND	61.6	30-120			
Surrogate: Tetrachloro-meta-xylene	*105*		"	*100*		*105*	*35-140*			
Matrix Spike Dup (1122009-MSD1)	**Source: T111938-17**			Prepared: 12/20/11		Analyzed: 12/21/11				
gamma-BHC (Lindane)	143	5.0	ug/kg	200	ND	71.3	30-120	13.5	30	
Heptachlor	137	5.0	"	200	ND	68.4	30-120	13.3	30	
Aldrin	160	5.0	"	200	ND	80.1	30-120	15.0	30	
Dieldrin	162	5.0	"	200	ND	81.2	30-120	11.1	30	
Endrin	146	5.0	"	200	ND	72.9	30-120	9.13	30	
4,4´-DDT	120	5.0	"	200	ND	60.2	30-120	2.26	30	
Surrogate: Tetrachloro-meta-xylene	*106*		"	*100*		*106*	*35-140*			

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EEI - Carlsbad	Project: Shirey Falls	
2195 Faraday Ave., Ste K	Project Number: ACR-71387.1a	**Reported:**
Carlsbad CA, 92008	Project Manager: Brian Brennan	12/23/11 11:58

Notes and Definitions

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

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CHAIN OF CUSTODY

T111938

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

				PAGE: 1
DATE:	12/16/2011	LABORATORY:	Sunstar	
PROJECT NAME:	Shirel Falls	EEI PROJECT NUMBER:	ACR-71387.1a	
PROJECT LOCATION:	Valley Center	COLLECTOR:	EH	
EEI PROJECT MANAGER:	Brian Brennan	TURN AROUND TIME:	Standard	

Electronic Data Format (EDF): Yes_____ No_____

Global ID:

7.6°

EMAIL RESULTS TO: bbrennan@eeitiger.com

SPECIAL INSTRUCTIONS/NOTES:

Create (4) composite samples (composite #1 - composite #4) @ a ratio of 4:1. See attached sample matrix sheet. Analyze composite samples for Organochlorine Pesticides by EPA 8081A

SAMPLE ID	DATE SAMPLED	TIME	SAMPLE TYPE	CONTAINER TYPE	EPA 8260B - VOCs	EPA 8260B - VOCs + TPH-g	EPA 8260B - TPH-g BTEX, MTBE - ONLY	EPA 8015 M - TPH-g	EPA 8015 M - TPH-d	EPA 8015 M - TPH-ext (CCID)	EPA 6010B/7000 - Title 22 Metals	EPA 6010B - Total Arsenic - ONLY	EPA 6010B - Total Lead - ONLY	EPA 8081A - Organochlorine Pesticides	TO-15 - VOCs	TO-3 - TPH-g			NUMBER OF CONTAINERS
ACR-1	12/16/2011	12:35	Soil	Glass jar								X	X						1
ACR-2		12:40										X	X						1
ACR-3		12:45										X	X						1
ACR-4		12:48										X	X						1
ACR-5		1:18										X	X						1
ACR-6		1:07										X	X						1
ACR-7		1:02										X	X						1
ACR-8		12:55										X	X						1
ACR-9		1:33										X	X						1
ACR-10		1:38										X	X						1
ACR-11		1:44										X	X						1
ACR-12		1:48										X	X						1
ACR-13		2:06										X	X						1
ACR-14		2:03										X	X						1
ACR-15		2:00										X	X						1
ACR-16		1:54										X	X						1
Composite #1														X					1
Composite #2														X					1
Composite #3														X					1
Composite #4														X					1

Relinquished By (signature): Elyse Hale	Date/Time: 12/19/11 1130	Received By (signature):	Date/Time: 12/19/11 1130
Relinquished By (signature):	Date/Time:	Received By (signature):	Date/Time:

T111938

EEI	ACR-71268
Discrete Sample IDs	Composite Sample IDs
ACR-1	Composite #1
ACR-2	
ACR-3	
ACR-4	
ACR-5	Composite #2
ACR-6	
ACR-7	
ACR-8	
ACR-9	Composite #3
ACR-10	
ACR-11	
ACR-12	
ACR-13	Composite #4
ACR-14	
ACR-15	
ACR-16	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111938

Client Name: EEI- Carlsbad Project: Shirey Falls

Received by: Dan M Date/Time Received: 12/19/11 1130

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

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

Temperature: cooler #1 7.8 °C +/- the CF (- 0.2°C) = 7.6 °C corrected temperature

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

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

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

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

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date 12/19/11

Comments:

PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED AGRICULTURAL CHEMICAL SURVEY

Accretive Investments, Inc.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61.
128-290-75 and 128-290-78
9562 Covey Lane
Escondido, California 92026

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

January 23, 2012
(March 26, 2012 revisions)

EEI Project Number ACR-71387.1b

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED AGRICULTURAL CHEMCIAL SURVEY

Prepared for:

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

Subject property location:

58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78
9562 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1b

Prepared and Edited by:

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

Reviewed by:

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

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

EEI Project No. ACR-71387.1b

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: 58.6-Acre "Alligator Pears, LP" Property

EEI Project Number: ACR-71387.1b

Subject Property Information:
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78
9562 Covey Lane
Escondido, California 92026
EEI Project Number ACR-71387.1b

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

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

Inspection Date: December 1, 2011 / **Report Date:** January 23, 2012 (March 26, 2012 revisions)

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

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

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

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

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

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

EXECUTIVE SUMMARY

At the request and authorization of Accretive Investments, Inc. ("Client"), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 9562 Covey Lane, Escondido, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property is located west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been utilized for agricultural-related land use.

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

On December 1, 2011, EEI personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* (RECs) was noted on the subject property during our subject property reconnaissance efforts.

In 2006, 2007, and 2008, AEI Consultants performed site assessment and investigation activities throughout the subject property. No RECs were identified during site assessment efforts. However, based on the agricultural use of the property, AEI recommended that soil samples be collected and analyzed for restricted agricultural chemicals. A total of 93 soil samples were collected by AEI throughout the subject property and analyzed for Organochlorine Pesticides by EPA Test Method 8081A and Arsenic and Lead by EPA Test Method 6010B. Low levels of organochlorine pesticides and lead were detected in site soils; however, at concentrations less than applicable residential screening levels. Note: soil samples were not collected from APN 128-290-11 (3.5-acres) located along the northern portion of the overall site.

Therefore, based on the proposed future residential use of the subject property, EEI performed a limited agricultural chemical survey on APN 128-290-11. Sampling activities were conducted on December 1, 2011. A total of three (3) discrete soil samples (ACR-1 through ACR-3), were collected at 6-inches below ground surface, and analyzed for Arsenic and Lead by EPA Test Method 6010B and Organochlorine Pesticides by EPA Method 8081A.

The results of our agricultural chemical survey revealed no concentrations of arsenic detected above the laboratory reporting limit (i.e., "non-detect") in the soil samples collected from the subject property. Concentrations of DDT were reported at 11 micrograms per kilogram (µg/kg) (sample ACR-3). No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed. Lead was detected above the laboratory reporting limit in samples ACR-1 and ACR-3 at 4.5 milligrams per kilogram (mg/kg) and 4.1 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

The reported DDT concentration of 11 µg/kg reported in sample ACR-3 was less than the California Human Health Screening Level (CHHSL) residential screening level of 1,600 µg/kg. The reported lead concentrations of 4.2 mg/kg and 4.5 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening value of 150 mg/kg. Based on the results of previous agricultural sampling performed by AEI and EEI's additional sampling, no further investigation appears to be warranted at this time. Furthermore, the lead concentrations appear to represent background levels inherent to the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9562 Covey Lane, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has and continues to be utilized for agricultural purposes. Therefore, an evaluation of site soils was performed to determine if restricted agricultural chemicals are present. Based on laboratory analytical results from previous and current agricultural chemical testing, low levels of organochlorine pesticides and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides and lead were less than the CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

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

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

1.0 INTRODUCTION

1.1 Purpose

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

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

1.2 Scope of Services

The following scope of services was conducted by EEI:

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

1.3 Reliance

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

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

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies.

A review of the County of San Diego Land Use and Environmental Group (LUEG, 2012) website data indicated that the subject property is currently zoned as A70 – Limited Agriculture.

Based on historical records such as aerial photographs, topographic maps, and County records, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to the present time, the subject property has been utilized for agricultural-related land use.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS), Bonsall, 7.5-Minute Quadrangle (USGS, 1968, date revised 1975). Overall, the subject property is located on gently sloping terrain consisting of varying topographic relief from north to south. The subject property elevation ranges from approximately 710 feet above mean sea level (amsl) (southwestern portion) to approximately 900 feet amsl (northern portion). Based on topographic relief, surface water drainage appears to be predominately to the southwest.

2.3 Regional and Local Geology

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

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

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

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey as a mix of the Cieneba course sandy loam (CIE2) and the Fallbrook sandy loam series (FaC2 and FaE2) (USDA, 2012). Soils in this series are reportedly deep, well drained soils that formed in material weathered from granitic rocks and are situated on slopes ranging from 15 to 30 percent.

2.4 Regional and Local Hydrogeology

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

EEI reviewed the California Department of Water Resources, Water Data Library website (WDL, 2012) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, no water supply wells are located on the subject property. One well "10S02W19N001S", located approximately 0.25 miles southwest of the subject property, was reportedly last measured in 1967 with a depth to groundwater of approximately 3.0 feet below grade.

2.5 Hydrologic Flood Plain Information

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

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

According to the County of San Diego Assessor the current owner of the subject property (APNs 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78) is identified as Alligator Pears, LP, with the following mailing addresses: 12275 El Camino Real, Unit 110, San Diego, California 92130.

3.2 Subject Property History

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

3.2.1 Aerial Photograph and Historical Map Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1942, 1946, 1948, 1953, 1963, 1968, 1975, 1980, 1990/91, and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. A 2012 aerial photograph was provided by Accretive Investments, Inc. and reviewed, a copy of which is included herein (**Figure 2**).

Table 1 summarizes the results of the historical use review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**. According to the information reviewed, the subject property was undeveloped land from at least 1946 through 1953. From approximately 1963 to 2012, the subject property appeared utilized for agricultural-related land use.

TABLE 1
Summary of Historical Use Review

Year	Source and Scale	Comments
1942	Topographic Map 1:62,500	No developed structures were noted on the subject property. West Lilac Road was present to the north. The surrounding area appeared to be undeveloped land.
1946	Aerial Photograph 1:375	Subject property and adjacent and surrounding property appeared to be undeveloped and covered with native vegetation. A dirt road, oriented northeast to southwest, was visible along the western portion of the subject property and a second dirt road was present along the southern property boundary.
1948	Topographic Map 1:24,000	No developed structures were noted on the subject property. Unimproved roads were present to the south of the property. West Lilac Road was present to the north and Highway 395 was present to the west. The surrounding area was sparsely developed.
1953	Aerial Photograph 1:375	Subject property remained undeveloped. A clearing and small residential building was noted offsite to the southwest across Covey Lane. No other changes were noted on the adjacent or surrounding property since the 1946 photograph.
1963	Aerial Photograph 1:375	The eastern portion of the subject property appeared utilized for agriculture; the remaining portion remained undeveloped. A dirt road remained traversing the property from northeast to southwest. The surrounding area was comprised of a mix of rural residences and agricultural-related land use.
1968	Topographic Map 1: 24,000	Subject property appeared to be undeveloped land. Unimproved roads, Covey Lane and Lilac Place appeared in the site vicinity. Other unimproved roads were present in the surrounding area. A portion of the subject property and surrounding area were shaded green, which signified agricultural-related land use.
1975	Aerial Photograph 1:375	The central and eastern portions of the subject property now appeared utilized for agriculture; the remaining portions were undeveloped. Increased row crop agriculture now appeared in the adjacent and surrounding area.
1975	Topographic Map 1:24,000	No apparent changes were noted to the subject property since the 1968 topographic map.
1980	Aerial Photograph 1:375	Orchards were now apparent on the majority of the western portion of the subject property and the adjacent and surrounding property.
1990/91	Aerial Photograph 1:375	Orchards remained on the western portion of the subject property and in the adjacent and surrounding area.
2002	Aerial Photograph 1:375	Subject property appeared with orchards on the western portion; the remaining portions remained undeveloped land. Adjacent and surrounding property appeared with a mix of orchards, rural residences, and undeveloped land.
March 2012	Aerial Photograph Accretive Investments, Inc.	The subject property appeared as its current configuration, which consisted of sparse orchards on the western and central portions. The northern portion of the property consisted of large trees, while the balance of the site appeared with sparse vegetation and/or grasses. Two residences were present on parcels within the southeastern corner of the subject property along Covey Lane; however, these parcels are not a part of the subject property. Lilac Place was visible in the western portion. The surrounding area appeared to be a mix of residential and agricultural-related land use.

3.2.2 City/County Directory

Directory listings associated with the subject property (9562 Covey Lane) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was not listed in the directories from 1980 to 2008. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target address (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

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

TABLE 2
Summary of City/County Directory Search
9562 Covey Lane, Escondido, California 92026

North Adjacent Addresses	Subject Property	South Adjacent Addresses
2000, 2005, and 2008		
9550 Covey Lane No response	**9562 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
1995		
9550 Covey Lane Jim Schaefer	**9562 Covey Lane** **Address not listed**	9618 Covey Lane No listing
1990		
Covey Lane First listing this street 9618	**9562 Covey Lane** **Address not listed**	9618 Covey Lane Leonard Doucette
1985		
Covey Lane First listing this street 9689	**9562 Covey Lane** **Address not listed**	9750 Covey Lane Earl R. Stratton
1980		
Covey Lane First listing this street 10010	**9562 Covey Lane** **Address not listed**	10010 Covey Lane Vincent Ybarra
End of search due to A) earlier directory or street listing not found; or B) listing out of range, listings re-numbered, or no numeric listings		

3.2.3 Sanborn Fire Insurance Maps

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

3.2.4 County of San Diego Land Use and Environmental Group

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

3.3 Regulatory Database Search

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

3.3.1 Federal Databases

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

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

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

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

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

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

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

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

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

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

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

3.3.2 State and Regional Sources

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Regulatory Agency Review

3.4.1 Deer Springs Fire Protection District

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

3.4.2 County of San Diego Department of Environmental Health

EEI submitted requests to review public records to the County of San Diego Department of Environmental Health (DEH) for the subject property APNs: 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78; or the subject address of 9562 Covey Lane. According to Ms. Joyce Ellman, Office Support Specialist, no permits were on file.

3.4.3 State Water Resources Control Board

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

3.4.4 Department of Toxic Substances Control

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

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

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

3.4.6 National Pipeline Mapping System

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

3.5 Interview with Current Property Owner

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

3.6 User Provided Information

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

3.6.1 Environmental Liens or Activity and Use Limitations

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

3.6.2 Specialized Knowledge

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

3.6.3 Valuation Reduction for Environmental Issues

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

3.6.4 Presence or Likely Presence of Contamination

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

3.6.5 Other

Mr. Rilling noted that the Phase I ESA is required due to county requirements related to a permit application associated with the subject property.

3.7 Previous Assessments

Based on the information provided by the client, Mr. Jon Rilling, previous site investigation activities have been conducted on the subject property. The following section summarizes the information EEI reviewed.

AEI Consultants, 2006, "Phase I Environmental Site Assessment, APN 128-290-75, Escondido, California 92026, AEI Project No. 261048," dated August 15, 2006

AEI Consultants, 2006, "Phase II Subsurface Investigation, 11.8-acre Parcel, Escondido, California 92026, AEI Project No. 261150," dated August 23, 2006

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 11.8-acres on a single parcel identified as APN 129-290-75. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped and/or portions used for agricultural purposes. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, further investigation was recommended.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 24 shallow (6-inches below grade) soil samples (from 24 subdivisions) were collected from the subject property. The 24 subdivisions were divided into 8 subareas each consisting of 3 adjacent subdivisions. The three discrete samples from each subdivision were composited into one soil sample. A total of 8 composite soil samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. The composite sample made up of soil samples AEI-S10, AEI-S11, and AEI-S12 reported a DDE concentration of 8.3 micrograms per kilogram (µg/kg), which was at concentrations less than residential Preliminary Remediation Goals (PRG) and California hazardous waste criteria, Total Threshold Limit Concentration (TTLC) values. No other organochlorine pesticides were reported above the laboratory reporting limit. Based on the results of their investigation, AEI recommended no further investigation.

AEI Consultants, 2006, "Phase I ESA, APNs 128-290-58, 128-290-59, 128-290-60, and 128-290-61, Escondido, California 92026, AEI Project No. 261301," dated September 7, 2006

AEI Consultants, 2006, "Limited Phase II Subsurface Investigation, 20.6-Acre Parcel, APN 128-290-58 through 128-290-61, Escondido, California 92026, AEI Project No. 261217," dated August 23, 2006

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 20.6-acres on four (4) parcels identified as APNs 128-290-58 through 128-290-61. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped, contained no structures, and was utilized for agricultural purposes. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended a limited soil survey be conducted to determine what impact, if any, the presumed agricultural operations had on the subject property.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 21 shallow (6-inches below grade) soil samples were collected from the subject property. A total of 15 samples comprised of 3 composites and 12 individual samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. No concentrations of organochlorine pesticides were detected in any soil samples analyzed during the investigation. Therefore, AEI recommended no further investigation.

AEI Consultants, 2007, "Phase I ESA, APN 128-290-11, Escondido, California 92026, AEI Project No. 272019" dated May 22, 2007

According to the information reviewed, the subject property is located south of West Lilac Road and north of Covey Lane; and encompasses 3.5-acres on a single parcel identified as APN 128-290-11. No physical address is assigned to the subject property. At the time of the ESA, the subject property was undeveloped and contained no developed structures. Historical sources reviewed during the preparation of the ESA indicated that the subject property had remained undeveloped from as early as 1946. No indication of agricultural use was identified. AEI concluded that no on-site RECs were identified and recommended no further investigation.

Note: based on the proposed future residential use of the subject property and requirements set forth by the County of San Diego Department of Planning and Land Use, EEI performed a limited agricultural survey on the 3.5-acre parcel (APN 128-290-11). The results of our investigation are discussed in **Section 5.0 Limited Agricultural Chemical Survey.**

AEI Consultants, 2007, Phase I ESA, APNs 128-290-54, 55, 56 and 57, Escondido, California 92026, AEI Project No. 274498," dated September 12, 2007

AEI Consultants, 2007, "Limited Pesticide Investigation, APN 128-290-54 through 128-290-57, Escondido, California 92082, AEI Project No. 274498," dated September 14, 2007

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 20.1-acres on four (4) parcels identified as APNs 128-290-54 through 128-290-67. No physical address is assigned to the subject property. At the time of the ESA, the subject property was utilized as an avocado grove and contained a small storage shed/living area used by farm workers for tool storage and as a staging area. The shed was reportedly located on the southwest corner of the subject property. Historical sources reviewed during the preparation of the ESA confirmed past agricultural use of the subject property. AEI concluded that no on-site RECs were identified; however, based on the past and present agricultural use of the property, recommended further investigation.

Based on the past and present agricultural use identified on the subject property, additional investigation was performed by AEI. A total of 40 shallow (6-inches below grade) soil samples were collected from the subject property. A total of 10 composite samples were analyzed for Organochlorine Pesticides by EPA Method 8081A. No concentrations of organochlorine pesticides were detected in any soil samples analyzed during the investigation. Therefore, AEI recommended no further investigation.

AEI Consultants, 2007, "Phase I Environmental Site Assessment, 9562 Covey Lane, Escondido, California 92026, AEI Project No. 276306," dated December 18, 2007

AEI Consultants, 2008, "Limited Pesticide Investigation, 9562 Covey Lane, Escondido, California 92026, AEI Project No. 276660," dated January 10, 2008

According to the information reviewed, the subject property is located north of Covey Lane; and encompasses 2.55-acres on one parcel identified as APN 128-290-78. The subject property is identified by the address: 9562 Covey Lane. At the time of the ESA, the subject property was reportedly partially graded for future residential use, while the balance included citrus trees and wild vegetation. Historical sources reviewed during the preparation of the ESA indicated that portions of the subject property were utilized for agricultural purposes. AEI concluded that no on-site RECs were identified; however, based on the historical agricultural use of the property, recommended further investigation.

Based on the historical agricultural use identified on the subject property, additional investigation was performed by AEI. A total of eight (8) soil samples were collected and analyzed for Organochlorine Pesticides by EPA Method 8081A, and Arsenic and Lead by EPA Method 6010B. No concentrations of organochlorine pesticides were detected above the laboratory reporting limit, except for one sample (AEI-S5), which reported toxaphene. The reported toxaphene concentration did not exceed residential PRGs or TTLC values. No other samples reported toxaphene above the laboratory reporting limit. Based on the results of their investigation, AEI recommended no further investigation.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

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

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

An ACM survey was not conducted at the subject property as part of this Phase I ESA. With the exception of a single, trailer/wood structure, the subject property consists of vacant land. Based on this information, the presence of asbestos-containing materials is not considered likely.

3.8.2 Lead-Based Paint

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

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

With the exception of a single, trailer/wood structure, the subject property consists of vacant land Based on this information, the presence of lead based paint is not considered likely.

3.8.3 Radon

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

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

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

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

3.8.4 Polychlorinated Biphenyls

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

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

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

No potentially PCB-containing transformers were noted on or near the subject property.

4.0 SUBJECT PROPERTY RECONNAISSANCE

4.1 Purpose

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

4.2 Subject Property

On December 1, 2011, EEI personnel mobilized to the subject property and conducted a walking reconnaissance. Ms. Cassandra Costa with Accretive Investments, Inc. provided access to the subject property. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix F**), and summarized in **Table 3**.

The subject property is located west of West Lilac Road and north of Covey Lane, Escondido, California (**Figure 2**). The subject property encompasses a total of 58.6-acres on 11 parcels identified as Assessor's Parcel Numbers (APNs) 128-290-11, 128-290-54 through 128-290-61, 128-290-75, and 128-290-78 (**Appendix B**). The subject property contains a single physical address of: 9562 Covey Lane.

Access to the subject property can be obtained from a locked gate located at the terminus of Covey Lane. Portions of the subject property (southern) are delineated by a chain link fence, while the balance of the site is open. The subject property is currently utilized as agricultural land, consisting of citrus groves. The property is being actively farmed and contains various dirt access roads, below ground piping for irrigation purposes, and a single structure located along the southwest portion of the site. The structure, a combination of a trailer and wooden constructed living area, appeared to be used by the farm workers as a staging area and for storing irrigation supplies. EEI observed various farming equipment and irrigation supplies throughout the property. The subject property is surrounded by agricultural related land use, rural residences, or undeveloped land.

EEI personnel conducted a reconnaissance of the property by traversing the property from north to south then east to west to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *environmental concerns was* noted on the subject property during our site reconnaissance.

TABLE 3
Summary of Subject Property Reconnaissance

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

4.3 Adjacent Properties

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

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

5.0 LIMITED AGRICULTURAL CHEMICAL SURVEY

Previous investigations have been performed on the subject property by AEI Consultants. Investigation activities included site assessment and agricultural chemical surveys. Detailed information pertaining to historical site investigation activities is provided in **Section 3.7 Previous Assessments.** However, a portion of the subject property, APN 128-290-11 (3.5-acres) was not investigated for the presence (or absence) of restricted agricultural chemical residues. Therefore, based on the proposed future site use (residential) EEI conducted an agricultural chemical survey on APN 128-290-11. The following section discusses EEI's investigation activities.

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

Based on the fact that previous soil sampling had taken place on portions of the subject property, a total of three (3) discrete soil samples, were collected at near-surface (6-inches below grade) from APN 128-290-11 (3.5 acres) located in the northwest portion of the subject property.

5.1 Field Investigation

On December 1, 2011, EEI personnel mobilized to the subject property to conduct soil sampling activities with a shovel. Soil sampling locations were selected with the goal of collecting representative soil samples from the 3.5-acre APN 128-290-11. A total of three (3) discrete locations (identified as ACR-1 through ACR-6, **Figure 3**) were chosen to provide representative coverage.

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

5.2 Laboratory Analytical Testing

All three (3) discrete soil samples (ACR-1 through ACR-3) collected from APN 128-290-11 were analyzed for Arsenic and Lead by United States Environmental Protection Agency (USEPA) Test Method 6010B and Organochlorine Pesticides by U.S. EPA Test Method 8081A. The following bulleted items summarize the results of laboratory analytical testing:

- No concentrations of arsenic were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed.
- DDT was reported in sample ACR-3 at 11 micrograms per kilogram (µg/kg). No other samples analyzed reported DDT above the laboratory reporting limit (i.e., "non-detect").
- Lead was reported in sample ACR-1 at 4.5 milligrams per kilogram (mg/kg) and ACR-3 at 4.1 mg/kg. No other samples reported lead above the laboratory reporting limit (i.e., "non-detect").

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

TABLE 4
Soil Sample Results

Sample ID	Depth (inches bgs)	Date Sampled	EPA 6010B			EPA 8081A			
			Arsenic	Lead	Dieldrin	DDE	DDD	DDT	All Other Constituents
			Reported in mg/kg		Reported in µg/kg				
ACR-1	6	12/1/2011	<5	**4.5**	<5	<5	<5	<5	<5-200
ACR-2	6	12/1/2011	<5	<3	<5	<5	<5	<5	<5-200
ACR-3	6	12/1/2011	<5	**4.1**	<5	<5	<5	**11**	<5-200
Laboratory Reporting Limit			5	3	5	5	5	5	5-200
Residential CHHSLs			**0.07**	**150**	**35**	**1,600**	**2,300**	**1,600**	**NA**

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

5.3 Discussion of Testing Results

The results of our agricultural chemical survey within the 3.5-acre portion of the subject property (APN 128-290-11) revealed no concentrations of arsenic above the laboratory reporting limit (i.e., "non-detect"). Concentrations of DDT were reported above the laboratory detection limit in sample ACR-3 at 11 µg/kg. No concentrations of organochlorine pesticides were detected above the laboratory reporting limit (i.e., "non-detect) in any of the other samples analyzed. Lead was detected above the laboratory reporting limit in samples ACR-1 and ACR-3 at 4.5 mg/kg and 4.1 mg/kg, respectively. No other samples analyzed detected lead above the laboratory reporting limit (i.e., "non-detect").

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

- The reported DDT concentration of 11 µg/kg in sample ACR-3 is less than the CHHSL residential screening level of 1,600 µg/kg.

- The reported lead concentrations of 4.2 mg/kg and 4.5 mg/kg in soil samples collected during this investigation are less than the CHHSL residential screening level of 150 mg/kg. Furthermore, the lead concentrations appear to represent background levels inherent to the site vicinity. Trace or background levels for soils within central and southwestern San Diego County range from 15.6 mg/kg to 57.1 mg/kg (Kearney Foundation Special Report, 1996).

6.0 FINDINGS AND OPINIONS

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

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

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

      The results of AEI's and EEI's agricultural chemical survey (see Section 3.0 Previous Assessment and 5.0 Limited Agricultural Chemical Survey) revealed no concentrations of arsenic in the soil samples collected from the subject property above the laboratory reporting limit (i.e., non-detect). Concentrations of or organochlorine pesticides and lead were detected in the soil samples collected during previous and current investigation; however, the levels were less than applicable residential screening values. Therefore, further investigation appears to be warranted at this time.

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

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

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

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

7.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

7.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

7.3 On-site Data Gaps

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

7.4 Deviations from ASTM Practices

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

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

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the subject property located at 9562 Covey Lane, Escondido, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

- The subject property has and continues to be utilized for agricultural purposes. Therefore, an evaluation of site soils was performed to determine if restricted agricultural chemicals are present. Based on laboratory analytical results from previous and current agricultural chemical testing, low levels of organochlorine pesticides and lead were detected in the soil beneath the subject property. All detectable concentrations of organochlorine pesticides and lead were less than the CHHSL residential screening values. Therefore, no further investigation appears to be warranted at this time.

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

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

10.0 REFERENCES

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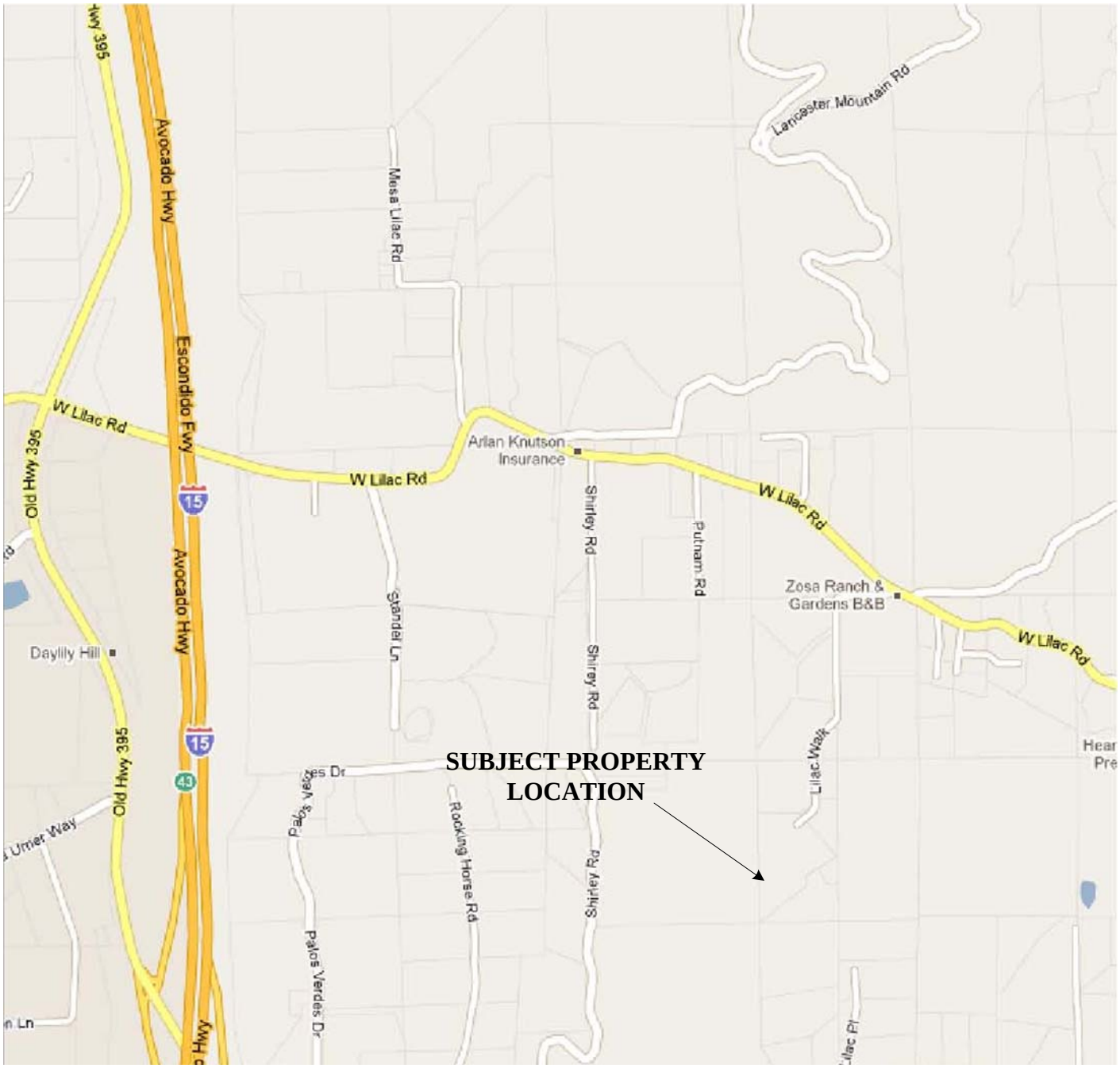
FIGURES



Map Source: Google Maps®, Accessed, December 2011

N

Scale: 1" = 1,250'

0 750 FT 1,250 FT 2,500 FT

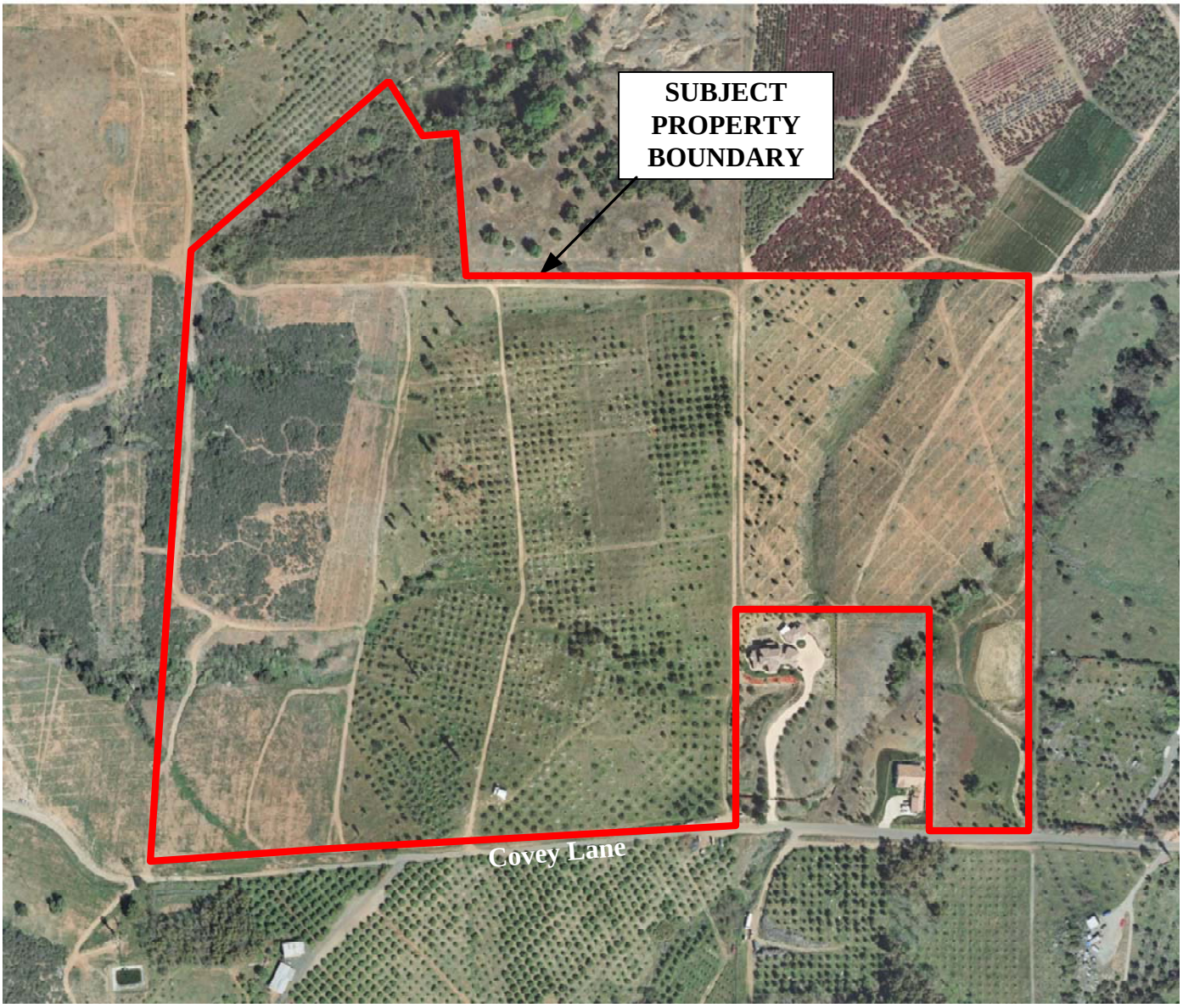
Note All Locations Are Approximate

SITE LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
Created January 2012

EEI Geotechnical & Environmental Solutions

FIGURE 1



Map Source: Accretive Investments, Inc., March 2012

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

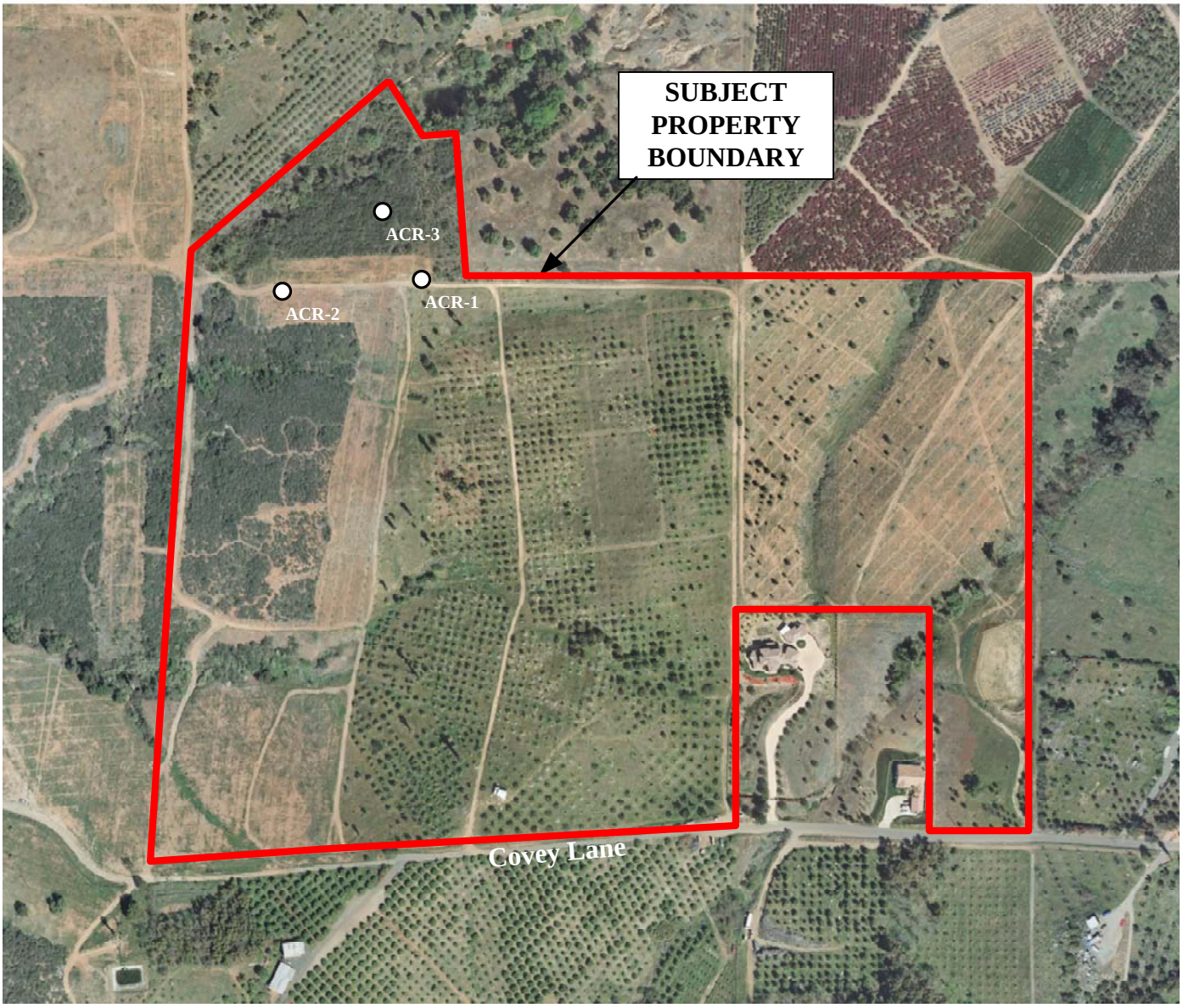
Note All Locations Are Approximate

AERIAL SITE MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 2



Map Source: Accretive Investments, Inc., March 2012

LEGEND

ACR-1 EEI Soil Boring Location

N

Scale: 1" = 360'

0 216 FT 360 FT 720 FT

Note All Locations Are Approximate

SOIL BORING LOCATION MAP

ACCRETIVE INVESTMENTS, INC.
58.6-Acre "Alligator Pears, LP" Property
APNs 128-290-11, 128-290-54 through -61,
128-290-75, and 128-290-78
Escondido, California 92026
EEI Project No. ACR-71387.1b
Revised March 2012

EEI Geotechnical & Environmental Solutions

FIGURE 3

APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL

EEI
Geotechnical & Environmental Solutions

Brian R. Brennan, REA II

Senior Project Manager

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

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

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

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

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

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

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

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

APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 128 PAGE 29

1* POSSIBLE OVERLAP

3/17/11 MGS ✓

CHANGES

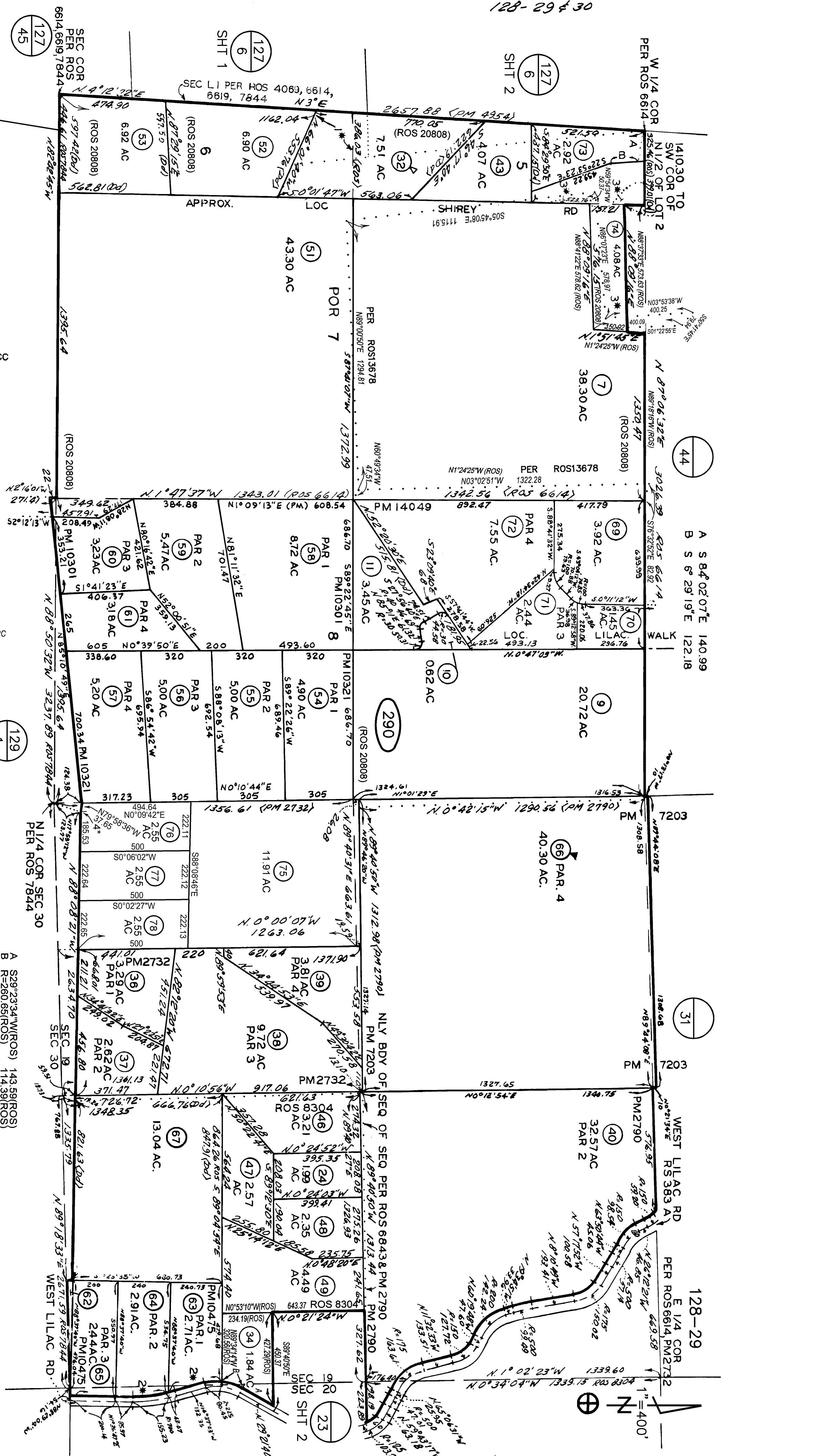
BLK	OLD	NEW	YR	CUT
290	19&28	46-49	79	2317
	VARIOUS	SAME & B/L & AC	79	5762
	4&44	50&51	79	2665
	30	52&53	80	1816 CC
	45	54-57	81	1937
	50	58-61	81	1938
	21	62-65	81	3150
	16 & POR 128-310-35	66	81	2756
	29	67 & POR 129-010-67,68		
	41	68 & POR 129-010-67	82	1031
	18	POR -231-14,15	83	2804
	8	69-72	86	1785
	53	SAME & B.L. CHG.	89	5685
	6	POR -110-21	97	1429
	5&14	SAME & OP SP	97	5536
	5&14	73&74	97	1248
	52&53	SAME & BL CHG	97	5591
	52&53	SAME & BL CHG	99	5561
	7,43,51 &74	SAME & B/L CHG	02	5503
	52&53	SAME & B/L CHG	04	5661
	68	75-78	06	2028 RC

2* NO ACCESS
3* OPEN SPACE
4* S 1/4 COR PER ROS 6998 & 13090

A S29°23'34"W(ROS) 143.59(ROS)
B R=260.65(ROS) 114.39(ROS)

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

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



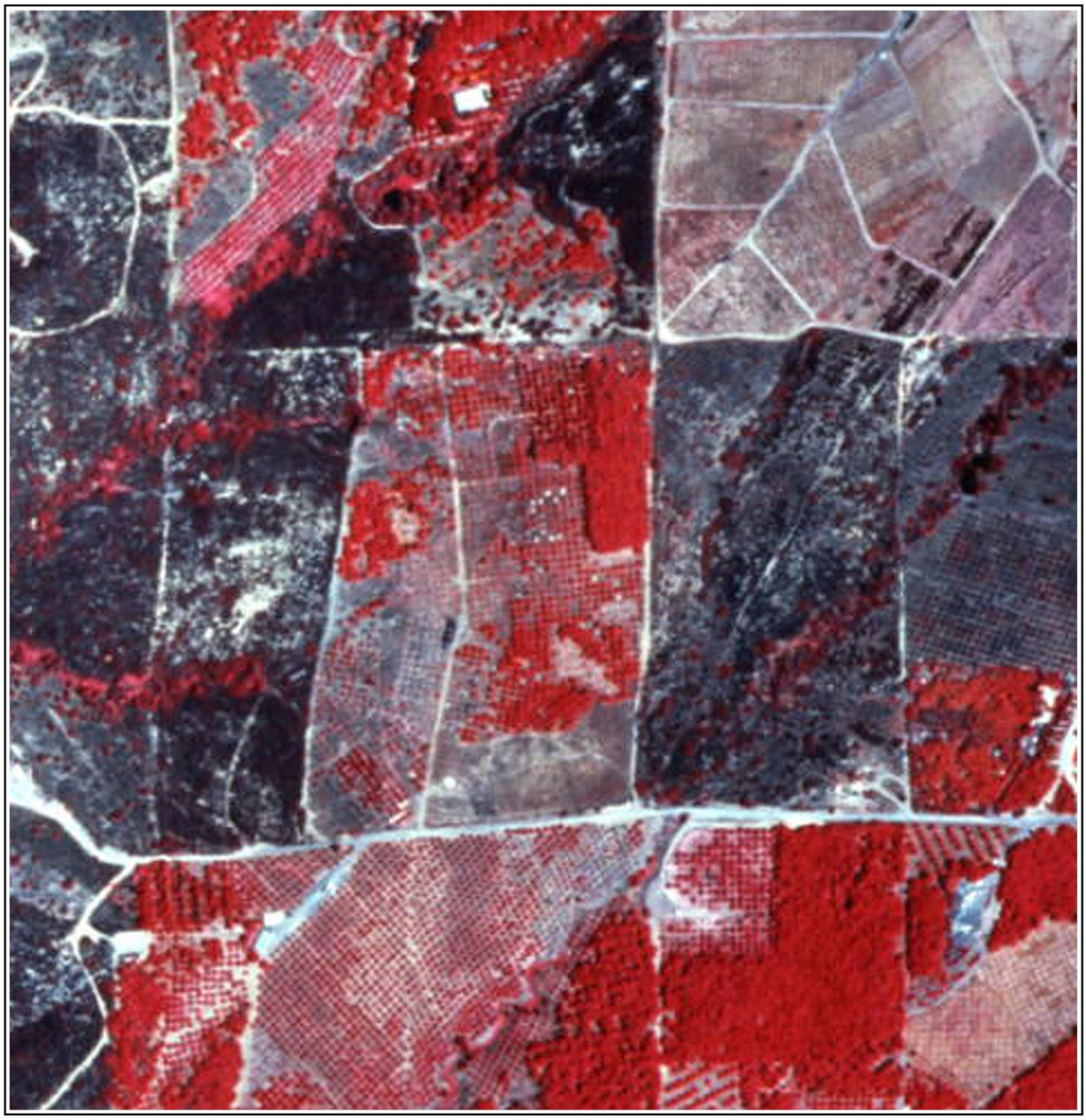
APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/CITY DIRECTORY

Environmental FirstSearch

Historical Aerial Photo

2002

Escondido, CA 92026



Job Number: ACR71387.1b (NAPP-3C_12474-180)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1990-1991

Escondido, CA 92026

Job Number: ACR71387.1b (AMI-SD-90-91_12581)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1980

Escondido, CA 92026

Job Number: ACR71387.1b (AMI-SD-80_10235)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1975

Escondido, CA 92026

Job Number: ACR71387.1b (AMI-SD-75_7649)
Target Site: 33.287844, -117.130786

Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1963

Escondido, CA 92026

Job Number: ACR71387.1b (CAS-SD_2-132)
Target Site: 33.287844, -117.130786

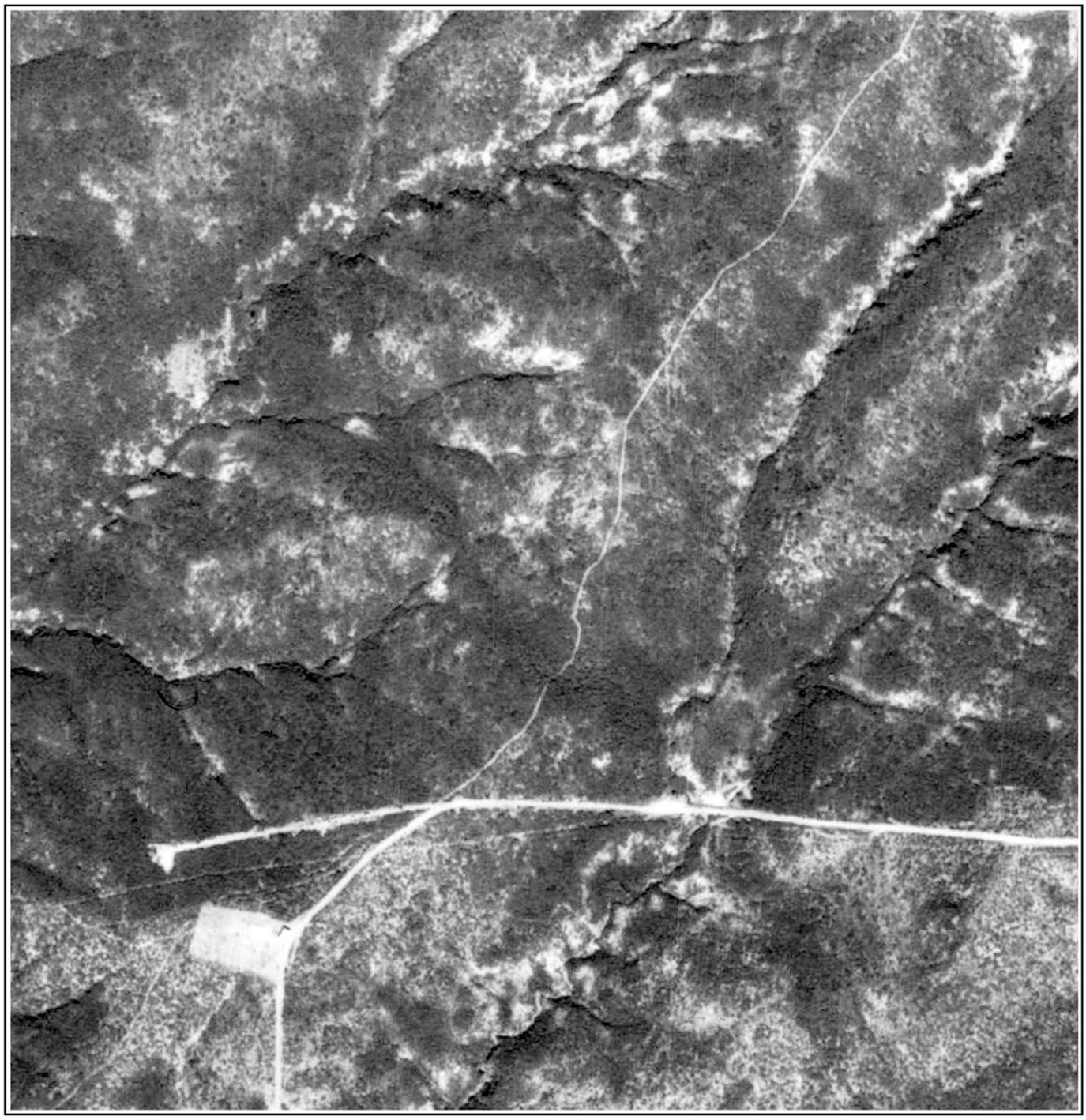
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1953

Escondido, CA 92026



Job Number: ACR71387.1b (AXN-1953_3M-133)
Target Site: 33.287844, -117.130786

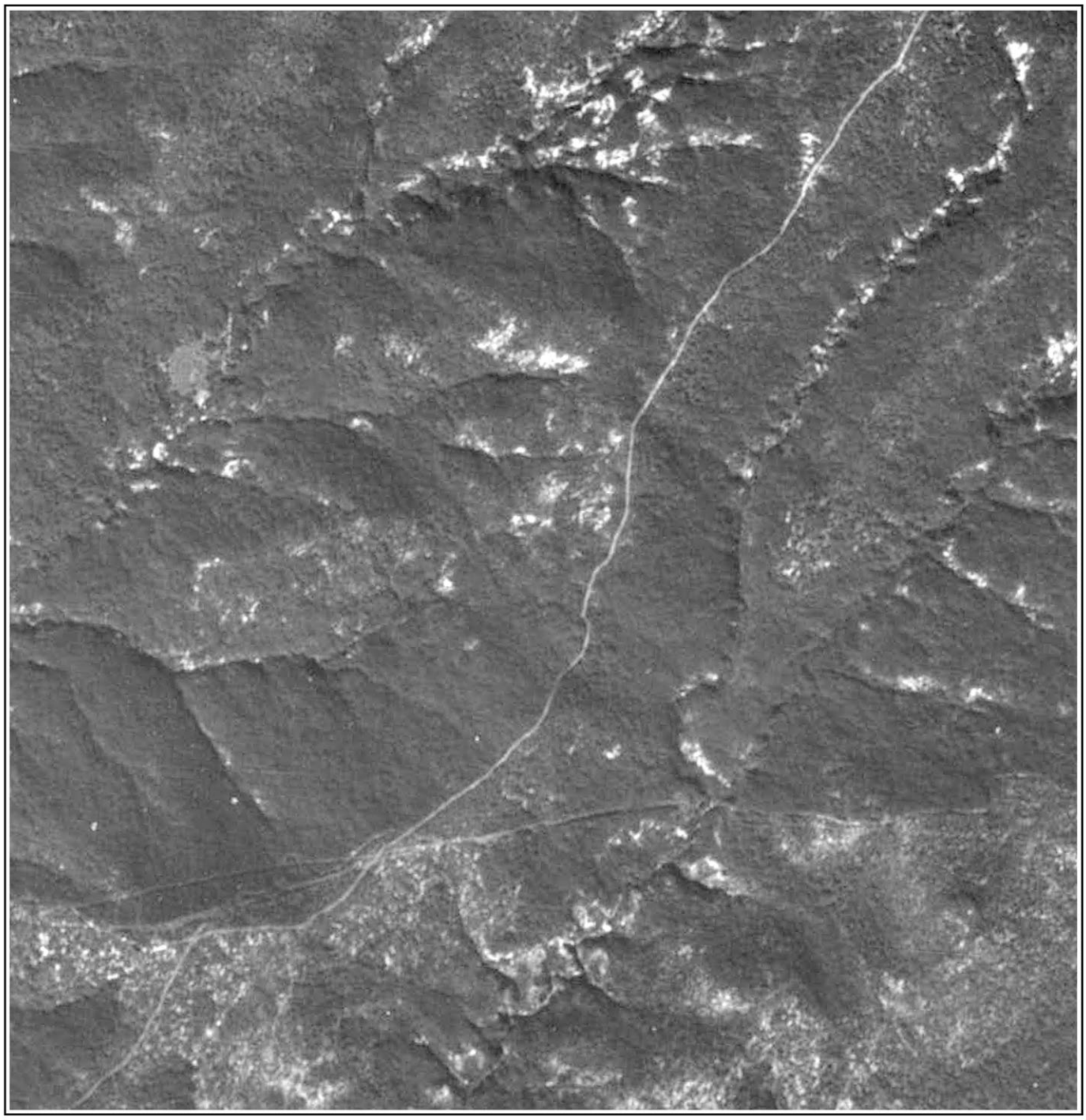
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Aerial Photo

1946

Escondido, CA 92026



Job Number: ACR71387.1b (GS-CP_9-88)
Target Site: 33.287844, -117.130786

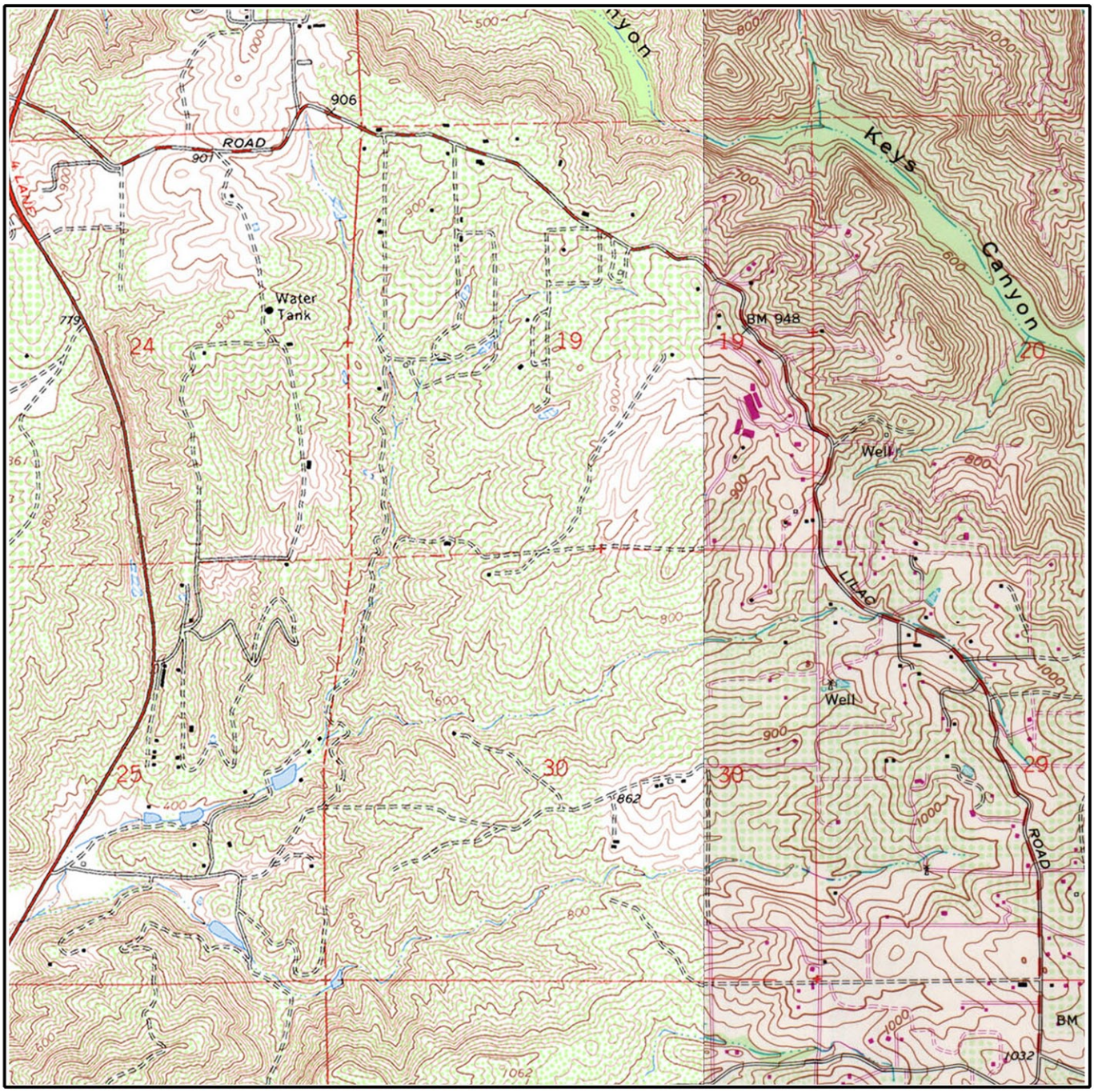
Approximate Scale: 1 in equals 375 ft

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1982

0 miles 0.5 1

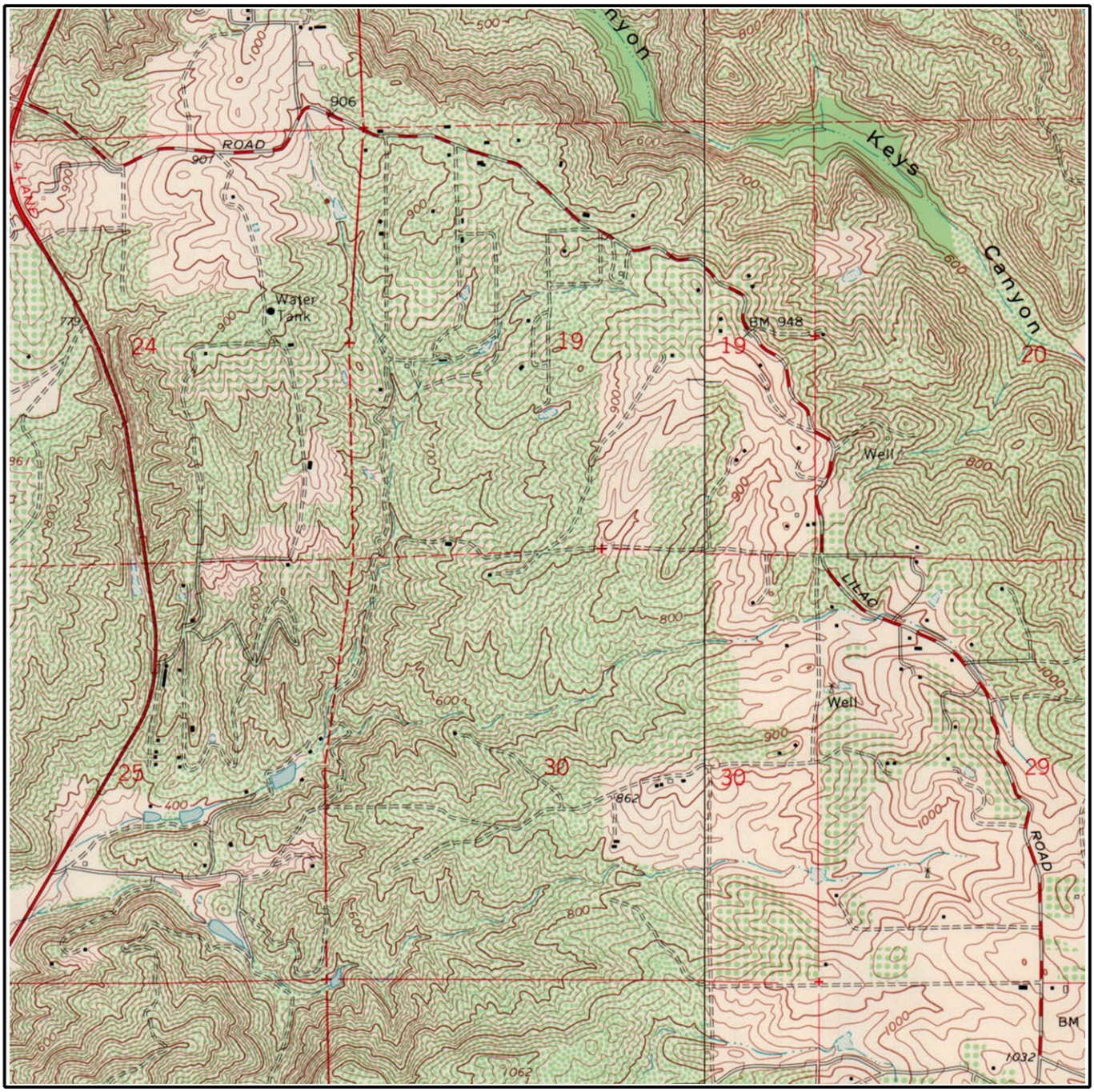
Building
Topo Contour 6000
Depression
Quarry or Open Pit Mine
Railroad
Tanks
Primary Highway
Trail

Environmental FirstSearch

Historical Topographic Map

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

Escondido, CA 92026



Job Number: ACR71387.1b
Target Site: 33.286086, -117.131949

E Quad Name: Pala, CA
Year: 1968

0 miles 0.5 1

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