

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND  
LIMITED PHASE II SOIL SCREENING EVALUATION  
PROPOSED WAVE RIDER BEACH PROJECT, MARK AVENUE  
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA 92530  
APN 381-040-005**

**GeoSoils, Inc.**

**FOR  
MR. JOHN GAMBLE  
c/o MATTHEW FAGAN CONSULTING SERVICES  
42011 AVENIDA VISTA LADERA  
TEMECULA, CALIFORNIA 92591**

**W.O. E6562-SC      JUNE 28, 2013**



**Geotechnical • Geologic • Coastal • Environmental**

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June 28, 2013

W.O. E6562-SC

**Mr. John Gamble**  
c/o **Matthew Fagan Consulting Services**  
42011 Avenida Vista Ladera  
Temecula, California 92591

Attention: Mr. Matthew Fagan

Subject: Phase I Environmental Site Assessment and Limited Phase II Soil Screening Evaluation, Proposed Wave Rider Beach, Mark Avenue, Lake Elsinore, Riverside County, California, 92530, APN 381-050-005

Dear Mr. Fagan:

GeoSoils, Inc. (GSI) is pleased to present the results of our Phase I Environmental Site Assessment (ESA) and limited Phase II soil screening evaluation for the subject property in the City of Lake Elsinore, Riverside County, California. This study was conducted for the purpose of assessing the current potential for the presence, to the extent practical, of hazardous materials/waste and/or petroleum contamination (i.e., recognized environmental conditions [RECs]) at the subject site.

Please note that GSI has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05. This practice is intended, by the ASTM Committee E 50, to be a general guideline standard and used on a voluntary basis. Any major exceptions to, or deletions from, this practice are described in the relevant sections of this report.

### **SUMMARY**

Based upon the information obtained during the course of this assessment, GSI presents the following summary of findings and conclusions:

- Based on our review of readily available reports, historical aerial photographs, and historical topographic maps, the subject property has been historically vacant and undeveloped. Agricultural operations (an orchard) were present along the southwesterly property line from approximately 1953 until 1976, and possibly as recent as 1982. The application of restricted-use (i.e., permitted) pesticides was common throughout California during this period. Thus, given the potential for direct or indirect application of restricted use pesticides at the site in the past, GSI

performed a limited soil screening study to evaluate the possible presence of organophosphorous and organochlorine pesticides in the onsite soil. This study was also performed to evaluate the possible presence of arsenic in the onsite soil, should irrigation water used in the former orchard be derived from well water. The results of the soil screening evaluation indicated non-detectable concentrations of organophosphorous and organochlorine pesticides, and arsenic in the collected samples of onsite soils.

- There was no readily visible evidence of significant surficial soil staining on the property during our recent site reconnaissance. In addition, we did not observe any readily visible evidence of above ground or underground storage tanks; water, oil, or gas wells; or hazardous materials/waste and/or petroleum product storage or disposal areas on the property.
- Currently, there are no buildings or structures on the subject site that could contain asbestos containing materials (ACMs) or lead-based paints (LBPs). However, GSI did observe a piece of asbestos cement pipe (ACP) near the southwesterly site boundary. Thus, there is a potential for ACP to exist in the subsurface of the property, especially near the southwesterly site margin. LBPs are not considered a Recognized Environmental Condition (REC).
- GSI requested Sanborn Fire Insurance Maps for the site; however, these maps were unavailable.
- Government database records research indicated three mapped risk sites within the industry-standard search area. However, based on their status and general cross-groundwater gradient locations with respect to the subject site, these sites are not considered RECs. City directory listings indicated numerous addresses of potential concern within the radius search area. These sites are not considered RECs based on their down- or cross-groundwater gradient locations relative to the subject site.
- The Regional Water Quality Control Board - Santa Ana Region has no records of past environmental issues associated with the subject site in their files. GSI attempted to research existing files for the site with the County of Riverside Department of Environmental Health. However, since the property does not currently have a street address, research with this agency could not be performed, as a street address is required to conduct research with this agency.
- The subject site is not included on any published oil and gas well maps.
- No significant data gaps were encountered in preparation of this Phase I ESA. Data gaps included the years between 1901 and 1953, 1954 and 1967, and 1967 and 1973. These gaps were due to the limited records which are reasonably ascertainable in this area at the time. However, it is our opinion that additional

historic information, if it were to become available, is generally not likely to significantly change the conclusions and recommendations of this assessment. Chain-of-Title, Sanborn Fire Insurance Maps, and Building Department or Zoning Land Use records were not reviewed owing to the information not being available, or the mutually agreed limited scope of work.

- This assessment has revealed no evidence of recognized environmental conditions in connection with the property, other than those mentioned above.

### **CONCLUSIONS SUMMARY**

We have performed this Phase I ESA for APN 381-050-005, Mark Avenue, Lake Elsinore, California 92530 in general conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described herein.

With the exception of possible ACP in the subsurface of the site, this assessment has revealed no readily apparent evidence of recognized environmental conditions in connection with the subject property that could pose environmental risks to human health.

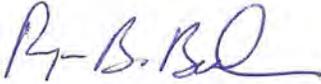
### **CLOSURE**

GSI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312 and 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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of GSI personnel who worked on this project are included in Appendix G (provided as PDF copy on CD data disc only).

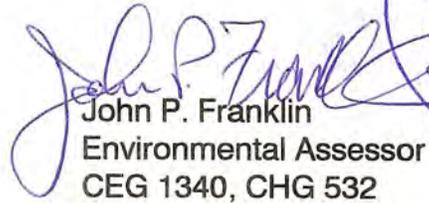
We appreciate the opportunity to be of service to you. If you have any questions pertaining to this report or any other matter, please do not hesitate to call us at (951) 677-9651.

Respectfully submitted,

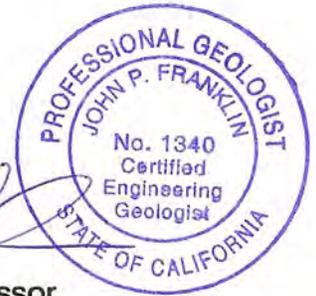
**GeoSoils, Inc.**



Ryan B. Boehmer  
Project Geologist



John P. Franklin  
Environmental Assessor  
CEG 1340, CHG 532



RBB/JPF/jh

Distribution: (2) Addressee

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APN 381-040-005**

**INTRODUCTION**

**Purpose and Scope**

In accordance with our proposal and the Client's (Mr. John Gamble's) authorization, GeoSoils, Inc. (GSI) has completed this Phase I Environmental Site Assessment (ESA) and limited Phase II soil screening evaluation report covering the subject property, the location of which is illustrated on Figure 1 (Site Location Map). The subject property is described as:

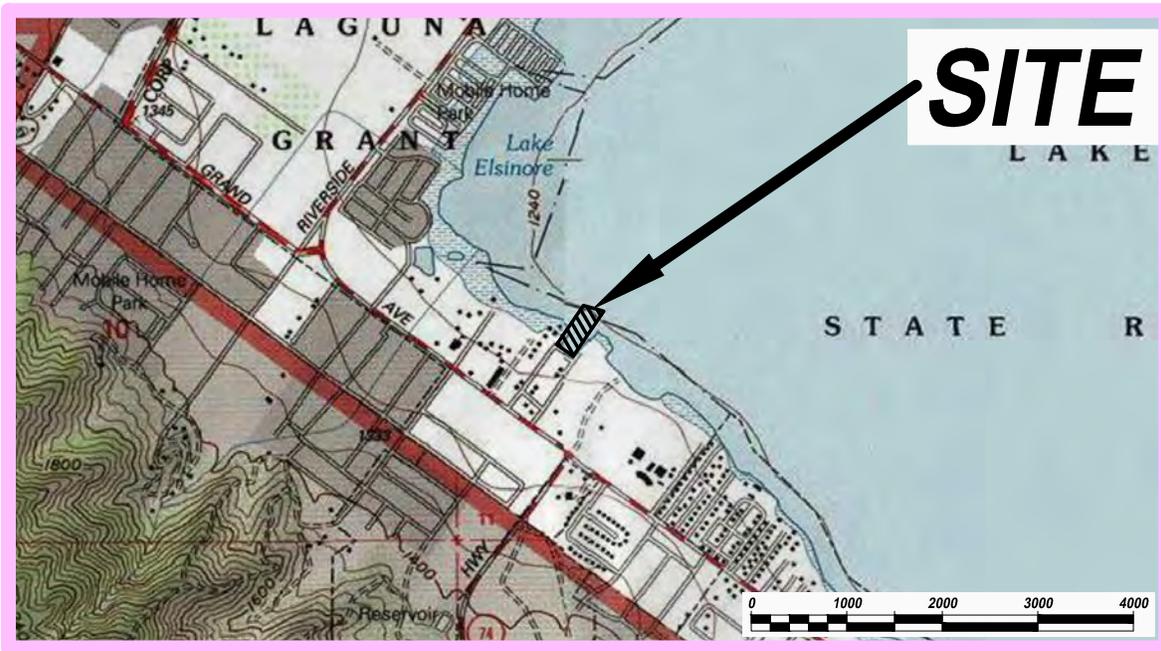
**Mark Avenue, Lake Elsinore, Riverside County, California 92530  
APN 381-050-005**

This ESA was prepared for the purpose of assessing, to the extent practical, the potential for *recognized environmental conditions* from past or present uses at the subject property. A *recognized environmental condition* is defined by ASTM Standard E 1527-05 as:

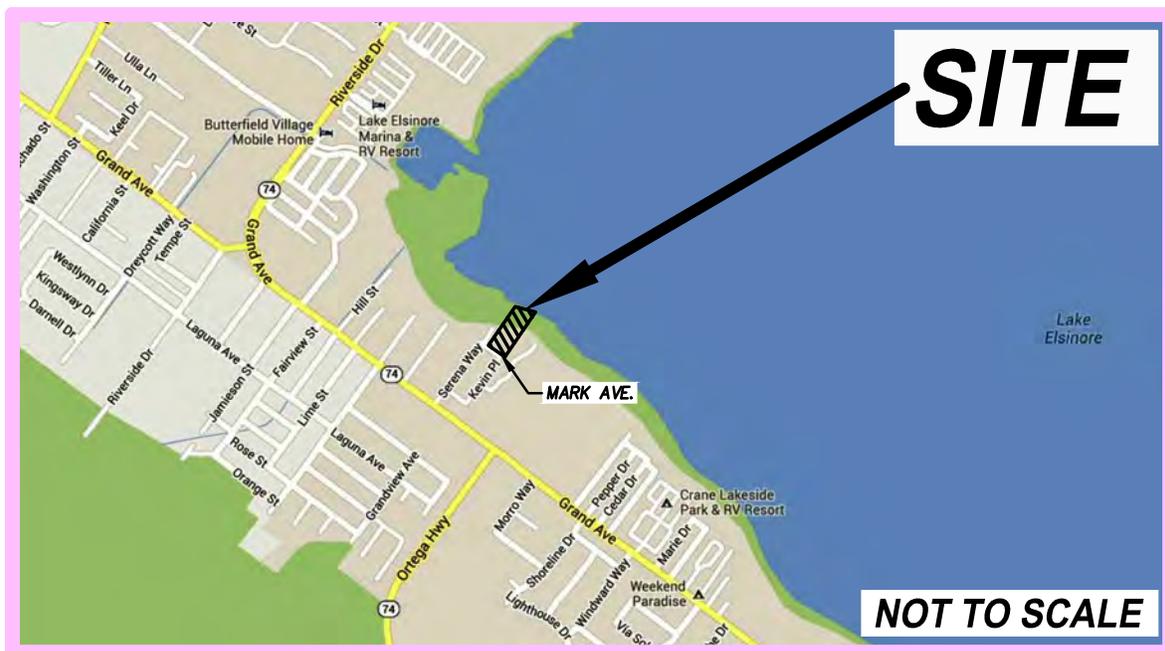
*The presence or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "de minimis" conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

The scope of work included:

1. A review of the subject property's geologic, hydraulic, and hydrogeologic setting (Appendix A);
2. A reconnaissance of the subject property and surrounding areas to visually assess current land utilization and for indications of potential surface contamination (Appendix B on the CD data disc);
3. A review of historical aerial photographs and historical topographic maps of the site and surrounding vicinity to assess the subject properties' historical land utilization and for indications of potential contamination or sources of contamination (Appendix C on the CD data disc only);



Base Map: TOPO!® ©2003 National Geographic, U.S.G.S Lake Elsinore Quadrangle, California  
 -- San Diego Co., 7.5 Minute, dated 1997, current, 1997.



Base Map: Google Maps, Copyright 2013 Google, Map Data Copyright 2013 Google

This map is copyrighted by Google 2013. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission. All rights reserved.

	W.O. <b>E6562-SC</b>
<h1>SITE LOCATION MAP</h1>	



Figure 1

4. A review of the city directory list and government database records concerning available pertinent environmental information for the subject property and nearby properties (Appendix C on CD data disc only);
5. Contacted local and state agencies for existing environmental information or records for the subject property (Appendix D);
6. Soil sampling and analytical testing for organophosphorous and organochlorine pesticides, and arsenic (Appendix F); and
7. Preparation of this report which provides the findings of these studies and presents GSI's conclusions and recommendations.

### **Limitations**

This current study does not include any of the following:

- Subsurface or geotechnical evaluation of the subject property;
- Groundwater sampling and analyses, including potable water sources;
- Identification or evaluation of wetlands;
- Identification or evaluation of biological concerns;
- Identification and/or evaluation of sludge;
- Consideration of possible future contamination of the subject property from adjacent or surrounding facilities or properties, or derailment; and,
- Asbestos, methane, nitrates, radon gas, vapors, mold, lead paint, or electromagnetic evaluation(s).
- Reviewing Chain-of-Title, Building Department, or Zoning Land Use records.
- Interviews with government officials.

### **Exceptions**

Exceptions to the ASTM standard are listed below:

- GSI requested Sanborn Fire Insurance Maps for the subject property. However, these maps were unavailable for review, as they did not exist for the subject site.

### **Terms and Conditions**

This report is intended for the use of the Client (Mr. John Gamble). This report is based upon the field conditions observed during our site reconnaissance performed on June 10, 2013. For the protection of the Client and GSI, the contents should not be relied upon by any party other than the aforementioned without the express written consent of GSI.

This report does not consider possible future contamination of the subject property from adjacent or surrounding facilities or properties. All judgements concerning adjoining properties apply only to conditions observed during the time of the on-site reconnaissance.

## **SITE DESCRIPTION AND RECONNAISSANCE OBSERVATIONS**

### **Site Description**

The subject site consists of a trapezoidal-shaped parcel located northeast of Mark Avenue in the City of Lake Elsinore, Riverside County, California. The property is bounded by Mark Avenue to the southwest, by Lake Elsinore to the northeast, by a boat and recreational vehicle storage yard to the northwest, and by residential property to the southeast. Topographically, the site is situated along the southeasterly shore of Lake Elsinore and consists of relatively flat-lying to gentle northwesterly sloping terrain. According to the Alberhill 7.5-minute topographic quadrangle map, prepared by the United States Geological Survey ([USGS], 2012), the elevation of the site is approximately 1,250 feet (Datum = North American Vertical Datum [NAVD]). Site drainage appears to be accommodated by sheet flow runoff and is primarily directed in a northwesterly direction where it ultimately discharges into Lake Elsinore. The site is currently undeveloped/vacant. However, existing pier footings near the parcel's northwest corner are evidence of some type of past construction at the site. Vegetation consists of weeds and sparse to locally abundant trees.

### **Proposed Development**

Based on our review of the 20-scale "Site Plan" prepared by Gary Daugherty Architect, proposed site development includes preparing the site to receive a new boat launch and associated parking lot and drive lanes, a boat house, and garage.

## **RECENT OBSERVATIONAL RECONNAISSANCE**

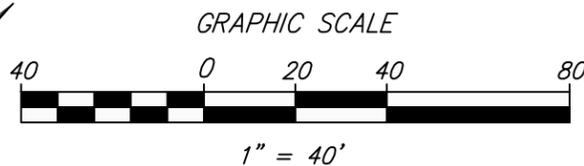
### **Onsite and Border Zone Reconnaissance**

On June 10, 2013, a GSI representative (Mr. Ryan B. Boehmer) visited the subject property to assess current site utilization and observe for signs of possible surface contamination, which included walking the site and remote sensing the surrounding properties from the subject site. Features observed during the site reconnaissance are described below and illustrated on the Site Map (see Figure 2) which uses Google Earth imagery as a base. Photographs of the subject property are presented in Appendix B on the CD data disc. The photograph locations and viewpoints are also indicated on Figure 2 (Site Map).



**GSI LEGEND**

- Photo #4 — APPROXIMATE LOCATION OF SITE PHOTOGRAPH SHOWING DIRECTION OF VIEW
- ES-3 — APPROXIMATE LOCATION OF ENVIRONMENTAL SOIL SAMPLE



**ALL LOCATIONS ARE APPROXIMATE**

*This document or efile is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.*

**GeoSoils, Inc.**

**SITE MAP**

Figure 2

W.O. E6562-SC    DATE: 06/13    SCALE: 1" = 40'

GSI only observed readily accessible areas of the site. The weather during the site reconnaissance was clear with a light breeze. There were no visibility limitations due to weather conditions. Dense brush along the northwesterly property line was the only limitations for site observation.

During our site reconnaissance, GSI did not observe readily visible evidence of surficial staining nor petroleum odors on the subject property.

- **Buildings on Property, and General Usage** - The site is currently vacant/undeveloped. Thus, there are no buildings on the subject property.
- **Drum Storage** - No readily visible evidence of drum storage was observed during our site reconnaissance. GSI did observe one (1) discarded, 5-gallon metal drum near the base of a eucalyptus tree, within the central portion of the property. The drum was empty and there were no indications of soil staining around the drum. Therefore, drum storage is not considered an REC.
- **Storage Tanks** - Our field observations indicated that there are no readily visible evidence of above or underground storage tanks (ASTs or USTs) on the subject property. In addition, agency database records do not indicate the presence of ASTs nor USTs at the site. Thus, above ground and underground storage tanks are not considered an REC.
- **Hazardous Chemical/Material Use, Storage, and Disposal** - There was no readily visible evidence of hazardous chemical/material use, storage, and disposal on the subject property during our site reconnaissance.
- **Potential Sources of Polychlorinated Biphenyls (PCBs)** - There was no readily visible evidence of potential sources of PCBs on the subject site (i.e., power transformers, fluorescent light ballasts). Thus, PCB contamination is not considered an REC.
- **Electromagnetic Evaluation** - The evaluation of electric and magnetic fields (EMF) onsite is beyond this current scope of work. However, there was no readily visible evidence of sources of electric and magnetic fields at the subject site.
- **Utility Structures, Roads, Disposal Systems, Water Wells** - Utility structures such as sanitary sewerage, potable water supply, and storm drainage were not readily visible on the subject property. These utilities are operated and maintained by the Elsinore Valley Municipal Water District (EVMWD). A EVMWD sewer lift station was observed near northwest corner of the Serena Way and Mark Avenue intersection.
- **Hydraulic Lifts** - GSI did not observe readily visible evidence of hydraulic lifts on the subject property. Thus, hydraulic fluids associated with hydraulic lifts are not an REC.

- **Use, Storage, and Disposal of Petroleum Products** - GSI did not observe readily visible evidence of the use, storage, and disposal of petroleum products on the subject property. Thus, petroleum product use, storage, and disposal are not considered an REC.
- **Paint Booths** - GSI did not observe readily visible evidence of paint booths on the subject property during our site reconnaissance. Thus, paint booths are not considered an REC.
- **Battery Storage and Disposal** - GSI did not observe readily visible evidence of battery storage and disposal on the subject property during our site reconnaissance. Thus, battery storage and disposal are not considered an REC.
- **Sumps** - GSI did not observe readily visible evidence of unlined sumps on the subject property. Therefore, sumps are not considered an REC.
- **Clarifiers** - GSI did not observe readily visible evidence of clarifiers on the subject property. Therefore, clarifiers are not considered an REC.
- **Oil/Water Separators** - GSI did not observe readily visible evidence of oil/water separators on the subject property. Thus oil/water separators are not considered an REC.
- **Septic Systems** - GSI did not observe readily visible evidence of septic systems on the subject property and no structures were noted on the property during our historical data review. Thus, septic systems are not considered an REC.
- **Floor Drains** - There are no buildings on the subject property which would contain floor drains. Thus, floor drains are not considered an REC.
- **Waste Pits, Ponds, and Lagoons** - GSI did not observe readily visible evidence of waste ponds and lagoons on the subject property. Therefore, waste pits, ponds, and lagoons are not considered an REC.
- **Dry Cleaning Operations** - No evidence of dry cleaning operations was observed on the subject property. Therefore, dry cleaning operations are not an REC.
- **Wastewater** - Sanitary sewerage is operated and maintained by the EVMWD. Storm water is primarily accommodated by sheet flow and is directed toward the northwest where it discharges into Lake Elsinore. Wastewater is not considered an REC.
- **Environmental Releases and Spills** - Unusual or significant surface staining (i.e., spills and/or releases) and petroleum odors were not noted on the subject site by GSI during our site reconnaissance. In addition, our review of government

database records indicate no reported releases or spills on the subject site. Thus, environmental releases and spills are not considered an REC.

- **Asbestos Containing Materials (ACMs) and Lead-Based Paints (LBPs)** -There are no buildings or structures on the subject site that could contain ACMs and LBPs. However, GSI did observe a piece of asbestos cement pipe (ACP) near the southwesterly site boundary. Thus, there is a potential for ACP to exist in the subsurface of the property, especially near the southwesterly site margin. LBPs are not considered an REC.
- **Methane and Nitrates** - Methane and nitrate evaluations were not a part of our scope of work for this study.
- **Mold** - An evaluation of the presence of mold is beyond the scope of this current study. However, there are no buildings or structures on the site that could harbor mold.
- **Radon** - A detailed radon survey was not a part of this update ESA; however, the potential for radon gas accumulation is low in southern California. A recent publication by the American Society of Testing and Materials (ASTM) suggests that the Pacific coastal range areas are expected to have a low to moderate radon potential. In addition, a study reported by the Los Angeles Times (Nagda, 1994) and California Environmental Protection Agency (CAL EPA) suggested a very localized geographic radon problem within the state. California school officials found virtually no elevated radon levels in public schools (Nagda, 1994). Because of this, and due to the generally mild climate in southern California and open-air condition of the site, the potential for radon gas accumulation is not considered a significant environmental threat.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained in Region 9, which included Los Angeles, Riverside, San Bernardino, Orange, San Diego and Imperial Counties, the arithmetic mean radon levels were 0.6 pCi/l. This average total is below the radon action level of 4 pCi/l.

## **Border Zone Reconnaissance**

During our field reconnaissance, GSI observed, through remote sensing, adjacent properties to evaluate if land uses thereon may contribute to an environmental risk to the subject site. In general, adjacent properties to the northwest include a boat and recreational vehicle storage yard. The adjacent property to the southeast includes a single-family residential dwelling. Adjacent properties to the southwest and northeast respectively include Mark Avenue and Lake Elsinore. There was no readily visible evidence of hazardous waste generation, storage, use, or disposal on the adjacent properties that could impact the subject property from an environmental standpoint.

## **Photographic Record**

Representative color photographs of the site were taken during the site reconnaissance. These photographs are presented in Appendix B on the CD data disc. The photograph locations and viewpoints are indicated on Figure 2 (Site Map).

## **LOCAL GEOLOGIC AND HYDROGEOLOGIC SETTING**

### **Regional Geology**

The subject property is located within a prominent natural geomorphic province in southwestern California known as the Peninsular Ranges (Weber, 1977). It is characterized by steep, elongated mountain ranges and valleys that trend northwestward. The mountain ranges are underlain by basement rocks consisting of pre-Cretaceous metasedimentary rocks, Jurassic metavolcanic rocks, and Cretaceous plutonic rocks of the southern California batholith.

Bedrock in the region has been faulted and fractured by both strike-slip and compressional northwest-trending faults, which are related to the San Andreas transform-fault system. Some of these fault zones have remained active to the present time, including the nearby Elsinore and San Jacinto fault zones. Our review of published maps (Bryant and Hart, 2007) indicate no known active faults are located onsite. Morton (2004) approximately located or inferred a fault splay, associated with the Elsinore fault zone, immediately northeast of the subject site, and a portion of the site is in a associated County fault zone.

### **Site Geology**

According to Morton (2004), the site is underlain by Quaternary lacustrine deposits consisting of unconsolidated and moderately consolidated clay, silt, and fine-grained sand.

### **Site Soils**

According to the United States Department of Agriculture Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), the onsite soils consist of the Hanford sandy loam (Map Unit - 156), the Grangeville sandy loam (Map Unit - GpB), the Grangeville fine sandy loam (Map Units - GtA and GtD). The attributes of these soils are described in the following table:

SOIL TYPE (MAP UNIT)	OCCURRENCE	DEPTH TO RESTRICTIVE FEATURE	DRAINAGE CLASS	CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat)	AVAILABLE WATER CAPACITY (IN)
Hanford Sandy Loam (156)	Alluvial Fans with 2 to 9 Percent Slopes	Greater than 80 in.	Well Drained	High (1.98 to 5.95 in/hr)	Moderate (about 8.4 in.)
Grangeville Sandy Loam (GpB)	Alluvial Fans with 0 to 5 Percent Slopes	Greater than 80 in.	Moderately Well Drained	High (1.98 to 5.95 in/hr)	Moderate (about 7.2 in.)
Grangeville Fine Sandy Loam (GtA)	Alluvial Fans with 0 to 2 Percent Slopes	Greater than 80 in.	Moderately Well Drained	High (1.98 to 5.95 in/hr)	Moderate (about 8.0 in.)
Grangeville Fine Sandy Loam (GoA)	Alluvial Fans with 5 to 15 Percent Slopes	Greater than 80 in.	Moderately Well Drained	High (1.98 to 5.95 in/hr)	Moderate (about 8.0 in.)

## **Hydrogeology**

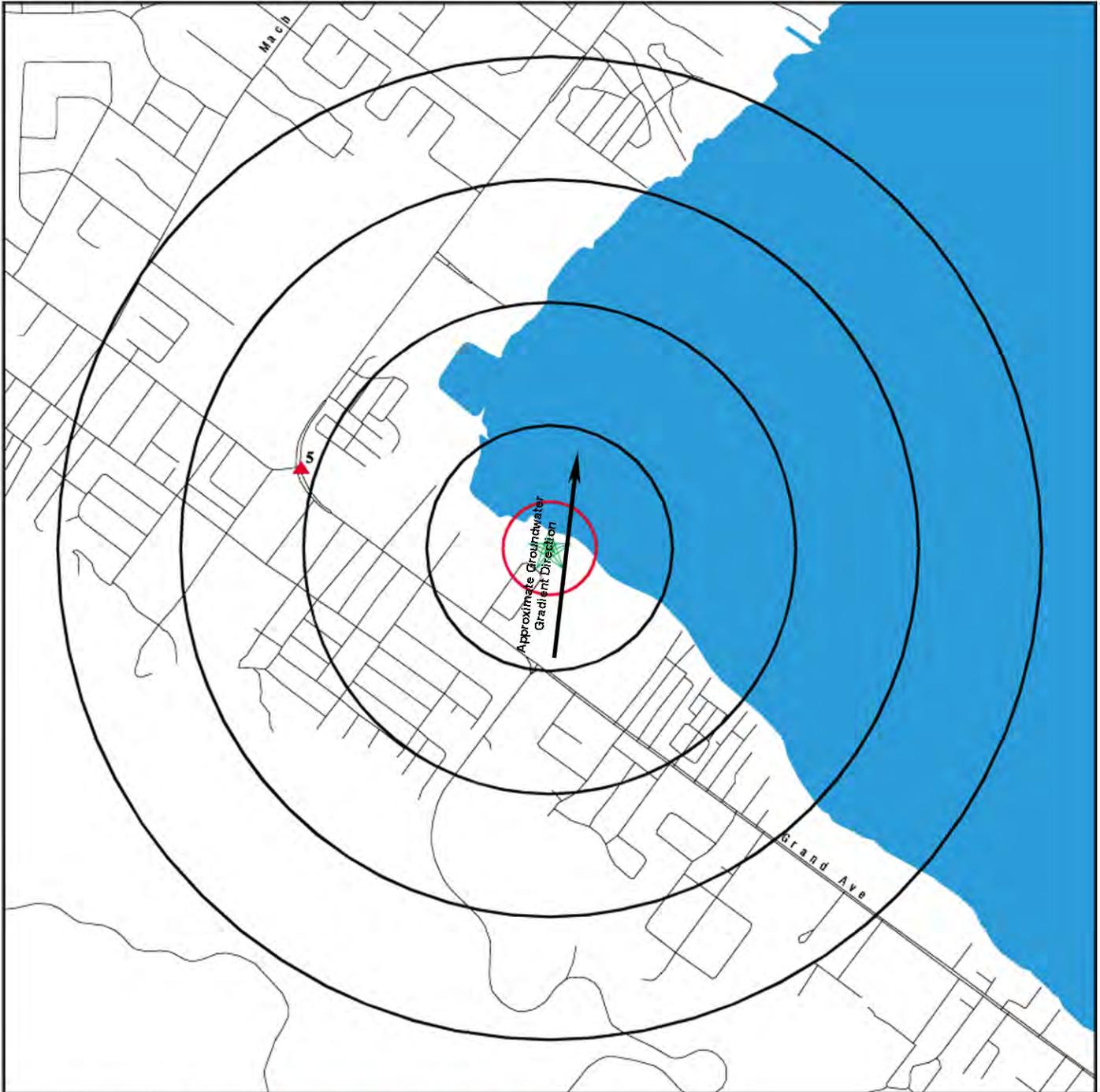
The subject property is located within the Elsinore Hydrologic Subarea (HSA 2.31) of the Elsinore Valley Hydrologic Area (HA 2.30) of the San Jacinto Hydrologic Unit (California Regional Water Quality Control Board - Santa Ana Region, 1995). The San Jacinto Hydrologic Unit falls within Region 8 (Santa Ana Region) of the State of California Regional Water Quality Control Board (CRWQCB) Hydrologic Basin Planning Area (SA 8.00). Groundwater within this subarea is designated as having beneficial uses for municipal and domestic supply, agricultural supply, and industrial process supply (CRWQCB, 1995). Surface features commonly associated with water wells were not observed onsite.

Based upon review of proprietary information for a site located approximately 300 feet to the southwest, the depth to groundwater, onsite, is estimated to be on the order of  $\pm 10$  to  $\pm 15$  feet below the existing ground surface (begs). The overall groundwater gradient in the immediate site vicinity is estimated to be in a northeasterly direction, following the regional surficial drainage pathways toward Lake Elsinore (see Figure 3, Groundwater Gradient Map). "Perched" groundwater, where relatively impermeable sediments underlie relatively permeable sediments; however, be encountered at shallower depths, especially during the rainy season.

## **Flooding Inundation**

Based on our review of the Federal Emergency Management Agency (FEMA) website (<https://msc.fema.gov>), a majority of the subject site is located within Zone AE and is considered a special flood hazard area as it is subject to inundation by the 1% annual flood. The southeasterly margin of the subject site is located within Zone X which is an area of minimal flood hazard or above the 500-year flood level.

MARK AVENUE LAKE ELSINORE, CA 92530



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

-  **Target Property (Latitude: 33.6617 Longitude: 117.3753)**
-  **Identified Sites**
-  **National Priority List Sites**
-  **Indian Reservations BIA**



**GROUNDWATER GRADIENT MAP**

FIGURE 3

W.O. E6562-SC	DATE: 06/13	SCALE: N/A
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## RESULTS OF SITE HISTORICAL REVIEW

### General

As part of this assessment, GSI reviewed historical aerial photographs, topographic maps, and city directory listings provided by Environmental Data Resources, Inc. (EDR) to evaluate potential environmental risks related past activities occurring on the subject site and surrounding properties. GSI requested Sanborn Fire Insurance Maps as part of our historical records review. However, these maps were unavailable for the subject site. A statement indicating the unavailability of Sanborn Fire Insurance Maps for the subject site is included in Appendix C on the CD data disc.

No significant data gaps were encountered in preparation of this Phase I ESA. Data gaps included the years between 1901 and 1953, 1954 and 1967, and 1967 and 1973. These gaps were due to the limited records which are reasonably ascertainable in this area at the time. However, it is our opinion that additional historic information, if it were to become available, is generally not likely to significantly change the conclusions and recommendations of this assessment; however, this potential cannot be precluded.

### Summary of Historical Aerial Photograph and Historical Map Reviews

#### **Historical Aerial Photograph Review**

Historical aerial photographs were reviewed as a part of this assessment for indications of historical land utilization, and for signs of potential hazardous materials/waste and/or petroleum storage, usage, contamination, or disposal areas. Historical photographs were provided by EDR and included the years 1967, 1976, 1989, 1994, 2005, 2009, 2010, and 2012. A summary of our review is provided in Table 1. The historical aerial photographs are included in Appendix C on the CD data disc.

TABLE 1 - HISTORIC AERIAL PHOTOGRAPH REVIEW SUMMARY		
DATE	SUMMARY	SCALE
1967	The subject site consists of undeveloped/vacant land. The property immediately to the southwest of the subject site consists of agricultural land (orchard). It is possible that the orchard may exist along the southwesterly margin of the site. Properties to the southeast generally consist of residential structures. There are operational orchards and cleared orchards to the southwest of Grand Avenue/Highway 74. There is a boat launch/marina under construction to the northwest. There is a dirt trail on the subject property.	1"= 500'

TABLE 1 - HISTORIC AERIAL PHOTOGRAPH REVIEW SUMMARY		
DATE	SUMMARY	SCALE
1976	The subject site appears to be in generally the same condition as that shown in the 1967 aerial photograph. The property immediately southwest of the subject site has been cleared and no longer contains an orchard. The adjoining properties to the southeast appear to be generally in the same condition as that shown in the 1967 aerial photograph. The orchards to the southwest of Grand Avenue/Highway 74 shown in the 1967 aerial photograph are no longer visible. The boat launch/marina to the northwest of the subject site appears operational.	1"=500'
1989	The subject site appears generally similar to the conditions shown in the 1976 aerial photograph, with the exception of possible land clearing near the northwest property corner. The adjoining property to the southwest is being developed for residential land use. There are new residential developments to the southwest of Grand Avenue/Highway 74.	1"=500'
1994	The northeasterly half of the subject property has been inundated by Lake Elsinore. Residential dwellings have been constructed on the adjoining northwesterly and southeasterly properties. There is increasing residential development to the southwest of Grand Avenue/Highway 74.	1"=500'
2005	The subject site appears generally similar to the conditions shown in the 1994 aerial photograph. There is new residential development on the adjoining property to the southwest and on properties to the southwest of Grand Avenue/Highway 74.	1"=500'
2009	With the exception of land clearing on the subject property and a lower lake level, the subject site and surrounding properties appear to be in the same general condition as that shown in the 2005 aerial photograph.	1"=500'
2010	With the exception of slightly higher lake levels, the subject site and surrounding properties appear to be in the same general condition as that shown in the 2009 aerial photograph.	1"=500'
2012	The subject site and surrounding areas appear generally similar to the conditions shown on the 2010 aerial photograph.	1"=500'

Based on our review of historical aerial photographs, there is no readily visible evidence of land practices on the subject site that could contribute to significant concentrations of hazardous materials/chemicals on the subject property, with the exception of orchards on the adjoining southwesterly property and possibly along the southwesterly site margin that could have contributed to pesticide and arsenic contamination of the onsite soils from direct or indirect pathways.

### Historical Topographic Maps

In addition to reviewing historical aerial photographs, GSI reviewed historical topographic maps for this Phase I ESA. This included a review of historical topographic maps for the years 1901A (Elsinore Quadrangle), 1901B (Southern California Quadrangle), 1953 (Elsinore Quadrangle), 1954 (Alberhill Quadrangle), 1973A (Alberhill Quadrangle), 1973B (Elsinore Quadrangle), 1978 (Elsinore Quadrangle), 1982A (Alberhill Quadrangle), 1982 B (Elsinore Quadrangle), 1988A (Alberhill Quadrangle), 1988B (Elsinore Quadrangle),

1997A (Alberhill Quadrangle), and 1997B (Elsinore Quadrangle) were provided by EDR. A summary of our review is provided in Table 2. The historical topographic maps are included in Appendix C on the CD data disc.

TABLE 2 - HISTORIC TOPOGRAPHIC MAP REVIEW SUMMARY		
DATE	SUMMARY	SCALE
1901A	The subject property appears vacant. There are structures and roads to the southwest and northwest. The elevation of the subject site is greater than 1,220 feet but less than 1,300 feet.	1:125,000
1901B	The subject property appears vacant. There are roads to the southwest and northwest. The elevation of the subject site is approximately 1,250 feet.	1:250,000
1953	The property appears vacant. There are orchards possibly along the southwesterly margin of the site and on the adjoining, southwesterly property. There are orchards, new roads, and new structures to the southeast and northeast. The elevation of the subject site is between approximately 1,240 and 1,280 feet.	1:24,000
1954	The property appears vacant. There are orchards along the southwesterly margin of the site and on the adjoining, southwesterly property. There are orchards, new roads, and new structures to the southwest and northwest. The elevation of the subject site is approximately 1,240 feet.	1:24:000
1973A	The orchard along the southwesterly site margin and on the adjoining, southwesterly property is no longer visible. Orchards to the northwest and southwest are being replaced with new roads and structures. The elevation of the subject site is approximately 1,240 feet.	1:24,000
1973B	This topographic map still shows the orchard along the southwesterly property margin and on the adjoining, southwesterly property. Properties to the northeast, northwest, and southeast are generally similar to the conditions shown on the 1953 topographic map with the exception of the construction of the Interstate 15 freeway. There have been modifications made to the northwestern and southeastern shores of Lake Elsinore.	1:24,000
1978	The subject site and surrounding properties are generally in the same condition shown in the 1973B topographic map.	1:24,000
1982A	With the exception of new structures and roads to the northwest and southwest, the subject site and surrounding properties appear generally in the same condition as that shown in the 1973A topographic map.	1:24,000
1982B	The orchard along the southwesterly site margin and on the adjoining, southwesterly property is no longer visible. There are new roads and structures on properties to the northwest and southwest of the subject property with a reduction of orchards in these quadrants as well.	1:24,000
1988A	The subject property appears vacant. Mark Avenue has been constructed. There are new structures and roads to the northwest and southwest of the subject site with a reduction of orchards in these quadrants as well.	1:24,000
1988B	The subject property appears vacant. Mark Avenue has been constructed. There are new structures and roads to the northwest and southeast of the subject site with a reduction of orchards in these quadrants as well.	1:24,000

TABLE 2 - HISTORIC TOPOGRAPHIC MAP REVIEW SUMMARY		
DATE	SUMMARY	SCALE
1997A	The subject property appears vacant. There are new structures and roads to the northwest and southwest of the subject site with a reduction of orchards in these quadrants as well.	1:24,000
1997B	The subject site appears vacant. There are new structures and roads to the northwest and southeast of the subject site.	1:24,000

Based on our review of historical topographic maps, there is no readily visible evidence of land practices on the subject site that could contribute to significant concentrations of hazardous materials/chemicals on the subject property, with the exception of orchards on the adjoining southwesterly property and possibly along the southwesterly site margin that could have contributed to pesticide and arsenic contamination of the onsite soils from direct or indirect pathways.

### **Sanborn Fire Insurance Maps**

GSI requested Sanborn Fire Insurance maps from EDR to assist in our evaluation of historical land use on the subject properties as well as the surrounding properties. As previously indicated, fire insurance maps for the subject site were unavailable. The Fire Insurance Map Abstract Report provided by EDR is included in Appendix C on the CD data disc.

### **City Directory Listings**

Historical city directory listings were published by Haines Criss-Cross Directory for the years 1975, 1980, 1985, 1990, 1995, 2000, 2005, and 2011. The listings were provided by EDR. These listings were reviewed for past names of businesses or occupants listed for the subject property and adjoining properties to help evaluate historic land use. A summary of the listings are presented in Appendix C on the CD data disc.

### **Addresses of Potential Concern**

Addresses of potential concern are businesses which may present potential environmental concern such as gas stations, automotive repair shops, and dry cleaners or other businesses believed to store, handle, transport, or dispose of hazardous waste. Addresses of potential concern that may pose an environmental risk to the subject property are provided in the following table.

ADDRESS	USE	YEARS
15883 Grand Avenue	Henson's Union Service Station	1975
15887 Grand Avenue	Ralph's Marine Service	1980
15880 Grand Avenue	Dwayne's Fumigation	1985
15883 Grand Avenue	Ortega Arco/Tune Up Center/ Tune Up on Wheels	1985
15885 Grand Avenue	S L & G Marine and RV Service	1985
15883 Grand Avenue	Ortega Exxon/Tune Up Center/ Tune Up on Wheels	1990
15883 Grand Avenue	Tune Up Center/Tune Up on Wheels	1995
15891 Grand Avenue/ Ortega Highway	DMP Motorsports	2011

Based on their general cross-groundwater gradient location relative to the subject site, the addresses of potential concern, listed above, are not considered RECs.

### **Chain-of-Title Documents**

No chain-of-title search was made by GSI as the client did not furnish or request any documents, and such a search was beyond the scope of this report.

### **Environmental Liens or Activity and Use Limitations**

A search for environmental lien or activity, and use limitations associated with the subject property and surrounding properties was not requested by the client and therefore not performed.

## **RESULTS OF GOVERNMENT AGENCY DATABASES REVIEW**

### **List of Government Agencies and Databases Reviewed**

GSI utilized the electronic database services by EDR to complete the environmental records review. The database search was performed to identify properties that may be listed in the referenced agency records. The following is a list of the agency databases reviewed for this report. Search distances are per the ASTM standard E 1528-06.

LIST OF DATABASES SEARCHED			
FEDERAL ASTM STANDARD	STATE AND LOCAL ASTM STANDARD	FEDERAL ASTM SUPPLEMENTAL	STATE OR LOCAL ASTM SUPPLEMENTAL
NPL	RESPONSE	Delisted NPL	WMUDS/SWAT
PROPOSED NPL	ENVIROROSTOR	US CDL	SCH
CERCLIS	SWF/LF	RCRA NonGen/NLR	local HMMD
NFRAP	LUST/Indian LUST	TRIS	DEED
CORRACTS	SLIC	TSCA	CA FID UST
RCRA-TSDF	Local Listings	FTTS	SWEEPS UST
RCRA-LQG	UST/Indian UST	SSTS	CHMIRS
RCRA-SQG	AST	MLTS	ICIS
RCRA-CESQG	VCP	RADINFO	PRP
Federal IC/EC	HMIRS	FINDS	WDS
ERNS		RAATS	
US BROWNFIELDS		HAZNET	
		PADS	

\*Details and descriptions of these databases can be found in Appendix C on the CD data disc.

The following is a summary of the governmental database records research:

### **NPL Sites**

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for cleanup by the EPA. The search radius for NPL sites is 1 mile. The site is not on the NPL List and the database search did not identify any NPL sites within a 1-mile radius of the subject site.

### **Proposed NPL Sites**

Proposed NPL Sites are site currently under consideration by the EPA for inclusion on the NPL. The search radius for proposed NPL sites is one mile. The subject site is not on the NPL List and the database search did not identify any Proposed NPL sites within a 1-mile radius of the subject site.

### **CERCLIS Sites**

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the

NPL. The search radius for CERCLIS sites is 1/2-mile. The subject site is not included on the CERCLIS List and the governmental database records search did not identify any CERCLIS sites within a 1/2-mile radius of the subject property.

### **CERCLIS - NFRAP Sites**

CERCLIS - NFRAP sites are properties included on the CERCLIS list but have no Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, the contamination was quickly removed, or the contamination was not significant enough to warrant NPL status. The search radius for CERCLIS-NFRAP sites is 1/2-mile. The governmental database records do not include the subject site on the CERCLIS-NFRAP list. Further, no sites within a 1/2-mile radius of the subject property were included on the CERCLIS - NFRAP list during our review of governmental database records.

### **Federal ERNS List**

The Federal Emergency Response Notification System (ERNS) list tracks information on reported releases of oil and hazardous materials. The search radius for Federal ERNS sites includes the target property, only. The governmental database records do not include the subject site on the Federal ERNS list.

### **RCRA Non-CORRACTS TSD Facilities**

The Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity. The search radius for RCRA Non-CORRACTS TSD Facilities is 1/2-mile. The governmental database records do not include the subject site nor sites located within a 1/2-mile radius of the subject property on the RCRA non-CORRACTS TSD Facilities list.

### **RCRA CORRACTS TSD Facilities**

The RCRA CORRACTS TSD Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity. The search radius for RCRA CORRACTS TSD Facilities is 1 mile. The governmental database records do not include the subject site nor sites located within 1-mile radius of the subject property on the RCRA CORRACTS TSD Facilities list.

### **RCRA Generators**

The RCRA Generator list includes facilities that generate, transport, store, treat, and/or dispose of hazardous waste. The search radius for RCRA Generators is 1/4-mile. According to the governmental database records, the subject site is not included on the RCRA

Generators list. The government database records indicate there are no RCRA Generators within ¼-mile radius of the subject site.

### **State- and Tribal-Equivalent NPL**

State- and Tribal-Equivalent NPL identifies confirmed release sites where the Department of Toxic Substances Control is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. The search radius for State- and Tribal-Equivalent NPL sites is 1 mile. Governmental database records do not include the subject property on the State- and Tribal-Equivalent NPL list. In addition, governmental database records do not include any sites with a State- and Tribal-Equivalent NPL status within a 1 mile radius of the subject site.

### **State and Tribal-Equivalent CERCLIS**

The State- and Tribal- Equivalent CERCLIS list identifies sites that have known contamination or sites for which there may be reasons for further investigation such as Federal Superfund (NPL) sites; State Response, including military facilities and state superfund; voluntary cleanup; and school sites. The search radius for State- and Tribal-CERCLIS sites is 1 mile. According to the governmental database records, the subject site is not included on the State- and Tribal-Equivalent CERCLIS list. There one (1) State- and Tribal- CERCLIS sites located within a 1-mile radius of the site. This site is described below:

- **Elsinore High School No. 4** located near the intersection of Grand Avenue and Riverside Drive, Lake Elsinore, California 92530 (approximately 0.532 miles west/northwest of the subject site and approximately 50 feet higher in elevation than the subject site) - Based on our review of documents contained on Geotracker (<http://geotracker.waterboards.ca.gov/>), which is the CRWQCB's data management system for managing sites that impact groundwater, especially those that require groundwater cleanup as well as permitted facilities such as operating underground storage tanks (USTs) and land disposal sites, a Phase I ESA was performed by Gradient Engineers, Inc. (GEI) in 2000 for a proposed high school (GEI, 2000). During this assessment, it was discovered that the past uses of the property included a walnut farm and a palm tree nursery. In addition, the site contained underground storage tanks (USTs) associated with fueling stations for farm equipment and vehicles. GEI's research found a lack of documentation for the removal of the USTs. An above-ground storage tank was also observed during GEI's site reconnaissance. Based on their study, GEI concluded that the former use and storage of pesticides on the property, the presence of USTs, and the lack of documentation regarding UST removal were RECs. GEI recommended additional work including soil sampling and testing.

Owing to the RECs, the Lake Elsinore Unified School District and the California Department of Toxic Substances Control (DTSC) entered into an Amended Environmental Oversight Agreement. This agreement required the performance of a Preliminary Endangerment Assessment (PEA).

According to GEI's 2001 PEA report (GEI, 2001), geophysical surveys within vehicle maintenance yard confirmed the removal of USTs within the vehicle equipment yard. Analytical testing of soil and groundwater samples conducted in preparation of GEI (2001) indicated that 4,4 dichlorodiphenyldichloroethylene (DDE), dibenzo(a,h) anthracene, and lead in soil were contaminants of potential concern. However, based on risk assessments, GEI concluded that these contaminants did not pose a significant human health risk and recommended "no further action" to the DTSC.

On April 17, 2001, the DTSC approved GEI's PEA report and concurred that no further actions were required. However, the DTSC indicated that additional investigation would be necessary if previously unidentified contamination was discovered.

Based on its status and general cross-groundwater gradient location relative to the subject site, the Elsinore High School No. 4 site is not considered an REC.

### **State- and Tribal-Landfill and/or Solid Waste Disposal Site Listings**

State- and Tribal-Landfill and/or Solid Waste Disposal Site Listings include active, closed, and inactive landfills. The search radius for State- and Tribal-Landfill and/or Solid Waste Disposal sites is ½-mile. According to governmental database records, the site is not included on State- and Tribal-Landfill and/or Solid Waste Disposal Sites Listings and there are no State- and Tribal-Landfill and/or Solid Waste Disposal sites located within ½-mile of the subject site. Governmental database records included two solid waste disposal/landfill sites within the same zip code of the subject site. This included Elsinore Landfill located at 2250 Franklin Street, Lake Elsinore, California which is approximately 3 miles northeast of the subject site. Government database records also indicate Green Waste Recycling located at 20700 Cereal Street, Lake Elsinore, California which is approximately 5 miles southeast of the subject site. Based on their distances and general down-groundwater gradient locations relative to the subject site, these solid waste disposal/landfill sites are not considered RECs.

### **State- and Tribal-Leaking Storage Tank Listings**

State- and Tribal-Leaking Storage Tank Listings includes inventories of spills, leaks, investigation, and cleanup cost recovery as well as leaking underground storage tanks on indian land. The search radius for State- and Tribal-Leaking Storage Tank is ½-mile. Governmental database records do not include the subject site on this list. However there

are two (2) State-and Tribal-Leaking Storage Tank sites within a ½-mile radius of the subject site. These sites are described below.

- **Tune Up Center/Aston's Texaco** located at 15883 Grand Avenue, Lake Elsinore, California 92530 (approximately 0.29 miles south of the subject site and approximately 61 feet higher in elevation than the subject site) - According to a County of Riverside Department of Environmental Health (DEH) closure letter contained on Geotracker, an unauthorized release of unleaded gasoline was discovered in the turbine area of the super unleaded gasoline tank at the site on April 5, 1993. Initial sampling and testing performed in August 1993 indicated contamination in that area. Supplemental testing was performed in September 1993 closer to the spill area. These tests showed diesel and gasoline contamination was somewhat confined to between 5 and 10 feet below the existing ground surface (begs). In August 1995, sampling and testing of soil and vapors beneath and at the ends of the super unleaded gasoline tank indicated no contamination except for trace amounts of toluene, ethylbenzene, and xylenes.

Based on the information provided, the DEH considered the contamination plume limited and defined, and presented the case to the Regional Water Quality Control Board (RWQCB) for closure consideration. The RWQCB determined that the case could not be closed until the tanks were removed and further delineation achieved.

In September 1998, five (5) tanks were removed and sampling was conducted. Testing indicated some methyl tertiary butyl ether (MTBE) contamination at the bottom of one of the tanks and elevated concentrations of diesel below another tank. The owner's consultant refuted the MTBE test results because the type of analytical testing performed was known for giving false positives. The sampling was duplicated in February 1999 and testing results, using a different testing method, indicated no detectable concentrations of MTBE. One sample indicated elevated concentrations of diesel at 4 feet below the bottom of the tank. However, testing performed at 8 feet below the tank showed non-detectable concentrations of diesel. Testing of shallower samples around the fuel dispensers showed low concentrations of diesel with no benzene, toluene, ethylbenzene, xylenes, or MTBE concentrations.

Although a groundwater study was initially requested, the consultant sought "no further action." The DEH closed the case on May 27, 1999. Based on its status and general cross-groundwater gradient location relative to the subject site, this facility is not considered an REC.

- **Bridgecreek Development.** located at 15410 Grand Avenue, Lake Elsinore, California 92530 (approximately 0.39 miles west of the subject site and approximately 44 feet higher in elevation than the subject site) - According to a RWQCB closure letter and information contained on Geotracker, a release of

petroleum hydrocarbons was discovered following the removal of three USTs within the site. Soil testing following tank removal revealed the existence of low level soil contamination found within 10 feet of the form aviation fuel tank. Follow-up sampling results confirmed the earlier soil and groundwater analyses which indicated low level hydrocarbon concentrations in the vicinity of the aviation fuel tank. Groundwater testing indicated concentrations of benzene, toluene, ethylbenzene, and xylenes (BTEX). However, BTEX concentrations were much lower than California MCLs. As such, the RWQCB recommended the site for closure. The case was closed on August 2, 1999. Due to its status and the general cross-groundwater gradient location of this facility with respect to the subject site, it is not considered an REC.

### **State- and Tribal-Registered Storage Tank Listings**

State and tribal registered storage tank listings include a catalogue of registered above ground and underground storage tanks and underground storage tanks on indian land. The search radius for State- and Tribal-Registered Storage Tanks is ¼-mile. Governmental database records do not include the subject site on this list. In addition, there are no facilities with registered storage tanks within a ¼-mile of the subject site on this list.

### **State- and Tribal- Voluntary Cleanup Site Listings**

State and Tribal Voluntary Cleanup Site Listings include inventories of low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities, and have agreed to provide for DTSC costs. Governmental database records do not include the subject site nor sites within a ½-mile radius of the subject site on this list.

### **State- and Tribal-Brownfield Site Listings**

State and Tribal Brownfield Site Listings include a catalogue of real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants. The governmental database records do not include the subject site nor sites within a ½-mile radius of the subject site on this list.

### **Statewide Environmental Evaluation and Planning System (SWEEPS) Underground Storage Tank (UST) Listings**

SWEEPS UST Listings include inventories of historical active or inactive UST locations from CRWQCB records. Governmental database records do not indicate the subject site nor sites within a ¼-mile radius of the subject site on the SWEEPS UST list.

## **Facility Index System (FINDS) Listings**

FINDS is a central and common inventory of facilities monitored or regulated by the EPA with cross-references to the program office data bases that have additional programmatic information about the facility. Governmental database records do not include the subject site on the FINDS listing.

## **HAZNET Listings**

The California EPA, DTSC maintains a list of facility and manifest data. Governmental database records do not include the subject site nor any sites within a ¼-mile radius of the subject site on this list.

## **Regional Environmental Regulatory Agency Record Review**

As part of this investigation, GSI contacted regional environmental regulatory agencies to request available environmental records related to the subject property. The environmental agencies contacted included the Santa Ana Regional Water Quality Control (SARWQCB). In an email from the SARWQCB, it was indicated that the subject site is not included in their files. A copy of this email is included in Appendix D.

GSI attempted to contact the County of Riverside Department of Environmental Health (RCDEH) to see if the subject site had any existing case files with this agency. However, in order to research a site with the RCDEH, a street address must be provided. Since the subject property does not currently have a street address, research at the RCDEH could not be performed. GSI attempted an inquiry with the RCDEH to find out if research could be performed with any other property information. However, the RCDEH did not return our call.

## **DISCUSSIONS WITH PERSONS FAMILIAR WITH SITE**

For this Phase I ESA, the property owner (Mr. John Gamble) completed the ASTM Transaction Screen Questionnaire as well as GSI's background screen questionnaire which serves as an oral interview. Copies of the ASTM Transaction Screen Questionnaire completed by both Mr. Gamble and GSI are provided in Appendix E on the CD data disc. The information provided by Mr. Gamble on the background screen questionnaire is summarized below.

- Hazardous materials/waste are not stored, used, or disposed of onsite and the site does not have a permit to use, store, or dispose of hazardous materials/waste.
- Pesticides/herbicides have not been used or stored on the site since Mr. Gamble acquired the property.

- Pesticides/herbicides have not been applied to the site since Mr. Gamble acquired the property.
- Mr. Gamble is not aware of any current or abandoned storage tanks on the property.
- The site has not been used as a manufacturing facility since Mr. Gamble acquired the property.
- There are currently no vehicle/equipment maintenance yards on the property.
- Debris or trash has not been buried or disposed of on the property since Mr. Gamble took control of the property.
- There are no storage drums on the property.
- Mr. Gamble indicated that there are no current or former underground clarifiers on the property.
- There are no known occurrences of hazardous waste spills or leaks on the subject property.
- There are no groundwater wells on the subject site.

### **Solid Waste Landfills (SWLF)**

The closest solid waste landfill to the subject property is Greenwaste Recycling located at 20700 Cereal Street, Lake Elsinore, California 92530. This landfill is located approximately 5 miles southeast of the subject site. Based on its distance from the subject site and general cross-groundwater gradient location relative to the subject site, this landfill is not considered an REC.

### **Oil and Gas Well Activity**

GSI did not observe readily visible evidence of oil or gas wells on the subject property during our site reconnaissance. Based on our review of Munger (2003) and Regional Wildcat Maps prepared by the State of California - Department of Conservation (2007 and undated), the subject property was not on published maps of oil and gas wells.

## **LIMITED SOIL SCREENING STUDY**

As previously indicated, during our review of historical data, GSI identified orchards on the adjoining, southwesterly property and possibly along the southwesterly site margin

between the years 1953 and 1976, and possibly as recent as 1982. Owing to the near-site and possibly onsite agricultural operations, GSI concluded that there was a potential for restricted-use pesticides to either have been directly or indirectly applied to the onsite soils. In addition, GSI surmised that there was also a potential for the onsite soils to have been impacted by arsenic if well water was used for irrigation.

In order to assess the potential for restricted use pesticides and arsenic contamination of the onsite soils, GSI performed a limited soil screening study. This study included the collection of three (3) samples of the onsite soils within the upper one (1) foot of the surface. The samples were delivered to a California Department of Health Services laboratory for analytical testing of organophosphorous pesticides in accordance with EPA Method 8141, organochlorine pesticides in accordance with EPA Method 8081, and arsenic in accordance with EPA Methods 6010/3050.

Testing indicated non-detectable concentrations of organophosphorous and organochlorine pesticides, and arsenic in all three (3) samples. Thus, organophosphorous and organochlorine pesticide, and arsenic contamination within the onsite soils is not considered an REC. The analytical testing results are presented in Appendix F on the CD data disc.

## FINDINGS

Based upon the information obtained during the course of this assessment, GSI presents the following summary of findings:

- Based on our review of readily available reports, historical aerial photographs, and historical topographic maps, the subject property has been historically vacant and undeveloped. Agricultural operations (an orchard) were present along the southwesterly property line from approximately 1953 until 1976, and possibly as recent as 1982. The application of restricted-use (i.e., permitted) pesticides was common throughout California during this period. Thus, given the potential for direct or indirect application of restricted use pesticides at the site in the past, GSI performed a limited soil screening study to evaluate the possible presence of organophosphorous and organochlorine pesticides in the onsite soil. This study was also performed to evaluate the possible presence of arsenic in the onsite soil should irrigation water used in the former orchard been derived from well water. The results of the soil screening evaluation indicated non-detectable concentrations of organophosphorous and organochlorine pesticides, and arsenic in the collected samples of onsite soils.
- There was no readily visible evidence of significant surficial soil staining on the property during our recent site reconnaissance. In addition, we did not observe any readily visible evidence of above ground or underground storage tanks; water, oil,

or gas wells; or hazardous materials/waste and/or petroleum product storage or disposal areas on the property.

- Currently, there are no buildings or structures on the subject site that could contain asbestos containing materials (ACMs) or lead-based paints (LBPs). However, GSI did observe a piece of asbestos cement pipe (ACP) near the southwesterly site boundary. Thus, there is a potential for ACP to exist in the subsurface of the property, especially near the southwesterly site margin. LBPs are not considered an REC.
- GSI requested Sanborn Fire Insurance Maps for the site; however, these maps were unavailable.
- Government database records research indicated three mapped risk sites within the industry-standard search area. However, based on their status and general cross-groundwater gradient locations with respect to the subject site, these sites are not considered RECs. City directory listings indicated numerous addresses of potential concern within the radius search area. These sites are not considered RECs based on their down- or cross-groundwater gradient locations relative to the subject site.
- The Regional Water Quality Control Board - Santa Ana Region has no records of past environmental issues associated with the subject site in their files. GSI attempted to research existing files for the site with the County of Riverside Department of Environmental Health. However, since the property does not currently have a street address, research with this agency could not be performed as a street address is required to conduct research with this agency.
- The subject site is not included on any published oil and gas well maps.
- No significant data gaps were encountered in preparation of this Phase I ESA. Data gaps included the years between 1901 and 1953, 1954 and 1967, and 1967 and 1973. These gaps were due to the limited records which are reasonably ascertainable in this area at the time. However, it is our opinion that additional historic information, if it were to become available, is generally not likely to significantly change the conclusions and recommendations of this assessment. Chain-of-Title, Sanborn Fire Insurance Maps, and Building Department or Zoning Land Use records were not reviewed owing to the information not being available, or the mutually agreed limited scope of work.
- This assessment has revealed no evidence of recognized environmental conditions in connection with the property other than those mentioned above.

## **CONCLUSIONS**

We have performed this Phase I ESA for APN 381-050-005, Mark Avenue, Lake Elsinore, California 92530 in general conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice have been previously described in the body of this summary report.

With the exception of possible ACP in the subsurface of the site, this assessment has revealed no readily apparent evidence of recognized environmental conditions in connection with the subject property that could pose environmental risks to human health.

## **RECOMMENDATIONS**

- All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Although unlikely, any stained soils or materials containing petroleum residues, encountered during site earthwork, should be evaluated prior to removal and disposal, following proper containment and disposal procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.
- Should ACP be encountered during onsite excavations, a Certified Asbestos Consultant (CAC) should be retained for proper handling and disposal techniques.
- Based upon the information collected by GSI during this environmental site assessment, further studies or action, other than the above, are not recommended from an environmental viewpoint, at this time.

## LIMITATIONS

GSI has performed the services for this project in accordance with the terms of a contract between GSI and Client and in accordance with current professional standards for investigations of this type. The conclusions presented in this report are based on the information collected during the study, the present understanding of the site conditions, and professional judgment.

Please note, subsurface and hazardous waste/toxic substance conditions may vary from those provided in historical documents reviewed by GSI. The interpretations and recommendations of GSI are based solely on such information and/or information supplied by Client. Findings of this investigation based on data provided by others carries no warranty, express or implied, as a result of the usage of such data.

It is possible that future investigations may reveal additional data or variations of the current data which may require the current conclusions and recommendations to be reevaluated. As a result, GSI makes no warranty, either express or implied, as to its findings, opinions, recommendations, specifications, or professional advice except that they were promulgated after being prepared in accordance with generally accepted standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature.

The information in this report is relevant to the date of the site work and should not be relied on to represent conditions at any later date. Facts, conditions, and acceptable risk factors change with time, accordingly, this report should be viewed within this context.

**APPENDIX A**

**REFERENCES**

## APPENDIX A

### REFERENCES

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Weber, H.F., Jr., 1977, Seismic hazards related to geologic factors, Elsinore and Chino fault zones, northwestern Riverside County, California, California Division of Mines and Geology Open-File Report 77-4, 96p.

## **CD DATA DISC**

**Appendix B - Site Photographs**

**Appendix C - No Sanborn Fire Insurance Maps Statement,  
Historical Aerial Photographs, Historical  
Topographic Maps, City Directory Listings, and  
Government Agency Databases**

**Appendix D - Public Records Request Forms**

**Appendix E - ASTM Transaction Screen Questionnaire**

**Appendix F - Laboratory Test Results**

**Appendix G - Resumes**

**APPENDIX B**

**SITE PHOTOGRAPHS**



1. Photograph of a piece of broken Asbestos Cement Pipe (ACP) near the southwesterly corner of the subject site. Photographic viewpoint is to the northeast.



2. Photograph of the site taken from the southeasterly property corner. Lake Elsinore is visible in the background. Photographic viewpoint is to the northwest.



## SITE PHOTOGRAPHS

Plate B-1

DATE 6/13

W.O. NO. E6562-SC

Geotechnical · Geologic · Coastal · Environmental



3. Photograph of a discarded, approximately 5-gallon metal drum. The drum was empty and there was no readily visible evidence of stained soil in proximity to the drum. Photographic viewpoint is to the southeast.



4. Photograph of the site taken near the northwesterly property corner. An adjacent residential structure is visible in the background. Photographic viewpoint is to the southeast.



## SITE PHOTOGRAPHS

Plate B-2

DATE 6/13

W.O. NO. E6562-SC

Geotechnical · Geologic · Coastal · Environmental

**APPENDIX C**

**NO SANBORN FIRE INSURANCE MAPS STATEMENT  
HISTORICAL AERIAL PHOTOGRAPHS  
HISTORICAL TOPOGRAPHIC MAPS  
CITY DIRECTORY LISTINGS  
AND GOVERNMENT AGENCY DATABASES**

**APN 381-040-005**

Mark Avenue

Lake Elsinore, CA 92530

Inquiry Number: 3627786.4

June 05, 2013

## FirstSearch Fire Insurance Map Abstract Report

# FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

6/05/13

**Site Name:**

APN 381-040-005  
Mark Avenue  
Lake Elsinore, CA 92530

**Client Name:**

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92008

EDR Inquiry # 3627786.4

Contact: Ryan Boehmer

Selected volumes from the Sanborn Library collection have been searched by EDR, and fire insurance maps covering the target property location provided by GeoSoils, Inc. were identified for the years listed below.

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## Search Results

**Site Name:** APN 381-040-005  
**Address:** Mark Avenue  
**City, State, Zip:** Lake Elsinore, CA 92530  
**Cross Street:**  
**P.O. #** E6562-SC  
**Project:** APN 381-040-005

The complete Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns.

Collections Searched in this report:

- Library of Congress
- University Publications of America
- EDR Private Collection

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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INQUIRY #: 3627786.6

YEAR: 1967

| = 500'





INQUIRY #: 3627786.6

YEAR: 1976

| = 500'





INQUIRY #: 3627786.6

YEAR: 1989

| = 500'



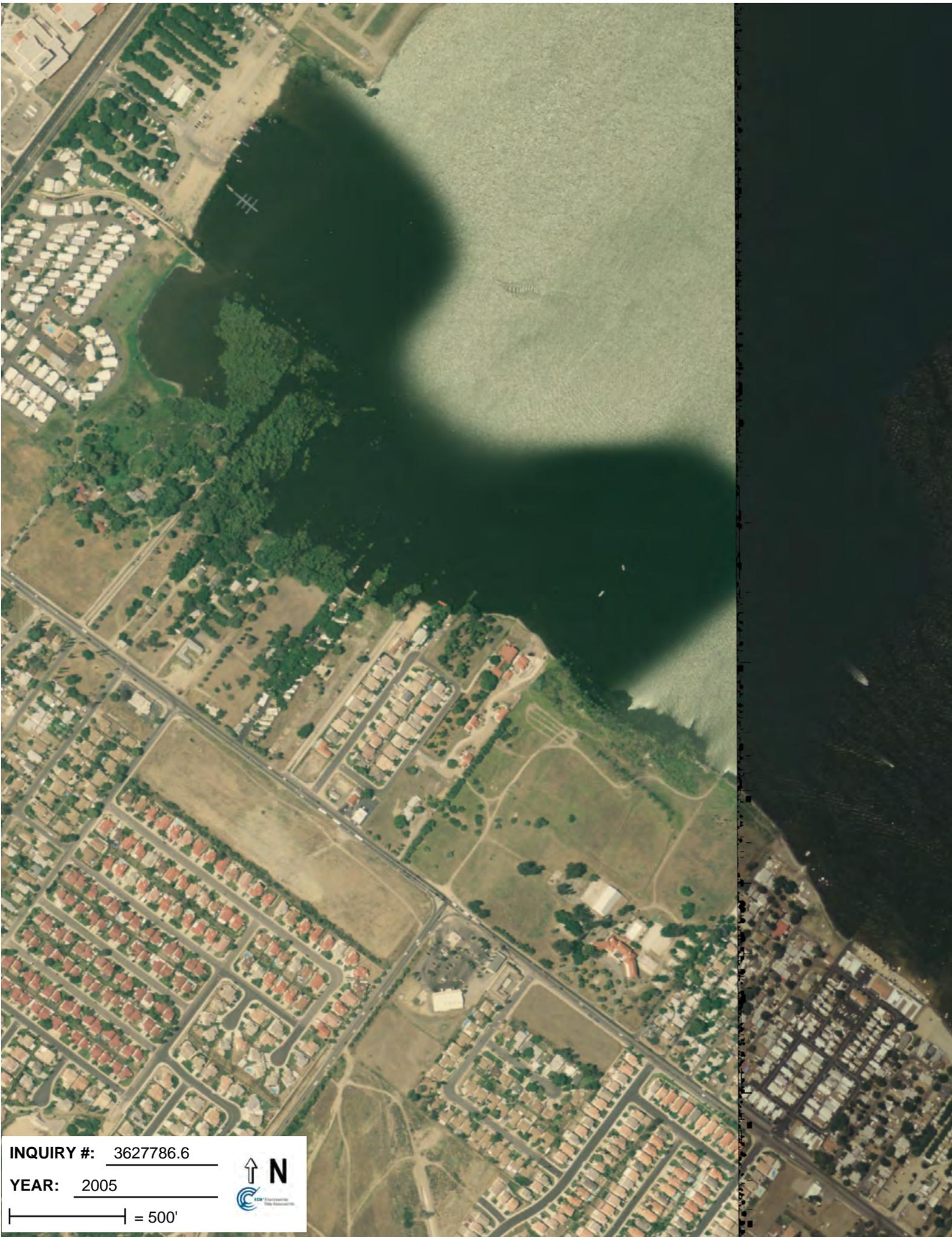


**INQUIRY #:** 3627786.6

**YEAR:** 1994

**| = 500'**





**INQUIRY #:** 3627786.6

**YEAR:** 2005

| = 500'





**INQUIRY #:** 3627786.6

**YEAR:** 2009

| = 500'





**INQUIRY #:** 3627786.6

**YEAR:** 2010

| = 500'





**INQUIRY #:** 3627786.6

**YEAR:** 2012

| = 500'



**APN 381-040-005**

Mark Avenue

Lake Elsinore, CA 92530

Inquiry Number: 3627786.3

June 05, 2013

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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# Historical Topographic Map



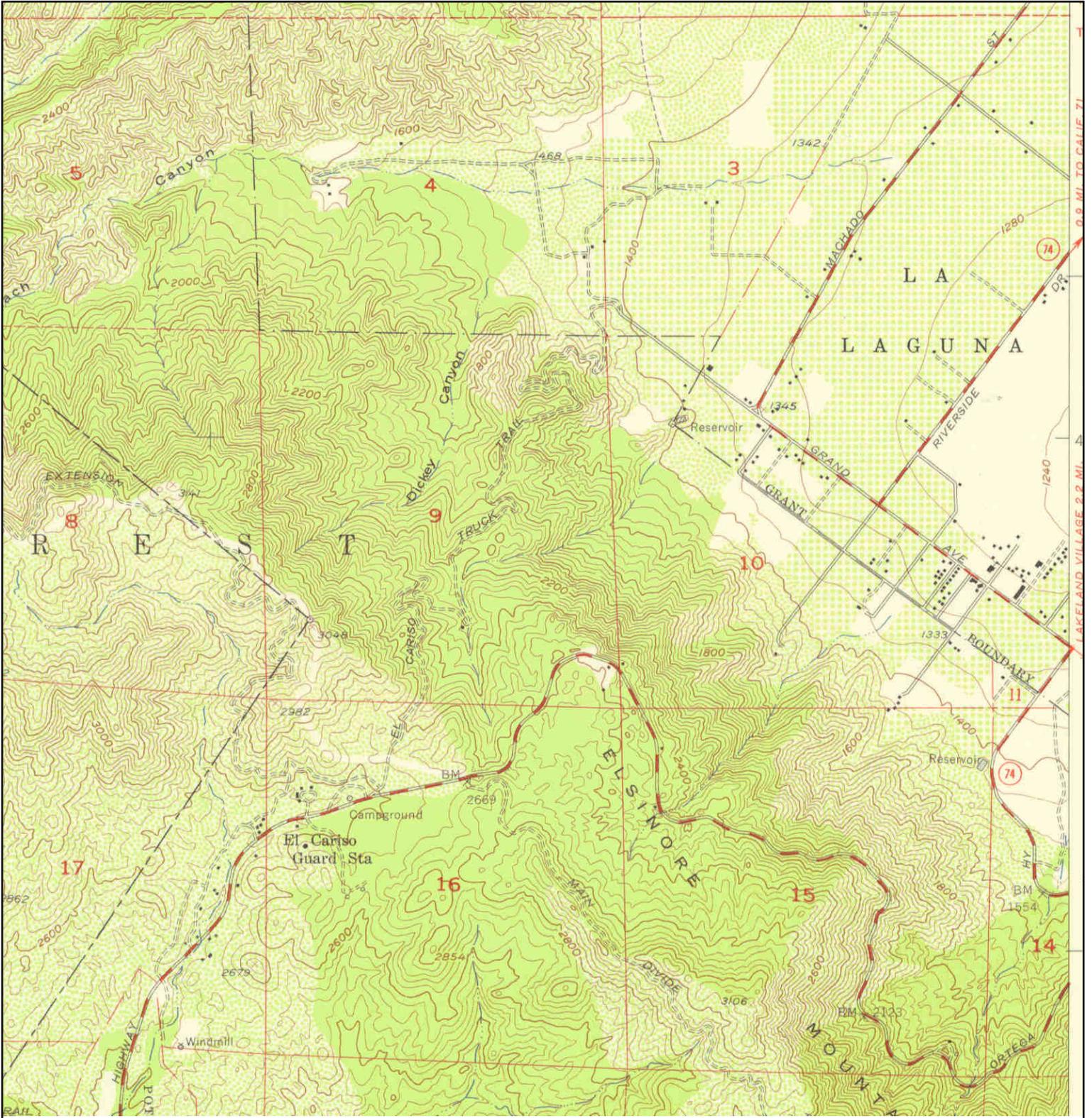
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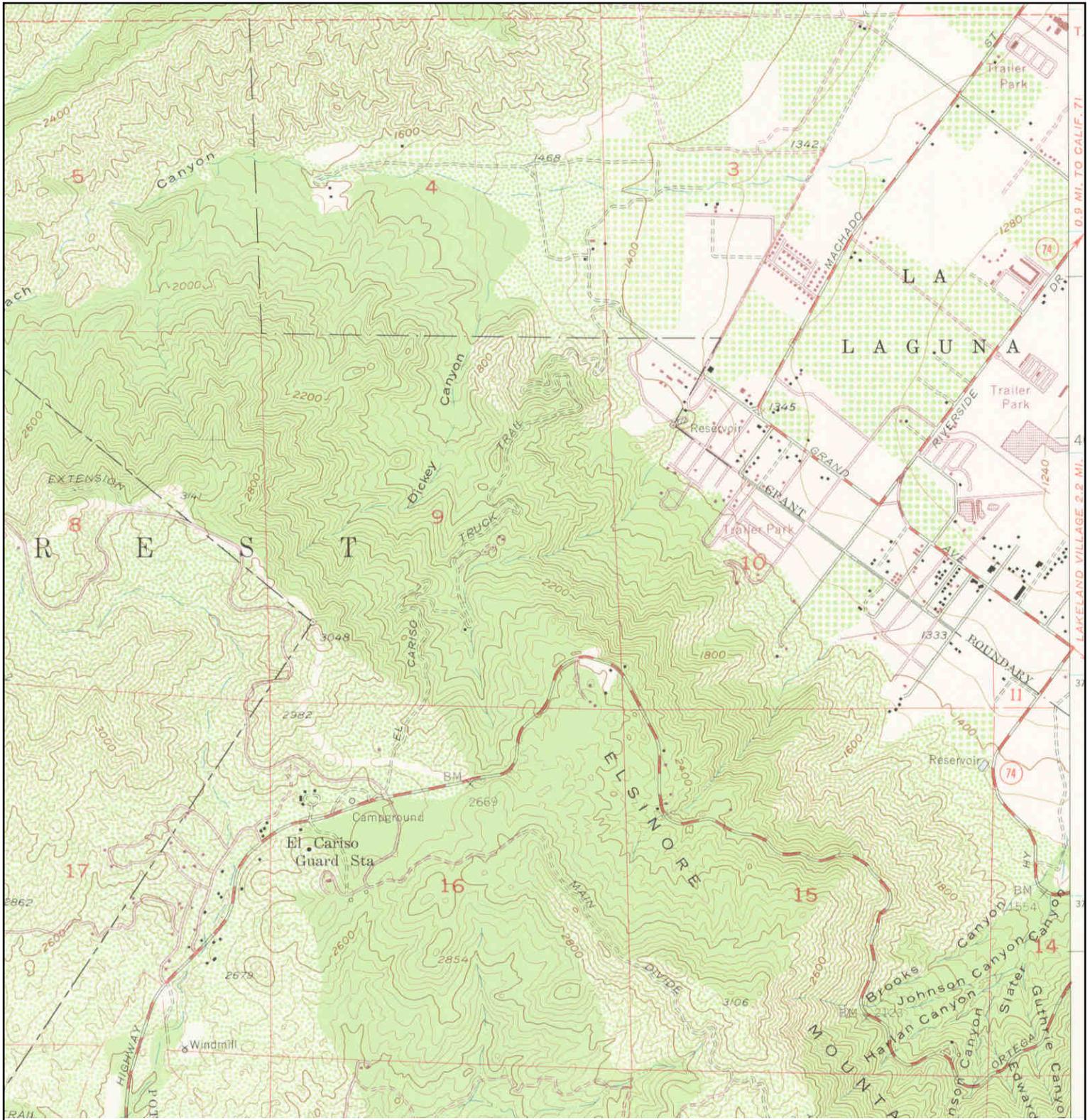
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	<b>MAP YEAR:</b> 1901	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>SERIES:</b> 60	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
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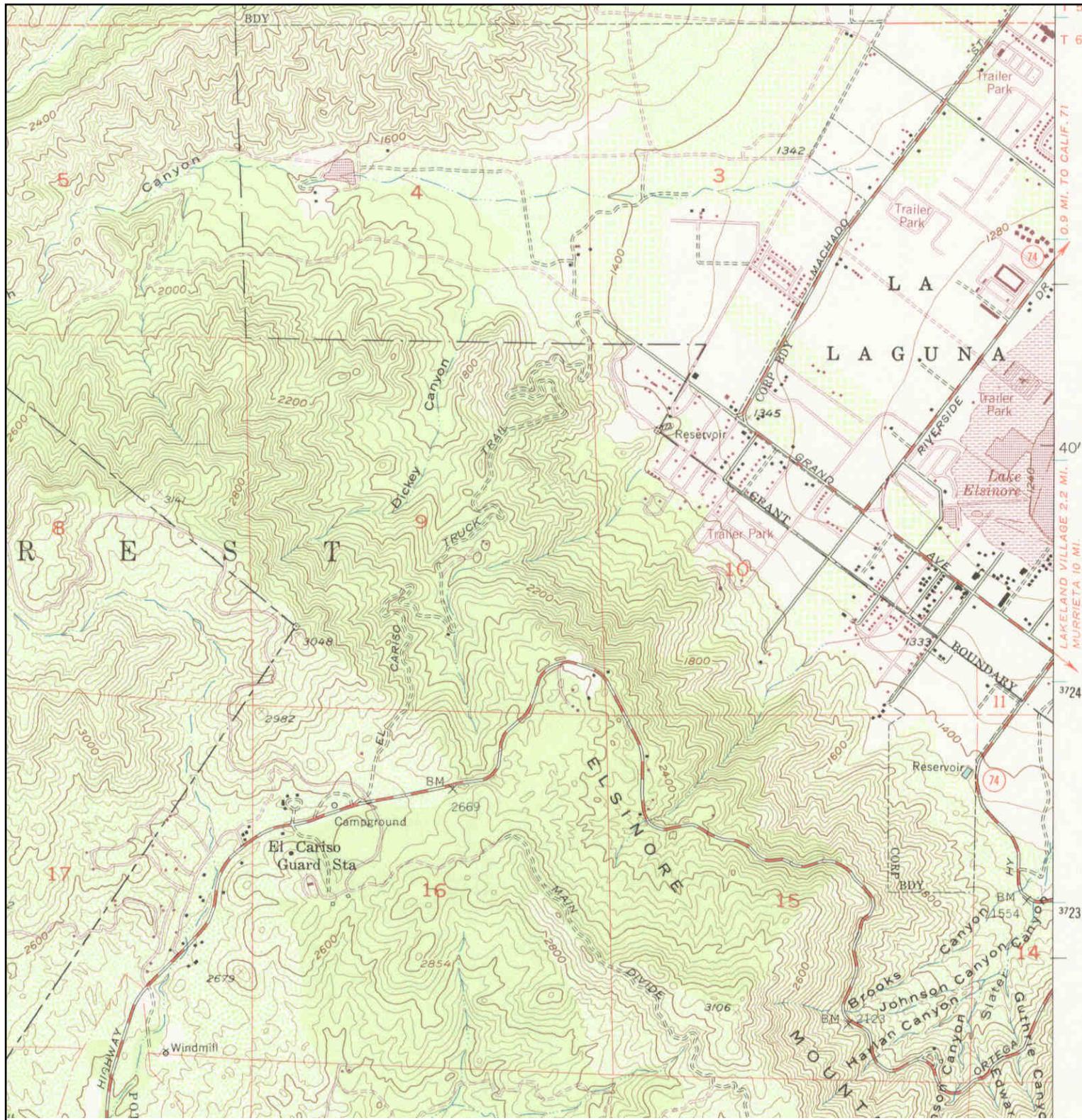
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	SERIES: 7.5 SCALE: 1:24000		

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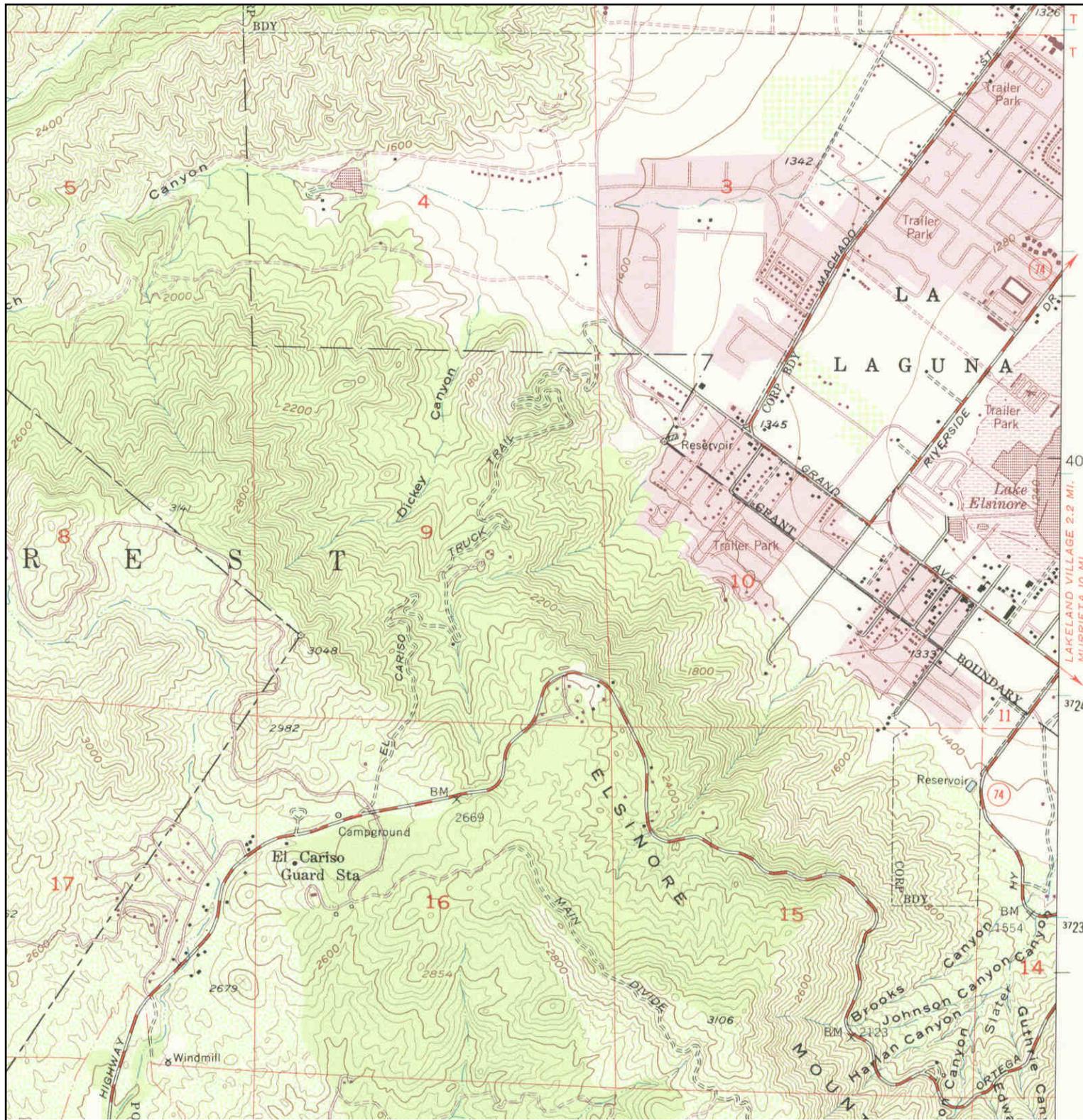
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	<b>SERIES:</b> 7.5		
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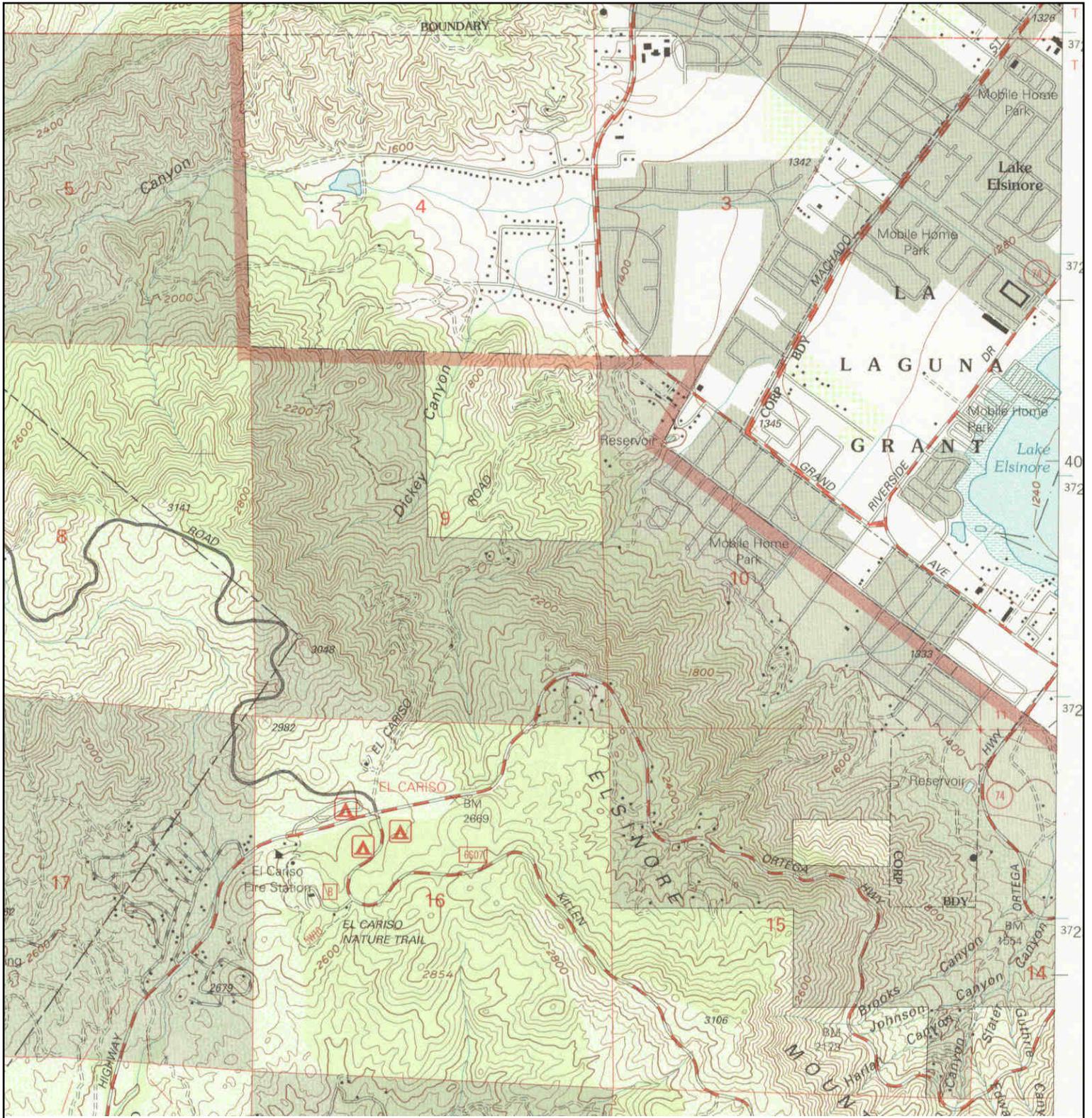
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	<b>NAME:</b> ALBERHILL	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1982	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>PHOTOREVISED FROM :</b> 1954	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		

# Historical Topographic Map



<p>N ↑</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> APN 381-040-005	<b>CLIENT:</b> GeoSoils, Inc.
	<b>NAME:</b> ALBERHILL	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1988	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>PHOTOREVISED FROM :</b> 1954	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SERIES:</b> 7.5		
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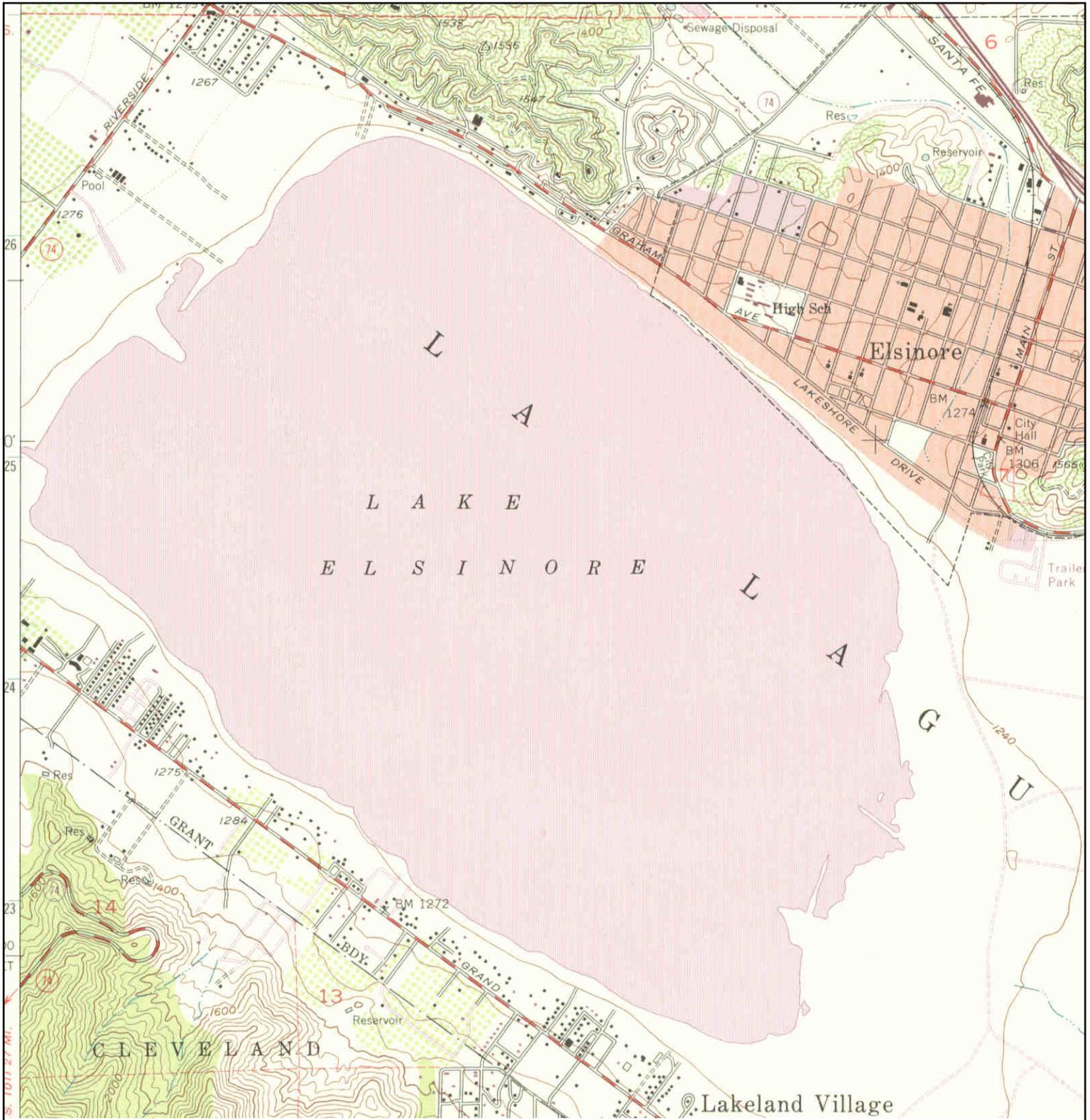
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	SERIES: 7.5 SCALE: 1:24000		

# Historical Topographic Map



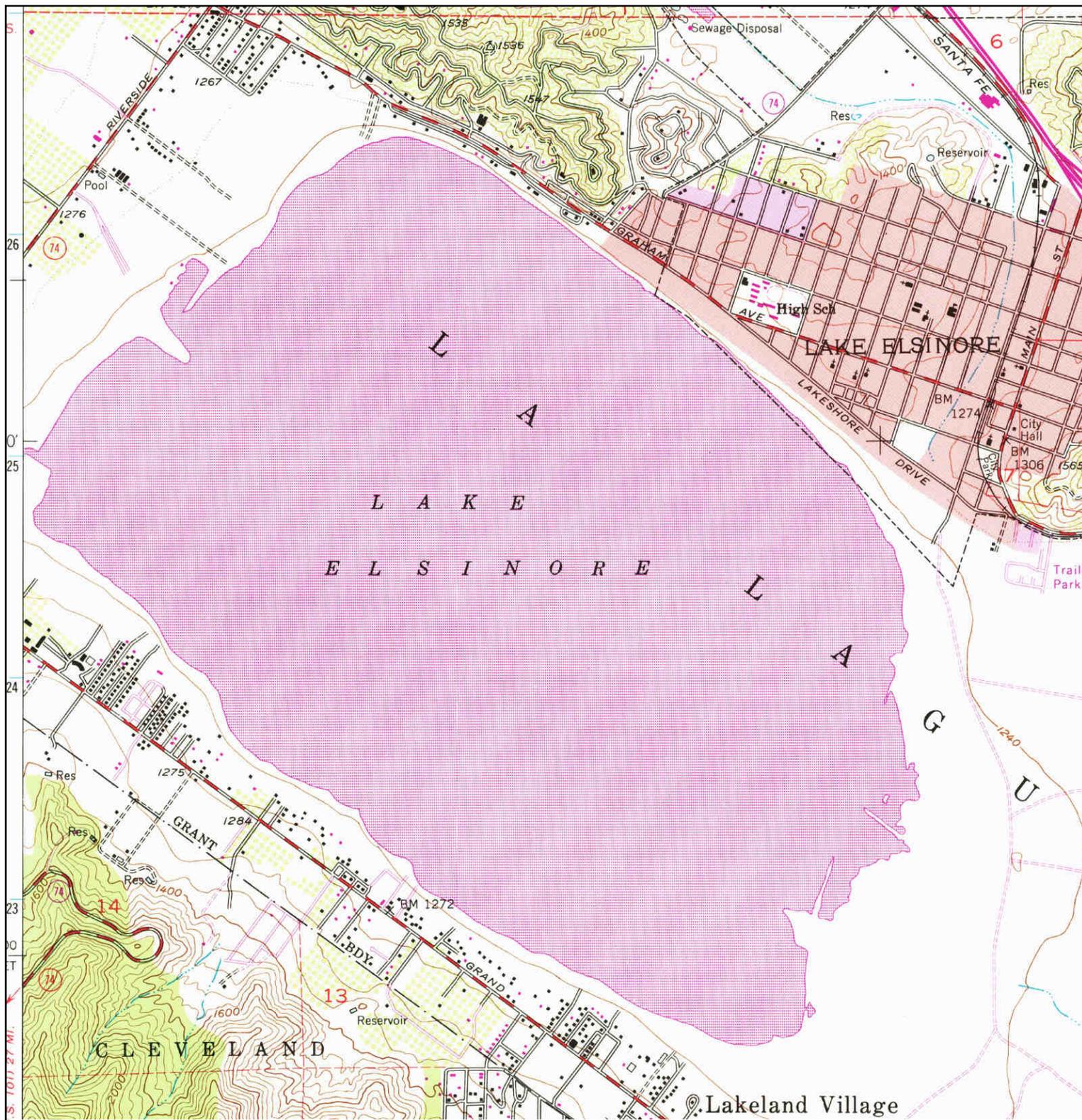
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	<b>NAME:</b> LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1953	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>SERIES:</b> 7.5	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SCALE:</b> 1:24000		

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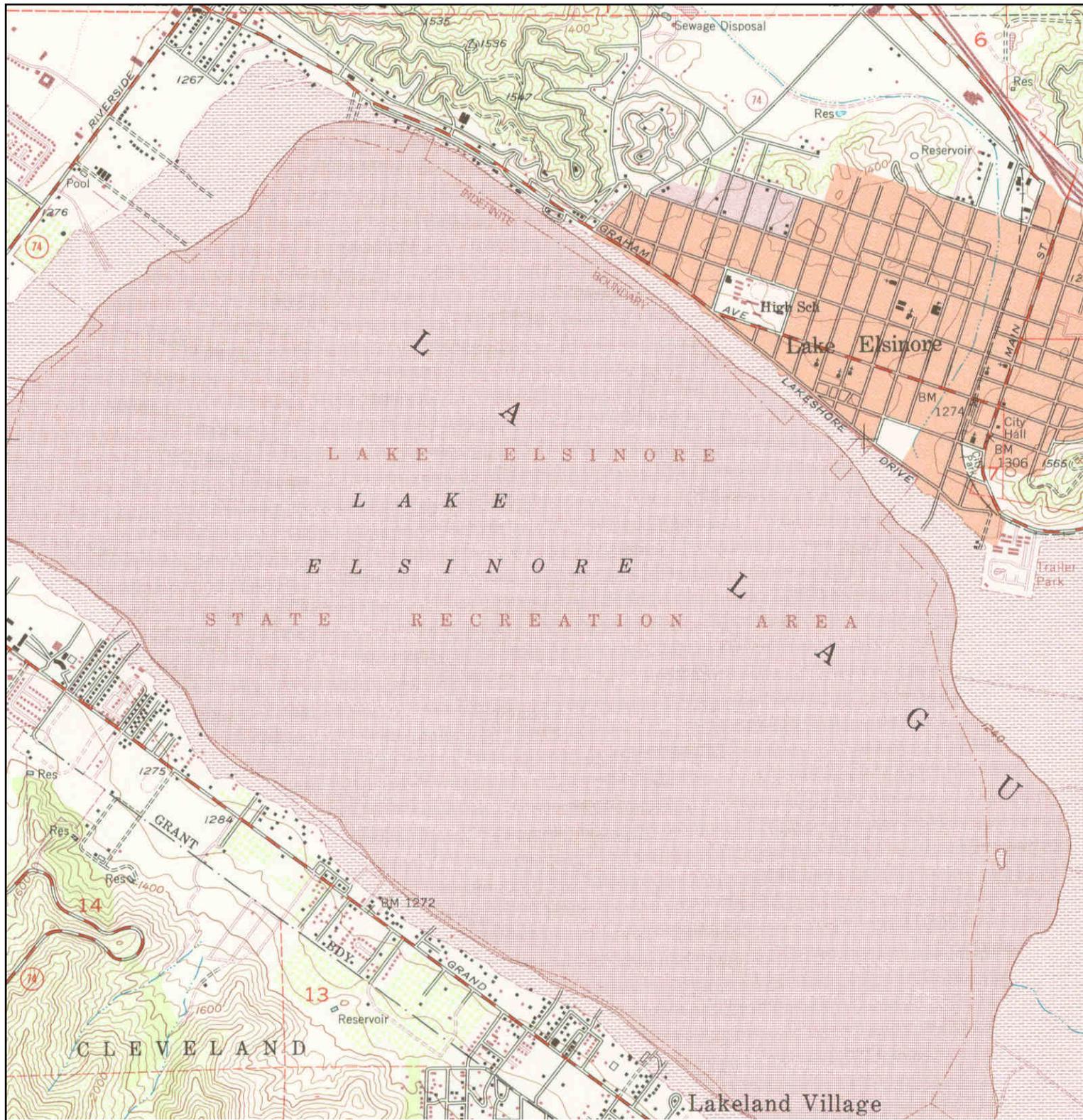
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	<b>NAME:</b> LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1973	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>PHOTOREVISED FROM :</b> 1953	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		

# Historical Topographic Map



<p>N ↑</p>	<b>ADJOINING QUAD</b>	<b>SITE NAME:</b> APN 381-040-005	<b>CLIENT:</b> GeoSoils, Inc.
	NAME: LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	MAP YEAR: 1978	Lake Elsinore, CA 92530	<b>INQUIRY#:</b> 3627786.3
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	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



	<b>ADJOINING QUAD</b>	<b>SITE NAME:</b> APN 381-040-005	<b>CLIENT:</b> GeoSoils, Inc.
	<b>NAME:</b> LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1982	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>PHOTOREVISED FROM :</b> 1953	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		

# Historical Topographic Map



	<b>ADJOINING QUAD</b>	<b>SITE NAME:</b> APN 381-040-005	<b>CLIENT:</b> GeoSoils, Inc.
	<b>NAME:</b> LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1988	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>PHOTOREVISED FROM :</b> 1953	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		

# Historical Topographic Map



	<b>ADJOINING QUAD</b>	<b>SITE NAME:</b> APN 381-040-005	<b>CLIENT:</b> GeoSoils, Inc.
	<b>NAME:</b> LAKE ELSINORE	<b>ADDRESS:</b> Mark Avenue	<b>CONTACT:</b> Ryan Boehmer
	<b>MAP YEAR:</b> 1997	<b>Lake Elsinore, CA 92530</b>	<b>INQUIRY#:</b> 3627786.3
	<b>SERIES:</b> 7.5	<b>LAT/LONG:</b> 33.6617 / -117.3753	<b>RESEARCH DATE:</b> 06/05/2013
	<b>SCALE:</b> 1:24000		

**APN 381-040-005**

Mark Avenue  
Lake Elsinore, CA 92530

Inquiry Number: 3627786.5  
June 10, 2013

## The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2011	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1990	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1985	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory

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# FINDINGS

## TARGET PROPERTY STREET

Mark Avenue  
Lake Elsinore, CA 92530

Year

CD Image

Source

### Mark Avenue

2011	-	Haines Criss-Cross Directory	Street not listed in Source
2005	-	Haines Criss-Cross Directory	Street not listed in Source
2000	-	Haines Criss-Cross Directory	Street not listed in Source
1995	-	Haines Criss-Cross Directory	Street not listed in Source
1990	-	Haines Criss-Cross Directory	Street not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1975	-	Haines Criss-Cross Directory	Street not listed in Source

## FINDINGS

### CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<b><u>Grand Avenue</u></b>		
2011	pg. A1	Haines Criss-Cross Directory
2005	pg. A2	Haines Criss-Cross Directory
2000	pg. A3	Haines Criss-Cross Directory
1995	pg. A4	Haines Criss-Cross Directory
1990	pg. A5	Haines Criss-Cross Directory
1985	pg. A6	Haines Criss-Cross Directory
1980	pg. A7	Haines Criss-Cross Directory
1975	pg. A8	Haines Criss-Cross Directory

## **City Directory Images**

## Grand Avenue 2011

15754	XXXX	00	
15758	XXXX	00	
15788	★ O'HARA'S COCKTAIL LOUNGE	951-678-3512	
15796	● PATEL Janki	00	5
<b>X ORTEGA HWY</b>			
15798	FRAZIER Mary	951-678-4736	
15800	XXXX	00	
15810	● MOSBACHER Jean	00	1
15812	○ MOSBACHER Jon	951-678-2101	
15814	XXXX	00	
15816	XXXX	00	
<b>X MORRO WAY</b>			
15883	★ ROLLING STOP	951-678-8600	8
15887	★ LAKE ELSN MARKET	951-678-3113	
15891	▲ ★ DMP MOTORSPORTS	951-678-0106	+ 0
	▲ ★ ELSINORE NAVAL&MILITARY SCHOOL	951-678-1433	
	▲ ★ ORTEGA BEAUTY SALON	951-678-2342	
B	★ PRIORITY FINANCIAL SOLUTIONS	951-678-9102	+ 0
	▲ ★ THUNDER STAFFING AND BUS DEVLP	951-609-1415	8

## Grand Avenue

2005

15754	★ TATA'S FRESH FLOWERS	951-609-0743	0
15758	XXXX	00	
15770	XXXX	00	
15788	★ O'HARA'S COCKTAIL LOUNGE	951-678-3512	
15796	CURTISS Terry	951-678-8719	+4
	● JIMENEZ Miguel	00	+4
<b>X</b>	<b>ORTEGA HWY</b>		
15798	● FRAZIER E L	951-678-4736	
	● FRAZIER Mary	951-678-4736	
15800	XXXX	00	
15810	● MOSBACHER Jean	00	1
15812	○ MOSBACHER Jon	951-678-2101	7
15814	○ LULAK Jean	951-678-7652	5
15816	MOSBACHER Hugh	951-678-5172	+4
<b>X</b>	<b>MORRO WAY</b>		
15862	XXXX	00	
15870	XXXX	00	
15887	★ ORTEGA OAKS MARKET	951-678-3113	5
15891B	BRACH Rachel	951-678-8779	+4

## Grand Avenue

2000

15754	● LAUNCHBAUGH Doug	OO	
	★ TATAS FRESH FLOWERS	909-609-0743	+0
15758	XXXX	OO	
15770	XXXX	OO	
15788	★ OHARAS COCKTAIL LNG	909-678-3512	
15796	● MARTIN Francis	OO	+0
	NEILL Robin	909-678-4853	+0
15798	FRAZIER E L	909-678-4736	
	FRAZIER Mary	909-678-4736	
15800	XXXX	OO	
15810	● MOSBACHER Hugh	909-678-7990	+0
15812	MOSBACHER Jon	909-678-2101	7
15814	LULAK Jean	909-678-7652	5
15816	MOSBACHER Craig	909-678-5172	7
15862	XXXX	OO	
15870	XXXX	OO	
15880	XXXX	OO	
15887	★ ORTEGA OAKS MARKET	909-678-3113	5

## Grand Avenue

1995

15716	WOELIGHT JOS	678-3000	1
15754	*DIRTY DOGGIE	678-7387 +5	1
15758	XXXX	00	1
15770	XXXX	00	1
15788	*OHARAS COCKTAIL LNG	678-3512 9	1
15796	WHITE E	678-7303 +5	1
15798	*FRAZIER E L	678-4736	1
	*FRAZIER Mary	678-4736	
15810	MOSBACHER Hugh	678-6330 3	1
15814	LULAK Jean	678-7652 +5	
15816	NUNNALLY Barbara	678-1546	1
	NUNNALLY Bill	678-1546	
15862	XXXX	00	1
15870	XXXX	00	1
15880	XXXX	00	1
15883	*TUNE UP CENTER	678-3758	1
	*TUNE UP ON WHEELS	678-3758	1
15886	XXXX	00	1
15887	*ORTEGA OKS CASHING	678-4396 +5	1
	*ORTEGA OKS MARKET	678-3113 +5	1
	*WESTRN UNION ORTEGA	678-4396 +5	

## Grand Avenue 1990

15754	★RED CARPET C MARCH	678-2151	+0
15758	XXXX	00	
15770	XXXX	00	
15788	★OHARAS COCKTAIL LNG	678-3512	9
15796	MARTIN Francis D	678-2079	
15798	FRAZIER E L	678-4736	
	FRAZIER Mary	678-4736	
15810	LULAK Joseph J	00	5
	MOSBACHER Hugh	678-6330	6
15812	MILANOVICH Tammy A	00	4
	SUMMERS Audrey K	00	4
15814	MOSBACHER Julie	678-5731	7
15862	BRODFUEHRER Douglas	00	6
15870	XXXX	00	
15880	XXXX	00	
15883	★ORTEGA EXXON	678-3982	4
	★TUNE UP CENTER	678-3758	
	★TUNE UP ON WHEELS	678-3758	
15885	LEPROHON Steve	00	7

Grand Avenue 1985

8	15716	WOELICH JOS	678-3886	8	168
2	15754	XXXX	00		
5	15758	XXXX	00		
5	15788	OHARAS COCKTAIL BAR	678-9080		168
4	15796	MARTIN FRANCIS D	678-2079		168
4	15798	FRAZIER E L	678-4795	+5	168
2	15810	HILL ROBT A	678-1067	3	168
0	15870	XXXX	00		168
0	15880	DWAYNE DEFRUMIGATION	678-5588	+5	168
5	15883	ORTEGA ARCO	678-3982	4	
5		TUNE UP CENTER	678-3758	+5	168
5		TUNE UP ON WHEELS	678-3758	+5	170
1	15885	S L&G MARINE&RV SV	678-4028	+5	170
1	15886	XXXX	00		170
1	15887	ORTEGA OAKS MKT	678-3113		17
5	15891	GREEN THOS	678-5358	+5	17
		HOOVER DAN	678-4294	+5	17
		ORTEGA BEAUTY SALON	678-2342		17
		ORTEGA STATIONERS	678-4245	1	17
		PETES BARBER SHOP	678-3518		17

## Grand Avenue 1980

15712	SCHAEFER J C	678-1953 +0
★	SHORE ACRES MTL	678-2052 8
15716	WOELICH JOS	678-3886 8
15754★	LAKE ELSN REALTY	678-2162 9
15758	UHARRIET JOE	678-2370
15788★	OHARAS COCKTAIL BAR	678-9080
15796	CAIN CHARLES	678-1266 8
	MARTIN FRANCIS D	678-2079
15810	MOSBACHER HUGH	678-3169 9
15870★	ELSINORE VLY GLIDNG	678-2050 9
15883	XXXX	00
15886★	FREE FLIGHT ENTRPRS	678-2247 9
15887★	ORTEGA OAKS MKT	678-3113
★	RALPHS MARINE SERV	678-3398 9
15891	CAMPBELL RICHARD D	678-3907 +0
	CASACCIA LUIGI	678-3687 9
★	FIRST NATL BNK TRST	678-2181
★	ORTEGA BEAUTY SALON	678-2342
★	PETES BARBER SHOP	678-3518
15893	XXXX	00

## Grand Avenue 1975

15712*	SHORE ACRES LODGE	678-2052	01+
15758	UHARRIET JOE	678-2370	06
15788*	OHARAS COCKTAIL BAR	678-9080	07+
15796	MARTIN FRANCIS D	678-2079	12
	PROETEL EDDIE	678-3753	+5
15870	XXXX	00	0 4
15883*	HENSONS UNION SERV	678-2017	+5+5
15887*	ORTEGA OAKS MKT	678-3113	0
15891	CRONIN JANIE	678-2671	+5
	*ORTEGA BEAUTY SALON	678-2342	0
	PRILL GLENN W	678-3763	+5
	A*FIRST NATL BNK&TRST	678-2181	2
	B*PETES BARBER SHOP	678-3517	0
15900.	..APARTMENTS		080
19	DENHAM LENARD	678-2937	9
	*ELSINORE NVLE&MLTRY	678-2173	+5
20	FRANCIS EDITH	678-2978	
	*LAKE ELSINORE MLTRY	678-2177	+5
	*LAKE ELSN ACQY KCHN	678-2973	+
	LONG D M	678-3462	+3
	MARCHINTON A M	678-3598	+5
	ROBINSON P B	678-3470	+5
	VAITS LIANA	678-3230	+5
	WRIGHT A GIRARD JR	678-3509	+5
15900.	.....		

**APN 381-040-005**

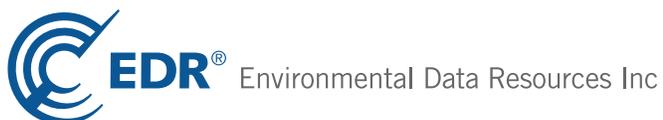
Mark Avenue

Lake Elsinore, CA 92530

Inquiry Number: 3627786.2s

June 05, 2013

## FirstSearch Report



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Search Summary Report

**TARGET SITE      MARK AVENUE  
LAKE ELSINORE, CA 92530**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	1	0	1
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	2	2
<i>State/Tribal LTANKS</i>	Y	0	0	0	4	-	0	4
<i>State/Tribal Tanks</i>	Y	0	0	0	-	-	1	1
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Other Tanks</i>	Y	0	0	0	-	-	0	0
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	-	-	-	-	8	8
- Totals --		0	0	0	4	1	11	16

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## Search Summary Report

**TARGET SITE:    MARK AVENUE  
LAKE ELSINORE, CA 92530**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	02/01/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	02/01/2013	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	02/01/2013	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	CERCLIS	02/04/2013	0.500	0	0	0	0	-	0	0
<b>NFRAP</b>	CERC-NFRAP	02/05/2013	0.500	0	0	0	0	-	0	0
<b>RCRA COR ACT</b>	CORRACTS	02/12/2013	1.000	0	0	0	0	0	0	0
<b>RCRA TSD</b>	RCRA-TSDF	02/12/2013	0.500	0	0	0	0	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	02/12/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	02/12/2013	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	02/12/2013	0.250	0	0	0	-	-	0	0
<b>Federal IC / EC</b>	US ENG CONTROLS	03/14/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	03/14/2013	0.500	0	0	0	0	-	0	0
<b>ERNS</b>	ERNS	12/31/2012	TP	0	-	-	-	-	0	0
<b>State/Tribal NPL</b>	RESPONSE	03/13/2013	1.000	0	0	0	0	0	0	0
<b>State/Tribal CERCLIS</b>	ENVIROSTOR	03/13/2013	1.000	0	0	0	0	1	0	1
<b>State/Tribal SWL</b>	SWF/LF	02/18/2013	0.500	0	0	0	0	-	2	2
<b>State/Tribal LTANKS</b>	LUST	03/18/2013	0.500	0	0	0	4	-	0	4
	SLIC	03/18/2013	0.500	0	0	0	0	-	0	0
	INDIAN LUST	09/28/2012	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	03/18/2013	0.250	0	0	0	-	-	1	1
	AST	08/01/2009	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
<b>State/Tribal VCP</b>	VCP	03/13/2013	0.500	0	0	0	0	-	0	0
<b>US Brownfields</b>	US BROWNFIELDS	12/10/2012	0.500	0	0	0	0	-	0	0

## Search Summary Report

**TARGET SITE:    MARK AVENUE  
LAKE ELSINORE, CA 92530**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>Other SWF</b>	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
<b>Other Haz Sites</b>	US CDL	03/04/2013	TP	0	-	-	-	-	0	0
	SCH	03/13/2013	0.250	0	0	0	-	-	0	0
<b>Other Tanks</b>	CA FID UST	10/31/1994	0.250	0	0	0	-	-	0	0
	SWEEPS UST	06/01/1994	0.250	0	0	0	-	-	0	0
<b>Local Land Records</b>	DEED	03/11/2013	0.500	0	0	0	0	-	0	0
<b>Spills</b>	HMIRS	12/31/2012	TP	0	-	-	-	-	0	0
	CHMIRS	12/06/2012	TP	0	-	-	-	-	0	0
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	02/12/2013	TP	0	-	-	-	-	0	0
	TRIS	12/31/2009	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0
	PADS	11/01/2012	TP	0	-	-	-	-	0	0
	MLTS	06/21/2011	TP	0	-	-	-	-	0	0
	RADINFO	04/09/2013	TP	0	-	-	-	-	0	0
	FINDS	10/23/2011	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	Cortese	04/01/2013	0.500	0	0	0	0	-	0	0
	CUPA Listings		0.250	0	0	0	-	-	0	0
	HAZNET	12/31/2011	0.250	0	0	0	-	-	8	8
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	LEAD SMELTERS	01/29/2013	TP	0	-	-	-	-	0	0
	US AIRS	01/23/2013	TP	0	-	-	-	-	0	0
	PRP	12/02/2012	TP	0	-	-	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	- Totals --				0	0	0	4	1	11



# Site Information Report

## RADON

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92530	3	0

# Target Site Summary Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

TOTAL: 16

GEOCODED: 5

NON GEOCODED: 11

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

## Sites Summary Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

TOTAL: 16                      GEOCODED: 5                      NON GEOCODED: 11

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	LUST --Remediation Plan	TUNEUP CENTER	15883 GRAND AVE LAKE ELSINORE, CA 92330	0.29 South	+ 61	1
A2	LUST --Completed - Case Closed --93315	TEXACO ASTON'S	15883 GRAND AVE LAKE ELSINORE, CA 92530	0.29 South	+ 61	3
B3	LUST --Case Closed	BRIDGECREEK DEVELOPMENT	15410 LAKE ELSINORE, CA 92530	0.39 West	+ 44	5
B4	LUST --Completed - Case Closed --891120	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE LAKE ELSINORE, CA 92330	0.39 West	+ 44	7
5	ENVIROSTOR --33010016 --No Further Action	ELSINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE, CA 92530	0.53 WNW	+ 43	9

## Sites Summary Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

TOTAL: 16

GEOCODED: 5

NON GEOCODED: 11

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	HAZNET	LAKESIDE AUTOMOTIVE	18770 CONARD & HWY 74 LAKE ELSINORE, CA 92330	NON GC	N/A	N/A
	HAZNET	DAVID PABBLON	NE CORNER OF HWY 74/CAMBE LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	SWF/LF --Closed --33-AA-0005 --Closed	LANDFILL, ELSINORE-CLOSED	2250 FRANKLIN STREET LAKE ELSINORE, CA	NON GC	N/A	N/A
	HAZNET	GAYLON CURRAN	20793 GRAND AVE LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	HAZNET	WELLS FARGO BANK	1006 GRAND STREET LAKE ELSINORE, CA 00000	NON GC	N/A	N/A
	HAZNET	CR&R INC	GRAND AVE ACROSS FROM VAI LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	SWF/LF --Active --33-AA-0349 --Active	GREEN WASTE RECYCLING	32665 MISSION TRAIL RD. LAKE ELSINORE, CA	NON GC	N/A	N/A
	UST --6091	LOS PINOS CONSERVATION CAMP	32951 ORTEGA HWY LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	HAZNET	ORANGE COUNTY PROBATION DEPART	32951 ORTEGA HWY LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	HAZNET	EL CARISO FIRE AND RECREATION	32-353 ORTEGA HIGHWAY LAKE ELSINORE, CA 92530	NON GC	N/A	N/A
	HAZNET	CALTRANS DIST 8/CONSTR	HWY SR 74 PM(KP) 27.7-32. LAKE ELSINORE, CA 92530	NON GC	N/A	N/A

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## LUST

**EDR ID:** S101619244      **DIST/DIR:** 0.290 South      **ELEVATION:** 1316      **MAP ID:** A1

**NAME:** TUNEUP CENTER

**Rev:** 03/18/2013

**ADDRESS:** 15883 GRAND AVE  
LAKE ELSINORE, CA 92330  
RIVERSIDE

**ID/Status:** Remediation Plan

**SOURCE:** CA State Water Resources Control Board

### LUST REG 8:

Region: 8  
County: Riverside  
Regional Board: Santa Ana Region  
Facility Status: Remediation Plan  
Case Number: 083302262T  
Local Case Num: 93315  
Case Type: Soil only  
Substance: Gasoline  
Qty Leaked: Not reported  
Abate Method: Not reported  
Cross Street: ORTEGA HWY  
Enf Type: Not reported  
Funding: Not reported  
How Discovered: OM  
How Stopped: Not reported  
Leak Cause: UNK  
Leak Source: Piping  
Global ID: T0606500323  
How Stopped Date: Not reported  
Enter Date: 6/22/1993  
Review Date: Not reported  
Prelim Assess: 8/12/1993  
Discover Date: 4/5/1993  
Enforcement Date: Not reported  
Close Date: Not reported  
Workplan: Not reported  
Pollution Char: 12/18/1993  
Remed Plan: 12/18/1993  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: 6/22/1993  
GW Qualifies: Not reported  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: 33.6567707  
Longitude: -117.3737241  
MTBE Date: Not reported  
Max MTBE GW: Not reported  
MTBE Concentration: 0  
Max MTBE Soil: Not reported

- Continued on next page -

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

LUST

**EDR ID:** S101619244      **DIST/DIR:** 0.290 South      **ELEVATION:** 1316      **MAP ID:** A1

**NAME:** TUNEUP CENTER

**Rev:** 03/18/2013

**ADDRESS:** 15883 GRAND AVE  
LAKE ELSINORE, CA 92330  
RIVERSIDE

**ID/Status:** Remediation Plan

**SOURCE:** CA State Water Resources Control Board

MTBE Fuel: 1  
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.  
MTBE Class: \*  
Staff: TME  
Staff Initials: UNK  
Lead Agency: Local Agency  
Local Agency: 33000L  
Hydr Basin #: ELSINORE (8-4)  
Beneficial: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## LUST

**EDR ID:** S103633464      **DIST/DIR:** 0.290 South      **ELEVATION:** 1316      **MAP ID:** A2

**NAME:** TEXACO ASTON'S      **Rev:** 03/18/2013  
**ADDRESS:** 15883 GRAND AVE      ID/Status: Completed - Case Closed  
LAKE ELSINORE, CA 92530      ID/Status: 93315  
RIVERSIDE  
**SOURCE:** CA State Water Resources Control Board

LUST:  
Region: STATE  
Global Id: T0606500323  
Latitude: 33.6567707  
Longitude: -117.3737241  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/27/1999  
Lead Agency: RIVERSIDE COUNTY LOP  
Case Worker: UNK  
Local Agency: RIVERSIDE COUNTY LOP  
RB Case Number: 083302262T  
LOC Case Number: 93315  
File Location: Local Agency Warehouse  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:  
Global Id: T0606500323  
Contact Type: Regional Board Caseworker  
Contact Name: TOM E. MBEKE-EKANEM  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: tmbeke-ekanem@waterboards.ca.gov  
Phone Number: 9513202007

Global Id: T0606500323  
Contact Type: Local Agency Caseworker  
Contact Name: UNK  
Organization Name: RIVERSIDE COUNTY LOP  
Address: 3880 LEMON ST SUITE 200  
City: RIVERSIDE  
Email: Not reported  
Phone Number: Not reported

Regulatory Activities:  
Global Id: T0606500323  
Action Type: ENFORCEMENT  
Date: 05/26/1999  
Action: File review - #RCDEH Upload Site File 4/5/2010

- Continued on next page -

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## LUST

**EDR ID:** S103633464      **DIST/DIR:** 0.290 South      **ELEVATION:** 1316      **MAP ID:** A2

**NAME:** TEXACO ASTON'S      **Rev:** 03/18/2013  
**ADDRESS:** 15883 GRAND AVE      ID/Status: Completed - Case Closed  
LAKE ELSINORE, CA 92530      ID/Status: 93315  
RIVERSIDE  
**SOURCE:** CA State Water Resources Control Board

Global Id: T0606500323  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Stopped

Global Id: T0606500323  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0606500323  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

Global Id: T0606500323  
Action Type: ENFORCEMENT  
Date: 05/27/1999  
Action: Closure/No Further Action Letter - #Riv Co Closure

RIVERSIDE CO. LUST:  
Region: RIVERSIDE  
Facility ID: 93315  
Employee: Malloy  
Site Closed: Yes  
Case Type: Soil only  
Facility Status: closed/action completed

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## LUST

**EDR ID:** S100463727      **DIST/DIR:** 0.392 West      **ELEVATION:** 1299      **MAP ID:** B3

**NAME:** BRIDGECREEK DEVELOPMENT

**Rev:** 03/18/2013

**ADDRESS:** 15410

**ID/Status:** Case Closed

LAKE ELSINORE, CA 92530

RIVERSIDE

**SOURCE:** CA State Water Resources Control Board

### LUST REG 8:

Region: 8

County: Riverside

Regional Board: Santa Ana Region

Facility Status: Case Closed

Case Number: 083301368T

Local Case Num: 891120

Case Type: Aquifer affected

Substance: Diesel

Qty Leaked: Not reported

Abate Method: Not reported

Cross Street: RIVERSIDE

Enf Type: None Taken

Funding: Not reported

How Discovered: Tank Closure

How Stopped: Not reported

Leak Cause: Corrosion

Leak Source: Tank

Global ID: T0606500167

How Stopped Date: 11/14/1989

Enter Date: 12/22/1989

Review Date: Not reported

Prelim Assess: 12/27/1989

Discover Date: 11/14/1989

Enforcement Date: 1/1/1965

Close Date: 8/2/1999

Workplan: Not reported

Pollution Char: 6/14/1990

Remed Plan: 8/17/1990

Remed Action: Not reported

Monitoring: Not reported

Enter Date: 12/22/1989

GW Qualifies: Not reported

Soil Qualifies: Not reported

Operator: Not reported

Facility Contact: Not reported

Interim: Not reported

Oversite Program: LUST

Latitude: 33.6615915

Longitude: -117.3811154

MTBE Date: Not reported

Max MTBE GW: Not reported

MTBE Concentration: 0

Max MTBE Soil: Not reported

- Continued on next page -

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

LUST

**EDR ID:** S100463727      **DIST/DIR:** 0.392 West      **ELEVATION:** 1299      **MAP ID:** B3

**NAME:** BRIDGECREEK DEVELOPMENT

**Rev:** 03/18/2013

**ADDRESS:** 15410

**ID/Status:** Case Closed

LAKE ELSINORE, CA 92530

RIVERSIDE

**SOURCE:** CA State Water Resources Control Board

MTBE Fuel: 0

MTBE Tested: Not Required to be Tested.

MTBE Class: \*

Staff: TME

Staff Initials: UNK

Lead Agency: Regional Board

Local Agency: 33000L

Hydr Basin #: ELSINORE (8-4)

Beneficial: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Work Suspended: Not reported

Summary: W-1 ANALYSIS: B=22 PPB, T=11 PPB, TRICHLOROFLUOROETHANE=64 PPB (FREON 113).

CONSULTANT PROPOSES BIOREMEDIATION/LANDFARMING TO REMEDIATE THE SOIL AND CARBON TO TREAT THE GW.

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## LUST

**EDR ID:** S103821023      **DIST/DIR:** 0.392 West      **ELEVATION:** 1299      **MAP ID:** B4

**NAME:** BRIDGE CREEK DEVELOPMENT

**Rev:** 03/18/2013

**ADDRESS:** 15410 GRAND AVE  
LAKE ELSINORE, CA 92330  
RIVERSIDE

ID/Status: Completed - Case Closed  
ID/Status: 891120

**SOURCE:** CA State Water Resources Control Board

### LUST:

Region: STATE  
Global Id: T0606500167  
Latitude: 33.664445  
Longitude: -117.380137  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 08/02/1999  
Lead Agency: SANTA ANA RWQCB (REGION 8)  
Case Worker: TME  
Local Agency: RIVERSIDE COUNTY LOP  
RB Case Number: 083301368T  
LOC Case Number: 891120  
File Location: Not reported  
Potential Media Affect: Aquifer used for drinking water supply  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

### Contact:

Global Id: T0606500167  
Contact Type: Local Agency Caseworker  
Contact Name: UNK  
Organization Name: RIVERSIDE COUNTY LOP  
Address: 3880 LEMON ST SUITE 200  
City: RIVERSIDE  
Email: Not reported  
Phone Number: Not reported

Global Id: T0606500167  
Contact Type: Regional Board Caseworker  
Contact Name: TOM E. MBEKE-EKANEM  
Organization Name: SANTA ANA RWQCB (REGION 8)  
Address: 3737 MAIN STREET, SUITE 500  
City: RIVERSIDE  
Email: tmbeke-ekanem@waterboards.ca.gov  
Phone Number: 9513202007

### Regulatory Activities:

Global Id: T0606500167  
Action Type: ENFORCEMENT  
Date: 08/02/1999  
Action: Closure/No Further Action Letter

- Continued on next page -

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

LUST

**EDR ID:** S103821023      **DIST/DIR:** 0.392 West      **ELEVATION:** 1299      **MAP ID:** B4

**NAME:** BRIDGE CREEK DEVELOPMENT

**Rev:** 03/18/2013

**ADDRESS:** 15410 GRAND AVE  
LAKE ELSINORE, CA 92330  
RIVERSIDE

ID/Status: Completed - Case Closed  
ID/Status: 891120

**SOURCE:** CA State Water Resources Control Board

Global Id: T0606500167  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Stopped

Global Id: T0606500167  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Discovery

Global Id: T0606500167  
Action Type: Other  
Date: 01/01/1950  
Action: Leak Reported

RIVERSIDE CO. LUST:  
Region: RIVERSIDE  
Facility ID: 891120  
Employee: Bunchek  
Site Closed: Referred to Water Board  
Case Type: Ground water  
Facility Status: 0

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## ENVIROSTOR

**EDR ID:** S107736292      **DIST/DIR:** 0.532 WNW      **ELEVATION:** 1298      **MAP ID:** 5

**NAME:** ELSINORE HIGH SCHOOL NO. 4      **Rev:** 03/13/2013  
**ADDRESS:** GRAND AVENUE/RIVERSIDE DRIVE      ID/Status: 33010016  
LAKE ELSINORE, CA 92530      ID/Status: No Further Action  
RIVERSIDE  
**SOURCE:** CA Department of Toxic Substances Control

ENVIROSTOR:  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 74  
NPL: NO  
Regulatory Agencies: DTSC  
Lead Agency: DTSC  
Program Manager: Not reported  
Supervisor: \* Rebecca Chou  
Division Branch: Southern California Schools & Brownfields Outreach  
Facility ID: 33010016  
Site Code: 404117  
Assembly: 67  
Senate: 28  
Special Program: Not reported  
Status: No Further Action  
Status Date: 11/29/2000  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 33.6638  
Longitude: -117.3841  
APN: NONE SPECIFIED  
Past Use: AGRICULTURAL - ROW CROPS  
Potential COC: 30001, 30013, 30018  
Confirmed COC: 30001, 30013  
Potential Description: SOIL  
Alias Name: ELSINORE HIGH SCHOOL #4(PROPOSED)  
Alias Type: Alternate Name  
Alias Name: HIGH SCHOOL SITE NO. 3 (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: HIGH SCHOOL SITE NO. 4 (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: LAKE ELSINORE USD-ELSINORE HS #4/VCA  
Alias Type: Alternate Name  
Alias Name: 404117  
Alias Type: Project Code (Site Code)  
Alias Name: 33010016  
Alias Type: Envirostor ID Number  
  
Completed Info:  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

- Continued on next page -

# Site Detail Report

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

## ENVIROSTOR

**EDR ID:** S107736292      **DIST/DIR:** 0.532 WNW      **ELEVATION:** 1298      **MAP ID:** 5

**NAME:** ELSINORE HIGH SCHOOL NO. 4      **Rev:** 03/13/2013  
**ADDRESS:** GRAND AVENUE/RIVERSIDE DRIVE      ID/Status: 33010016  
LAKE ELSINORE, CA 92530      ID/Status: No Further Action  
RIVERSIDE  
**SOURCE:** CA Department of Toxic Substances Control

Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 08/17/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Workplan  
Completed Date: 11/03/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 05/05/2000  
Comments: Background report

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 11/29/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 07/31/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 08/16/2002  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** DELISTED NPL 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 NPL - National Priority List Deletions

**CERCLIS:** CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

**NFRAP:** CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

**ERNS:** ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

## Database Descriptions

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 8 ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 1 - Active Toxic Site Investigation. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. LUST - Geotracker's Leaking Underground Fuel Tank Report. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 5 - Leaking Underground Storage Tank Database. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 9 - Leaking Underground Storage Tank Report. LUST REG 2 - Fuel Leak List. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST REG 6L - Leaking Underground Storage Tank Case Listing. SAN MATEO CO. LUST - Fuel Leak List. LUST SANTA CLARA - LOP Listing. SAN FRANCISCO CO. LUST - Local Oversight Facilities. SOLANO CO. LUST - Leaking Underground Storage Tanks. NAPA CO. LUST - Sites With Reported Contamination. Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties. NAPA CO. LUST - Leaking Underground Storage Tank Database SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SAN DIEGO CO. SAM - Environmental Case Listing. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Active UST facilities gathered from the local regulatory agencies UST - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

## Database Descriptions

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: VENTURA CO. LF SAN DIEGO CO. LF - Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. LOS ANGELES CO. LF - List of Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. LOS ANGELES CO. LF - Inventory of Illegal Abandoned and Inactive Sites WMUDS/SWAT - Waste Management Unit Database.

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs SCH - School Property Evaluation Program. SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database.

Other Tanks: CA FID UST The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data. CA FID UST - Facility Inventory Database ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST SAN JOAQUIN - San Joaquin Co. UST. UST MENDOCINO - Mendocino County UST Database. TORRANCE UST - City of Torrance Underground Storage Tank. SWEEPS UST - SWEEPS UST Listing.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups. SPILLS 90 - SPILLS90 data from FirstSearch.

## Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA IMPERIAL - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA MONTEREY - CUPA Facility Listing. CUPA SANTA CRUZ - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA HUMBOLDT - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA DEL NORTE - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA SANTA CLARA - Cupa Facility List. CUPA CALVERAS - CUPA Facility Listing. CUPA AMADOR - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA NEVADA - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA YUBA - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. LA Co. Site Mitigation - Site Mitigation List. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. HAZNET - Facility and Manifest Data. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. WDS - Waste Discharge System. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties. LEAD SMELTER 1 - Lead Smelter Sites.

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: California Regional Water Quality Control Board Victorville Branch Office (6)

No Update Planned

## Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: California Environmental Protection Agency

No Update Planned

Local Land Records: Department of Toxic Substances Control

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

# Street Name Report for Streets near the Target Property

Target Property: MARK AVENUE  
LAKE ELSINORE, CA 92530

JOB: E6562-SC

Street Name	Dist/Dir	Street Name	Dist/Dir
Grand Ave	0.24 South		
Kevin Pl	0.06 SSW		
Macy St	0.19 West		
Mark Ave	0.05 SW		
Maxon Ave	0.17 SW		
Ramp	0.23 SSW		
Serena Way	0.06 WSW		
State Hwy 74	0.21 SW		

# Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCACOR, STATES Sites



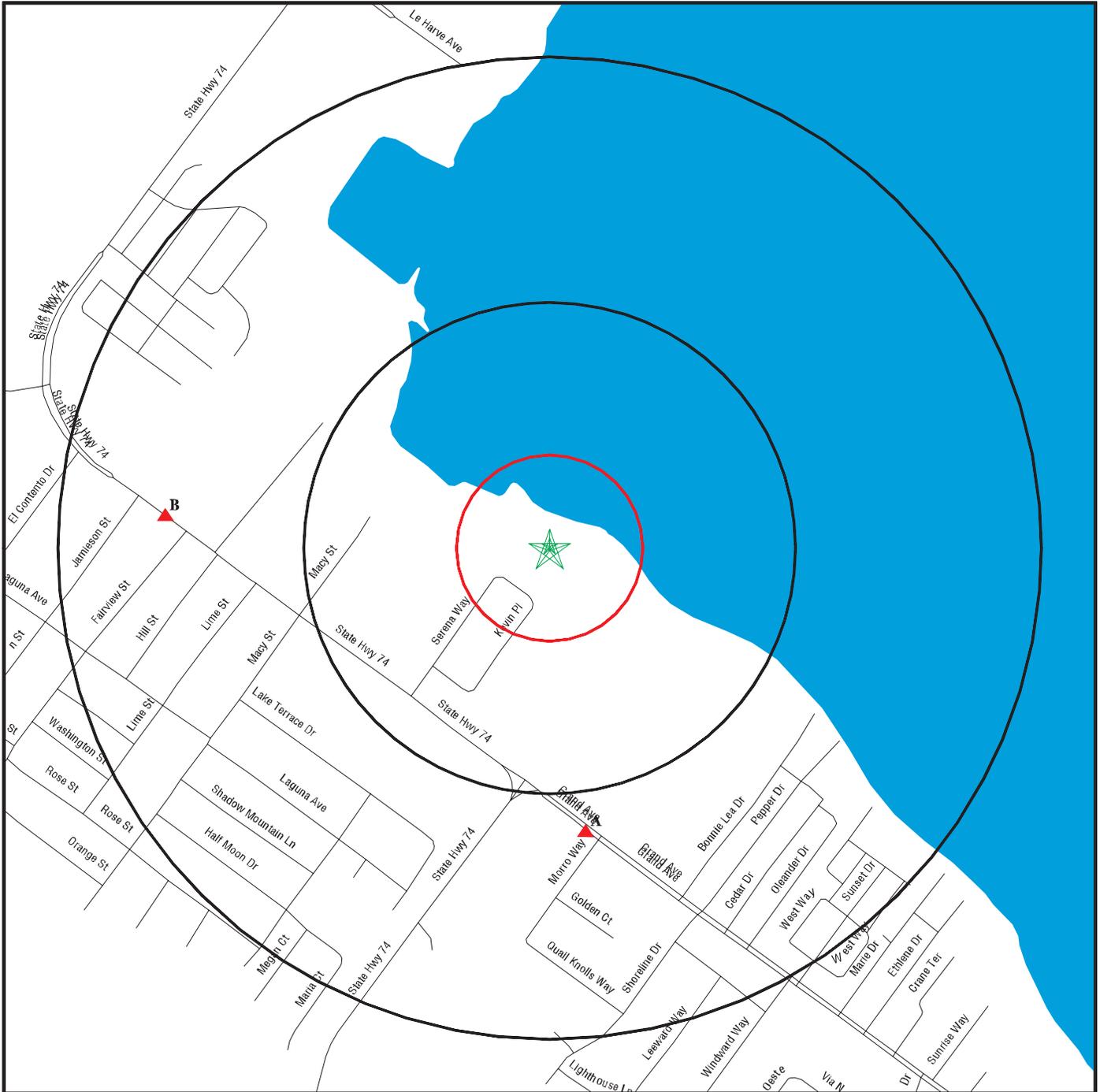
MARK AVENUE LAKE ELSINORE, CA 92530



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 33.6617 Longitude: 117.3753)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

MARK AVENUE LAKE ELSINORE, CA 92530



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 33.6617 Longitude: 117.3753)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



MARK AVENUE LAKE ELSINORE, CA 92530



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

-  **Target Property (Latitude: 33.6617 Longitude: 117.3753)**
-  **Identified Sites**
-  **Indian Reservations BIA**
-  **National Priority List Sites**

# Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



MARK AVENUE LAKE ELSINORE, CA 92530



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 33.6617 Longitude: 117.3753)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

**APPENDIX D**

**PUBLIC RECORDS REQUEST FORMS**

**Subject:** RE: File Review  
**From:** WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>  
**Date:** 6/7/2013 9:06 AM  
**To:** "rboehmer@geosoilsinc.com" <rboehmer@geosoilsinc.com>

Hi Ryan,

I show no records for the address listed below. If you have any questions you can call me at 951 782 4499.

Thanks,  
Mary

-----Original Message-----

From: Ryan Boehmer [<mailto:rboehmer@geosoilsinc.com>]  
Sent: Friday, June 07, 2013 8:33 AM  
To: WB-RB8-FileReview8  
Subject: File Review

Good morning-

GeoSoils, Inc. is conducting a Phase I Environmental Site Assessment for the property located northeast of Mark Avenue in Lake Elsinore, CA (APN 381-040-005). Is there anyway to find out if there are files for this property within your records without having to make the trip to the Region 8 headquarters?

Thank you in advance for your assistance in this matter.

Best Regards,

Ryan Boehmer  
GeoSoils, Inc.

**APPENDIX E**

**ASTM TRANSACTION SCREEN QUESTIONNAIRE**



## ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E1528-06: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment as is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-06 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT@ 2006 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 2000. Stock # ADJE152806. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer service at (610) 832-9585.

### 5. Introduction to Transaction Screen Questionnaire

**5.1 Process**—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of owners and occupants of the property, observing site conditions at the property with direction provided by the *transaction screen questionnaire*, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

**5.2 Guide**—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

**5.2.1** To assist the *user*, its employee or agent, or the preparer in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

**5.2.2** The guide also describes the procedures to be followed to determine if reliance upon the information in a prior *transaction screen* is appropriate under this practice.

**5.2.3** A *user*, his employee or agent, or preparer conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to or without familiarity with the guide based on prior use of the guide.

**5.3** The *user* may either conduct the *transaction screen process*, or delegate it to an employee or agent or may contract with a third party to prepare the questionnaire on behalf of the *user*. No matter who prepares the questionnaire, the *user* remains responsible for the decision to conduct limited environmental due diligence and the impact of that decision on risk management.

**5.4** The preparer conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The *user* should take time and care to check whatever records are in the *user's* possession and forward relevant information or specialized knowledge to the preparer.

**5.5 Knowledge**—All answers should be given to the best of the owner's or occupant's knowledge. The most knowledgeable person available should be chosen to answer the questions.

**5.5.1** While the person conducting the *transaction screen* has an obligation to ask the questions in the *transaction screen questionnaire*, others may have no obligation to answer them.

**5.5.2** The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." This phrase does not impose a constructive knowledge standard. It is intended as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

**5.6 Conclusions Regarding Affirmative or Unknown Answers**—Once a *transaction screen questionnaire* has been completed, it shall be presented to the *user*. Subject to 5.6 through 5.7, an affirmative, unknown, or no response is presumed to be a potential environmental concern. If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the preparer must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the *user* should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the site visit and the government records/historical sources inquiry. If the *user* decides no further inquiry is warranted after receiving no response, an answer of unknown, or an affirmative answer, the *user* must document the reasons for any such conclusion.

**5.6.1** Upon obtaining an affirmative answer, an answer of unknown or no response, the *user* should first refer to the guide. The guide may provide sufficient explanation to allow a *user* to conclude that no further inquiry is appropriate with respect to the particular question.

**5.6.2** If the guide to a particular question does not, in itself, permit a *user* to conclude that no further inquiry is appropriate, then the *user* should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may establish that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

**5.6.3** If either the guide to the question or other information obtained during the *transaction screen process* does not permit a *user* to conclude no further inquiry is appropriate with respect to such question, then the *user* must determine, in the exercise of the *user's* reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern.

**5.7 Presumption**—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the *user* should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The *user* must determine, in the exercise of the *user's* reasonable business judgment, the scope of such further inquiry.

**5.8 Further Inquiry**—Upon completing the *transaction screen questionnaire*, if the *user* concludes that further inquiry or action is needed (for example, consult with an environmental consultant, contractor, governmental authority, or perform additional governmental and/or historical records review), the *user* should proceed with such inquiry. (Note that if the *user* determines to proceed with a Phase I Environment Site Assessment, the *user* may apply the current Practice E 1527 or alternatively the provisions of EPA's regulation "Standards and Practices for All Appropriate Inquiries," 40 C.F.R. Part 312.)

**5.9 Signature**—The *user* and the preparer of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

**6. Transaction Screen Questionnaire**

6.1 *Persons to Be Questioned*-The following questions should be asked of (1) the current owner of the *property*, (2) any major occupant of the *property* or, if the *property* does not have any major occupants, at least 10 % of the occupants of the *property*, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the *property*. A major occupant is any occupant using at least 40 % of the leasable area of the *property* or any anchor tenant when the *property* is a

shopping center. In a multifamily *property* containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the *property* and any buildings and other structures on the *property*. The guide to this transaction screen questionnaire (see Sections 7-10) provides further details on the appropriate use of this questionnaire. (See Note 2.)

NOTE 2-Unk = "unknown" or "no response."

Description of Site Address:

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Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
1a. Is the property used for an industrial use?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
1b. Is any adjoining property used for an industrial use?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>	

\* Unk = "unknown" or "no response"  
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 This document is an excerpt of E 1528-06; Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessments and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 3 and 6 of Practice E 1528-06 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
9a. Is there currently any stained soil on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environment health agency?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		

Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>		
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/> Unk <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="checkbox"/>	

**Government Records/Historical Sources Inquiry**  
(See guide, Section 10)

21. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):	Approximate Minimum Search Distance, miles (kilometres)	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal NPL site	1.0	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal Delisted NPL site	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal CERCLIS	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal CERCLIS NFRAP site	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal RCRA CORRACTS facilities	1.0	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal RCRA non-CORRACTS ISD	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal RCRA generators	property and adjoining properties	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
Federal institutional control/engineering control registries	property only		
Federal ERNS	property only	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State and tribal lists of hazardous waste sites identified for investigation or remediation:			
State-and tribal-equivalent NPL	1.0	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State-and tribal-equivalent	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State-and tribal-landfill and/or solid waste disposal site lists	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State-and tribal-leaking storage tank lists	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State and tribal registered storage tank lists	property and adjoining properties	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State and tribal institutional control/engineering control registries	property only	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State and tribal voluntary cleanup sites	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
State and tribal Brownfield sites	0.5	Yes <input type="radio"/>	No <input checked="" type="checkbox"/>
22. Based upon a review of fire insurance maps (10.2.3) or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?		Yes <input type="radio"/>	No <input checked="" type="checkbox"/> Unavailable <input type="radio"/>

**Result**

**The Owner questionnaire answers were provided was completed by:**

Name John Gamble  
Title Owner  
Firm \_\_\_\_\_  
Address 612 Tranquility Glen  
Escondido, CA 92027  
Phone Number 760-535-2859  
Date June 12, 2013  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) Owner

**The Occupant questionnaire answers were provided by:**

Name Not applicable. (Land only, no buildings.)  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

**The Site Visit questionnaire was completed by:**

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

*It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.*

**The Government Records and Historical Sources Inquiry questionnaire was completed by:**

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

**User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)**

If the preparer (s) is different from the user, complete the following:

Name of User \_\_\_\_\_  
User's Address \_\_\_\_\_  
User's Phone Number \_\_\_\_\_

Copies of the completed questionnaires have been filed at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copies of the completed questionnaires have been mailed or delivered to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.**

Signature: [Handwritten Signature]  
Date: 6/12/2013  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

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## ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E1528-06: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessment as is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-06 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT © 2006 ASTM INTERNATIONAL, West Conshohocken, PA. Prior edition copyrighted 2000. Stock # ADJE152806. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer service at (610) 832-9585.

### 5. Introduction to Transaction Screen Questionnaire

**5.1 Process**—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of *owners* and *occupants* of the *property*, observing site conditions at the *property* with direction provided by the *transaction screen questionnaire*, and, to the extent *reasonably ascertainable*, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of *owners* are the same questions as those asked of *occupants*.

**5.2 Guide**—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

**5.2.1** To assist the *user*, its employee or agent, or the preparer in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for *owner/occupant* inquiry and the guide to *site visit*. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

**5.2.2** The guide also describes the procedures to be followed to determine if reliance upon the information in a prior *transaction screen* is appropriate under this practice.

**5.2.3** A *user*, his employee or agent, or *preparer* conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to or without familiarity with the guide based on prior use of the guide.

**5.3** The *user* may either conduct the *transaction screen process*, or delegate it to an employee or agent or may contract with a third party to prepare the questionnaire on behalf of the *user*. No matter who prepares the questionnaire, the *user* remains responsible for the decision to conduct limited environmental *due diligence* and the impact of that decision on risk management.

**5.4** The *preparer* conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The *user* should take time and care to check whatever records are in the *user's* possession and forward relevant information or specialized knowledge to the *preparer*.

**5.5 Knowledge**—All answers should be given to the best of the *owner's* or *occupant's* knowledge. The most knowledgeable person available should be chosen to answer the questions.

**5.5.1** While the person conducting the *transaction screen* has an obligation to ask the questions in the *transaction screen questionnaire*, others may have no obligation to answer them.

**5.5.2** The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." This phrase does not impose a constructive knowledge standard. It is intended as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

**5.6 Conclusions Regarding Affirmative or Unknown Answers**—Once a *transaction screen questionnaire* has been completed, it shall be presented to the *user*. Subject to 5.6 through 5.7, an affirmative, unknown, or no response is presumed to be a *potential environmental concern*. If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the *preparer* must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the *user* should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the site visit and the government records/historical sources inquiry. If the *user* decides no further inquiry is warranted after receiving no response, an answer of unknown, or an affirmative answer, the *user* must document the reasons for any such conclusion.

**5.6.1** Upon obtaining an affirmative answer, an answer of unknown or no response, the *user* should first refer to the guide. The guide may provide sufficient explanation to allow a *user* to conclude that no further inquiry is appropriate with respect to the particular question.

**5.6.2** If the guide to a particular question does not, in itself, permit a *user* to conclude that no further inquiry is appropriate, then the *user* should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a *site visit*, a person may find a storage tank on the *property* and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the *owner/occupant* inquiry, the *owner* may establish that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

**5.6.3** If either the guide to the question or other information obtained during the *transaction screen process* does not permit a *user* to conclude no further inquiry is appropriate with respect to such question, then the *user* must determine, in the exercise of the *user's* reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern.

**5.7 Presumption**—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the *user* should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The *user* must determine, in the exercise of the *user's* reasonable business judgment, the scope of such further inquiry.

**5.8 Further Inquiry**—Upon completing the *transaction screen questionnaire*, if the *user* concludes that further inquiry or action is needed (for example, consult with an environmental consultant, contractor, governmental authority, or perform additional governmental and/or historical records review), the *user* should proceed with such inquiry. (Note that if the *user* determines to proceed with a Phase I Environment Site Assessment, the *user* may apply the current Practice E 1527 or alternatively the provisions of EPA's regulation "Standards and Practices for All Appropriate Inquiries," 40 C.F.R. Part 312.)

**5.9 Signature**—The *user* and the *preparer* of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

**6. Transaction Screen Questionnaire**

6.1 *Persons to Be Questioned*-The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property or any anchor tenant when the property is a

shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide to this transaction screen questionnaire (see Sections 7-10) provides further details on the appropriate use of this questionnaire. (See Note 2.)  
NOTE 2-Unk = "unknown" or "no response."

**Description of Site Address:**

MARK AVENUE, LAKE ELSINORE, REVERSIDE COUNTY, CALIFORNIA  
92530, APN 381-050-005

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	No	
1a. Is the property used for an industrial use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
1b. Is any adjoining property used for an industrial use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	

\*Unk = "unknown" or "no response"

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Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	No	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
9a. Is there currently any stained soil on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environment health agency?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	No	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	

**Government Records/Historical Sources Inquiry**  
(See guide, Section 10)

21. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):	Approximate Minimum Search Distance, miles (kilometres)	Yes <input type="radio"/>	No <input checked="" type="radio"/>	
Federal NPL site	1.0	<input type="radio"/>	<input checked="" type="radio"/>	
Federal Delisted NPL site	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
Federal CERCLIS	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
Federal CERCLIS NFRAP site	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
Federal RCRA CORRACTS facilities	1.0	<input type="radio"/>	<input checked="" type="radio"/>	
Federal RCRA non-CORRACTS ISD	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
Federal RCRA generators	property and adjoining properties	<input type="radio"/>	<input checked="" type="radio"/>	
Federal institutional control/engineering control registries	property only			
Federal ERNS	property only	<input type="radio"/>	<input checked="" type="radio"/>	
State and tribal lists of hazardous waste sites identified for investigation or remediation:				
State-and tribal-equivalent NPL	1.0	<input type="radio"/>	<input checked="" type="radio"/>	
State-and tribal-equivalent	0.5	<input checked="" type="radio"/>	<input type="radio"/>	
State-and tribal-landfill and/or solid waste disposal site lists	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
State-and tribal-leaking storage tank lists	0.5	<input checked="" type="radio"/>	<input type="radio"/>	
State and tribal registered storage tank lists	property and adjoining properties	<input type="radio"/>	<input checked="" type="radio"/>	
State and tribal institutional control/engineering control registries	property only	<input type="radio"/>	<input checked="" type="radio"/>	
State and tribal voluntary cleanup sites	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
State and tribal Brownfield sites	0.5	<input type="radio"/>	<input checked="" type="radio"/>	
22. Based upon a review of fire insurance maps (10.2.3) or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?		Yes <input type="radio"/>	No <input type="radio"/>	Unavailable <input checked="" type="radio"/>

Result SEE REPORT TEXT

**The Owner questionnaire answers were provided was completed by:**

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

**The Occupant questionnaire answers were provided by:**

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

**The Site Visit questionnaire was completed by:**

Name RYAN BOEHMER  
Title GEOLOGIST  
Firm GEO SOLIS, INC.  
Address 5741 PALMER WAY  
CARLSBAD, CA 92010  
Phone Number (760) 438-3155  
Date 6-10-13  
Role (s) at the site N/A  
Number of years at the site N/A  
Relationship to use (e.g. principal, employee, agent, consultant) CONSULTANT

*It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.*

**The Government Records and Historical Sources Inquiry questionnaire was completed by:**

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Date \_\_\_\_\_  
Role (s) at the site \_\_\_\_\_  
Number of years at the site \_\_\_\_\_  
Relationship to use (e.g. principal, employee, agent, consultant) \_\_\_\_\_

**User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)**

If the preparer (s) is different from the user, complete the following:

Name of User \_\_\_\_\_  
User's Address \_\_\_\_\_  
User's Phone Number \_\_\_\_\_

Copies of the completed questionnaires have been filed at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copies of the completed questionnaires have been mailed or delivered to:

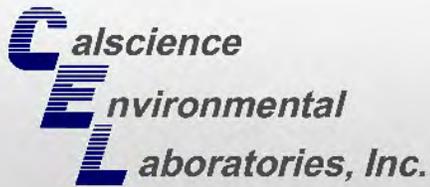
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.**

Signature: Ry. BO  
Date: 6-10-13  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**APPENDIX F**

**LABORATORY TEST RESULTS**



# CALSCIENCE

WORK ORDER NUMBER: 13-06-0718

*The difference is service*



AIR | SOIL | WATER | MARINE CHEMISTRY

### Analytical Report For

**Client:** GeoSoils, Inc.

**Client Project Name:** Waverider Beach Mark Ave., Lake Elsinore

**Attention:** Ryan Boehmer  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Approved for release on 06/21/2013 by:  
Richard Villafania  
Project Manager

ResultLink ▶

Email your PM ▶



Calscience Environmental Laboratories, Inc. (Calscience) certifies that the test results provided in this report meet all NELAC requirements for parameters for which accreditation is required or available. Any exceptions to NELAC requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any litigation which may arise.



## Contents

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Client Project Name: Waverider Beach Mark Ave., Lake Elsinore

Work Order Number: 13-06-0718

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**Condition Upon Receipt:**

Samples were received under Chain of Custody (COC) on 06/11/2013. They were assigned to Work Order 13-06-0718.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

**Holding Times:**

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with an immediate holding time (HT  $\leq$  15 minutes --40CFR-136.3 Table II footnote 4), is considered a "field" test and reported samples results are not flagged unless the analysis is performed beyond 24 hours of the time of collection.

**Quality Control:**

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

**Additional Comments:**

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

**Subcontract Information:**

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.



**Analytical Report**



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3050B  
Method: EPA 6020

Project: Waverider Beach Mark Ave., Lake Elsinore

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-1@3/4'-1'	13-06-0718-1-A	06/10/13 09:37	Solid	ICP/MS 03	06/17/13	06/17/13 19:54	130617L01A

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qual</u>	<u>Units</u>
Arsenic	ND	1.00	1		mg/kg

ES-2@1/4'-1/2'	13-06-0718-2-A	06/10/13 09:47	Solid	ICP/MS 03	06/17/13	06/17/13 19:57	130617L01A
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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qual</u>	<u>Units</u>
Arsenic	ND	1.00	1		mg/kg

ES-3@1/4-1/2	13-06-0718-3-A	06/10/13 09:58	Solid	ICP/MS 03	06/17/13	06/17/13 20:00	130617L01A
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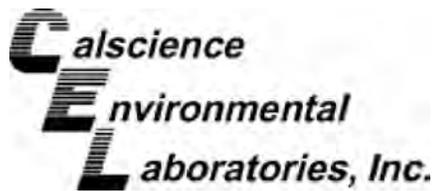
<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qual</u>	<u>Units</u>
Arsenic	ND	1.00	1		mg/kg

Method Blank	099-15-621-238	N/A	Solid	ICP/MS 03	06/17/13	06/17/13 14:51	130617L01A
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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qual</u>	<u>Units</u>
Arsenic	ND	1.00	1		mg/kg

Return to Contents

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Waverider Beach Mark Ave., Lake Elsinore

Page 1 of 2

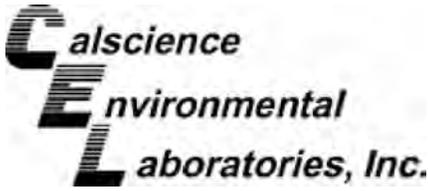
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-1@3/4'-1'	13-06-0718-1-A	06/10/13 09:37	Solid	GC 51	06/14/13	06/18/13 17:41	130614L03

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	77	50-135			2,4,5,6-Tetrachloro-m-Xylene	85	50-135		

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-2@1/4'-1/2'	13-06-0718-2-A	06/10/13 09:47	Solid	GC 51	06/14/13	06/18/13 17:55	130614L03

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	68	50-135			2,4,5,6-Tetrachloro-m-Xylene	94	50-135		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Waverider Beach Mark Ave., Lake Elsinore

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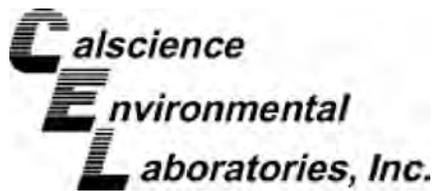
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-3@1/4-1/2	13-06-0718-3-A	06/10/13 09:58	Solid	GC 51	06/14/13	06/18/13 18:09	130614L03

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	75	50-135			2,4,5,6-Tetrachloro-m-Xylene	95	50-135		

<b>Method Blank</b>		<b>099-12-537-1,390</b>		<b>N/A</b>	<b>Solid</b>	<b>GC 51</b>	<b>06/14/13</b>	<b>06/18/13 13:48</b>	<b>130614L03</b>
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Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Aldrin	ND	5.0	1		Endosulfan II	ND	5.0	1	
Alpha-BHC	ND	5.0	1		Endosulfan Sulfate	ND	5.0	1	
Beta-BHC	ND	5.0	1		Endrin	ND	5.0	1	
Chlordane	ND	50	1		Endrin Aldehyde	ND	5.0	1	
4,4'-DDD	ND	5.0	1		Endrin Ketone	ND	5.0	1	
4,4'-DDE	ND	5.0	1		Gamma-BHC	ND	5.0	1	
4,4'-DDT	ND	5.0	1		Heptachlor	ND	5.0	1	
Delta-BHC	ND	5.0	1		Heptachlor Epoxide	ND	5.0	1	
Dieldrin	ND	5.0	1		Methoxychlor	ND	5.0	1	
Endosulfan I	ND	5.0	1		Toxaphene	ND	100	1	
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
Decachlorobiphenyl	103	50-135			2,4,5,6-Tetrachloro-m-Xylene	97	50-135		

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8141A  
Units: mg/kg

Project: Waverider Beach Mark Ave., Lake Elsinore

Page 1 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-1@3/4'-1'	13-06-0718-1-A	06/10/13 09:37	Solid	GC 35	06/17/13	06/18/13 18:19	130613L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Demeton-o/s	ND	0.50	1		Fenthion	ND	0.50	1	
Azinphos Methyl	ND	0.50	1		Merphos	ND	0.50	1	
Bolstar	ND	0.50	1		Methyl Parathion	ND	0.50	1	
Chlorpyrifos	ND	0.50	1		Mevinphos	ND	0.50	1	
Coumaphos	ND	0.50	1		Naled	ND	4.0	1	
Diazinon	ND	0.50	1		Phorate	ND	0.50	1	
Dichlorvos	ND	0.50	1		Ronnel	ND	0.50	1	
Disulfoton	ND	0.50	1		Stirophos	ND	2.0	1	
Ethoprop	ND	0.50	1		Tokuthion	ND	0.50	1	
Fensulfothion	ND	0.50	1		Trichloronate	ND	0.50	1	

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Tributylphosphate	69	30-130					

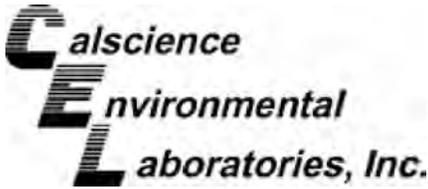
Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-2@1/4'-1/2'	13-06-0718-2-A	06/10/13 09:47	Solid	GC 35	06/17/13	06/18/13 19:04	130613L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Demeton-o/s	ND	0.50	1		Fenthion	ND	0.50	1	
Azinphos Methyl	ND	0.50	1		Merphos	ND	0.50	1	
Bolstar	ND	0.50	1		Methyl Parathion	ND	0.50	1	
Chlorpyrifos	ND	0.50	1		Mevinphos	ND	0.50	1	
Coumaphos	ND	0.50	1		Naled	ND	4.0	1	
Diazinon	ND	0.50	1		Phorate	ND	0.50	1	
Dichlorvos	ND	0.50	1		Ronnel	ND	0.50	1	
Disulfoton	ND	0.50	1		Stirophos	ND	2.0	1	
Ethoprop	ND	0.50	1		Tokuthion	ND	0.50	1	
Fensulfothion	ND	0.50	1		Trichloronate	ND	0.50	1	

Surrogates:	REC (%)	Control Limits	Qual
Tributylphosphate	97	30-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Return to Contents



Analytical Report



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8141A  
Units: mg/kg

Project: Waverider Beach Mark Ave., Lake Elsinore

Page 2 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
ES-3@1/4-1/2	13-06-0718-3-A	06/10/13 09:58	Solid	GC 35	06/17/13	06/18/13 19:50	130613L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Demeton-o/s	ND	0.50	1		Fenthion	ND	0.50	1	
Azinphos Methyl	ND	0.50	1		Merphos	ND	0.50	1	
Bolstar	ND	0.50	1		Methyl Parathion	ND	0.50	1	
Chlorpyrifos	ND	0.50	1		Mevinphos	ND	0.50	1	
Coumaphos	ND	0.50	1		Naled	ND	4.0	1	
Diazinon	ND	0.50	1		Phorate	ND	0.50	1	
Dichlorvos	ND	0.50	1		Ronnel	ND	0.50	1	
Disulfoton	ND	0.50	1		Stirophos	ND	2.0	1	
Ethoprop	ND	0.50	1		Tokuthion	ND	0.50	1	
Fensulfothion	ND	0.50	1		Trichloronate	ND	0.50	1	

Surrogates: REC (%) Control Limits Qual

Tributylphosphate 79 30-130

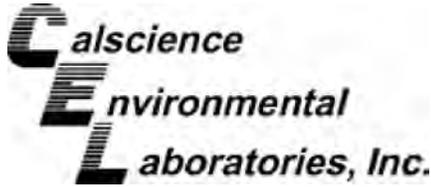
Method Blank	099-15-973-1	N/A	Solid	GC 35	06/13/13	06/13/13 14:06	130613L01
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Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Demeton-o/s	ND	0.50	1		Fenthion	ND	0.50	1	
Azinphos Methyl	ND	0.50	1		Merphos	ND	0.50	1	
Bolstar	ND	0.50	1		Methyl Parathion	ND	0.50	1	
Chlorpyrifos	ND	0.50	1		Mevinphos	ND	0.50	1	
Coumaphos	ND	0.50	1		Naled	ND	4.0	1	
Diazinon	ND	0.50	1		Phorate	ND	0.50	1	
Dichlorvos	ND	0.50	1		Ronnel	ND	0.50	1	
Disulfoton	ND	0.50	1		Stirophos	ND	2.0	1	
Ethoprop	ND	0.50	1		Tokuthion	ND	0.50	1	
Fensulfothion	ND	0.50	1		Trichloronate	ND	0.50	1	

Surrogates: REC (%) Control Limits Surrogates: REC (%) Control Limits Qual

Tributylphosphate 86 30-130

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Quality Control - Spike/Spike Duplicate



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3050B  
Method: EPA 6020

Project Waverider Beach Mark Ave., Lake Elsinore

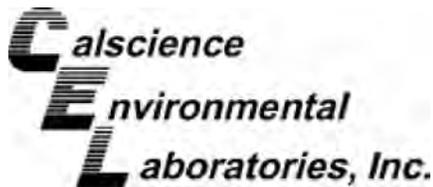
Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
13-06-1047-1	Filter	ICP/MS 03	06/17/13	06/17/13	130617S01

Parameter	SAMPLE CONC	SPIKE ADDED	MS CONC	MS %REC	MSD CONC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Arsenic	ND	600.0	694.7	116	660.3	110	80-120	5	0-20	

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - PDS / PSD



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3050B  
Method: EPA 6020

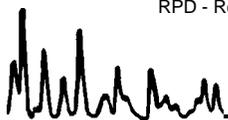
Project Waverider Beach Mark Ave., Lake Elsinore

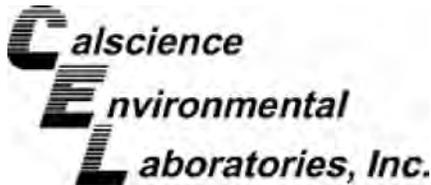
Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	PDS/PSD Batch Number
13-06-1047-1	Filter	ICP/MS 03	06/17/13	06/17/13	130617S01

Parameter	SAMPLE CONC	SPIKE ADDED	PDS CONC	PDS %REC	%REC CL	Qualifiers
Arsenic	ND	600.0	651.7	109	75-125	

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - Spike/Spike Duplicate



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8081A

Project Waverider Beach Mark Ave., Lake Elsinore

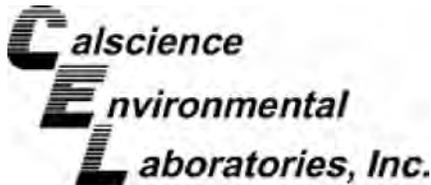
Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
13-06-0651-1	Solid	GC 51	06/14/13	06/18/13	130614S03

Parameter	SAMPLE CONC	SPIKE ADDED	MS CONC	MS %REC	MSD CONC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Aldrin	ND	25.00	22.59	90	21.56	86	50-135	5	0-25	
Alpha-BHC	ND	25.00	21.32	85	21.16	85	50-135	1	0-25	
Beta-BHC	ND	25.00	28.80	115	29.20	117	50-135	1	0-25	
4,4'-DDD	ND	25.00	44.81	179	42.21	169	50-135	6	0-25	3
4,4'-DDE	ND	25.00	40.11	160	37.51	150	50-135	7	0-25	3
4,4'-DDT	ND	25.00	39.16	157	29.86	119	50-135	27	0-25	3,4
Delta-BHC	ND	25.00	20.81	83	20.39	82	50-135	2	0-25	
Dieldrin	ND	25.00	27.60	110	27.23	109	50-135	1	0-25	
Endosulfan I	ND	25.00	23.01	92	22.58	90	50-135	2	0-25	
Endosulfan II	ND	25.00	23.47	94	23.09	92	50-135	2	0-25	
Endosulfan Sulfate	ND	25.00	25.67	103	24.17	97	50-135	6	0-25	
Endrin	ND	25.00	29.60	118	28.34	113	50-135	4	0-25	
Endrin Aldehyde	ND	25.00	24.69	99	23.86	95	50-135	3	0-25	
Gamma-BHC	ND	25.00	24.31	97	23.70	95	50-135	3	0-25	
Heptachlor	ND	25.00	24.13	97	22.14	89	50-135	9	0-25	
Heptachlor Epoxide	ND	25.00	23.38	94	23.30	93	50-135	0	0-25	
Methoxychlor	ND	25.00	33.49	134	22.86	91	50-135	38	0-25	4

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - Spike/Spike Duplicate



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 06/11/13  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8141A

Project Waverider Beach Mark Ave., Lake Elsinore

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
13-06-1111-1	Solid	GC 35	06/17/13	06/18/13	130617S20

Parameter	SAMPLE CONC	SPIKE ADDED	MS CONC	MS %REC	MSD CONC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Azinphos Methyl	ND	4.000	3.212	80	3.385	85	30-130	5	0-30	
Bolstar	ND	4.000	3.638	91	3.592	90	30-130	1	0-30	
Chlorpyrifos	ND	4.000	3.877	97	4.129	103	30-130	6	0-30	
Coumaphos	ND	4.000	3.776	94	3.601	90	30-130	5	0-30	
Diazinon	ND	4.000	3.941	99	4.152	104	30-130	5	0-30	
Disulfoton	ND	4.000	3.620	90	3.662	92	30-130	1	0-30	
Ethoprop	ND	4.000	3.502	88	3.339	83	30-130	5	0-30	
Fensulfothion	ND	4.000	3.488	87	3.477	87	30-130	0	0-30	
Fenthion	ND	4.000	3.766	94	3.782	95	30-130	0	0-30	
Merphos	ND	4.000	3.097	77	3.029	76	30-130	2	0-30	
Methyl Parathion	ND	4.000	3.312	83	4.004	100	30-130	19	0-30	
Phorate	ND	4.000	4.512	113	4.390	110	30-130	3	0-30	
Ronnel	ND	4.000	3.660	92	4.064	102	30-130	10	0-30	
Stirophos	ND	4.000	4.324	108	4.276	107	30-130	1	0-30	
Tokuthion	ND	4.000	3.666	92	3.655	91	30-130	0	0-30	
Trichloronate	ND	4.000	3.959	99	4.688	117	30-130	17	0-30	

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





Quality Control - Laboratory Control Sample



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: N/A  
Work Order No: 13-06-0718  
Preparation: EPA 3050B  
Method: EPA 6020

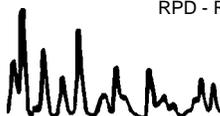
Project: Waverider Beach Mark Ave., Lake Elsinore

Quality Control Sample ID	Matrix	Instrument	Date Analyzed	Lab File ID	LCS Batch Number
099-15-621-238	Solid	ICP/MS 03	06/17/13	130617L01__107.icp	130617L01A

Parameter	Conc Added	Conc Recovered	LCS %Rec	%Rec CL	Qualifiers
Arsenic	25.00	25.44	102	80-120	

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





**Quality Control - Laboratory Control Sample**



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: N/A  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8081A

**Project: Waverider Beach Mark Ave., Lake Elsinore**

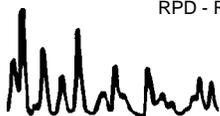
Quality Control Sample ID	Matrix	Instrument	Date Analyzed	Lab File ID	LCS Batch Number
099-12-537-1,390	Solid	GC 51	06/18/13	13061841	130614L03

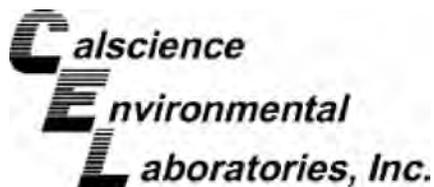
Parameter	Conc Added	Conc Recovered	LCS %Rec	%Rec CL	ME CL	Qualifiers
Aldrin	25.00	23.76	95	50-135	36-149	
Alpha-BHC	25.00	23.72	95	50-135	36-149	
Beta-BHC	25.00	24.22	97	50-135	36-149	
4,4'-DDD	25.00	25.65	103	50-135	36-149	
4,4'-DDE	25.00	25.30	101	50-135	36-149	
4,4'-DDT	25.00	23.79	95	50-135	36-149	
Delta-BHC	25.00	19.03	76	50-135	36-149	
Dieldrin	25.00	24.54	98	50-135	36-149	
Endosulfan I	25.00	24.58	98	50-135	36-149	
Endosulfan II	25.00	24.54	98	50-135	36-149	
Endosulfan Sulfate	25.00	23.04	92	50-135	36-149	
Endrin	25.00	27.21	109	50-135	36-149	
Endrin Aldehyde	25.00	24.66	99	50-135	36-149	
Gamma-BHC	25.00	23.35	93	50-135	36-149	
Heptachlor	25.00	23.06	92	50-135	36-149	
Heptachlor Epoxide	25.00	24.65	99	50-135	36-149	
Methoxychlor	25.00	25.80	103	50-135	36-149	

Total number of LCS compounds : 17  
 Total number of ME compounds: 0  
 Total number of ME compounds allowed : 1  
 LCS ME CL validation result : Pass

Return to Contents

RPD - Relative Percent Difference , CL - Control Limit





## Quality Control - LCS/LCS Duplicate



GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: N/A  
Work Order No: 13-06-0718  
Preparation: EPA 3545  
Method: EPA 8141A

Project: Waverider Beach Mark Ave., Lake Elsinore

Quality Control Sample ID	Matrix	Instrument		Date Prepared	Date Analyzed	LCS/LCSD Batch Number				
099-15-973-1	Solid	GC 35		06/13/13	06/13/13	130613L01				
Parameter	<u>SPIKE</u> <u>ADDED</u>	<u>LCS</u> <u>CONC</u>	<u>LCS</u> <u>%REC</u>	<u>LCSD</u> <u>CONC</u>	<u>LCSD</u> <u>%REC</u>	<u>%REC</u> CL	<u>ME</u> CL	RPD	RPD CL	Qualifiers
Azinphos Methyl	4.000	1.690	42	1.918	48	30-130	13-147	13	0-30	
Bolstar	4.000	1.888	47	2.007	50	30-130	13-147	6	0-30	
Chlorpyrifos	4.000	2.018	50	1.836	46	30-130	13-147	9	0-30	
Coumaphos	4.000	1.893	47	2.172	54	30-130	13-147	14	0-30	
Diazinon	4.000	2.077	52	2.170	54	30-130	13-147	4	0-30	
Disulfoton	4.000	1.692	42	1.902	48	30-130	13-147	12	0-30	
Ethoprop	4.000	1.674	42	1.504	38	30-130	13-147	11	0-30	
Fensulfothion	4.000	1.716	43	2.192	55	30-130	13-147	24	0-30	
Fenthion	4.000	1.813	45	1.952	49	30-130	13-147	7	0-30	
Merphos	4.000	1.694	42	2.116	53	30-130	13-147	22	0-30	
Methyl Parathion	4.000	1.852	46	1.927	48	30-130	13-147	4	0-30	
Phorate	4.000	2.181	55	2.482	62	30-130	13-147	13	0-30	
Ronnel	4.000	1.824	46	1.920	48	30-130	13-147	5	0-30	
Stirophos	4.000	1.829	46	2.011	50	30-130	13-147	9	0-30	
Tokuthion	4.000	1.709	43	1.952	49	30-130	13-147	13	0-30	
Trichloronate	4.000	1.833	46	1.815	45	30-130	13-147	1	0-30	

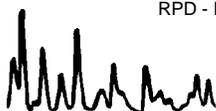
Total number of LCS compounds : 16

Total number of ME compounds : 0

Total number of ME compounds allowed : 1

LCS ME CL validation result : Pass

RPD - Relative Percent Difference , CL - Control Limit



Work Order Number: 13-06-0718

<u>Qualifier</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported without further clarification.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
ME	LCS/LCSD Recovery Percentage is within Marginal Exceedance (ME) Control Limit range.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.

For any analysis identified as a "field" test with a holding time (HT)  $\leq$  15 minutes where the sample is received outside of HT, CalScience will adhere to its internal HT of 24 hours. In cases where sample analysis does not meet CalScience's internal HT, results will be appropriately qualified.

A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.



WO # / LAB USE ONLY  
**13-06-0718**

LABORATORY CLIENT:  
GEOSOLS, INC.  
 ADDRESS: 5741 Palmer Way  
 CITY: Chatsworth STATE: CA ZIP: 91301  
 TEL: \_\_\_\_\_ E-MAIL: rboehmer@geosols

CLIENT PROJECT NAME / NUMBER:  
WAVE LOVER BEACH  
MARK AVE., LAKE ELSINORE  
 PROJECT CONTACT:  
Ryan Boehmer  
 P.O. NO.: W.O. EGS62-S-C  
 SAMPLER(S): (PRINT)  
Ryan Boehmer

TURNAROUND TIME:  
 SAME DAY  24 HR  48 HR  72 HR  STANDARD  
 COELT EDF GLOBAL ID \_\_\_\_\_ LOG CODE \_\_\_\_\_

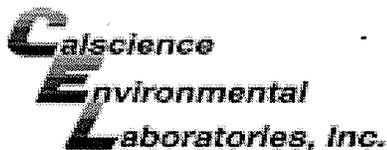
**REQUESTED ANALYSES**

SPECIAL INSTRUCTIONS:  
Hold for Current Authorization  
 Note: 6/14 Analyses taken off HOLD per Ryan Boehmer.

LAB USE ONLY	SAMPLE ID	SAMPLING		MATRIX	NO. OF CONT.	Field Filtered	Preserved	Unpreserved	TPH (g) or GRO	TPH (d) or DRO or (C6C36) or (C6-C4)	TPH ( )	BTEX / MTBE (8260) or ( )	VOCs (8260)	Oxygenates (8260)	En Core / Terra Core Prep (5035)	SVOCs (8270)	Pesticides (8081)	PCBs (8082)	PNAs (8310) or (8270)	T22 Metals (6010B/747X)	Cr(VI) [7196 or 7199 or 218.6]	8141 A/B	TNO. METAL BY ICP/MS	ARSENIC 6020/1010A	
		DATE	TIME																						
1	ES-1 @ 3/4'-1'	6/10/13	9:37 AM	Soil	1																				
2	ES-2 @ 1/4'-1/2'	6/10/13	9:47 AM	Soil	1																				
3	ES-3 @ 1/4'-1/2'	6/10/13	9:58 AM	Soil	1																				

Relinquished by: (Signature) [Signature]  
 Relinquished by: (Signature) [Signature]  
 Relinquished by: (Signature) [Signature]

Received by: (Signature/Affiliation) [Signature] Date: 06/11/13 Time: 12:45  
 Received by: (Signature/Affiliation) [Signature] Date: 06/11/13 Time: 1945  
 Received by: (Signature/Affiliation) [Signature] Date: \_\_\_\_\_ Time: \_\_\_\_\_



WORK ORDER #: 13-06-0718

SAMPLE RECEIPT FORM

Cooler 1 of 1

CLIENT: GEOSOIL INC

DATE: 06/11/13

TEMPERATURE: Thermometer ID: SC1 (Criteria: 0.0 °C - 6.0 °C, not frozen except sediment/tissue)

Temperature 1.9 °C - 0.2 °C (CF) = 1.7 °C [X] Blank [ ] Sample

- [ ] Sample(s) outside temperature criteria (PM/APM contacted by: \_\_\_\_\_).
[ ] Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.
[ ] Received at ambient temperature, placed on ice for transport by Courier.

Ambient Temperature: [ ] Air [ ] Filter

Initial: [Signature]

CUSTODY SEALS INTACT:

- [ ] Cooler [ ] \_\_\_\_\_ [ ] No (Not Intact) [X] Not Present [ ] N/A
[ ] Sample [ ] \_\_\_\_\_ [ ] No (Not Intact) [X] Not Present

Initial: [Signature]

Initial: [Signature]

SAMPLE CONDITION:

Table with 4 columns: Item, Yes, No, N/A. Rows include Chain-Of-Custody (COC) document(s) received with samples, COC document(s) received complete, Sampler's name indicated on COC, etc.

CONTAINER TYPE:

- Solid: [X] 4ozCGJ [ ] 8ozCGJ [ ] 16ozCGJ [ ] Sleeve (\_\_\_\_\_) [ ] EnCores® [ ] TerraCores® [ ] \_\_\_\_\_
Water: [ ] VOA [ ] VOA h [ ] VOAna2 [ ] 125AGB [ ] 125AGBh [ ] 125AGBp [ ] 1AGB [ ] 1AGBna2 [ ] 1AGBs
[ ] 500AGB [ ] 500AGJ [ ] 500AGJs [ ] 250AGB [ ] 250CGB [ ] 250CGBs [ ] 1PB [ ] 1PBna [ ] 500PB
[ ] 250PB [ ] 250PBn [ ] 125PB [ ] 125PBz nna [ ] 100PJ [ ] 100PJna2 [ ] \_\_\_\_\_ [ ] \_\_\_\_\_ [ ] \_\_\_\_\_

Air: [ ] Tedlar® [ ] Canister Other: [ ] \_\_\_\_\_ Trip Blank Lot#: \_\_\_\_\_ Labeled/Checked by: [Signature]

Container: C: Clear A: Amber P: Plastic G: Glass J: Jar B: Bottle Z: Ziploc/Resealable Bag E: Envelope Reviewed by: [Signature]

Preservative: h: HCL n: HNO3 na2:Na2S2O3 na: NaOH p: H3PO4 s: H2SO4 u: Ultra-pure z nna: ZnAc2+NaOH f: Filtered Scanned by: [Signature]

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**APPENDIX G**

**RESUMES**

**JOHN P. FRANKLIN**  
**PRESIDENT/PRINCIPAL GEOLOGIST**



**EDUCATION**

B. S. in Geology, 1975, University of Southern California, Los Angeles

**REGISTRATION AND CERTIFICATIONS**

State of California, Professional Geologist, No. 4100  
State of California, Certified Engineering Geologist, No. 1340  
State of California, Certified Hydrogeologist, No. 532  
State of California, Registered Environmental Assessor, No. 1675  
State of Arizona, Registered Geologist, No. 27157  
State of Oregon, Registered Engineering Geologist, No. E1411  
40-Hour/8-Hour Refresher Health and Safety Training for Hazardous Waste Operations

**EXPERIENCE**

Principal Geologist, GeoSoils, Inc., California  
Senior Project Geologist, Owen Geotechnical, San Diego, California  
Staff to Project Geologist, Leighton and Associates, San Diego, California  
Staff Geologist, R. F. Smith Corporation, Long Beach, California  
Staff Geologist, Petro-Tec, Anchorage, Alaska  
Staff Geologist, Geological Engineering Service, Inc., Gardena, California

Mr. Franklin has extensive experience in geologic and geophysical investigations in such diverse areas as California, Utah, Nevada, Alaska, Baja California, and mainland Mexico, as well as offshore areas of California. He has performed detailed geotechnical work throughout southern California, including Los Angeles, Orange, Ventura, San Bernardino, Riverside, San Diego, and Imperial counties, as well as Kern County, and Mono County in northeastern California, and Mexico. This experience includes using soil stratigraphy and erosion/sedimentation rates for evaluating active and potentially active fault investigations on the San Andreas, San Jacinto, Elsinore, Chino, Cucamonga, Indio Hills, Rose Canyon - Newport-Inglewood, La Nacion, Camarillo, Pinto Mountain, Mesquite Lake, Walker Lake, and Mono Lake faults; debris flow, landslide and slope stability investigations; stability investigations for mines and open-pit mines; seismicity studies; subsidence and fissuring investigations; rippability/rock hardness evaluations; solar projects in the Mojave Desert; DEIR studies; forensic investigations throughout southern California, including ports/piers; and expert witness services. He has been involved with geotechnical studies in soft-rock and hard-rock sites for proposed residential, commercial and industrial developments, oilfield drill rig and production facilities, dams and retention basins, feasibility studies, coastal bluff stability, septic, infiltration, hazardous waste, and groundwater projects in southern California and Mexico. Mr. Franklin has been the project manager and principal investigator on geotechnical studies and grading for several large residential projects throughout San Diego, Riverside, San Bernardino and Kern counties, several high-rise commercial and residential projects in downtown San Diego, custom single-family residences throughout southern California and Los Angeles County, including beach and hillside areas, military bases at Camp Pendleton and Twentynine Palms, and roadways with infrastructure and condominiums on Catalina Island. Many projects included water tanks and reservoirs, park sites and other amenities such as clubhouses, lakes, golf courses, etc., as well as flood control channels, bridges, and cut and cover tunnels.

Mr. Franklin also has performed numerous Phase I and Phase II Environmental Site Assessments, and Site Characterizations for developers, real estate transfers, and bank loan requirements. Project sites have included existing gas stations, mines, shooting ranges, clandestine explosive manufacturing, nurseries, groves, schools, commercial and industrial complexes, and residential properties.

**PROFESSIONAL AFFILIATIONS AND HONORS**

Association of Engineering Geologists	Geological Society of America
Seismological Society of America	Past-President, San Diego Association of Geologists
Inland Geological Society	American Association of Petroleum Geologists
National Water Well Association	Sigma Gamma Epsilon (National Honorary Earth Science Fraternity)
Roy J. Shlemon Distinguished Mentor in Applied Geosciences Program, GSA, 2005	

**PUBLICATIONS**

Paleoseismic Features Exposed by Trenching the Lowest Coastal Terrace at Carlsbad, California, *in* AAPG Pacific Section Guidebook, June 19-22, 2002, Long Beach, California.  
Paleoseismology of Blind and Offshore Faults, North Coast San Diego County, California USA, *in* Proceedings, The 11<sup>th</sup> ICSDEE and 3<sup>rd</sup> ICEGE, 7th-9th January, 2004, University of California, Berkeley.

**RYAN B. BOEHMER**  
**STAFF GEOLOGIST**



**EDUCATION**

Bachelors of Science in Geology, 1997, University of Delaware

**EXPERIENCE**

Staff Geologist, GeoSoils, Inc., Carlsbad, California, 2001 to Present

Engineering Field Technician, GeoSoils, Inc., Carlsbad, California, 1999 to 2001

Mr. Boehmer's experience includes management of surface and subsurface explorations to ascertain geotechnical conditions as they pertain to future commercial, residential, and highway development, and evaluation of distressed buildings/residences.

This includes background research and review, aerial photography review and analysis, surface and subsurface geologic mapping, drilling, sampling, and testing in the field to ascertain soil, bedrock, and groundwater conditions, geotechnical cross-section preparation and analysis, evaluation and analysis of soil, bedrock, and groundwater laboratory test data, report writing and review, including findings, conclusions, and recommendations of favorable and unfavorable geotechnical conditions. This experience includes active and inactive fault analysis, soil stratigraphy logging, landslide location and analysis, and cut/fill slope stability, as well as initial rough and precise grading plan review of future development with emphasis on geotechnical advantages and constraints, report writing and review, including findings, conclusions, and recommendations, as well as forensic investigations. In addition, field inspection, geologic mapping and analysis of collected data associated with cut/fill manufactured slopes, subdrain installations, soil removals, and cut/fill transition lots and roadways within lands undergoing the ingrating phase of development has also been performed. Water percolation testing analysis of test data, and design of sewage disposal systems for future residential development is also included in Mr. Boehmer's experience. Laboratory assignments for the determination of classification, expansion, direct shear, maximum density, etc., are further included in Mr. Boehmer's repertoire.