

Phase I Environmental Site Assessment

Tentative Tract No. 37305

South of Nichols Road and East of Interstate 15
APNS 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California

December 27, 2017

Terracon Project No. 60177386



Prepared for:

Nichols Road Partners
Corona, California

Prepared by:

Terracon Consultants, Inc.
Tustin, California

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

December 27, 2017



Nichols Road Partners
PO Box 77850
25555 Maitri Road
Corona, CA 92877

Attn: Todd Pendergrass
P: (951) 277-3900
E: tpendergrass@wernercorp.net

Re: Phase I Environmental Site Assessment
Tentative Tract No. 37305
South of Nichols Road and East of Interstate 15
APNs 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California 92532
Terracon Project No. 60177386

Dear Mr. Pendergrass:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal Number P60177386 dated, November 22, 2017.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Jeremy R. Rosenthal'.

Jeremy R. Rosenthal
Field Scientist

A handwritten signature in blue ink, appearing to read 'Carl A. Parten'.

Carl A Parten
Principal / Office Manager II

Attachments

Terracon Consultants Inc. 1421 Edinger Ave Ste C Tustin, CA 92780-6287

P 949-261-0051 F 949-261-6110 terracon.com



Environmental

Facilities

Geotechnical

Materials

TABLE OF CONTENTS

	Page No.
EXECUTIVE SUMMARY	i
Findings and Opinions.....	i
Significant Data Gaps.....	ii
Conclusions.....	ii
Recommendations.....	ii
1.0 INTRODUCTION	1
1.1 Site Description.....	1
1.2 Scope of Services	1
1.3 Standard of Care.....	2
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps.....	2
1.5 Reliance	3
1.6 Client Provided Information.....	3
2.0 PHYSICAL SETTING	4
3.0 HISTORICAL USE INFORMATION	5
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps.....	5
3.2 Historical City Directories.....	6
3.3 Site Ownership	7
3.4 Title Search.....	7
3.5 Environmental Liens and Activity and Use Limitations	7
3.6 Interviews Regarding Current and Historical Site Uses.....	7
3.7 Prior Report Review.....	8
4.0 RECORDS REVIEW	9
4.1 Federal and State/Tribal Databases	9
4.2 Local Agency Inquiries	11
4.3 Local Area Knowledge	12
5.0 SITE RECONNAISSANCE	12
5.1 General Site Information.....	12
5.2 Overview of Current Site Occupants and Operations.....	13
5.3 Site Observations.....	13
6.0 ADJOINING PROPERTY RECONNAISSANCE	16
7.0 ADDITIONAL SERVICES	16
8.0 DECLARATION	17

TABLE OF CONTENTS (continued)

APPENDICES

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal Number P60177386 dated, November 22, 2017, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Carl A. Parten, Environmental Professional. Jeremy R. Rosenthal and Carl A. Parten performed the site reconnaissance on December 12, 2017.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located adjacent to the south of Nichols Road and to the east of the Interstate-15 Nichols Road off ramp in Lake Elsinore, San Bernardino County, California. The site consists of approximately 68.7-acres of Assessor Parcel Numbers (APNs) 389-200-037, 389-210-008, and 389-210-032. At the time of the site reconnaissance, the area west of the wash was in the process of being mass graded. The area east of the wash was generally vacant and undeveloped with a moderate growth of weeds and natural vegetation. Overhead power lines crossed the site from the near the southeastern corner to a point along Nichols Road in the west-central portion of the site.

Historical Information

Based on a review of historical information, the site was vacant and undeveloped until approximately 1961 when a structure was developed on the southeast portion of the site. By the late-1960s, additional structures were developed on the southeast portion of the site and an apparent landing strip was developed on the southern portion of the site. By 1978, the landing strip was removed. By 2005, the structures on the southeast portion of the site were removed and site was utilized to stockpile topsoil from the adjacent gravel mining area. Based on the site reconnaissance conducted during this Phase I ESA, the north portion of the site has been filled and graded.

The properties surround the site consisted of undeveloped land from as early as 1901 through the mid-1960s, when several structures and an apparent landing strip were developed to the adjoining south. The apparent landing strip and structures to the adjoining south were removed by the late-1980s and grading operations for Temescal Canyon High School were underway. Additionally, the existing single-family residences were developed to the adjoining east of the site in the late-1980s. Development of Temescal Canyon High School to the adjoining south of the site was completed by the mid-2000s. By the late 2000's, Nichols Road Mine began operations

to the adjoining north. The properties surrounding the site have remained relatively unchanged through the present.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was not identified in the regulatory databases. Documents related to the site were not provided by governmental agencies. Facilities identified within the specified search distances do not represent recognized environmental conditions (RECs).

Site Reconnaissance

At the time of site reconnaissance, remnants of an apparent cistern, one pole-mounted transformer, *de minimis* soil staining, dumped native fill dirt, construction/demolition debris, construction equipment tires, outcrop rock mixed with stock pile of on-site material, boulders, two chain-link fence enclosures with metal lock boxes, a box culvert, heavy construction vehicles, and overhead powerlines were observed. RECs were not observed with the on-site observations.

Adjoining Properties

Nichols Road abuts the site to the north followed by the Nichols Road Mine (active production of sand and gravel) and undeveloped land. El Toro Road and Wood Mesa Court abut the site to the east followed by single-family residences. The property to the adjoining south of the site consists of Interstate-15, Temescal Canyon High School, and undeveloped land. The property to the adjoining west of the site consist of a vacant parcel and the Nichols Road off-ramp from Interstate-15. RECs were not observed with the adjoining properties.

Significant Data Gaps

Significant data gaps were not identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-13 at South of Nichols Road East of Interstate 15, Lake Elsinore, Riverside County, California, the site. RECs or Controlled RECs (CREC) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Tentative Tract No. 37305
Site Location/Address	South of Nichols Road and East of Interstate-15 in Lake Elsinore, Riverside County, California. APNs 389-200-037, 389-210-008, and 389-210-032.
Land Area	The site consists of approximately 68.7-acres
Site Improvements	Mass grading in progress on site area west of wash
Anticipated Future Site Use	Redevelopment for mixed-use, commercial and residential
Purpose of the ESA	Permitting requirements for site redevelopment

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal Number P60177386 dated, November 22, 2017, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Terracon attempted to contact the local regulatory agencies in regards to records for the site. At the issuance of this report, a response from the Lake Elsinore City Clerk's Office and County of Riverside Building and Safety Department have not been received. Based on the available information, the absence of these responses do not constitute a significant data gap.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Nichols Road Partners. Use or reliance by any other party is prohibited without the written authorization of Nichols Road Partners and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Mr. Todd Pendergrass, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 1,330 feet above sea level	USGS Topographic Map, Lake Elsinore Quadrangle, Dated 2012 (Appendix A)
Topographic Gradient	Gently sloping towards the west and south	
Closest Surface Water	An unnamed intermittent stream abuts the site to the southeast.	
Soil Characteristics		
Soil Type	Arbuckle, Garretson, Lodo, Cortina, Cieneba, Hanford, Escondido	Riverside County, CA USDA, Soil Conservation Services Soil, issued 2016
Description	Soils include gravelly loam, gravelly very fine sandy loam, gravelly loamy sand, sandy loam, coarse sandy loam, and fine sandy loam	
Geology/Hydrogeology		
Formation	Quaternary Deposits (Q)	Geologic Map of California, 2010
Description	Young alluvial fan deposits; crystalline basement outcrops of metasedimentary rock and phyllite Mesozoic basement complex of	

Physical Setting Information		Source
	undifferentiated metasedimentary rocks and fissile black phyllite mantled by Holocene and late Pleistocene alluvial fan deposits.	
Estimated Depth to First Occurrence of Groundwater	Groundwater was not encountered onsite in 8 borings 25 to 51 ½ feet below grade surface (bgs), perched groundwater may be seasonal and exist at the soil/bedrock contact.	CHJ Consultants, 2016
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southwest).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from Environmental Data Resources (EDR) to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic map: Elsinore, California, published in **1901** (1:125,000)
- Topographic map: Elsinore, California, published in 1953 from aerial photographs; photo revised in **1973** (1:24,000)
- Topographic maps: Lake Elsinore, California, photo revised in **1978**; photo revised in 1982 from **1980** aerial photographs; photo revised in 1988 from **1985** aerial photographs, photo revised in 1997 from **1994** aerial photographs (1:24,000)
- Aerial photograph: USDA, **1938, 1949, 1953, 1961, 1967, 1978, 1985, 1989, 1990**, 1"=500'

- Aerial photograph: USGS, **1994**, 1"=500'
- Aerial photograph: USDA, **2005, 2009, 2010**, and **2012** 1"=500'

Historical Topographic Maps and Aerial Photographs

Direction	Description
Site	Undeveloped land, wash across southeastern portion of the site, north central portion of the site cleared of vegetation (1901-1953); developed on the southeast portion with a structure (1961); developed on the southeast portion with two additional structures and an apparent landing strip on the southern portion of the site (1967); landing strip removed (1978-1994); structures on the southeast portion of the site removed (2005); rectangular shaped soil stockpile from adjacent Nichols Mine noted on central portion of the site; overhead powerlines noted across the site, southeast to approximately north-central portion (2009-2014).
North	A road in the general alignment of Nichols Road, vacant and undeveloped beyond (1901-2005); <i>Nichols Road Mine</i> , primarily north of the western portion of the site (2009-2012)
East	Vacant and undeveloped land; the wash continued toward the east; a road was mapped further to the east (1901-1978); residential development (1985-2012)
South	Undeveloped land (1901-1953); developed on the east portion with several structures (1961); developed with additional structures and an apparent landing strip (1967); landing strip removed, redeveloped with several small structures (1978); clearing beginning for Temescal Canyon High School (1985); small structures removed, grading underway for high school (1989); construction of high school underway (1990); high school appeared to be open (1994); all land surrounding high school vacant (2005-2012)
West	Vacant and undeveloped land with a road and railroad mapped further to the west (1901-1953); a northwest to southeast trending road mapped as Highway 71 was developed in the approximate alignment of Interstate 15 (1961-1978); dirt road/trail activity (1978); Interstate 15 developed; NAP portion remained vacant and undeveloped (1985-2012)

Nichols Road Mine, identified in the historical aerial photographs from 2009 through 2012 was identified in the regulatory database and is discussed further in Section 4.1.

3.2 Historical City Directories

The Cole Information Services and Haines Criss-Cross city directories used in this study were made available through EDR (selected years reviewed 1975-2013) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1975. Addresses were not identified for the site. A historical address of 28551 El Toro Road was identified for the southeast portion of the site.

Historical City Directories

Direction	Description
Site	28551 El Toro Road : Not listed (1975-2013).

Direction	Description
North	Unaddressed / Nichols Road Mine
East	28392-28484 Wood Mesa Court: Not listed (1975-2013). 28525-28600 El Toro Road: Not listed (1975-2013).
South	28755 El Toro Road: Not listed (1975-2013).
West	Unaddressed / Interstate-15

3.3 Site Ownership

Based on title information reviewed in the CHJ, a Terracon Company July 17, 2017 Phase I ESA and client provided information, the current site owner is Nichols Road Partners.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interview

Interviewer	Name / Phone #	Title	Date/Time
Jeremy Rosenthal	Mr. Todd Pendergrass (651) 277-3900	Technical Services Manager	December 11, 2017 1:15pm

Prior to the site reconnaissance, Terracon interviewed Mr. Todd Pendergrass, Technical Services Manager. Mr. Pendergrass indicated that he has been familiar with the site since November of 2013. Mr. Pendergrass indicated that there are no current USTs on the site and he is not aware of a history of USTs associated with the site. Mr. Pendergrass is not aware of environmental

concerns associated with the site or in the site vicinity. In addition, Mr. Pendergrass is not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

3.7 Prior Report Review

Terracon requested the client provide any previous geotechnical and environmental reports they are aware of for the site. Terracon reviewed the following were provided by the client to CHJ for review.

- Geotechnical Investigation Proposed South Nichols Grading Project
South of Nichols Road, East of Interstate 15
Lake Elsinore, California
Dated: May 6, 2016
Prepared by: CHJ Consultants
For: Nichols Road Partners

The CHJ 2016 geotechnical investigation reported the site to consist of undeveloped land. Two fill stockpiles, ranging from approximately 5 to 20 feet in height, were located in the central portion of the site. The stockpiles consisted of topsoil from the adjacent mining operation north of Nichols Road. Small hills consisting of bedrock outcrops were located on the eastern and western portions of the site. The topography of the remainder of the site generally sloped to the south. A drainage channel was present across the southeast portion of the site. Several areas in the southern portion of the site appeared to have been disturbed and were free of vegetation. The remainder of the site was covered in a moderate growth of annual grasses and weeds. Groundwater was not identified in 8 exploratory borings up to 51 1/2 feet bgs.

- Phase I Environmental Site Assessment
South Nichols Project Lake Elsinore, CA
July 17, 2017
Prepared by CHJ, a Terracon Company
CHJ Project No. CB177171
For: Nichols Road Partners

Subsequent to the CHJ 2016 geotechnical report investigation, CHJ, a Terracon Company, conducted a Phase I ESA in July, 2017 on the north-most portion of the site. The property was reported to consist of 45.4-acre tract of vacant land, APN 389-200-038. At the time of the site reconnaissance, the area west of the wash was in the process of being mass graded. Eight scrapers, one water pull, two water towers, and various miscellaneous equipment were located on the property. The area east of the wash was generally vacant and undeveloped with a moderate growth of weeds and natural vegetation. Overhead power lines crossed the property

from the near the southeastern corner to a point along Nichols Road in the west-central portion of the property. RECs were not identified and recommendations were not provided.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
SEMS	Superfund Enterprise Management System	0.5	0
SEMS / NFRAP	Superfund Enterprise Management System/No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining	1
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
AST	Above Ground Storage Tank Facilities	0.25	0
CA FID UST	Facility Inventory Database	0.25	0
CA LUST			0
CALSITES	CalSites Database	1.0	0
CALSITES (AWP)	Active Annual Workplan Sites	1.0	0
CHMIRS	California Hazardous Material Incident Report System	Site	0
DOD	Department of Defense Sites	1.0	0
DRYCLEANERS	Drycleaner related facilities	0.25	0
EDR HIST AUTO	EDR Exclusive Historic Gas Stations	0.125	0
EDR HIST CLEANER	EDR Exclusive Historic Dry Cleaners	0.125	0
EMI	Emissions Inventory Data	Site	0
ENVIROSTOR	The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program	1.0	0
FINDS	Facility Index System	Site	0
HAZNET	Facility and Manifest Data	Site	0
HIST CORTESE	Hazardous Waste & Substance Site List	0.5	0
HIST UST	Hazardous Substance Storage Container Database	1.0	0
HWP	EnviroStor Permitted Facilities Listing	1.0	0
LUST	Leaking Underground Storage Tanks	0.5	0
MINES	Mines Site Location Listing	0.25	1
RCRA NONGEN / NLR	RCRA – Non Generators / No Longer Regulated	0.25	0
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank	Site	0
RESPONSE	State and Tribal Equivalent NPL	1.0	0
ROD	Records of Decision		0
SLIC	Spills, Leaks, Investigations and Cleanup	0.5	0
SWEEPS UST	Statewide Environmental Evaluation & Planning System	0.25	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
SWRCY	Recycler Database	0.5	0
UST	Underground Storage Tank Facilities	Site and adjoining	0
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Nichols Canyon Mine 25555 Maitri Road	Adjoining / North / Cross-gradient	Mines	No, discussed below

Nichols Canyon Mine (25555 Maitri Road)

Nichols Canyon Mine, located to the adjoining north of the site and in a topographically cross-gradient position relative to the site, is identified in the regulatory database Mines listing. Based on a review of this listing, this open pit mine primarily produces sand and gravel. This mine is currently in operation and mine reclamation has not started. Based on waste streams identified and gradient, Nichols Canyon Mine does not constitute a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed seventeen facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Riverside County Department of Environmental Health Hazardous Materials Management Division / Email: DEHRecordsMgmt@rivco.org	Terracon received records via standard mail dated December 12, 2017 from the Riverside County Environmental Health Department, based on a review of the provided documents, records cannot be searched by APN.
Department of Toxic Substances Control /	According to Ms. Ruth Saroian with the DTSC, records were not found for the site address.

Agency Contacted/ Contact Method	Response
Email: pubreqact@dtsc.ca.gov	
South Coast Air Quality Management District (SCAQMD) / EMail: PublicRecordsRequest@aqmd.gov	According to Ms. Melanie Foster with the SCAQMD, records were not found for the site.
Lake Elsinore City Clerk's Office / Fax: (951) 674-3124	At the issuance of this report, a response has not been received.
Santa Ana Regional Water Quality Control Board (SARWQCB) / Email: Filereview8@waterboards.ca.gov	According to Ms. Paloma (Surname not provided) with the SARWQCB, records cannot be searched by APN. Terracon requested an additional search of the historical address (28551 El Toro Road) associated with the southeast portion of the site; however, at the issuance of this report the additional request has not been received.
County of Riverside Building and Safety Department / Email records@rctlma.org	At the issuance of this report, a response has not been received.

4.3 Local Area Knowledge

Terracon researched on-line at the California Department of Conservation Division of Oil, Gas and Geothermal Resources Well Finder and oil/gas wells were not identified on-site and the site was not identified within an oil field.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Jeremy R. Rosenthal and Carl A. Parten
Reconnaissance Date	December 12, 2017
Weather Conditions	75 F/ Sunny
Site Contact/Title	Mr. Todd Pendergrass / Technical Services Manager

5.2 Overview of Current Site Occupants and Operations

The site is located adjacent to the south of Nichols Road and to the east of the Interstate-15 Nichols Road off ramp in Lake Elsinore, San Bernardino County, California. The site consists of approximately 68.7-acres of Assessor Parcel Numbers (APNs) 389-200-037, 389-210-008, and 389-210-032. At the time of the site reconnaissance, the area west of the wash was in the process of being mass graded. The area east of the wash was generally vacant and undeveloped with a moderate growth of weeds and natural vegetation. Overhead power lines crossed the site from the near the southeastern corner to a point along Nichols Road in the west-central portion of the site.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	

Category	Item or Feature	Observed or Identified
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	X
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
Electrical Transformers/ PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	X
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	X
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
Exterior pipe discharges and/or other effluent discharges		
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Underground Chemical or Waste Storage, Drainage or Collection Systems

Sumps, cisterns, French drains, catch basins and/or dry wells

Remnants of an apparent cisterns was observed on the south central portion of the site during reconnaissance. Staining and or releases were not observed in the vicinity of the cisterns during the site reconnaissance. Based on site observations, the cisterns do not constitute a REC to the site.

Electrical Transformers/PCBs

Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, owned and serviced by SCE, was observed on one of the power poles in the southeastern portion of the site however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs. SCE maintains responsibility for the transformer, and if the transformer was SCE is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance. Based on site observations, the pole-mounted transformer does not appear to constitute a REC to the site.

Releases or Potential Releases

Stained soil

De minimis stained soil was observed on the north portion of the site. The total area of visibly stained soil was approximately 10 to 12 square feet. The potential cause of stained soil appears to be dripping from heavy equipment or spillage from plastic open-top bins. The stained soil areas do not appear to represent a REC in connection with the site.

Construction/demolition debris and/or dumped fill dirt

Dumped fill dirt was observed on the south central portion of the site during the site reconnaissance. The amount of dirt was approximately 300 cubic yards. Based on visual surface observations, no other materials appeared within this dumped dirt. Additionally, the dumped fill dirt appeared to be native. Notable odors were not apparent from this area at the time of the site reconnaissance. Based on site observations, the dumped filled dirt does not appear to constitute a REC to the site.

Construction/demolition debris was observed on the southeast portion of the site during reconnaissance. The materials consisted of concrete pipes, concrete traffic barriers, and concrete blocks, and did not appear hazardous in nature. Leakage, spills or releases from these materials were not observed during the visual reconnaissance. Based on site observations, the construction/demolition debris do not appear to constitute a REC to the site.

Additionally, three construction equipment tires, outcrop rock mixed with stock pile of on-site material, boulders, two chain-link fence enclosures with metal lock boxes, a box culvert, heavy construction vehicles, and overhead powerlines were observed during site reconnaissance. RECs were not observed with the on-site observations.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Nichols Road abuts the site to the north followed by the Nichols Road Mine and undeveloped land.
East	El Toro Road and Wood Mesa Court abut the site to the east followed by single-family residences.
South	The property to the adjoining south of the site consists of Interstate-15, Temescal Canyon High School, and undeveloped land.
West	The property to the adjoining west of the site consist of a vacant parcel and the Nichols Road off-ramp from Interstate-15.

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

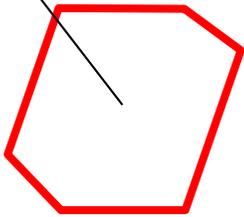
I, Carl A. Parten declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Carl A. Parten
Principal / Office Manager II

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM

APPROXIMATE
SITE BOUNDARY



- right-clickshape
- click **Edit Points**
- add or move points
- hold Ctrl key to delete a point

USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP
STATE OF California QUADRANGLES
(QUADRANGLES)

Project Mgr TER
Approved by RRA
Checked by DOC
Drawn by SSS

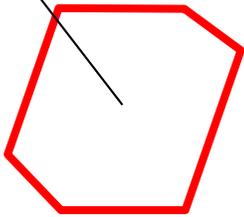
Project No 60177386
Scale 1" = 2000'
Date
File No.

Terracon
1421 Edinger Ave Tustin, CA 92780-6287
Ste C
Ph: 949-261-0051 Fax: 949-261-6110

TOPOGRAPHIC MAP
Tentative Tract No. 37305 Project
South of Nichols Road and East of Interstate 15
Lake Elsinore, California

EXHIBIT
1

APPROXIMATE
SITE BOUNDARY



- right-clickshape
- click **Edit Points**
- add or move points
- hold Ctrl key to delete a point

Project Mgr TER
Approved by RRA
Checked by DOC
Drawn by SSS

Project No 60177386
Scale 1" = 2000'
Date
File No.

Terracon
1421 Edinger Ave Tustin, CA 92780-6287
Ste C
Ph: 949-261-0051 Fax: 949-261-6110

SITE DIAGRAM
Tentative Tract No. 37305 Project
South of Nichols Road and East of Interstate 15
Lake Elsinore, California

EXHIBIT
2

APPENDIX B
SITE PHOTOGRAPHS

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

insert PDFs below:

A large, empty rectangular box with a black border, intended for inserting PDF files. It is positioned directly below the text 'insert PDFs below:'.

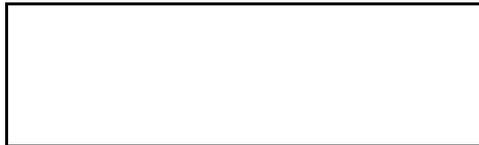
APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

insert PDFs below:

A large, empty rectangular box with a black border, intended for inserting PDF files. It is positioned directly below the text 'insert PDFs below:'.

**APPENDIX E
CREDENTIALS**

insert PDFs below:

A large, empty rectangular box with a black border, intended for inserting PDF files. It is positioned directly below the text 'insert PDFs below:'.

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC 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.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.

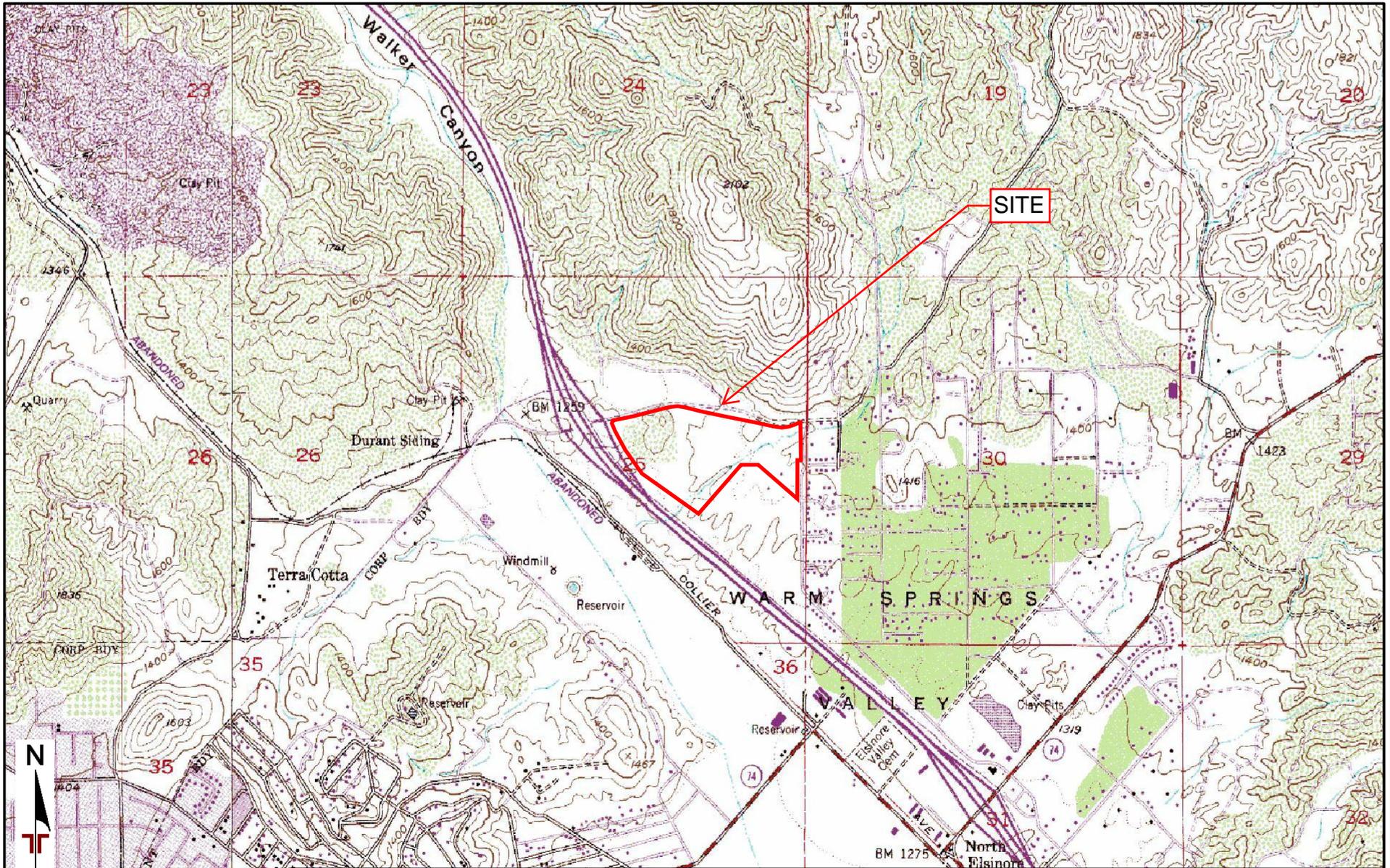
Description of Selected General Terms and Acronyms

Term/Acronym	Description
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. <i>De minimis</i> conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound

Description of Selected General Terms and Acronyms

Term/Acronym	Description
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: ALBERHILL, CA (1/1/1997) and LAKE ELSINORE, CA (1/1/1997).

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	JRR	Project No.	60177386
Drawn by:	JRR	Scale:	1"=2,000'
Checked by:	CAP	File Name:	NA
Approved by:	CAP	Date:	12-2017

Terracon

1421 Edinger Avenue, Suite C
 Tustin, California 92780

TOPOGRAPHIC MAP

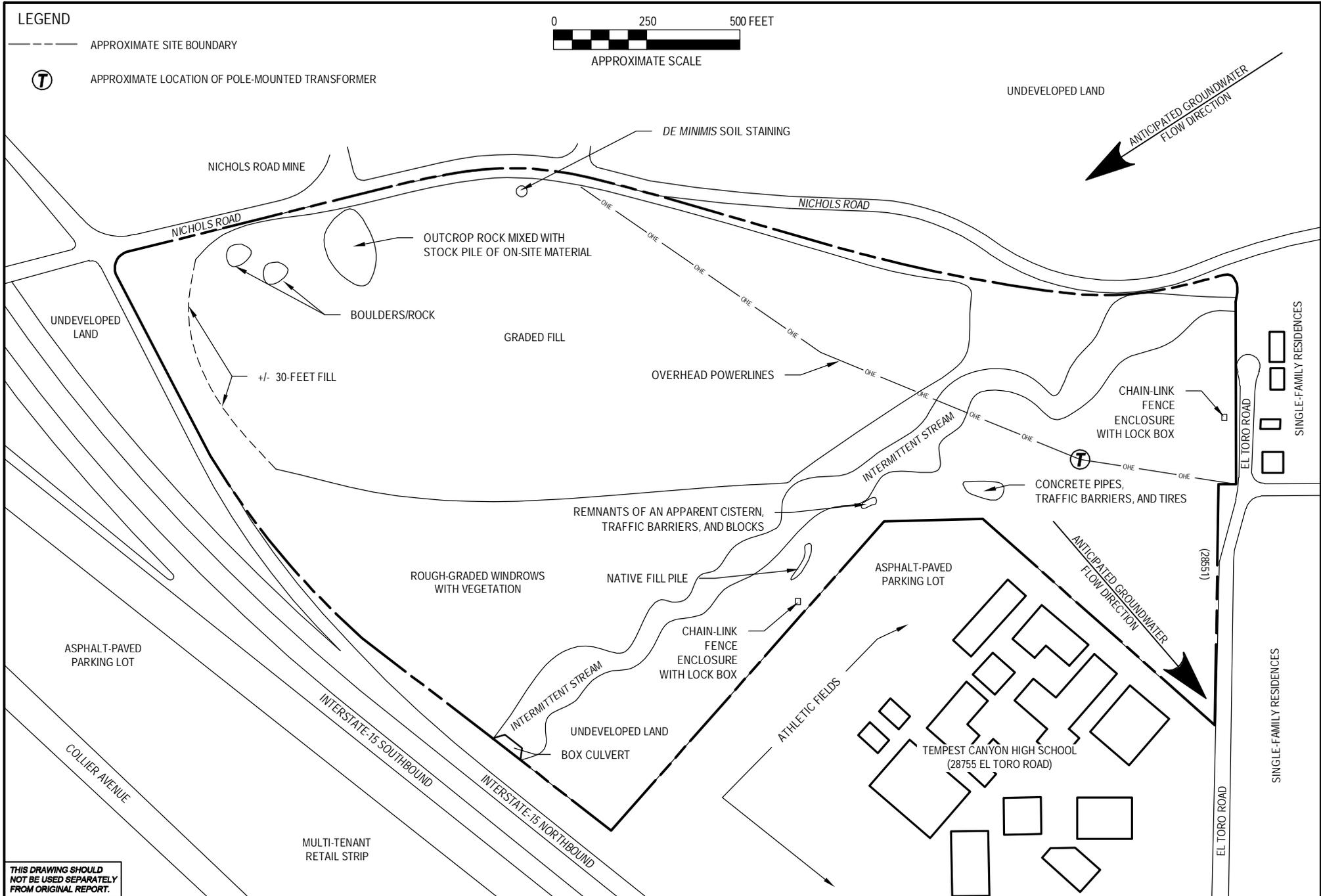
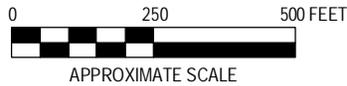
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Exhibit

1

LEGEND

- APPROXIMATE SITE BOUNDARY
- (T) APPROXIMATE LOCATION OF POLE-MOUNTED TRANSFORMER



THIS DRAWING SHOULD NOT BE USED SEPARATELY FROM ORIGINAL REPORT.

Project Mngr:	JRR	Project No.	60177386
Drawn By:	JRR	Scale:	AS SHOWN
Checked By:	CAP	File No.	60177386.dwg
Approved By:	CAP	Date:	12-2017

Terracon
 Consulting Engineers and Scientists
 1421 EDINGER AVENUE SUITE C
 TUSTIN, CALIFORNIA 92780
 PH: (949) 261-0051 FAX: (949)261-6110

SITE DIAGRAM

TENTATIVE TRACT NO. 37305
 SOUTH OF NICHOLS ROAD AND EAST OF INTERSTATE 15
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

EXHIBIT

2

APPENDIX B
SITE PHOTOGRAPHS



Photo #1 View of the north portion of the site looking south.



Photo #2 View of the northeast portion of the site looking south.



Photo #3 View of the northeast portion of the site looking southwest from the northeast site boundary.



Photo #4 View of the east portion of the site looking west,



Photo #5 View of the southeast portion of the site looking north.



Photo #6 View of the central portion of the site east of the intermittent stream looking north.



Photo #7 View of the south central portion of the site looking north near the athletic fields.



Photo #8 View of the south portion of the site looking north.



Photo #9 View of the southwest portion of the site looking northeast.



Photo #10 View of the west portion of the site looking east.



Photo #11 View of the northwest portion of the site looking south.



Photo #12 View of the *de minimis* soil staining located on the north-central portion of the site.



Photo #13 View of the pole-mounted transformer located on the east portion of the site.



Photo #14 View of the construction equipment tires located on the eastern portion of the site.



Photo #15 View of the concrete pipes located on the eastern portion of the site.



Photo #16 View of the concrete blocks on the southeastern portion of the site.



Photo #17 View of the concrete traffic barriers and a concrete cistern remnants located on the south central portion of the site.



Photo #18 Typical view of the chain-link fence enclosure with metal lock box.



Photo #19 View of the metal lock box located on the eastern portion of the site.



Photo #20 View of the lock box located on the south central portion of the site. The lock box contained metal bars.



Photo #21 View of the native fill pile located on the south central portion of the site.



Photo #22 View of the box culvert located on the southern portion of the site.



Photo #23 View of the ~30-feet of fill located on the western portion of the site looking south.



Photo #24 View of the outcrop rock mixed with stock pile of on-site material located on the northwestern portion of the site.



Photo #25 View of Nichols Road followed by Nichols Road Mine located to the adjoining northw est of the site.



Photo #26 View of Nichols Road followed by undeveloped land located to the adjoining northeast of the site.



Photo #27 View of the single-family residences located to the adjoining northeast and east of the site.



Photo #28 View of Temescal Canyon High School (28755 El Toro Road) located to the adjoining south of the site.



Photo #29 View of Temescal Canyon High School (28755 El Toro Road) athletic fields located to the adjoining southeast of the site.



Photo #30 View of the undeveloped land, the Interstate-15 freeway, and the Nichols Road off-ramp to the adjoining south and west of the site.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

Client/User Required Questionnaire



Person Completing Questionnaire	Name: <u>Todd Enderjoss</u> Company: <u>Werner Corp</u>	Phone: <u>951 277 3900</u> Email: <u>tenderjoss@wernercorp.net</u>
Site Name	<u>Nichols Road South</u>	
Site Address	<u>10000 Nichols Road</u>	
Point of Contact for Access	Name: <u>Todd Enderjoss</u> Company: <u>Werner Corporation</u>	Phone: <u>951 277 3900</u> Email:
Access Restrictions or Special Site Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
Confidentiality Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
Current Site Owner	Name: Company: <u>Nichols Road Partners</u>	Phone: <u>951 277 3900</u> Email: <u>Ewerner@wernercorp.net</u>
Current Site Operator	Name: Company: <u>Nichols Road Partners</u>	Phone: Email: <u>tenderjoss@wernercorp.net</u>
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	<u>Entitlement</u>	
Anticipated Future Site Use	<u>Housing / commercial</u>	
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	
ASTM User Questionnaire		
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.		
1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)		
2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)		
3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, explain below)		
4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable (If yes, explain below)		
5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
Comments or explanations: <u>Previous owner was a mining company, we are engaged in mining.</u>		

Please return this form with the signed authorization to proceed.

Proposal No. P60177386

BOWTIE

South of Nichols Road

Lake Elsinore, CA 92532

Inquiry Number: 4953892.4

June 01, 2017

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/01/17

Site Name:

South Nichols Road Grading P
APN 389-200-037
Lake Elsinore, CA 92532
EDR Inquiry # 4953892.4

Client Name:

Terracon
1421 Edinger Avenue
Tustin, CA 92780
Contact: Ann Laudermilk



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	33.706603 33° 42' 24" North
Project:	CB177171	Longitude:	-117.35154 -117° 21' 6" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	467424.78
		UTM Y Meters:	3729680.93
		Elevation:	1328.31' above sea level

Maps Provided:

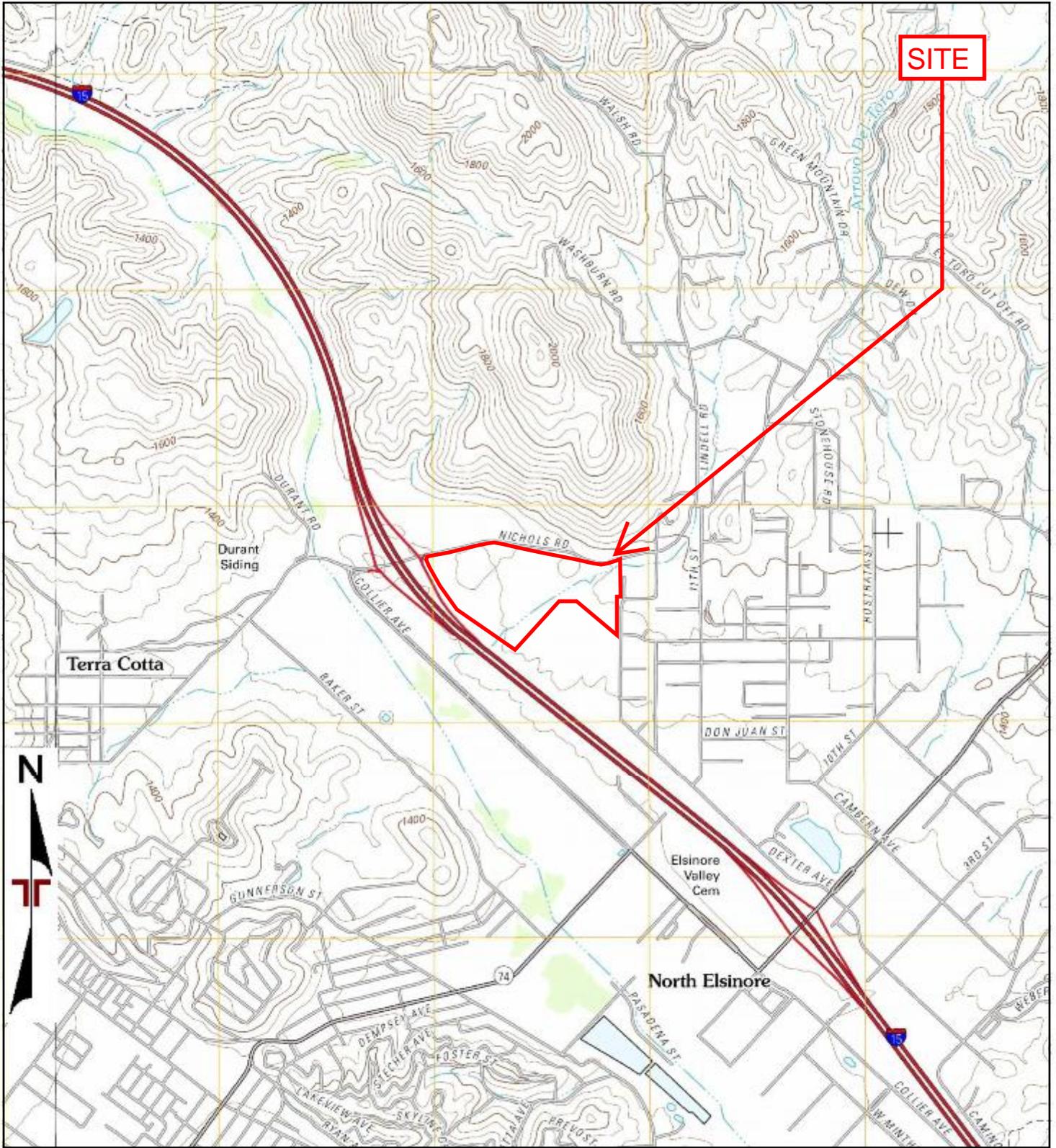
2012
1997
1988
1982
1978
1973
1953
1901

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



TP, Lake Elsinore, 2012, 7.5-minute
 W, Alberhill, 2012, 7.5-minute

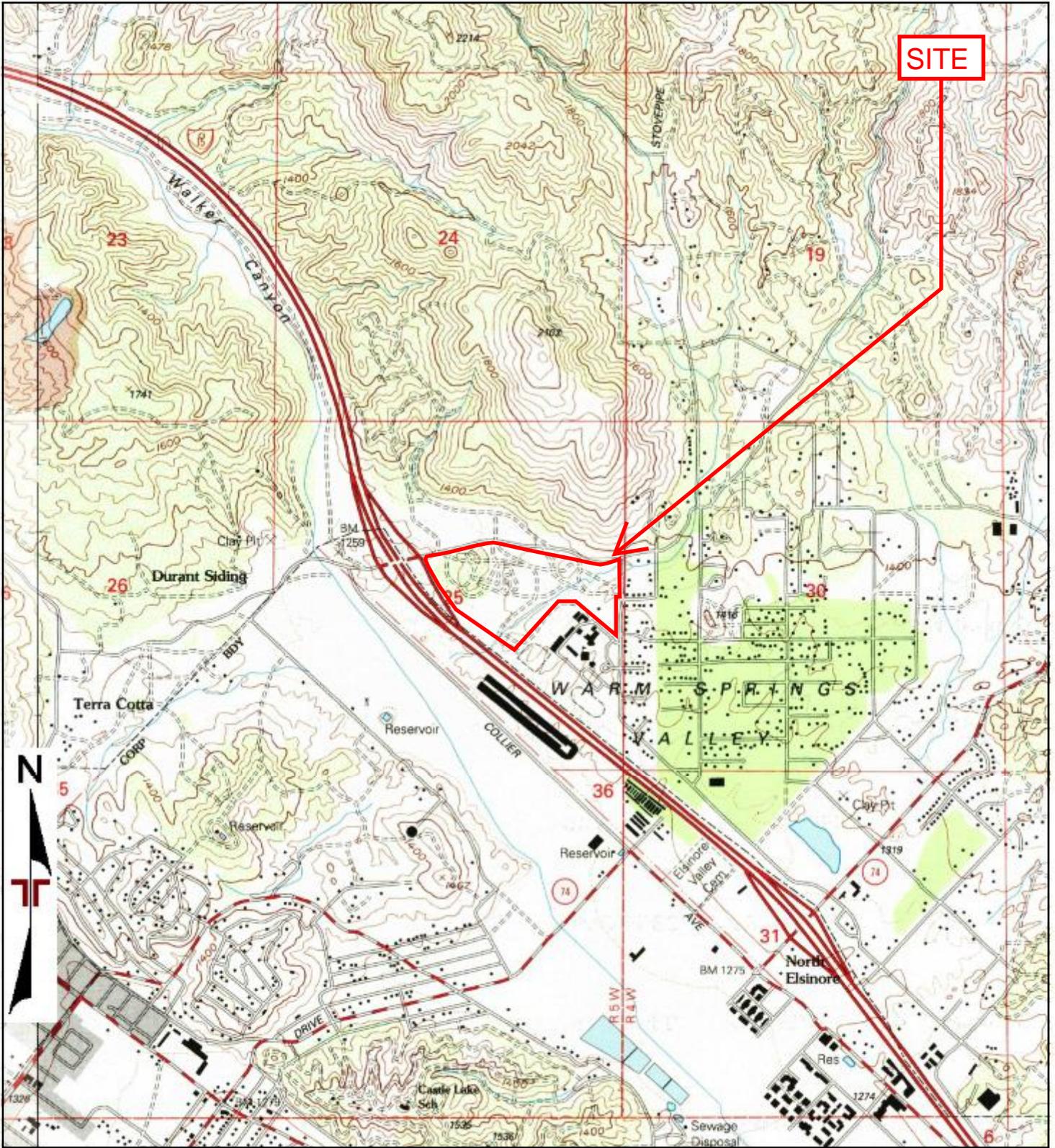


Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	2012



1421 Edinger Avenue, Suite C
 Tustin, California 92780

<p>2012 TOPOGRAPHIC MAP</p> <p>TENTATIVE TRACT NO. 37305</p> <p>APNs 389-200-037, 389-210-008, and 389-210-032</p> <p>Lake Elsinore, Riverside County, California</p>	<p>Appendix</p> <p>C</p>
---	---------------------------------



TP, Lake Elsinore, 1997, 7.5-minute
 W, Alberhill, 1997, 7.5-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1997

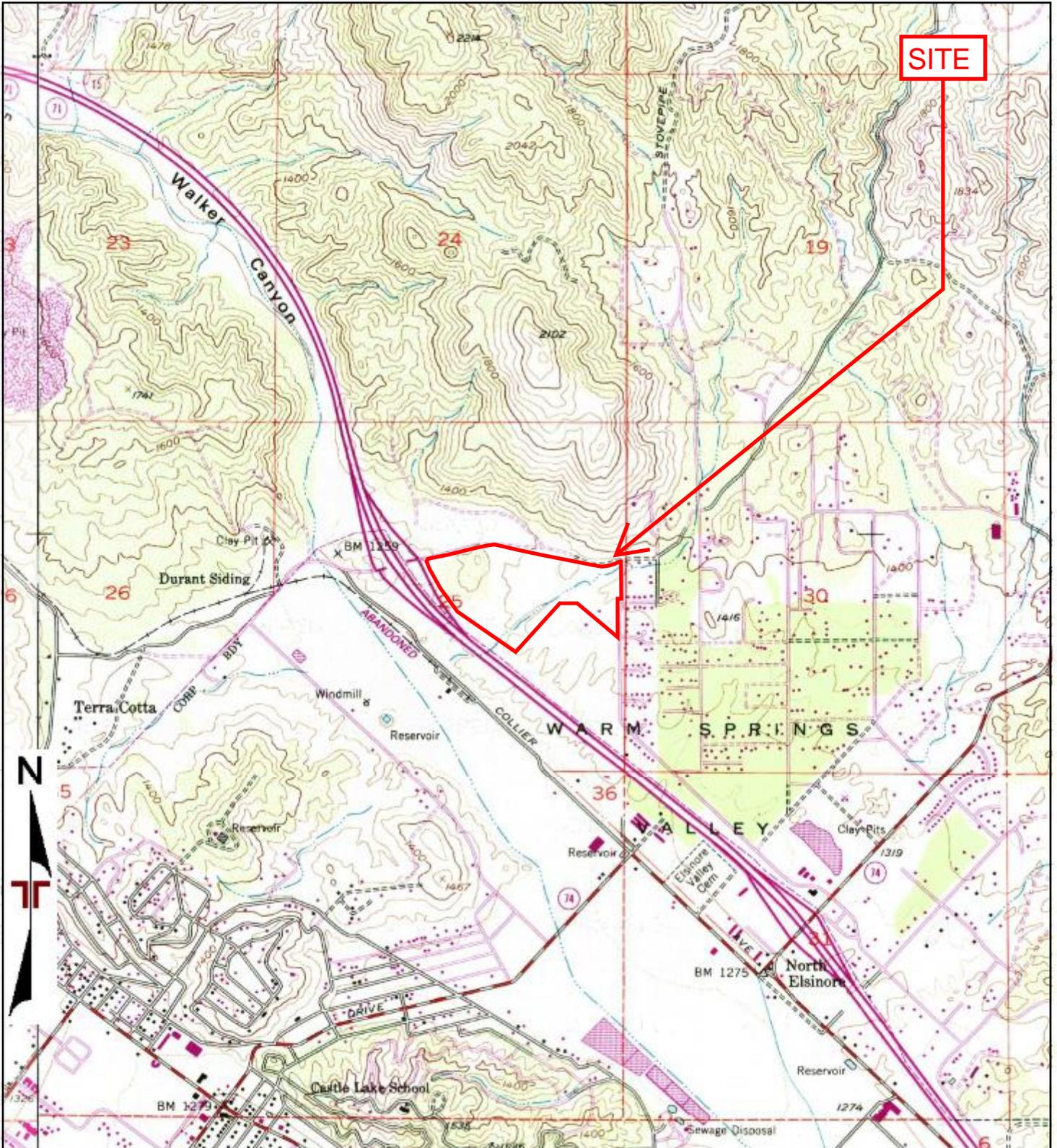


1421 Edinger Avenue, Suite C
 Tustin, California 92780

1997 TOPOGRAPHIC MAP
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 Lake Elsinore, Riverside County, California

Appendix

C



TP, Lake Elsinore, 1988, 7.5-minute
 W, Alberhill, 1988, 7.5-minute

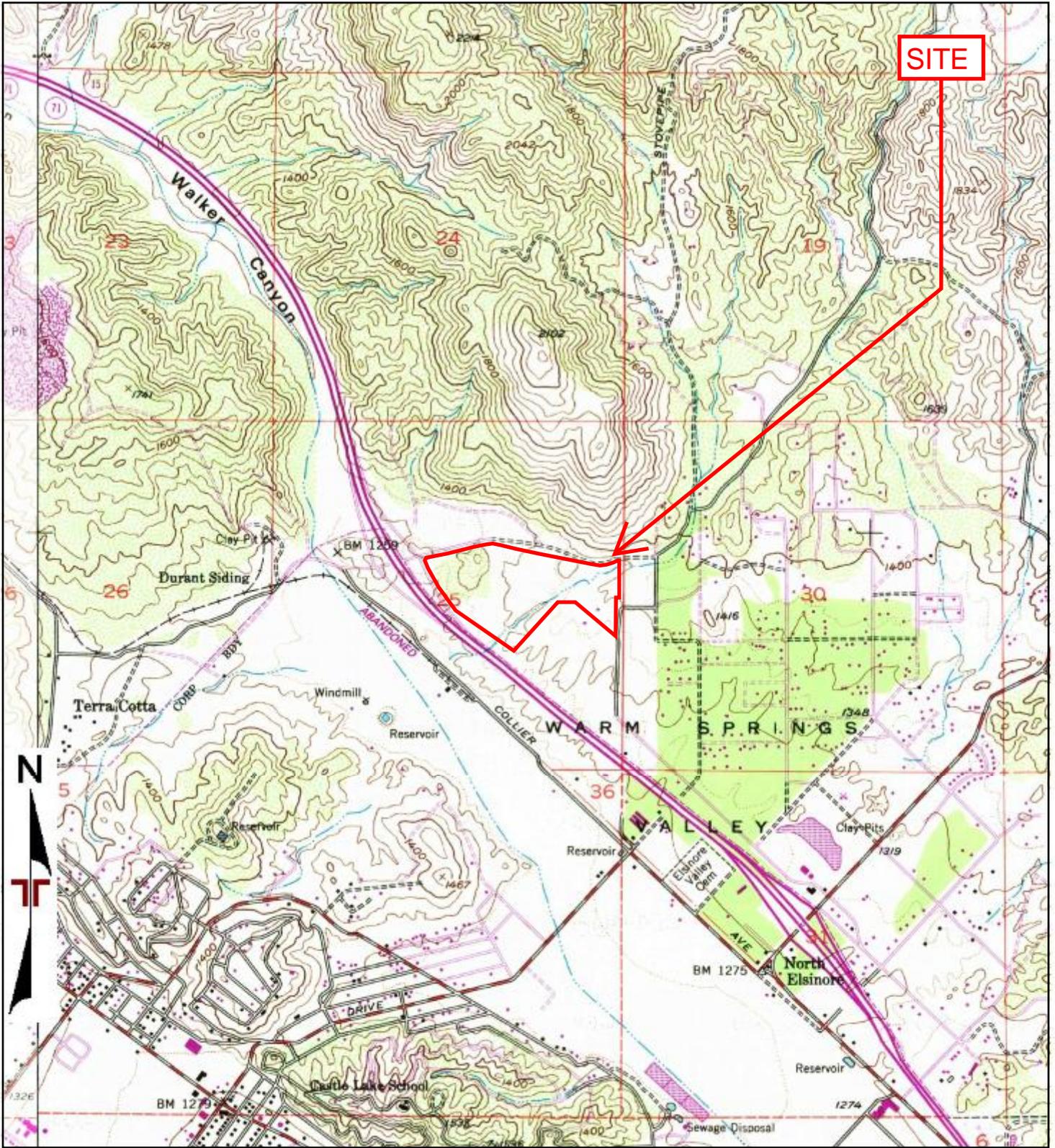


Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1988

Terracon
 1421 Edinger Avenue, Suite C
 Tustin, California 92780

1988 TOPOGRAPHIC MAP
 TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 Lake Elsinore, Riverside County, California

Appendix
C



TP, Lake Elsinore, 1982, 7.5-minute
 W, Alberhill, 1982, 7.5-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1982

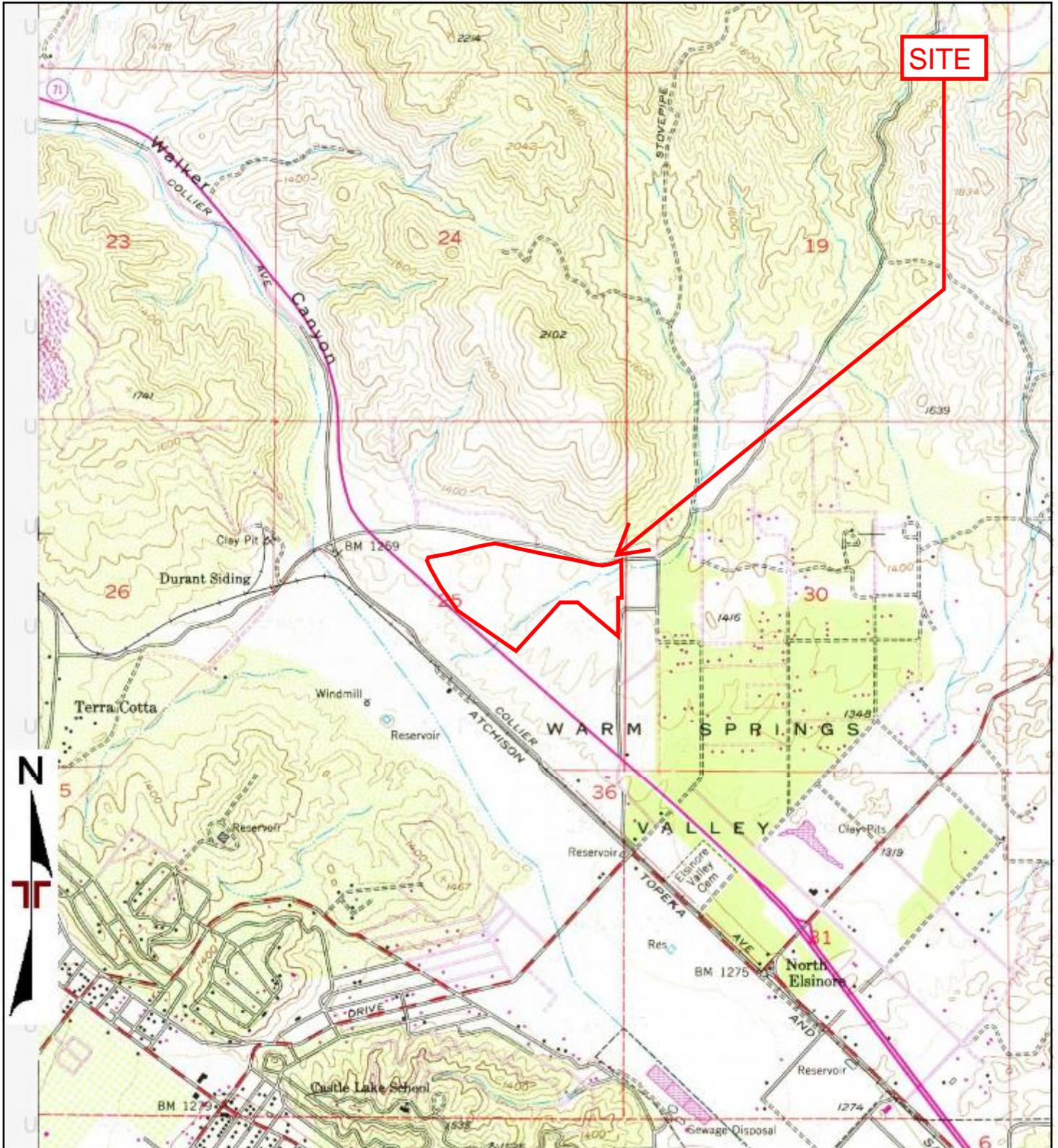


1421 Edinger Avenue, Suite C
 Tustin, California 92780

1982 TOPOGRAPHIC MAP
 TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 Lake Elsinore, Riverside County, California

Appendix

C



TP, Lake Elsinore, 1978, 7.5-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1978

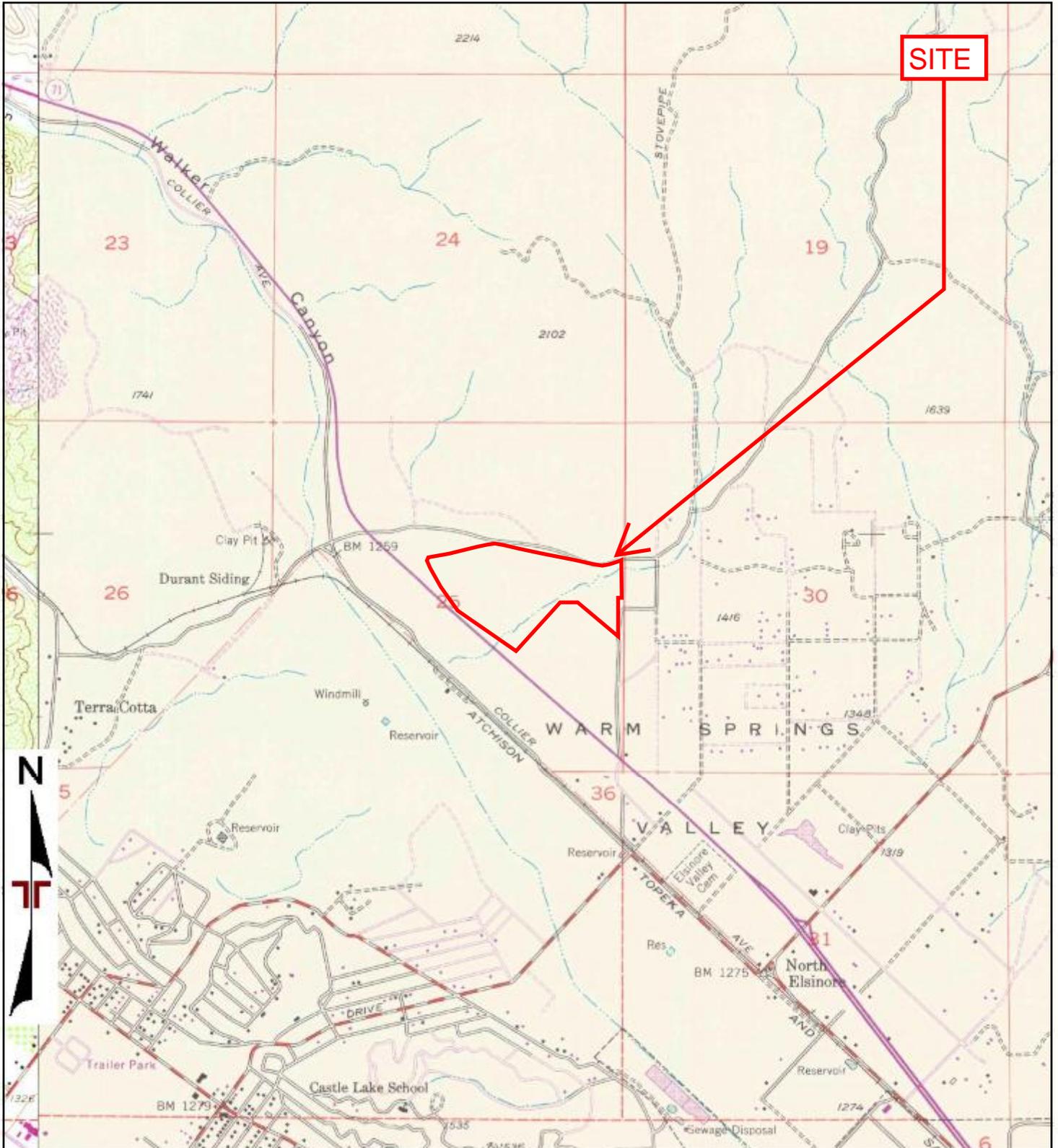


1421 Edinger Avenue, Suite C
Tustin, California 92780

1978 TOPOGRAPHIC MAP
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California

Appendix

C



TP, Elsinore, 1973, 7.5-minute
W, Alberhill, 1973, 7.5-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1973

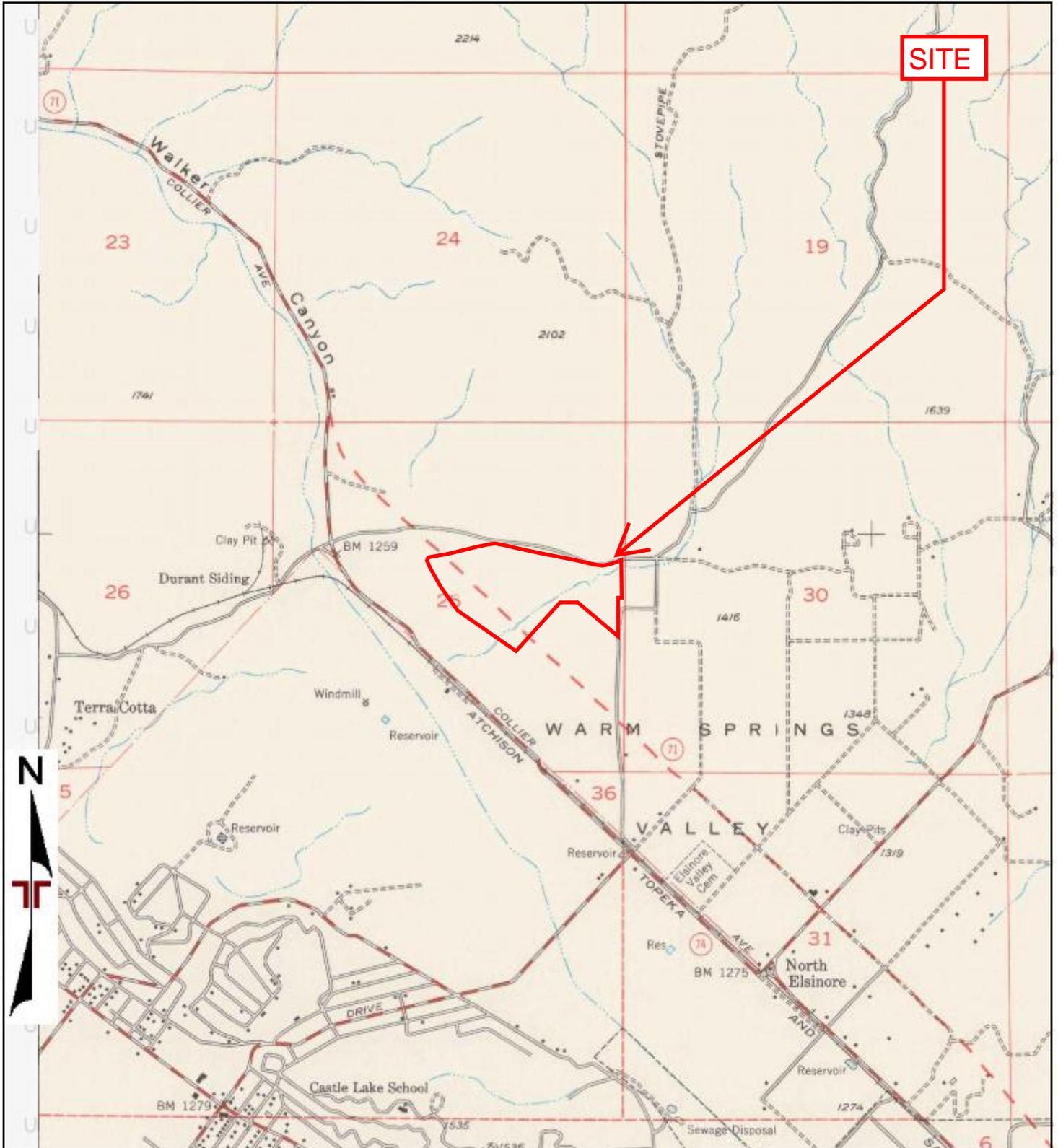


1421 Edinger Avenue, Suite C
Tustin, California 92780

1973 TOPOGRAPHIC MAP
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California

Appendix

C



TP, Elsinore, 1953, 7.5-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1953

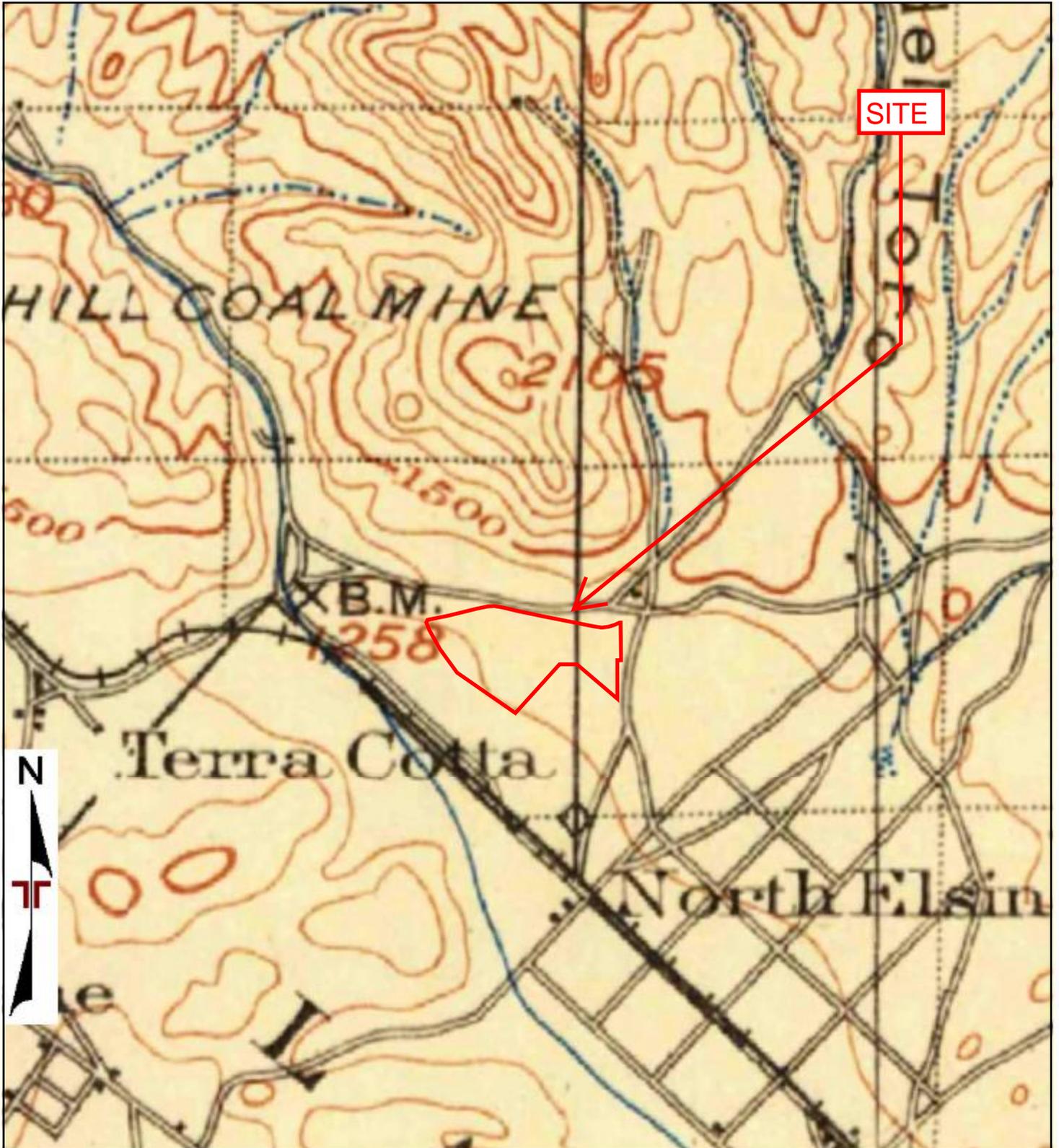


1421 Edinger Avenue, Suite C
Tustin, California 92780

1953 TOPOGRAPHIC MAP
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California

Appendix

C



TP, Elsinore, 1901, 30-minute



Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	TOPOS
Approved by:	Date:
CAP	1901



1421 Edinger Avenue, Suite C
Tustin, California 92780

1901 TOPOGRAPHIC MAP

TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
Lake Elsinore, Riverside County, California

Appendix

C

TENTATIVE TRACT NO. 37305

Lake Elsinore, Riverside County, CA
92532

Inquiry Number: 4953892.9

June 02, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/02/17

Site Name:

South Nichols Road Grading P
APN 389-200-037
Lake Elsinore, CA 92532
EDR Inquiry # 4953892.9

Client Name:

Terracon
1421 Edinger Avenue
Tustin, CA 92780
Contact: Ann Laudermilk



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 15, 1989	USDA
1985	1"=500'	Flight Date: February 24, 1985	USDA
1978	1"=500'	Flight Date: September 20, 1978	USDA
1967	1"=500'	Flight Date: May 15, 1967	USDA
1961	1"=500'	Flight Date: June 15, 1961	USDA
1953	1"=500'	Flight Date: September 22, 1953	USDA
1949	1"=500'	Flight Date: May 06, 1949	USDA
1938	1"=500'	Flight Date: June 14, 1938	USDA

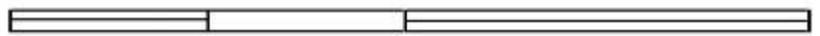
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



0 Feet

500

1000

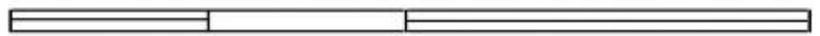
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	Aerials 1
Approved by:	Date:
CAP	2012



1421 Edinger Avenue, Suite C
Tustin, California 92780

<p>2012 AERIAL PHOTOGRAPH</p> <p>TENTATIVE TRACT NO. 37305</p> <p>APNs 389-200-037, 389-210-008, and 389-210-032</p> <p>LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA</p>	<p>Appendix</p> <p>C</p>
---	---------------------------------



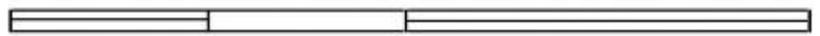
0 Feet 500 1000 2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	2010


 1421 Edinger Avenue, Suite C
 Tustin, California 92780

2010 AERIAL PHOTOGRAPH
 TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



0 Feet

500

1000

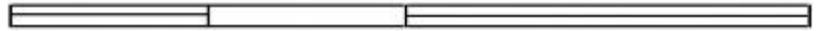
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	2009



1421 Edinger Avenue, Suite C
Tustin, California 92780

2009 AERIAL PHOTOGRAPH	Appendix
TENTATIVE TRACT NO. 37305	C
APNs 389-200-037, 389-210-008, and 389-210-032 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA	



0 Feet

500

1000

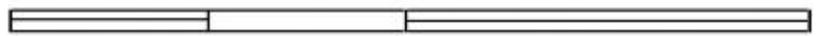
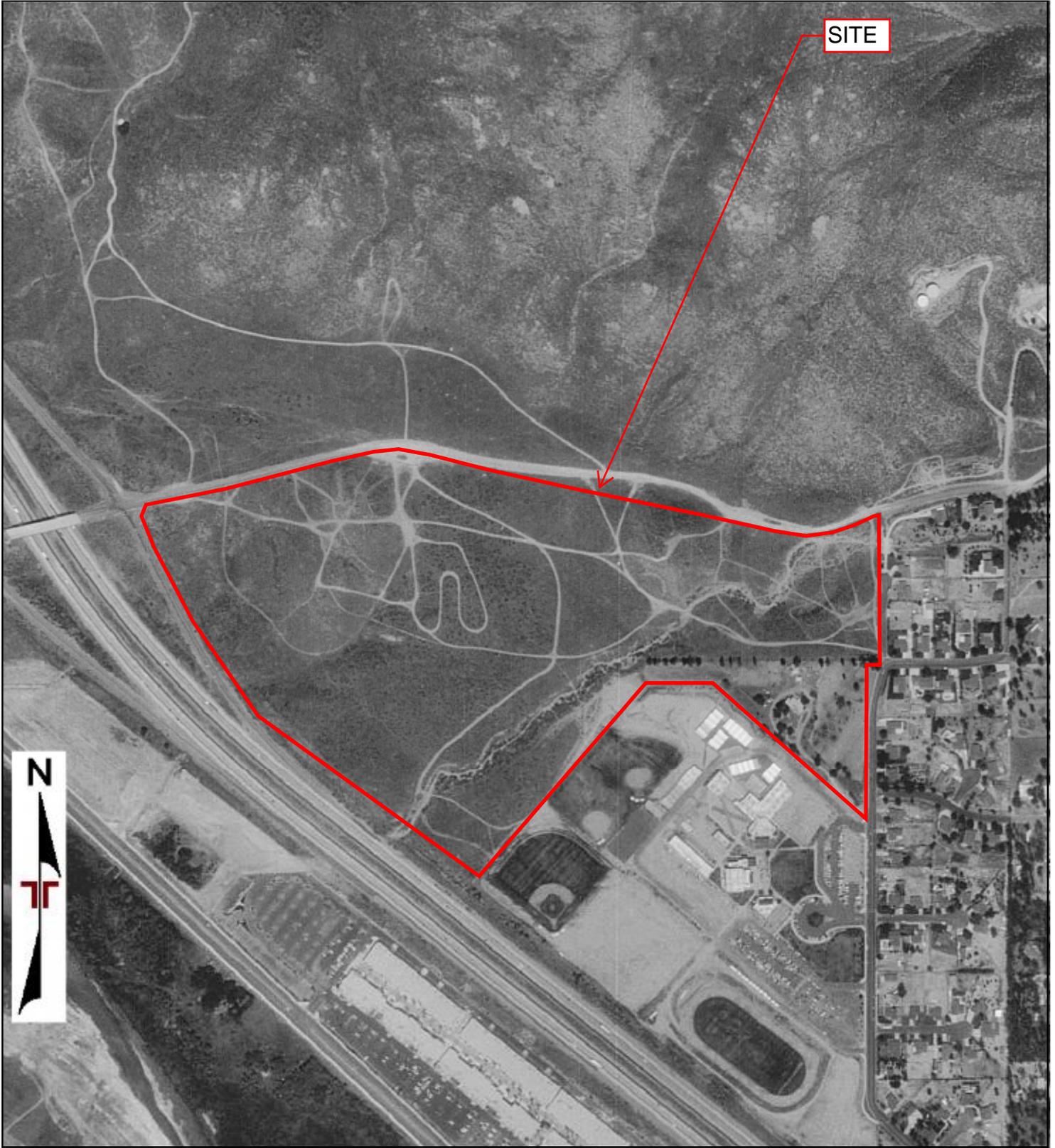
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	2005

1421 Edinger Avenue, Suite C
Tustin, California 92780

2005 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



0 Feet

500

1000

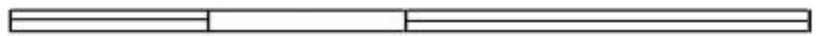
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1994



1421 Edinger Avenue, Suite C
Tustin, California 92780

1994 AERIAL PHOTOGRAPH	Appendix
TENTATIVE TRACT NO. 37305	C
APNs 389-200-037, 389-210-008, and 389-210-032 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA	



0 Feet

500

1000

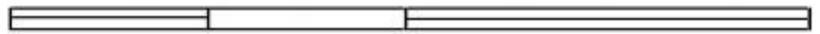
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1990


 1421 Edinger Avenue, Suite C
 Tustin, California 92780

1990 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



0 Feet

500

1000

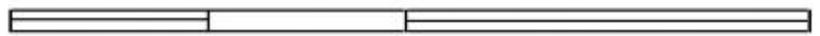
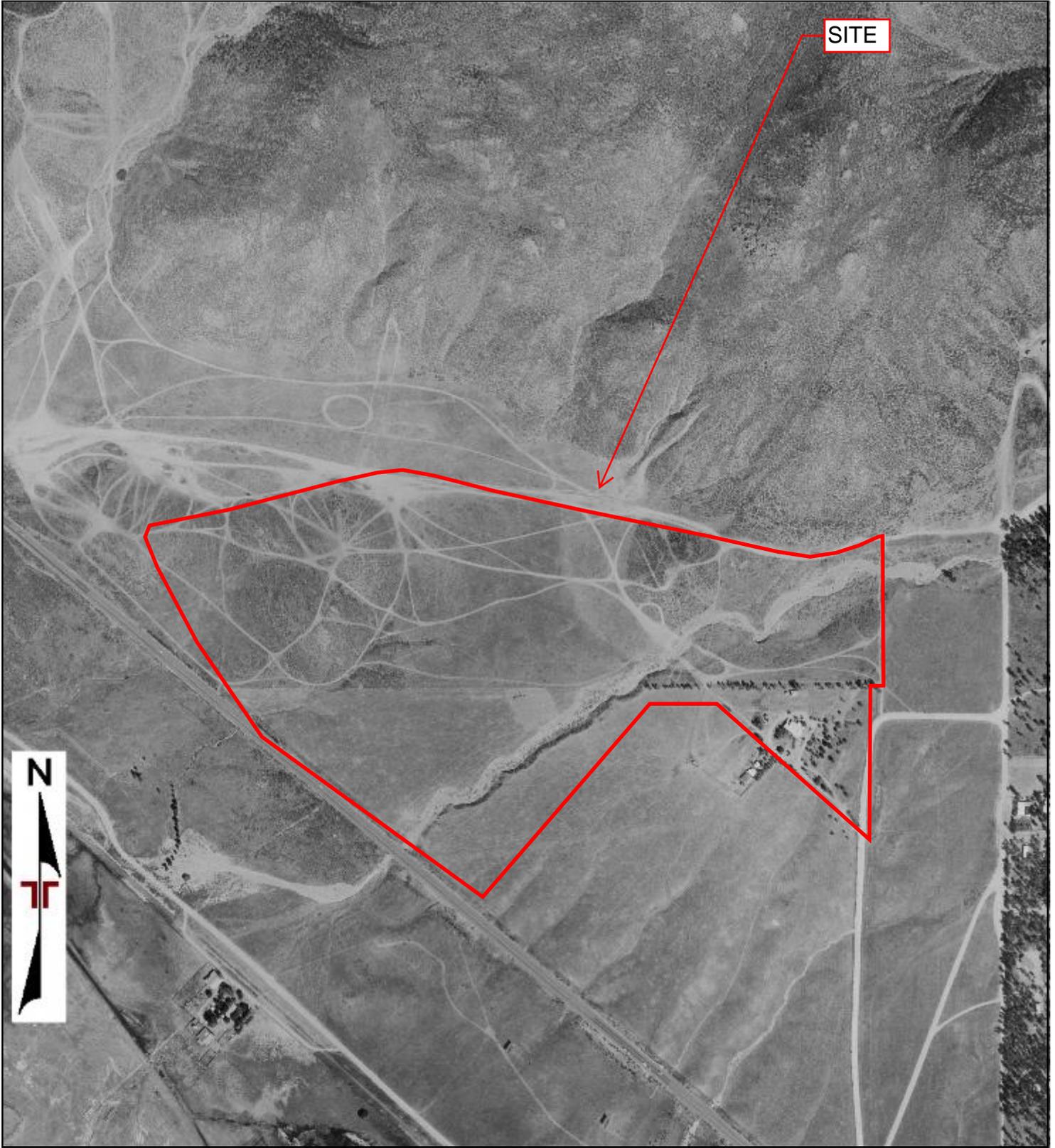
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1989

1421 Edinger Avenue, Suite C
Tustin, California 92780

1989 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



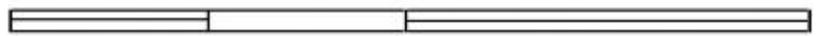
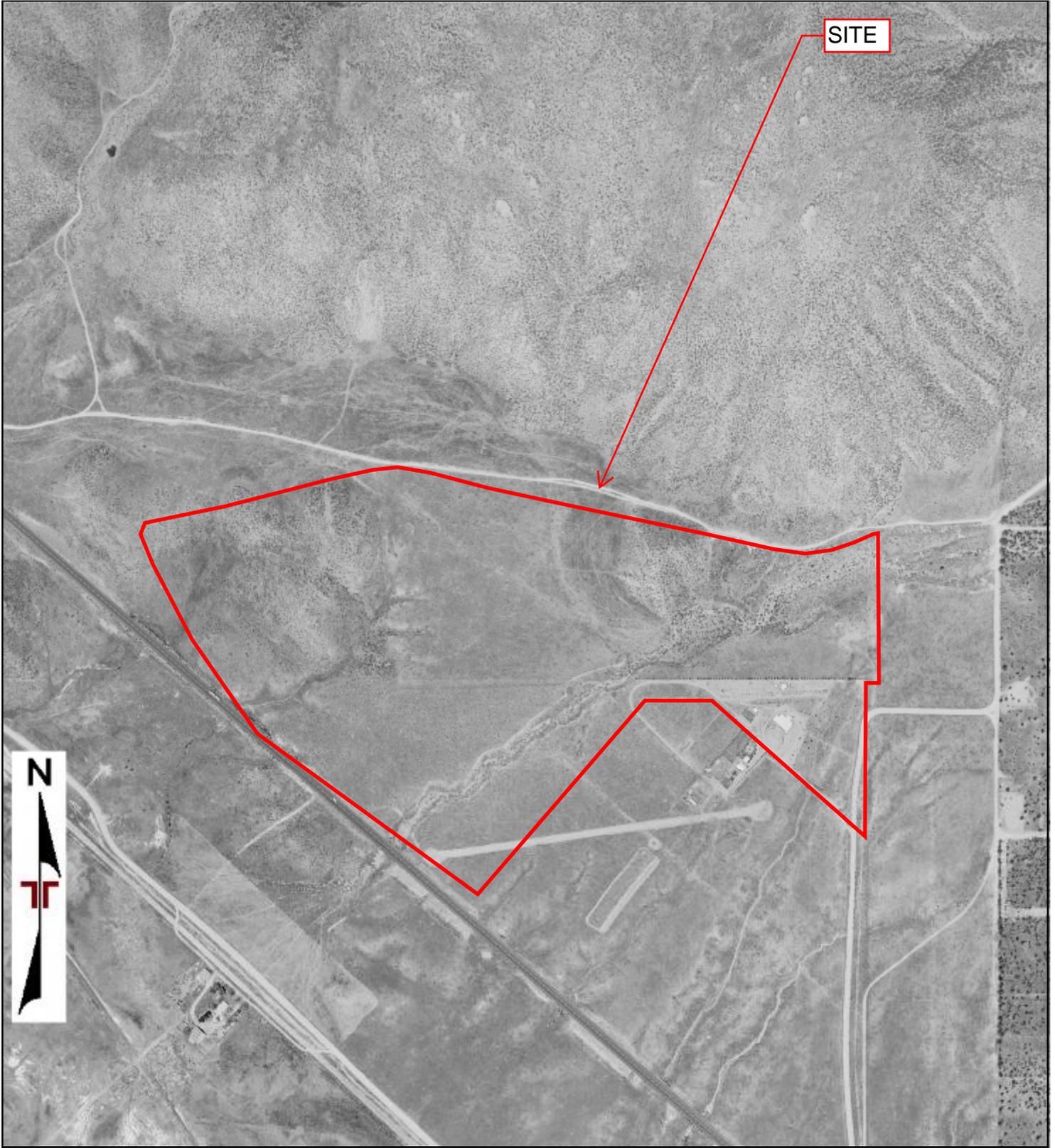
0 Feet 500 1000 2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1978

1421 Edinger Avenue, Suite C
Tustin, California 92780

1978 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



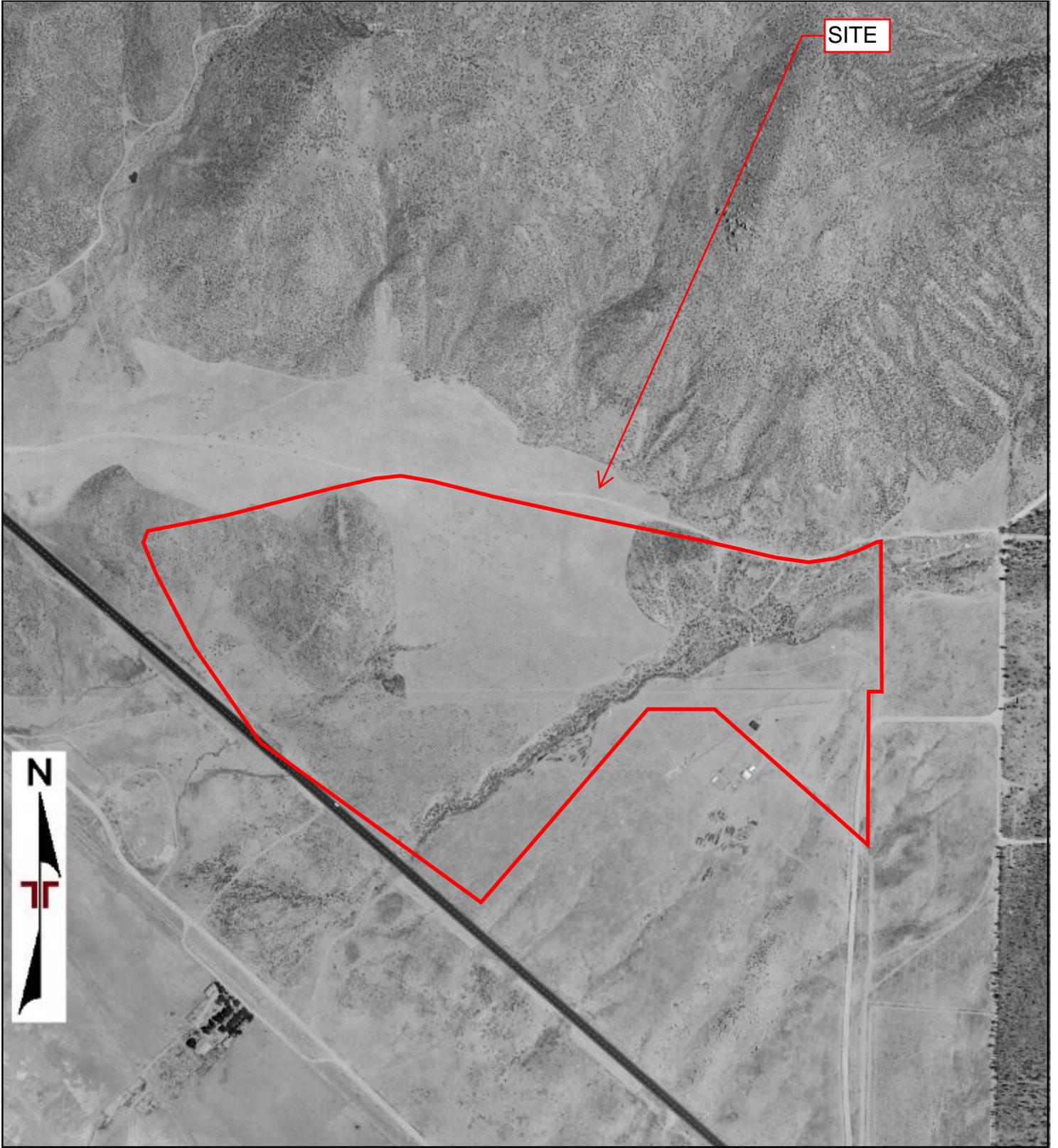
0 Feet 500 1000 2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1967


 1421 Edinger Avenue, Suite C
 Tustin, California 92780

1967 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



0 Feet

500

1000

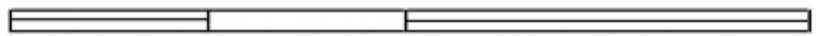
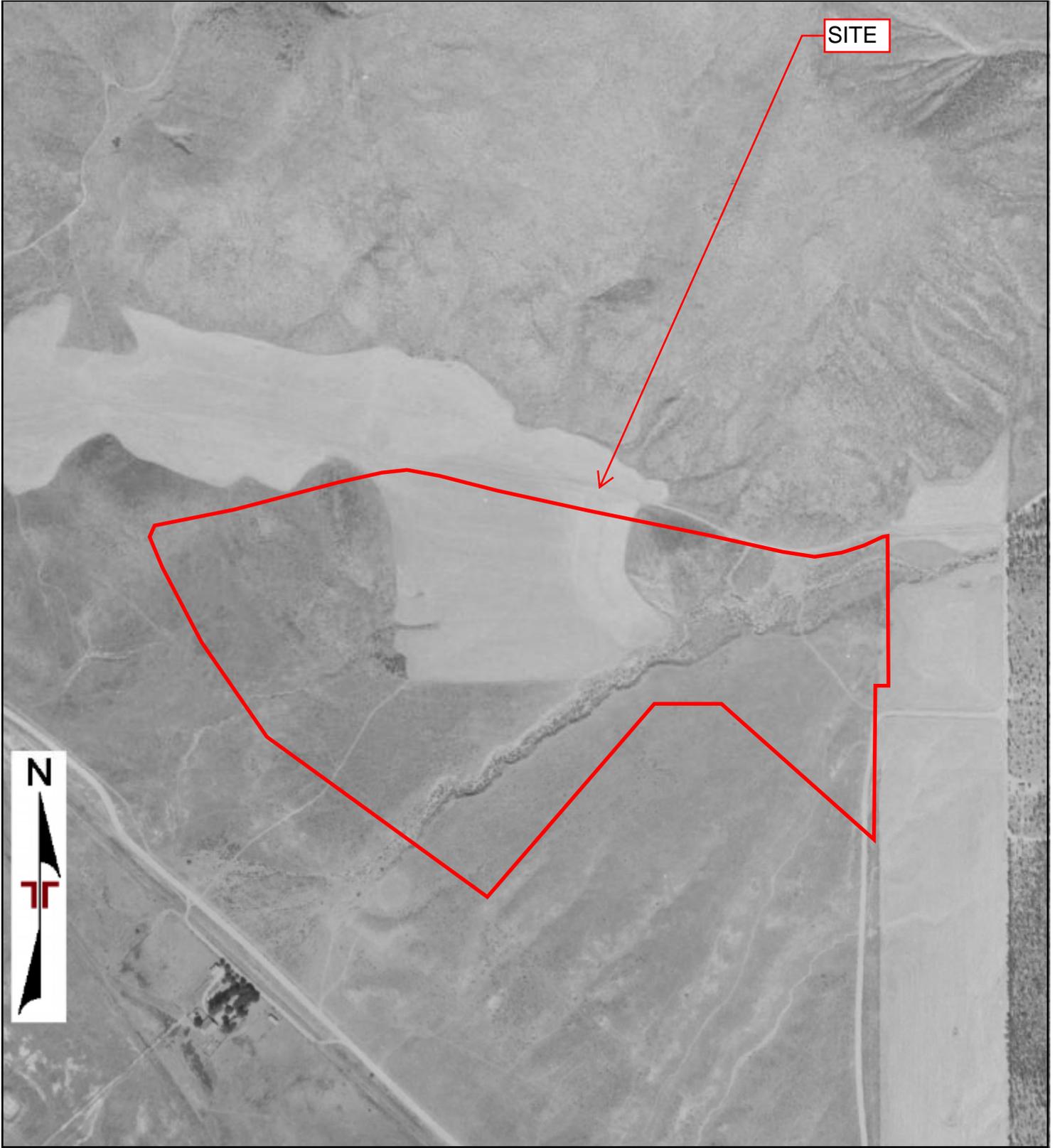
2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1961

1421 Edinger Avenue, Suite C
Tustin, California 92780

1961 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



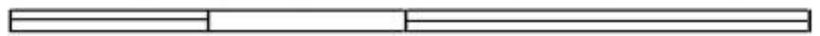
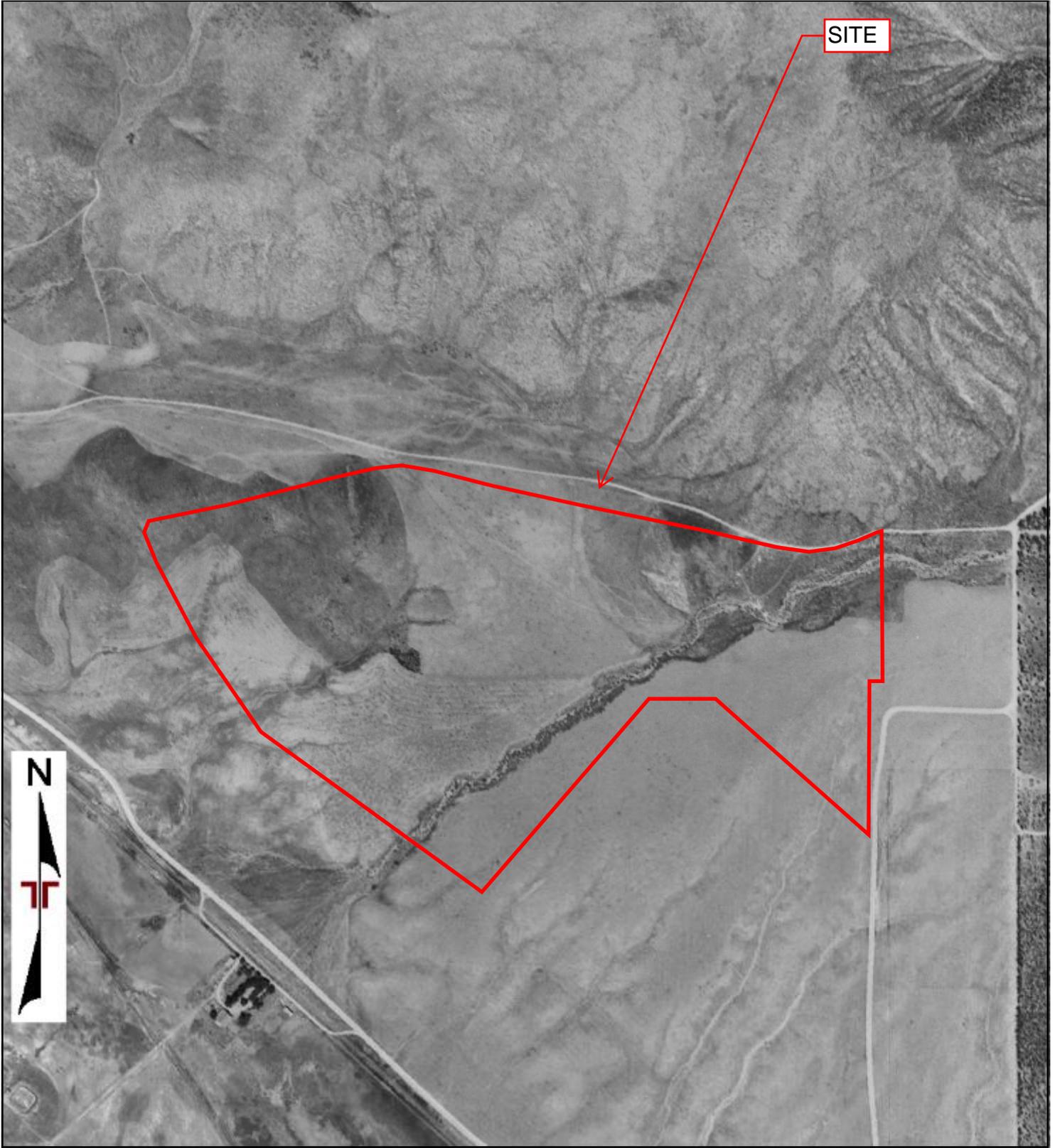
0 Feet 500 1000 2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1953

1421 Edinger Avenue, Suite C
Tustin, California 92780

1953 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



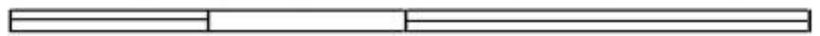
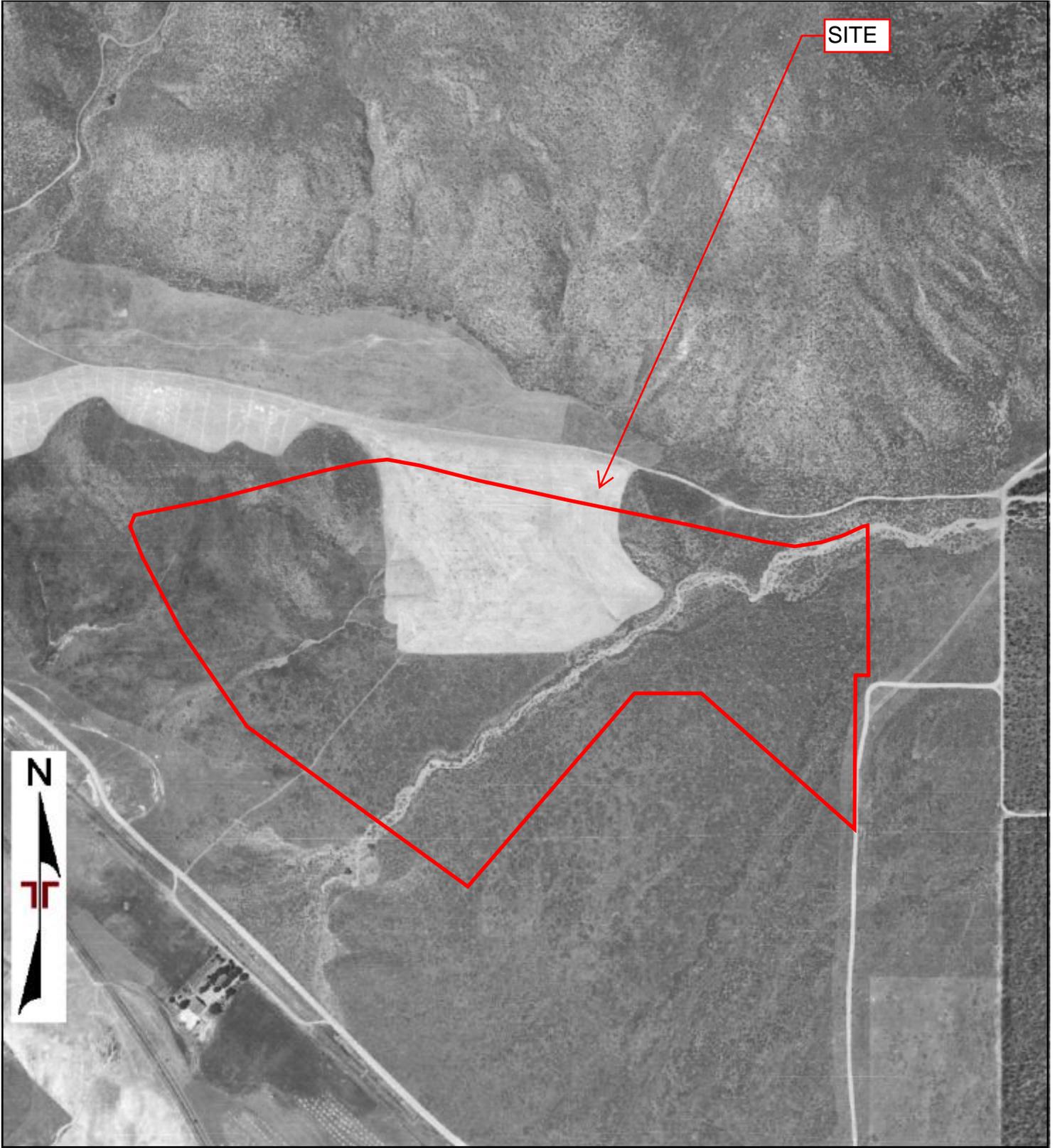
0 Feet 500 1000 2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1949

1421 Edinger Avenue, Suite C
 Tustin, California 92780

1949 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
 APNs 389-200-037, 389-210-008, and 389-210-032
 LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C



0 Feet

500

1000

2000

Project Manager:	Project No.
JRR	60177386
Drawn by:	Scale:
JRR	As Shown
Checked by:	File Name:
CAP	NA
Approved by:	Date:
CAP	1938

1421 Edinger Avenue, Suite C
Tustin, California 92780

1938 AERIAL PHOTOGRAPH
TENTATIVE TRACT NO. 37305
APNs 389-200-037, 389-210-008, and 389-210-032
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

Appendix
C

TENTATIVE TRACT NO. 37305

APN 389-200-037

Lake Elsinore, CA 92532

Inquiry Number: 4953892.5

June 05, 2017

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.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

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>
2013	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1990	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1985	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1980	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1975	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

APN 389-200-037
Lake Elsinore, CA 92532

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

NICHOLS RD

2013	-	Cole Information Services	Target and Adjoining not listed in Source
2008	pg A1	Cole Information Services	
2003	pg A2	Cole Information Services	
1999	pg A3	Cole Information Services	
1995	pg A4	Cole Information Services	
1992	pg A5	Cole Information Services	
1990	pg A6	Haines Criss-Cross Directory	
1985	pg A7	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1975	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street

Cross Street

Source

✓

-

Cole Information Services

NICHOLS RD 2008

18975 L S C PERFORMANCE
29511 SUA VICKERS
29541 OCCUPANT UNKNOWN
29570 MIRIT JARON
29590 OCCUPANT UNKNOWN
29595 DARYL BEATTIE
29600 JEFF HOLL
29610 WILLIAM MONTELEONE



-

NICHOLS RD 2003

18975 JACK SMEDLEY
LSC ENGINEERING
29492 OCCUPANT UNKNOWN
29511 RONALD VINSON
29541 JOANN JAWOROSKI
29570 MARY SILVA-MONTANO
29590 GLEN BURCHFIELD
29595 BEBE BEATTIE
29600 MARY STAPLES
29610 WILLIAM MONTELEONE

Target Street

Cross Street

Source

✓

-

Cole Information Services

NICHOLS RD 1999

29570 OCCUPANT UNKNOWN
29595 OCCUPANT UNKNOWN
29600 OCCUPANT UNKNOWN



-

NICHOLS RD 1995

18938 A LUA WOOD RECYCLING
LUA TRUCKING
18975 C & S MACHINE INC
19011 MATSON PRODUCTS INC
29511 OCCUPANT UNKNOWNN
29541 GRIFFIN, MICKEY L
29570 MONTANO, ALFREDO P
29600 OCCUPANT UNKNOWNN
29610 MONTELEONE, HELEN



-

NICHOLS RD 1992

18975 C&S MACHINE INC
CUNICO
SILOXANE TECHS INC
19011 MATSON PRODUCTS INC
29511 JAWOROSKI, LEON F
29570 HOFREITER, ALLEN
29600 HOLL, JEFFREY



NICHOLS RD 1990

NICHOLS RD (82) 92330 LAKE ELSINORE

18938	LINDELL Orlyn	674-6518	2
18975	★C&S MACHINE INC	674-2196	9
	★CUNICO	674-2987	9
	★J R W PRDCTNS&SONS	674-3040	+0
	★SANDAL TECHNOLOGY	674-1306	+0
	★SILOXANE TECHS INC	674-0681	9
19011	★CAL BRICK MTSN PRDS	674-7791	9
	★DESIGNER CABINT DRS	674-8502	7
	MATHIEU Robert	00	4
	★MATSON PRODUCTS INC	674-7791	9
29511	JAWOROSKI Leon F	674-1010	
29541	GRIFFIN Joann	00	4
29570	HOFREITER Allen	674-4873	+0
29610	XXXX	00	
	★ 8 BUS	6 RES	3 NEW

NICHOLS RD 1985

NICHOLS RD 92330
LAKE ELSINORE

18938	LINDELL ORLYN	674-6518	2
29511	JAWOROSKI LEON F	674-1010	0
29570	SCHERER JOHN	674-3026	2
29595	CULVER ROSS	674-2287	
29610	HANNA HAROLD P	674-8452	+5
★	0 BUS	5 RES	1 NEW

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

TENTATIVE TRACT NO. 37305
South of Nichols Road & East of I-15
Lake Elsinore, CA 92532

Inquiry Number: 5131747.2s
December 07, 2017

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	12
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

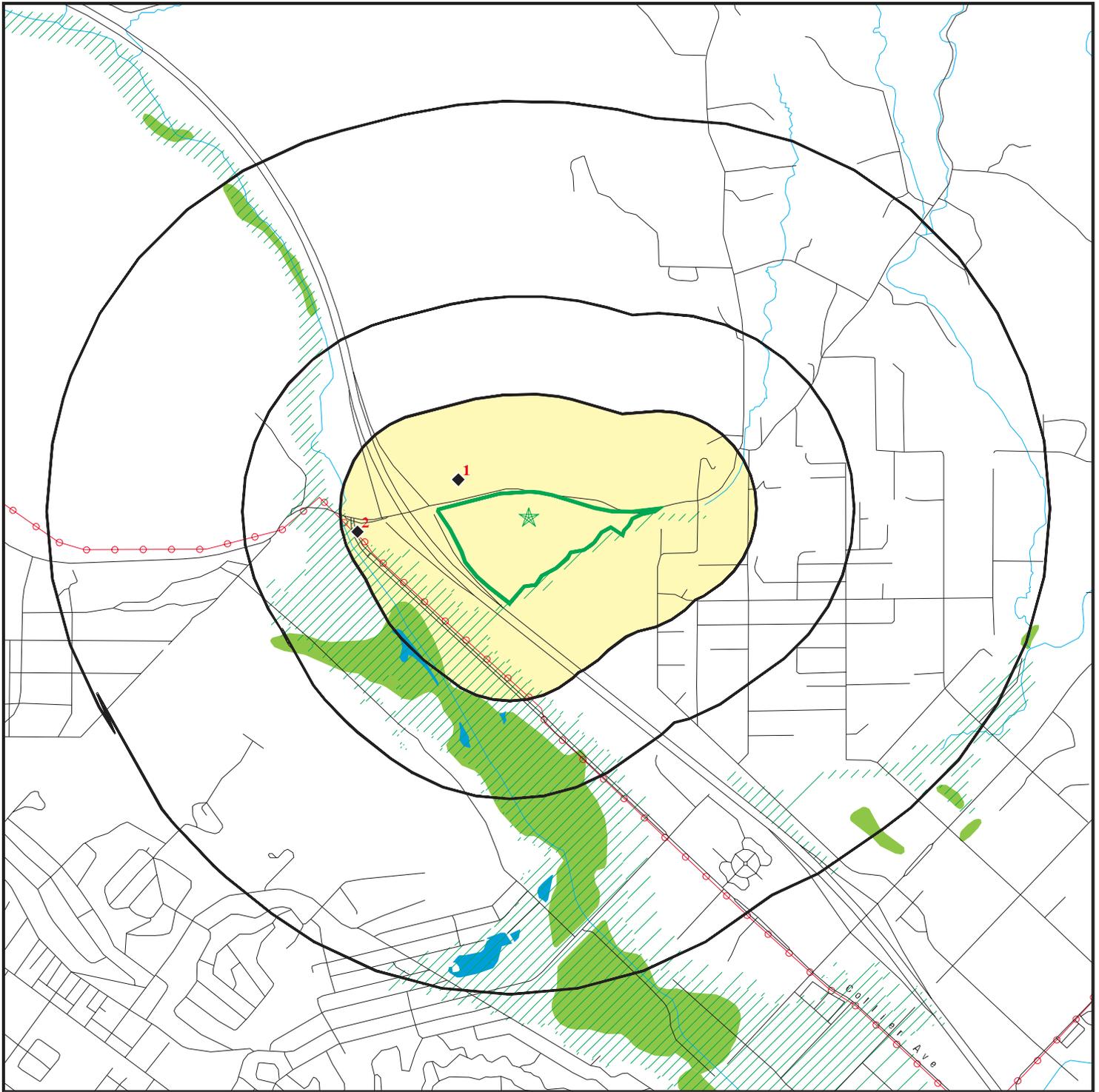
Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

OVERVIEW MAP - 5131747.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Power transmission lines

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 State Wetlands

 Upgradient Area

 Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mixed Use Development
 ADDRESS: South of Nichols Road & East of I-15
 Lake Elsinore CA 92532
 LAT/LONG: 33.706882 / 117.352422

CLIENT: Terracon
 CONTACT: Jeremy Rosenthal
 INQUIRY #: 5131747.2s
 DATE: December 07, 2017 4:55 pm

DETAIL MAP - 5131747.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mixed Use Development
 ADDRESS: South of Nichols Road & East of I-15
 Lake Elsinore CA 92532
 LAT/LONG: 33.706882 / 117.352422

CLIENT: Terracon
 CONTACT: Jeremy Rosenthal
 INQUIRY #: 5131747.2s
 DATE: December 07, 2017 4:56 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		1	0	NR	NR	NR	1
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		0	1	1	0	0	0	2
-------------	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
WNW
< 1/8
0.061 mi.
322 ft.

NICHOLS CANYON MINE
25555 MAITRI ROARD
, CA

MINES **S117662195**
N/A

Relative:
Lower

MINES:

Actual:
1292 ft.

Latitude: 33.708333
Longitude: -117.355556
Lead Agency identification code: 33.15
Lead Agency name: City of Lake Elsinore
Year of the operator supplied annual report: 2016
Type of report submitted by operator: 2
Number of acres disturbed by the mine: 80
Status of mining operation: ACTIVE
Status of mine reclamation: RECLAMATION NOT STARTED
Mine operator: CHANDLER AGGREGATES, INC.
Operator Address: 25555 MAITRI ROAD
Operator City, State, Zip: CORONA, CA 92883
Mine owner: NICHOLS ROAD PARTNERS, LLC
Owner Address: 25555 MAITRI ROAD
Owner City, State, Zip: CORONA, CA 92883
Reclamation plan identification number: 2418
Primary product produced by the mine: SAND AND GRAVEL
Type of mining utilized by mine: OPEN PIT
Conditional use permit identification number: 2006-1
Number of acres permitted for mining disturbance: 211
Total amount of funds posted by the mine for reclamation: 700000
Financial Assurance Cost Estimate for reclamation: 682697

2
West
1/8-1/4
0.212 mi.
1118 ft.

HOME DEPOT USA INC 8988
13282 COLLIER AVE
LAKE ELSINORE, CA 92530

RCRA-SQG **1009216674**
HAZNET **CAR000170894**

Relative:
Lower

RCRA-SQG:

Actual:
1267 ft.

Date form received by agency: 01/31/2006
Facility name: HOME DEPOT USA INC 8988
Facility address: 13282 COLLIER AVE
LAKE ELSINORE, CA 92530
EPA ID: CAR000170894
Mailing address: 1905 ASTON AVE
NO 100
CARLSBAD, CA 92008
Contact: ROBERT PERKINS
Contact address: 1905 ASTON AVE NO 100
CARLSBAD, CA 92008
Contact country: US
Contact telephone: 760-602-8700
Contact email: RPERKINS@3ECOMPANY.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOME DEPOT USA INC 8988 (Continued)

1009216674

Owner/Operator Summary:

Owner/operator name: HOME DEPOT USA INC
Owner/operator address: 2455 PACES FERRY RD D17
ATLANTA, GA 30339
Owner/operator country: US
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/26/2006

Owner/operator name: HOME DEPOT USA INC
Owner/operator country: US
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/26/2006

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D016
- . Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

- . Waste code: D018
- . Waste name: BENZENE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOME DEPOT USA INC 8988 (Continued)

1009216674

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

HAZNET:

envid: 1009216674
Year: 2010
GEPaid: CAR000170894
Contact: CHRIS BAKER
Telephone: 7136257015
Mailing Address: 5151 SAN FELIPE ST STE 1600
Mailing City,St,Zip: HOUSTON, TX 770563647
TSD EPA ID: CAD008364432
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.0355
Facility County: Riverside

envid: 1009216674
Year: 2010
GEPaid: CAR000170894
Contact: CHRIS BAKER
Telephone: 7136257015
Mailing Address: 5151 SAN FELIPE ST STE 1600
Mailing City,St,Zip: HOUSTON, TX 770563647
TSD EPA ID: CAD008364432
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.21
Facility County: Riverside

envid: 1009216674
Year: 2010
GEPaid: CAR000170894
Contact: CHRIS BAKER

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOME DEPOT USA INC 8988 (Continued)

1009216674

Telephone: 7136257015
Mailing Address: 5151 SAN FELIPE ST STE 1600
Mailing City,St,Zip: HOUSTON, TX 770563647
TSD EPA ID: CAD008364432
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.237
Facility County: Riverside

envid: 1009216674
Year: 2010
GEPaid: CAR000170894
Contact: CHRIS BAKER
Telephone: 7136257015
Mailing Address: 5151 SAN FELIPE ST STE 1600
Mailing City,St,Zip: HOUSTON, TX 770563647
TSD EPA ID: CAD008364432
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.026
Facility County: Riverside

envid: 1009216674
Year: 2008
GEPaid: CAR000170894
Contact: MELANIE KOSKE - HRT SPECIALIST
Telephone: 7606028700
Mailing Address: 1905 ASTON AVE # 100
Mailing City,St,Zip: CARLSBAD, CA 920087307
TSD EPA ID: CAD008364432
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.311
Facility County: Riverside

Click this hyperlink while viewing on your computer to access 36 additional CA_HAZNET: record(s) in the EDR Site Report.

Count: 17 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELSINORE	1010558061	SO CAL GAS/ELSINORE MGP	CNR OF RILEY,FLINT,SPRING, POT	92530	EDR MGP
ELSINORE CITY	S107540386		REINDEER PLACE, 1/4 MILE WEST	92530	CDL
LAKE ELSINORE	S107529909		1800 BLOCK OF TERETICORNIS	92530	CDL
LAKE ELSINORE	S107539782		ON CORNER OF RED GUM RD AND AC		CDL
LAKE ELSINORE	S107539605		NW CORNER OF WALNUT & LOOKOUT	92530	CDL
LAKE ELSINORE	S107539492		NE CORNER OF HWY 74 & CAMBERN	92530	CDL
LAKE ELSINORE	S107530464		2 MI. E OF EL TORO RD/CHIPPEWA		CDL
LAKE ELSINORE	S107537594		AT E END OF VIA DE LA VALLE	92532	CDL
LAKE ELSINORE	S107538456		END OF MAYHEW RD NR TEMESCAL R		CDL
LAKE ELSINORE	S107539822		ON EVERGREEN, 500 YDS W OF GRA	92530	CDL
LAKE ELSINORE	S107538772		HIGWAY 74 & GREENWALD, CORNER	92530	CDL
LAKE ELSINORE	S107532451		3 MILES UP DIRT RD, AT END OF	92532	CDL
LAKE ELSINORE	S107539954		ON MISSION TRAIL (200 YARDS IN	92530	CDL
LAKE ELSINORE	S107539966		ON MOUNTAIN STREET, 2 MILES WE	92530	CDL
LAKE ELSINORE	S107539557		NICHOLS ROAD, .5 MI EAST I-15		CDL
LAKE ELSINORE	S107540375		RED GUM DR,100 YD W OF CAMBERN	92530	CDL
RIVERSIDE COUNTY	S107541240		WINEVILLE, SW CORNER OF GAGELE		CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	09/21/2017	09/21/2017	11/09/2017
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2017	08/18/2017	09/21/2017
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	05/09/2017	07/26/2017	09/21/2017
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/21/2017	09/21/2017	10/13/2017
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	09/05/2017	09/06/2017	11/08/2017
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/02/2017	08/08/2017	10/16/2017
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2015	03/21/2017	08/15/2017
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	08/18/2017	08/22/2017	10/24/2017
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	07/21/2017	07/25/2017	10/17/2017
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/15/2017	08/22/2017	10/25/2017
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	05/30/2017	05/31/2017	08/15/2017
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2016	07/12/2017	10/17/2017
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/21/2017	08/22/2017	10/25/2017
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	10/10/2017	10/10/2017	10/17/2017
CA	ICE	ICE	Department of Toxic Substances Control	08/21/2017	08/22/2017	10/25/2017
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	09/11/2017	09/12/2017	11/09/2017
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	08/31/2017	09/05/2017	11/08/2017
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	09/11/2017	09/12/2017	11/09/2017
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Board	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Board	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Board	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Board	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Board	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Board	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Board	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Board	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Board	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Board	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	09/11/2017	09/12/2017	11/09/2017
CA	MINES	Mines Site Location Listing	Department of Conservation	09/11/2017	09/12/2017	11/01/2017
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	09/01/2017	09/06/2017	11/08/2017
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	06/16/2017	06/20/2017	10/17/2017
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/14/2017	08/17/2017	10/17/2017
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	09/05/2017	09/06/2017	11/08/2017
CA	PROC	Certified Processors Database	Department of Conservation	09/11/2017	09/12/2017	10/18/2017
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tank	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	09/11/2017	09/12/2017	11/09/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victori	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/14/2017	08/17/2017	09/21/2017
CA	SWRCY	Recycler Database	Department of Conservation	09/11/2017	09/12/2017	09/21/2017
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	01/20/2017	03/14/2017	05/03/2017
CA	UST	Active UST Facilities	SWRCB	09/11/2017	09/12/2017	11/08/2017
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	06/02/2017	06/06/2017	08/25/2017
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/15/2015	04/17/2015	06/23/2015
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/25/2017	09/26/2017	10/20/2017
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2017	08/03/2017	10/20/2017
US	CORRACTS	Corrective Action Report	EPA	09/13/2017	09/26/2017	10/06/2017
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	02/13/2017	02/15/2017	11/03/2017
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	05/30/2017	06/09/2017	09/15/2017
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/02/2017	09/06/2017	10/20/2017
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/18/2017	09/21/2017	10/13/2017
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	07/23/2017	09/06/2017	09/15/2017
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2017	08/17/2017	09/15/2017
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	12/23/2016	12/27/2016	02/17/2017
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/21/2017	09/21/2017	10/13/2017
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/14/2017	07/27/2017	10/06/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/26/2017	07/27/2017	10/13/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/24/2017	07/27/2017	10/06/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2017	07/27/2017	10/06/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/01/2017	07/27/2017	10/13/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/13/2017	07/27/2017	10/13/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/14/2017	07/27/2017	10/06/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/25/2017	07/27/2017	10/13/2017
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/26/2017	07/27/2017	10/06/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	05/02/2017	07/27/2017	10/06/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/01/2017	07/27/2017	10/13/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/13/2017	07/27/2017	10/13/2017
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	05/30/2017	06/09/2017	09/15/2017
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/11/2017	07/26/2017	10/13/2017
US	LUCIS	Land Use Control Information System	Department of the Navy	05/22/2017	06/13/2017	09/15/2017
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	05/30/2017	06/08/2017	09/15/2017
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2017	06/09/2017	10/13/2017
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	05/30/2017	06/09/2017	09/15/2017
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	10/02/2017	10/05/2017	10/13/2017
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	09/13/2017	09/26/2017	10/06/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	09/13/2017	09/26/2017	10/06/2017
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/13/2017	09/26/2017	10/06/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/13/2017	09/26/2017	10/06/2017
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/13/2017	09/26/2017	10/06/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2017	02/09/2017	04/07/2017
US	ROD	Records Of Decision	EPA	09/27/2017	10/12/2017	10/20/2017
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/11/2017	07/21/2017	10/06/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/11/2017	07/28/2017	10/06/2017
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2014	11/24/2015	04/05/2016
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/19/2017	06/20/2017	09/15/2017
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	07/13/2017	09/06/2017	10/06/2017
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	08/10/2017	08/30/2017	10/13/2017
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	05/10/2017	05/17/2017	09/15/2017
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	07/13/2017	09/06/2017	10/06/2017
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	08/10/2017	08/30/2017	10/13/2017
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	07/31/2017	08/30/2017	10/13/2017
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	10/25/2016	06/02/2017	10/13/2017
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/28/2017	08/18/2017	11/14/2017
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2016	04/11/2017	07/27/2017
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	10/01/2017	11/01/2017	11/13/2017
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2016	07/25/2017	09/25/2017
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2016	04/13/2017	07/14/2017
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map	Current USGS 7.5 Minute Topographic Map	U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
----	---------	-----------	-------------------	----------	------------	-------------

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

**APPENDIX E
CREDENTIALS**

JEREMY R. ROSENTHAL

ENVIRONMENTAL FIELD SCIENTIST

PROFESSIONAL EXPERIENCE

Mr. Rosenthal is a Field Environmental Scientist in Terracon's Orange County, California office. His responsibilities include Phase I Environmental Site Assessments. He also has experience working on Phase II Site Investigations, computer-aided design, asbestos surveys, and Engineering Materials Testing and special inspections.

PROJECT EXPERIENCE

Environmental Site Assessments (ESA)

Phase I ESA project support, historical researcher and site inspector on multiple office buildings, retail stores, warehouses, and telecommunications projects, mostly in the State of Arizona with a growing background in California. Mr. Rosenthal has offered support for Phase II ESAs and has been responsible for logging and describing soils and contaminants and properly collecting and transporting soil and soil vapor samples.

Hub II – Tucson, Arizona

Performed various materials testing during project construction. Project activities include site reconnaissance, soil density testing, concrete analysis, and on-site observations

Kneader's Bakery and Cafe – Tucson, Arizona

Performed soil density and moisture tests on over 30 feet of imported fill material.

Various Compliance Inspections and Testing – Arizona

Performed on-site field work special inspections and laboratory testing for numerous projects in Arizona. Perform lab tests for further analysis by conducting sieve analysis, compaction tests, plasticity tests, and concrete and grout strength tests.

Coronado National Forest Invasive Species Program – Tucson, Arizona

Identifying and removing invasive non-native species within Sabino and Bear Canyon.

Education

Bachelor of Science, Natural Resources and the Environment, University of Arizona, 2014

Certifications

OSHA 40-hour HazWoper

Asbestos Building Inspector Initial

ACI - Concrete Field Testing Technician - Grade I

CPR and First Aid Training

Affiliations

Tierra Sec: Society for Rangeland Management,

Work History

Terracon, Field Environmental Scientist, 2017-present

Terracon, Environmental Technician, 2016-2017

Terracon, Engineering Technician, 2015-2016

JPMorgan Chase Bank, Personal Banker/Teller, 2012-2015

University of Arizona, Mine-land reclamation Research Assistant 2013-2014

CARL A. PARTEN, P.G.

OFFICE MANAGER

PROFESSIONAL EXPERIENCE

Mr. Parten has over twenty-nine years of experience in environmental consulting in multiple regional regulatory districts throughout the United States. His professional experience includes comprehensive site investigations and remediation studies for Industrial and Hazardous Waste sites, municipal solid waste landfill sites and underground storage tank (UST) facilities.

He has successfully managed and obtained regulatory closure of over 30 Voluntary Cleanup Program (VCP) sites and leaking underground storage tank (LUST) facilities, and coordinated UST removal and closure for numerous facilities in multiple states throughout the United States. Mr. Parten continues to serve as a technical lead with Terracon and he possesses extensive experience in the installation of monitor wells, aquifer characterization, sensitive receptor surveys, risk-based assessments, vapor intrusion (VI) evaluations, and soil-gas assessments. Additionally, he has extensive experience in comprehensive soil and groundwater investigations on industrial facilities and municipal solid waste (MSW) landfill facilities, including evaluation of landfill gas/methane impacts. He has prepared and implemented corrective action work plans for remediation of chlorinated hydrocarbons at dry cleaner facilities and petroleum hydrocarbons at LUST facilities, MSW landfill facilities, and managed and implemented groundwater pump and treat, non-aqueous phase liquid (NAPL) recovery, and dual-phase vapor extraction systems for the recovery of petroleum hydrocarbons. Additionally, Mr. Parten developed work plans and implemented the remediation of heavy metals and poly-nuclear aromatic hydrocarbons (PAHs).

PROJECT EXPERIENCE

Industrial Facility – Union City, California

Subsurface investigation and delineation of heavy metals and polynuclear aromatic hydrocarbons (PAHs) in soil to facilitate the development of response actions and waste characterization/disposal of impacted environmental media at a large industrial facility with over sixty years of operations. Consulting services included preparation of investigation reports, response action work plans, and client/regulatory interaction.

Industrial Facility – Land-use Change/Private School, Los Angeles, CA

Environmental consulting services including Phase I Environmental Site Assessments (ESA) due diligence support, subsurface investigation activities to evaluate environmental media including soil, groundwater, soil gas and indoor / outdoor air. Services included a land-use change from an industrial facility to a private school. Prepared environmental investigation reports, regulatory interaction, corrective action design and work plan for management of environmental media.

USARC Facility – Mare Island, California

Environmental team leader for evaluation of an existing 32-acre military facility, Mare Island in California. The teaming effort included the preparation of a Technical Assessment report on the facility to provide USAR a decision making and programming tool to establish future

Education

Bachelor of Science, Geology, Sul Ross State University, Alpine, Texas, 1994

Additional Courses:

University of Houston TCEQ Texas Risk Reduction Program: Mod. I, II, and III

Roadmap to Remediation

CAPM Refresher Course, Texas A&M University

TNRCC Hazardous Waste Seminar

TNRCC PST Risk Assessments Seminar

TNRCC Pollution Prevention Training Workshop

API Risk/Exposure Assessment

Contaminant Fate and Transport Modeling in Risk Assessment

Environmental Hydrology / Soil Science

Certifications

Licensed Professional Geoscientist (P.G.), I.D. # 221, Texas Board of Professional Geoscientists 2003 (current)

Registered Professional Geologist (P.G.), I.D. # 004037; State of Tennessee, May 1996 (current)

TCEQ Corrective Action Project Manager, CAPM #01091 (current)

40 Hour OSHA Hazardous Waste Site & Waste Management Training

Affiliations

BDA/Orange County

CMAA

Groundwater Resource Assoc.

Geological Society of America

Work History

*Terracon Consultants, Inc. (Irvine),
Principal, Office Manager,
July 2010 to Present*

*Terracon Consultants, Inc. (Dallas),
Environmental Group Manager,
August 1998 to July 2010*

*ATC (formerly ATEC) Associates, Inc. -
Dallas, Texas, Senior Project Manager
April 1990 to August 1998*

*Terratech, Inc. - San Jose, California,
Environmental and Geotechnical
Technician
February 1989 to March 1990*

*Woodward-Clyde Consultants - San
Jose, California, Environmental and
Geotechnical Technician
March 1987 to February 1989*

restoration and replacement upgrades to the facility. The report included an evaluation of existing conditions of the site and facilities with respect to current mission and identified construction costs required to comply with USAR facility standards, Anti-Terrorism/Force Protection requirements, handicapped accessibility regulations, and current building codes. Conceptual costs for related improvements and environmental mitigation were presented.

Major Department Store Commercial Retail Portfolio

Environmental team lead for evaluating environmental site conditions and due diligence review, including overseeing Phase I Environmental Site Assessments and Phase II Environmental Site Investigations for over fifty retail facilities with automotive maintenance across California. Findings from subsurface investigations were used to support regulatory closure of select facilities to facilitate a real estate transaction across the United States.

Automated Fuel Dispensing Facilities – Camp Pendleton, California

Project scope included environmental and geotechnical investigations at six fueling existing/proposed facilities within Camp Pendleton, California. The project consisted of construction of new buildings, canopies, pavements, retaining walls, slopes, and installation of underground storage tanks (USTs), and other site facilities. Served as the primary client point of contact and environmental technical leader.

Mixed-Use High-rise Building, West Hollywood, California

Conducted comprehensive investigation and assisted the client through enrolling and interacting with the DTSC / VCP regarding chlorinated solvent and heavy metal-impacted soil and groundwater. Provided construction management oversight to manage impacted soils and assisted the client in waste disposition, permitting and regulatory compliance interaction. A total of 52,000 cubic yards of soil was removed from the site and disposed at an off-site facility, prior to the construction of a \$170M high-rise multi-use complex. Terracon's support services allowed for significant savings in construction, on an expedited timeline in concert with the construction schedule.

Underground Storage Tank and Soil Remediation – Regional Water Board, Squaw Valley, CA

Terracon assisted a private developer with the regulatory closure of an underground storage tank (UST) site located in Squaw Valley, California. The abandoned 10,000-gallon UST was responsible for a release of heavy waste oils to the ground surface and banks of a creek. Following disposal of the UST, approximately 70 cubic yards of petroleum-impacted soils were excavated and properly disposed. Interaction with the Regional Water Board and Public Notification resulted in the issuance of case closure.

Retail Shopping Center – Former Dry Cleaners Facility – DTSC, Fremont, CA

Conducted extensive site investigation activities to evaluate the magnitude and extent of chlorinated solvents identified in the vicinity of a former dry cleaners facility, including an evaluation of groundwater, soil, soil-gas and indoor vapors as a result of a chlorinated solvent plume. Mr. Parten provided direct support and interaction with client, client legal team and DTSC representatives to manage the closure process, including the preparation of work plans and environmental investigation reports, risk-based human health evaluation, and response actions.

Soil Remediation – Riverside County Regulatory Oversight, Telecommunications Site, Perris, CA

Terracon assessed the magnitude and extent of a surficial release of petroleum hydrocarbons, developed a work plan, approved by overseeing agency, and conducted remediation, removal and legal disposal of 80 cubic yards of non-hazardous soil.

Municipal Landfill – VCP Site

Successfully oversaw and managed the engineering design and construction quality assurance for the closure and restoration of a high-profile MSW landfill in accordance with regulatory standards, subsequent to significant investigation activities. The remedy consisted of removal and consolidation of wastes and construction of LFG recovery trenches to prevent migration of landfill gas. The remedy utilized engineering controls and removal of impacted media. Project management responsibilities included coordination with Local, State and Federal officials, public/neighborhood communications, and interaction with attorneys, and management of project budgets that exceeded \$4.5 million over seven years. Terracon continues to provide post closure care monitoring and O&M for the site.

Department of Transportation Contract

Successfully managed a two-year environmental services contract with the Texas Department of Transportation (TxDOT) and coordinated multiple Terracon offices to provide geographic coverage of environmental consulting service throughout Texas. Mr. Parten was the liaison to TxDOT for the performance of environmental consulting services, and provided senior technical review of environmental investigations, Phase I ESAs, removal of underground storage tanks, remediation of affected media and waste management, asbestos and lead-based paint investigations, and management of financial metrics and budgets in strict conformance with negotiated fees and procedures under a \$2,000,000 contract.

City-Operated LUST Facilities

Provided senior project management of 14 City operated LUST facilities through coordination of investigation, regulatory reporting and response actions in the pursuit of closure. Mr. Parten was responsible for managing all site activities, evaluation of data, reporting, communicating with local and state officials, and management of budget and schedule requirements.

Municipal Property

Provided senior project management and technical review of several properties, including the remediation of metals and PAH-impacted soils, using a combination of excavation and removal and in-place stabilization. Work was performed under the EPA Brownfields Program and the Voluntary Cleanup Program. The \$1.2 million dollar remediation project was part of a high-profile downtown parks and recreation redevelopment project that successfully established LEED Certified public parks in areas once occupied by commercial and industrial property. Mr. Parten was responsible for managing all site activities, evaluation of data, reporting, communicating with local and state officials, and management of budget and schedule requirements.

3.023-Acre Tract – VCP Site

Successfully managed a Phase I ESA and subsequent comprehensive site investigation to evaluate historical site activities and non-native fill material. Chemicals of concern included VOCs, TPH, metals and PAHs in on-site soil and groundwater. Subsequent to completion of a risk-based assessment, response actions including remediation of approximately 1,500 cubic yards of impacted soils was performed to obtain a voluntary cleanup program Certificate of Completion. Mr. Parten was responsible for managing all site activities, evaluation of data, reporting, and communication with state officials.

Retail Shopping Center – VCP Site

Conducted extensive site investigation activities to evaluate the magnitude and extent of chlorinated solvents identified in the vicinity of a former dry cleaners facility. The chlorinated solvent plume was defined to drinking water standards and was delineated to a creek channel nearly 1,200 feet from the source property. Based on site investigation results, assisted the property owner in entering the site into the VCP, and managed and implemented response actions and treatment of affected media utilizing a combination of source-removal/excavation (750 cubic yards) within the building interiors, hydrogen-releasing compound (HRC®) treatment of backfill, and HRC injection into the underlying soil and groundwater across the site. Treatment technology effectively remediated affected soils and significantly reduced contaminant levels within the on-site source areas. Additional response actions were conducted to reduce on-site groundwater contamination levels through HRC injection at over 250 locations. Monitored natural attenuation and groundwater monitoring was performed for a period of approximately four years. Mr. Parten assisted the client in the establishment of a deed restriction (Municipal Setting Designation) that restricted the use of groundwater on the site. Mr. Parten interacted with City and State officials and prepared and submitted multiple reports documenting site activities, and managed a project budget totaling \$1,200,000.

Additional Project Experience

Under the direction and senior technical review by Mr. Parten, final site closure has been obtained for over thirty VCP, Innocent Owner/Operator Program, LUST, and Industrial and Hazardous Waste facilities in multiple states across the United States. Additionally, Mr. Parten has coordinated and managed the removal of dozens of underground storage tank (UST) systems and remediation of contaminated soil and groundwater. Mr. Parten has provided expert testimony on multiple projects, and is a primary point of contact interacting with environmental attorneys and regulatory agencies.

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally exempt small quantity generators.
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms (cont.)

<i>Term/Acronym</i>	<i>Description</i>
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC 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.
ILP	Innocent Landowner/Operator Program
LQG	Large quantity generators.
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.

Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	Description
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	Pico Curies per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in Pico Curies per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. <i>De minimis</i> conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).

Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	Description
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small quantity generator.
SWF/LF	State and/or Tribal database of solid waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates "waters of the US," also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>