

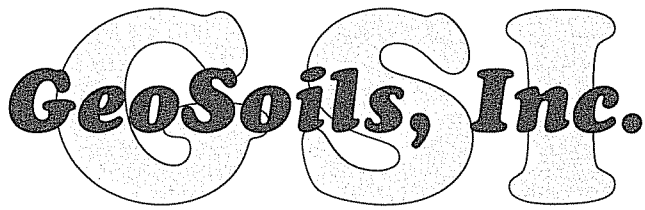
**UPDATE PHASE I ENVIRONMENTAL SITE ASSESSMENT
15712 GRAND AVENUE (APN 381-030-005)
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA 92530**

FOR

**MR. JOHN GAMBLE
c/o SCOTT ZEIDA
P.O. BOX 463094
ESCONDIDO, CALIFORNIA 92046**

W.O. E6318-SC

FEBRUARY 14, 2012



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February 14, 2012

W.O. E6318-SC

Mr. John Gamble
c/o **Scott Zeida**
P.O. Box 463094
Escondido, California 92046

Subject: Update Phase I Environmental Site Assessment, 15712 Grand Avenue
(APN 381-030-005), Lake Elsinore, Riverside County, California 92530

Dear Mr. Gamble:

Pursuant to your request and authorization, GeoSoils, Inc. (GSI) is pleased to present the results of our update Phase I Environmental Site Assessment (ESA) for the subject property. At your request, GSI has updated the previous referenced ESA reports for the site area by GSI (2008 [see Appendix A]), as it pertains to the proposed commercial development of 15712 Grand Avenue (APN 381-030-005), City of Lake Elsinore, Riverside County, California 92530. This study was conducted for the purpose of reassessing, to the extent practical, the potential for the presence of hazardous materials/waste and/or petroleum contamination at the subject site.

Please note that GSI has performed this update Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05. This practice is intended, by the ASTM Committee E 50, to be a general guideline standard and utilized on a voluntary basis. Any major exceptions to, or deletions from, this practice are described in the relevant sections of this report. Unless specifically superseded herein, the conclusions and recommendations contained in GSI's previous reports (see Appendix A), remain pertinent and applicable, and should be appropriately implemented.

SUMMARY

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

- Based upon our review of historic land use utilizing readily available maps and historical aerial photographs, a previous interview with Mr. Ron Jiron (GSI, 2008), previous property owner, an interview with Mr. John Gamble, current property owner, and our recent site reconnaissance, the subject site appears to have been

generally vacant and undeveloped from at least 1938 until at least 1953. Historic aerial photographs indicate the property, as well as surrounding properties, were utilized for agriculture until sometime prior to 1953. According to our previous interview with Mr. Jiron (GSI, 2008), a motel complex was built in 1953 and was demolished sometime in 1994.

- Based upon the historical use of portions of the subject property for agricultural purposes, there is a potential for historically restricted agricultural chemicals (i.e., pesticides and/or herbicides) to have been applied onsite. As is typical in Riverside County and throughout California, this use may have resulted in detectable concentrations of chemical residues to remain within near-surface earth materials. It is likely that significantly high residue concentrations would not be detected unless agricultural chemicals were stored onsite or were accidentally spilled, improperly applied, or illegally disposed of onsite. Although a majority of currently banned (i.e., restricted) pesticides have not been used for at least 20 years, there remains a potential for historical farming operations to have utilized restricted agricultural chemicals onsite. This application may have resulted in some persistent chemical residues to remain on the subject property. Under normal conditions, most restricted pesticides/herbicides currently used in California readily degrade, and are not overly persistent in nature. There are, however, certain restricted (and currently banned) agricultural chemicals that were commonly used over 20 years ago throughout California that are known to be a persistent substance in nature.
- Based upon our most recent site reconnaissance conducted on February 8, 2012, the property is currently vacant and undeveloped. A chain-link fence is located at the entrance of the property to limit site access. The previous concrete slabs and swimming pool noted during our initial Phase I ESA (GSI, 2008) have been subsequently demolished and removed from the site. The swimming pool area is now backfilled with native onsite soils. The sewer pump station noted during our initial Phase I ESA (GSI, 2008) is still present on the northern portion of the property, however, the pump, noted previously (GSI, 2008), has been removed. Very minor trash/demolition debris (i.e., concrete and asphalt) was observed across portions of the site. An old boat dock exists at the eastern portion of the property boundary near Lake Elsinore. Power lines were noted onsite, located on the southern margin of the site. Two (2) transformers were noted on the power lines onsite. A Riverside County Flood Control District (RCFCD) drainage channel is located along the southeast border of the property. Septic systems may exist in the locations of the former structures.
- There was no significant visible surficial staining on the property; however, the trash/demolition debris was not disturbed. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination, and asbestos containing materials (ACM's) were not readily observed. With the exception of the old sewer lift station holding tank, and the potential for septic tank (systems) in the location(s) of the demolished structures,

there was no evidence of underground storage tanks observed and no above ground storage tanks were observed on the subject property.

- Properties adjacent to, and surrounding, the site currently consist of the Shore Acres Mobile Home Park to the northwest, Lake Elsinore to the northeast, residential development to the southeast and Grand Avenue and vacant land to the southwest of the property. These properties are not anticipated to represent a significant environmental concern to the subject site, provided lawful procedures for petroleum products and restricted household/agricultural chemical use and storage are and have been followed.
- Depth to groundwater onsite is reported to be ± 10 to ± 15 feet in depth, based on our geotechnical report (GSI, 2006). Groundwater may be encountered at shallow depths in the form of perched water on resistant strata or rock. Except of Lake Elsinore, no surface water was observed onsite. The local groundwater gradient is estimated to be in a northeasterly direction following topography.
- Based upon review of our agency database records search, there are no listings of permitted above-ground and/or underground tanks on the subject property. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste for the subject site.

There is a total of three (3) mapped risk sites (with multiple listings) reported in the agency database records search. Of the three (3) mapped risk sites, one of these risk sites, Exxon/Texaco/Tuneup Center, 15883 Grand Avenue, is located 0.08 miles southwest (cross groundwater gradient) is reported as a registered Leaky Underground Storage Tank (LUST) and a Underground Storage Tank (UST). The registered LUST has a status of "case closed" in 1999. The second site, Bridge Creek Development, is located 0.38 miles northwest of the site at 15410 Grand Avenue (cross groundwater gradient), and is reported as a Leaky Underground Storage Tank (LUST). The registered LUST has a status of "case closed" in 1999. The third site, Elsinore High School#4, Grand Avenue/Riverside Drive, located approximately 0.47 miles northwest (cross groundwater gradient). This site is reported by the school district as "no further action required." Based upon the status of these risk sites, it is GSI's opinion that these three (3) risk sites are considered to have a low environmental risk potential to the subject site.

There are three (3) unmapped risk sites reported in the database search, due to insufficient information. GSI also reviewed the location of these unmapped sites, and it appears that one risk site (EPMAR) is located greater than 1 mile from the subject site. The second site, the Elsinore High School #4, was discussed in the above paragraph. The third unmapped site, Bureau of Indian Affairs with unknown address, has no specific information provided in the data base records. Based on the available data, it is GSI's opinion that these risk sites do not represent a significant potential to environmentally impact the subject property based upon their status and/or location.

- There does not appear to be a documented and/or reported commercial or industrial facility, or a municipal landfill, within a 1-mile radius of the site that represents a significant environmental concern to the subject site.
- This assessment has revealed no evidence of significant recognized environmental conditions in connection with the property.

Based upon the scope of work completed, GSI concludes that the overall potential for significant amounts of hazardous materials/waste and/or petroleum contamination onsite is low: the uncertainty of potential environmental concerns cannot be eliminated. This assessment has revealed no visual evidence of recognized environmental conditions associated with the subject site other than the aforementioned. Based upon the information obtained during the course of our recent assessment, pursuant to the limitations set forth in the text of this report, the site is considered acceptable for the proposed commercial use, provided the following mitigation measures are properly implemented during planning, design, and construction.

- Based upon the historic use of the subject property for agricultural purposes, an agricultural chemical residue survey should be considered. Accordingly, the Client may consider having language in the purchase contract regarding this contingency, and the potential monetary ramifications for the remediation (if any) of chemical residues detected onsite during the future survey, because the exact form of mitigation (if any) is unknown at this time.

If any concentration of pesticides is detected onsite, and the affected soil is to be re-used onsite (such as compacted fill during grading), waste discharge requirements (WDRs) must be obtained by the owner/discharger from the Regional Water Quality Control Board (RWQCB); however, prior to obtaining the WDRs, a Report of Waste Discharge (RWD) must be submitted to the RWQCB. The type of supporting information provided to the RWQCB in support of a RWD and application for WDRs depends on if the pesticide concentrations are found to be nonhazardous waste or hazardous waste.

The purpose of a preliminary evaluation, therefore, is to screen the subject property for possible residues, and does not represent a detailed agricultural chemical residue survey which may be required prior to receipt of WDRs and a grading permit. A preliminary (i.e., limited) survey would allow for detection of specific constituents which may better define overall future costs, if any.

- Based on the historic property use, septic tanks (systems) may exist on the property. Although not considered a hazardous waste, any buried septic systems should be properly removed or abandoned following health department guidelines.
- Any remaining trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements should

be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.

- Based upon the relative age of the structures onsite, there is the potential for construction materials to contain asbestos (ACM), GSI recommends that an asbestos survey should be performed on the materials by a licensed asbestos contractor prior to demolition, removal, and disposal. A lead paint assessment could also be performed at that time, since the dock has been previously painted.
- Based upon the information collected by GSI during this update environmental site assessment, further studies or action, other than the above, are not proposed from an environmental viewpoint, at this time.

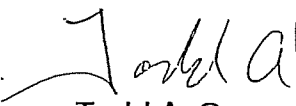
Please note, we have performed this update Phase I Environmental Site Assessment for the subject property in general conformance with the scope and limitations of ASTM Practice E 1527-05. This practice is intended, by the ASTM Committee E 50, to be a general guideline standard and used on a voluntary basis. Any major exceptions to, or deletions from, this practice are described in the relevant sections of this report.

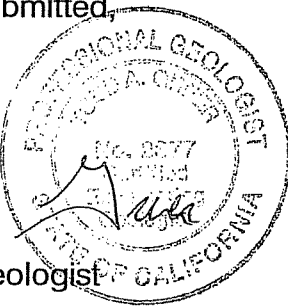
GSI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed all the appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of GSI personnel who worked on this project are included in Appendix D.

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

Respectfully submitted,

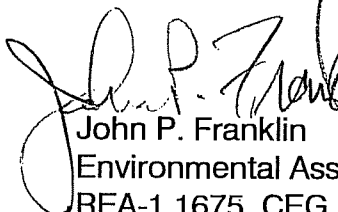
GeoSoils, Inc.

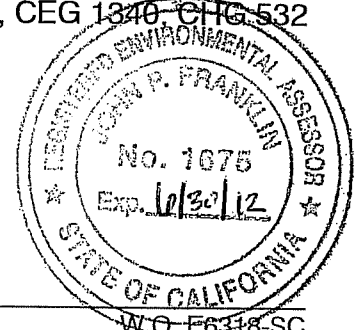
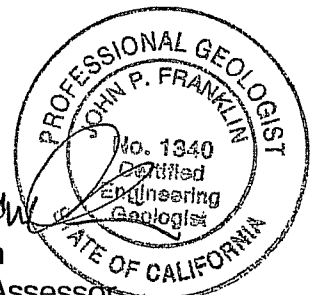

Todd A. Greer
Engineering Geologist
CEG 2377



TAG/JPF/jh

Distribution: (4) Addressee


John P. Franklin
Environmental Assessor
REA-1 1675, CEG 1340, CHG 532



Mr. John Gamble

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GeoSoils, Inc.

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Appendix D - Resumes of GSI Personnel	Rear of Text

**UPDATE PHASE I ENVIRONMENTAL SITE ASSESSMENT
15712 GRAND AVENUE (APN 381-030-005)
LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA 92530**

INTRODUCTION

Purpose and Scope

In accordance with our proposal and Client's authorization, GeoSoils, Inc. (GSI) has completed this update Phase I Environmental Site Assessment (ESA) covering the subject site, the location of which is generally illustrated on Figure 1 (Site Location Map). The subject property is described as:

**15712 Grand Avenue (APN 381-030-005)
Lake Elsinore, Riverside County, California 92530**

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

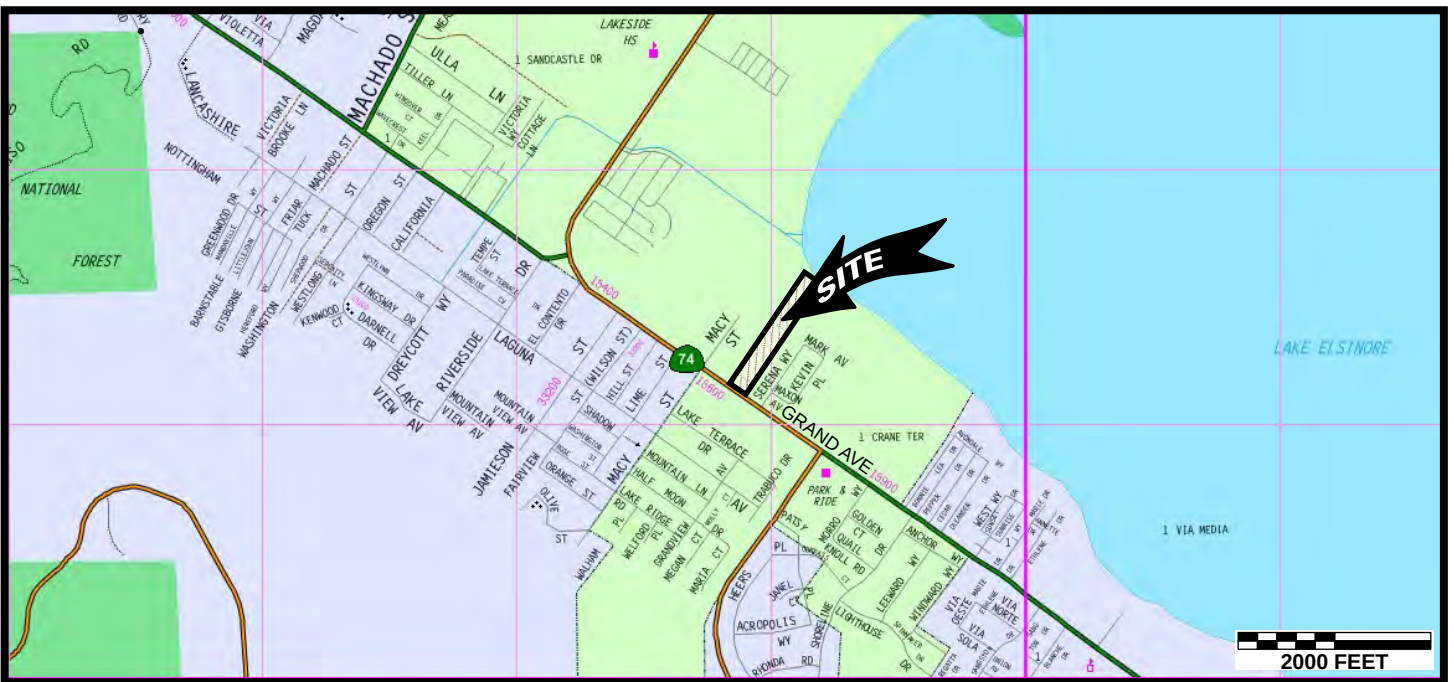
The presence or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground,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

The scope of work included:

1. A review of previous geotechnical reports for the site, and available geologic and environmental documents (see Appendix A [listing]);
2. A reconnaissance of the subject property and surrounding areas to visually assess current utilization, and for indications of potential surface contamination (see Appendix B);
3. A review of government database documents (see Appendix C, in PDF on disc only [pertinent reports are also included in Appendix C as PDF]) concerning available environmental information for the subject property; and,
4. Preparation of this report, which presents the findings of this study and presents GSI's conclusions and recommendations.



Base Map: TOPO!® ©2003 National Geographic, U.S.G.S. Alberhill and Lake Elsinore Quadrangles, California, Riverside Co., 7.5 Minute, dated 1997.



Base Map: The Thomas Guide, Los Angeles & Orange Counties, Digital Street Guide and Directory, 2008 Edition, by Thomas Bros. Maps, pages 855 and 856.



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ALL LOCATIONS APPROXIMATE

GeoSoils, Inc.

SITE LOCATION MAP

Mr. John Gamble
15712 Grand Avenue, Lake Elsinore

Figure 1

W.O. E6318-SC

DATE 02/12

SCALE: Bar Scale

Limitations and Exceptions

This study does not include any of the following:

- Geotechnical evaluation of the subject property;
- Water and/or soil sampling and analyses;
- Identification or evaluation of wetlands;
- Consideration of possible future contamination of the subject property from adjacent or surrounding facilities or properties; and,
- Asbestos, radon gas, mold, lead paint, methane, electromagnetic, sludge, or biologic evaluation(s).

Special Terms and Conditions

This report is intended for the use of the Client (Mr. John Gamble c/o Scott Zeida). This report is based upon field conditions observed during our reconnaissance of the site on February 8, 2012. Site conditions may change from time to time, in response to natural and human-made conditions. The contents should not be relied upon by any party other than the aforementioned without the express written consent of GSI.

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

SITE DESCRIPTION AND RECONNAISSANCE OBSERVATIONS

Site/Project Description

The project area consists of roughly ± 4.87 acres of relatively gently sloping terrain located at 15712 Grand Avenue in the City of Lake Elsinore, Riverside County, California (see Figure 1, Site Location Map). The rectangular-shaped property consists of an old motel site along Grand Avenue. It is likely that some grading/earthwork was performed in the past to create the building pad(s) for the previous motel structure(s). However, the nature of any such old earthwork is not readily apparent as the site has been demolished and the remaining "improvements" generally consist of an old boat dock, a sewer pump station, and a line of power poles along the southern boundary area. A Riverside County Flood Control District (RCFCD) drainage channel is also located along the southeastern border of the property. Elevations within the site vary between approximately 1,247 feet Mean Sea Level (MSL) to 1,290 feet MSL, thus overall topographic relief is on the order of ± 43 feet.

Proposed Development

Based on our cursory review of current site development plans by MEI (2011) and GDA (undated), GSI understands that proposed development of the site will consist of the construction of a two-story retail office structure, three (3) three-story hotel structures, and a two-story restaurant structure with associated driveway, parking, and underground utility improvements. In addition, a swimming pool is proposed between the hotel structures along with a sewer lift station and floating dock in the northern portion of the site.

It is our understanding that conventional cut and fill grading techniques would be necessary to bring the site to design grades for the development. We further understand that buildings are proposed as two- and/or three-story structures. Sewage disposal is anticipated to be accommodated by tying into the regional system. A new sewer pump station near the northern portion of the site will be necessary for the onsite sanitary system.

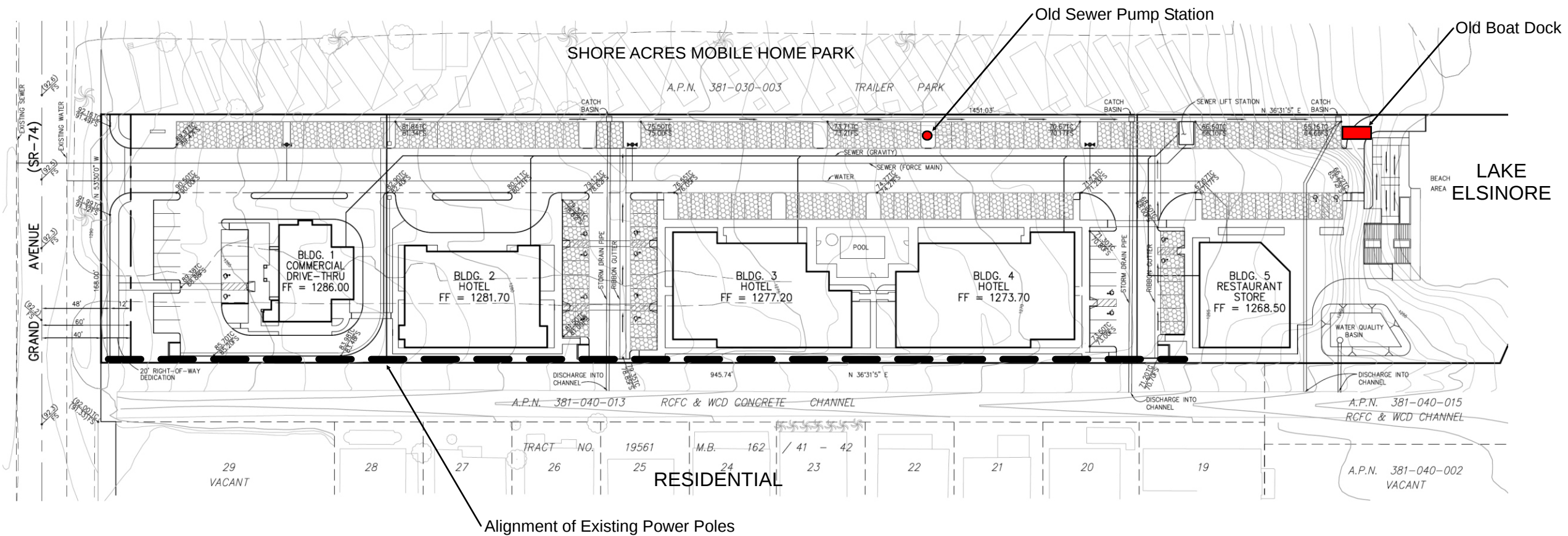
Observational Reconnaissance

Onsite Reconnaissance

On February 8, 2012, a GSI representative (Mr. Greer) visited the subject property to assess current site utilization and observe for signs of possible surface contamination. Pertinent features observed during the site reconnaissance are described below and illustrated on the Site Map (see Figure 2). Photographs of the subject property are presented in Appendix B.

Overall, general site conditions, as observed on February 8, 2012, were found to be similar to that described in the previous Phase I ESA report by GSI (2008). With the exception of the removal of concrete slabs and swimming pool noted during our initial Phase I ESA (GSI, 2008), the site remains generally undeveloped. The sewer pump station noted during our initial Phase I ESA (GSI, 2008) is still present on the northern portion of the property, however, the pump, noted previously (GSI, 2008), has been removed. Very minor trash/demolition debris (i.e., mostly concrete and asphalt) was observed across portions of the site. An old boat dock exists at the northeastern portion of the property boundary near Lake Elsinore. Power lines were noted onsite, located on the southern margin of the site. Two (2) transformers were noted on the power lines onsite. A Riverside County Flood Control District (RCFCD) drainage channel is located along the southeast border of the property. Septic systems may exist in the locations of the former structures. There was no significant visible surficial staining on the property. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination; however, the trash/debris, etc., was not disturbed.

- **Buildings on Property and General Usage** - No buildings, with the exception of the old sewer lift station and boat dock, or other temporary structures were observed onsite. The subject ± 4.87 acre site is currently unimproved, and vacant. Unusual activity was not noted onsite.



ALL LOCATIONS APPROXIMATE

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

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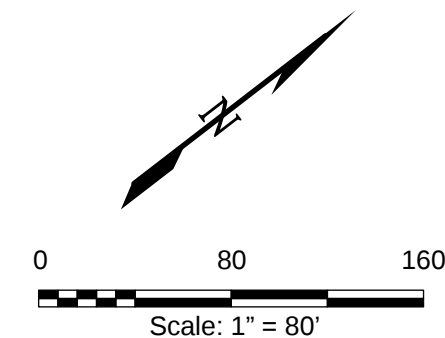
SITE MAP

Figure 2

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DATE 02/12

SCALE: Bar Scale



- **Storage Tanks** - There were no "Underground Storage Tank" (UST) or "Aboveground Storage Tank" (AST) listings onsite referenced in our agency records review (see Appendix C [provided on the CD data disc as PDF]). With the exception of the old sewer lift station holding tank, and the potential for septic tank (systems) in the location(s) of the demolished structures, our field observations indicated that there are no obvious signs of under- or aboveground storage tanks.
- **Chemical Storage** - There were no indications of chemical storage areas onsite.
- **Potential Sources of Polychlorinated Biphenyls (PCBs)** - As discussed previously, power lines were noted onsite, located on the southern margin of the property. Two (2) transformers were noted on the power lines onsite. Previous discussions with representatives of Southern California Edison (SCE) has indicated that the likelihood of transformers containing high concentrations of PCBs is extremely low, and should any leaks develop, it should be their responsibility to clean up the area. Other than those items mentioned above, observation of the property does not yield any equipment onsite that would be considered a significant source of PCBs.
- **Electromagnetic Evaluation** - As discussed above, power lines were noted onsite, located on the southern margin of the property. An evaluation of electric and magnetic fields (EMF) onsite is beyond this current scope of work. Based upon a public information booklet by a southern California power company, the magnetic field from transmission lines get weaker with distance. Magnetic fields are reported to vary from 1 to 300 milliGauss (mG) at the edge of a right-of-way. For comparison purposes, magnetic fields range from 0.1 mG to 8 mG on microwave ovens or televisions at a distance of 39 inches. Although there is some speculation that EMFs represent a risk to human health, medical and scientific research has yet to determine exposure levels related to health risks. Studies (to date) have been inconclusive as to the possible dangers from EMFs. Additional information is available from Southern California Edison (SCE), the United States Environmental Protection Agency, The National Academy of Sciences or the American Medical Association.
- **Utility Structures, Roads, Disposal Systems, Water Wells** - Access to the site is by Grand Avenue. A distressed interior paved roadway transects the site. Underground utilities were not noted onsite. As indicated above, our field observations indicated that there are no other obvious signs of structures onsite, other than those mentioned previously (i.e., potential for agricultural residue, ACM, and LCP). It is our understanding that the site will be served by municipal storm drain, water, and sewer service. No water wells were observed onsite.
- **Environmental Releases and Spills** - Unusual or significant surface staining (i.e., spills and/or releases) were not noted on the subject property by GSI during our site reconnaissance.

- **Asbestos** - Evaluation of the presence of asbestos onsite is beyond the scope of this current study; however, there are structures (old sewer lift station) located onsite which have the potential to for asbestos containing materials (ACM). As such, GSI recommends that an asbestos survey should be performed on the materials by a licensed asbestos contractor prior to demolition, removal, and disposal.
- **Lead Paint** - Evaluation of the presence of lead paint on the site is beyond the scope of this current study; however, there are structures (old boat dock) located onsite which have the potential to for lead containing paint (LCP). As such, GSI recommends that a lead paint assessment should be performed by a licensed contractor prior to demolition, removal, and disposal.
- **Radon** - A detailed radon survey was not a part of this update ESA; however, the potential for radon gas accumulation is generally low in southern California. A recent publication by the American Society of Testing and Materials (ASTM) suggests that the pacific coastal range areas are expected to have a low to moderate radon potential. In addition, a study reported by the Los Angeles Times (Nagda, 1994) and California Environmental Protection Agency (CEPA) suggested a very localized geographic radon problem within the state. California school officials found virtually no elevated radon levels in public schools (Nagda, 1994). Because of this, and due to the generally mild climate in southern California and the nature of standard building industry construction techniques in southern California (i.e., vapor barriers under slabs), the potential for radon gas accumulation is not considered a significant environmental threat to the planned development.

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

Border Zone Reconnaissance

Adjacent property use is as follows:

- The property on the northwest side of the project consists of a mobile home park.
- The property on the northeast side of the project consists of Lake Elsinore.
- The property to the southwest consists of Grand Avenue and vacant land.
- The property to the southeast consists of the RCFCD drainage channel and residential properties.

There are no adverse uses observed on properties surrounding the subject site that appear to be contributing significant hazardous waste/materials and/or petroleum contamination to the subject site, provided lawful procedures for petroleum products and restricted household/agricultural chemical use and storage are, and have been followed.

Photographic Record

Representative color photographs have been taken of the current site conditions observed during our reconnaissance. These photographs are presented in Appendix B.

LOCAL GEOLOGIC AND HYDROGEOLOGIC SETTING

Geology

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

Bedrock in the region has been faulted and fractured by both strike-slip and compressional northwest-trending faults, which are related to the San Andreas transform-fault system. Some of these fault zones have remained active to the present time, including the nearby Elsinore and San Jacinto fault zones. Our review of published maps (Bryant and Hart, 2007) indicate no known active faults are located onsite.

Site Geology

As mapped by Weber (1977), the site was characterized as generally being underlain by late Pleistocene-age flood plain and valley fill deposits. Holocene lacustrine (lake) deposits were locally mapped along the shoreline area of Lake Elsinore. Mapping by Morton and Weber (2003) indicate the site to be underlain by Holocene and late Pleistocene alluvial fan deposits. Similarly, Holocene lacustrine (lake) deposits were noted along the shoreline area. Subsequent mapping by Morton (2004) continued to map the site as being underlain by the same materials.

Hydrogeology

The subject property is located within the Elsinore Hydrologic Subarea (HSA 2.31) of the Elsinore Valley Hydrologic Area (HA 2.30) of the San Jacinto Hydrologic Unit (California Regional Water Quality Control Board - Santa Ana Region, 1995). The San Jacinto Hydrologic Unit falls within Region 8 (Santa Ana Region) of the State of California Regional Water Quality Control Board (CRWQCB) Hydrologic Basin Planning Area (SA 8.00).

Groundwater within this subarea is designated as having beneficial uses for municipal and domestic supply, agricultural supply, and industrial process supply (CRWQCB, 1995). Surface features commonly associated with water wells were not observed onsite.

Based upon a review of our previous geotechnical report for the project site (GSI, 2006), depth to groundwater onsite is reported to be on the order of ± 10 to ± 15 feet in depth. The overall groundwater gradient in the immediate site vicinity is estimated to be northeasterly, following the topography toward Lake Elsinore (see Figure 3, Groundwater Gradient Map). "Perched" groundwater, where relatively impermeable sediments or rocks underlie relatively permeable sediments or rocks filled with water may; however, be encountered at shallower depths, especially during the rainy season.

RESULTS OF SITE HISTORICAL REVIEW

Discussions with Persons Familiar with Site

Mr. John Gamble (current property owner) was interviewed on February 9, 2012, by a representative of GSI. The interview included the Transaction Screen Questionnaire in accordance with ASTM excerpt of E1528-96: *Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process*. A copy of the interview is included in Appendix C and highlights of the interview are summarized below. According to Mr. Gamble, and based on previous interviews (GSI, 2008) the property was previously owned by Mr. Ron Jiron. Mr. Jiron purchased the property in 2004 (GSI, 2008). Mr. Gamble did not have any knowledge about environmental liens against the property. In addition, to the best of Mr. Gamble's knowledge, there have never been environmental site assessments of the property that indicate the presence of hazardous substances or petroleum product contamination of the property, other than the conditions provided in our previous Phase I ESA for the property (GSI, 2008).

Summary of Historical Aerial Photographs Review

Historical aerial photographs were reviewed as a part of this update assessment for indications of historical land utilization, and for signs of potential hazardous materials/waste and/or petroleum storage, usage, contamination, or disposal areas. Readily available historical photographs were provided by Track Info Services, LLC, and included the years of 1938, 1953, 1963, 1976, 1980, 1994, and 2002. In addition, historic Google Earth Imagery (2012) was reviewed which included the years of 2004, 2006, and 2011. A summary of our review is provided in Table 1.

In our historical photograph review, there was no surficial evidence of site improvements noted that represent a significant potential source of petroleum contamination and/or hazardous waste observed immediately adjacent to or within the subject property.



Environmental FirstSearch

1 Mile Radius

ASTM-05: MPL, RCRACOR, STATE



GRAND AVENUE, LAKE ELSINORE, CA 92336



Source: Tele Atlas

EXPLANATION

ALL LOCATIONS APPROXIMATE

-  Target Site (Latitude: 34.1296, Longitude: -117.4424)
-  Identified Site, Multiple Sites, Receptor
-  NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
-  Triballand
-  Groundwater Gradient
- Black Rings Represent 1/4 Mile Radius;
- Red Ring Represents 500 ft. Radius

GeoSoils, Inc.

GROUNDWATER GRADIENT MAP

Figure 3

W.O. E6318-SC

DATE 02/12

SCALE: N.T.S.

Table 1 - Historic Aerial Photograph Review Summary

DATE	SUMMARY	SCALE
1938	Photo AXM-1938a: Site is generally vacant and undeveloped. There appears to be an orchard located on the southwest portion of the property. The properties in the vicinity of the site are generally utilized as agriculture. There are several dirt roads in the vicinity.	1"=139'
1953	Photo AXM-1953b: Site and vicinity are generally similar to the 1938 photograph with a structure built within the central portion of the site.	1"=139'
1963	Photo RCFC-1963: Site and vicinity are generally similar to 1953 photograph. Lake Elsinore is visibly absent in this aerial photograph.	1"=83'
1976	AMI-RIV-76: Site appears to be developed as a motel. The vicinity is similar to 1963 photograph, except a mobile home park exists north of the property.	1"=167'
1980	AMI-RIV-80: Site and vicinity similar to 1976 photograph.	1"=250'
1994	NAPP3C: The vicinity is similar to 1980 photograph, except residential development is on the west side of Grand Avenue.	1"=278'
2002	Photo NAPP3C: Site and vicinity similar to 1994 photo.	1"=278'
2004	Google Earth Imagery: Site and vicinity similar to 2002 photo. Structures are visible onsite.	various
2006	Google Earth Imagery: The motel and most structures have been demolished. The pool shell and concrete foundations are still visible.	various
2011	Google Earth Imagery: The pool shell and concrete foundations have been demolished. Straw waddles and other erosion controls are visible.	various

Review of Previous Reports

The previous Phase I ESA report by GSI (2008), the previous preliminary geotechnical investigation by GSI (2006), and the limited site reconnaissance and geologic review of site conditions by GSI (2011 [see Appendix A]), aided in the preparation of this update Phase I ESA.

Chain-of-Title Documents

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

RESULTS OF GOVERNMENT AGENCY/DOCUMENTS REVIEW

List of Government Agencies and Databases Reviewed

In compliance with ASTM Standard of Practice E 1527-05, a search of selected federal and state government databases was conducted for GSI, by TrackInfo Services, LLC. Following is a list of the agency databases reviewed for this report. Search distances are per the ASTM standard. Building Department or Zoning Land Use records were not readily available, and thus were not reviewed for this report.

LIST OF DATABASES SEARCHED	
FEDERAL AND STATE ASTM STANDARD	ASTM SUPPLEMENTAL
NPL	PERMITS
CERCLIS	OTHER
NFRAP	
RCRA TSD	
RCRA COR	
RCRA GEN	
ERNS	
STATE SITES	
SPILLS - 1990	
SWL	
REG UST/AST	
LEAKING UST	

*Details and descriptions of these databases can be found in Appendix C.

Results of Government Agency/Document Review

A review of the Government Records Database search report dated February 6, 2012, indicated three (3) mapped (one with multiple listings) and three (3) unmapped risk sites within the database search area, as discussed previously. Of the three 93) mapped risk sites, one of these risk sites, Exxon/Texaco/Tuneup Center, 15883 Grand Avenue, is located 0.08 miles southwest (cross groundwater gradient) is reported as a registered Leaky Underground Storage Tank (LUST) and a Underground Storage Tank (UST). The registered LUST has a status of "case closed" in 1999. The second site, Bridge Creek Development, is located 0.38 miles northwest of the site at 15410 Grand Avenue (cross groundwater gradient), and is reported as a Leaky Underground Storage Tank (LUST). The registered LUST has a status of "case closed" in 1999. The third site, Elsinore High School#4, Grand Avenue/Riverside Drive, located approximately 0.47 miles northwest

(cross groundwater gradient). This site is reported by the school district as “no further action required.” Based upon the status of these risk sites, it is GSI’s opinion that these three (3) risk sites are considered to have a low environmental risk potential to the subject site.

GSI also reviewed the location of the unmapped sites, and it appears that one risk site (EPMAR) is located greater than 1 mile from the subject site. The second site, the Elsinore High School #4, was discussed in the above paragraph. The third unmapped site, Bureau of Indian Affairs with unknown address, has no specific information provided in the data base records. Based on the available data, it is GSI’s opinion that these risk sites do not represent a significant potential to environmentally impact the subject property based upon their status and/or location. Complete details for the database search may be found in Appendix C in PDF format on disc only.

Based upon review of our agency database records search (Appendix C, provided as a CD data disc), there are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste on the property, nor listings of underground storage tanks on the site. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste on the site.

Solid Waste Landfills (SWLF)

There are no solid waste landfills reported within the study area.

Oil and Gas Well Activity

Oil and gas wells were not observed on the subject property during our site reconnaissance on February 8, 2012. An in-house review of the Munger Map Book for oil and gas fields in California and Alaska (Munger, 2003) indicated no oil or gas wells are located on the property; however, one (1) well in the vicinity (i.e., Anne Arnold “Conklin-Walker” No. 55-2306) was noted on the southeast side of Lake Elsinore (3.2 miles southeast of the site) during our review. Based on its relative age, groundwater gradient, and proximity to the site, it is considered to have a low environmental risk potential to the subject property.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

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

- Based upon our review of historic land use utilizing readily available maps and historical aerial photographs, a previous interview with Mr. Ron Jiron (GSI, 2008), previous property owner, an interview with Mr. John Gamble, current property owner, and our recent site reconnaissance, the subject site appears to have been generally vacant and undeveloped from at least 1938 until at least 1953. Historic aerial photographs indicate the property, as well as surrounding properties, were utilized for agriculture until sometime prior to 1953. According to our previous interview with Mr. Jiron (GSI, 2008), a motel complex was built in 1953 and was demolished sometime in 1994.
- Based upon the historical use of portions of the subject property for agricultural purposes, there is a potential for historically restricted agricultural chemicals (i.e., pesticides and/or herbicides) to have been applied onsite. As is typical in Riverside County and throughout California, this use may have resulted in detectable concentrations of chemical residues to remain within near-surface earth materials. It is likely that significantly high residue concentrations would not be detected unless agricultural chemicals were stored onsite or were accidentally spilled, improperly applied, or illegally disposed of onsite. Although a majority of currently banned (i.e., restricted) pesticides have not been used for at least 20 years, there remains a potential for historical farming operations to have utilized restricted agricultural chemicals onsite. This application may have resulted in some persistent chemical residues to remain on the subject property. Under normal conditions, most restricted pesticides/herbicides currently used in California readily degrade, and are not overly persistent in nature. There are, however, certain restricted (and currently banned) agricultural chemicals that were commonly used over 20 years ago throughout California that are known to be a persistent substance in nature.
- Based upon our most recent site reconnaissance conducted on February 8, 2012, the property is currently vacant and undeveloped. A chain-link fence is located at the entrance of the property to limit site access. The previous concrete slabs and swimming pool noted during our initial Phase I ESA (GSI, 2008) have been subsequently demolished and removed from the site. The swimming pool area is now backfilled with native onsite soils. The sewer pump station noted during our initial Phase I ESA (GSI, 2008) is still present on the northern portion of the property, however, the pump, noted previously (GSI, 2008), has been removed. Very minor trash/demolition debris (i.e., concrete and asphalt) was observed across portions of the site. An old boat dock exists at the eastern portion of the property boundary

near Lake Elsinore. Power lines were noted onsite, located on the southern margin of the site. Two (2) transformers were noted on the power lines onsite. A Riverside County Flood Control District (RCFCD) drainage channel is located along the southeast border of the property. Septic systems may exist in the locations of the former structures.

- There was no significant visible surficial staining on the property; however, the trash/demolition debris was not disturbed. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination, and asbestos containing materials (ACM's) were not readily observed. With the exception of the old sewer lift station holding tank, and the potential for septic tank (systems) in the location(s) of the demolished structures, there was no evidence of underground storage tanks observed and no above ground storage tanks were observed on the subject property.
- Properties adjacent to, and surrounding, the site currently consist of the Shore Acres Mobile Home Park to the northwest, Lake Elsinore to the northeast, residential development to the southeast and Grand Avenue and vacant land to the southwest of the property. These properties are not anticipated to represent a significant environmental concern to the subject site, provided lawful procedures for petroleum products and restricted household/agricultural chemical use and storage are and have been followed.
- Depth to groundwater onsite is reported to be ± 10 to ± 15 feet in depth, based on our geotechnical report (GSI, 2006). Groundwater may be encountered at shallow depths in the form of perched water on resistant strata or rock. Except of Lake Elsinore, no surface water was observed onsite. The local groundwater gradient is estimated to be in a northeasterly direction following topography.
- Based upon review of our agency database records search, there are no listings of permitted above-ground and/or underground tanks on the subject property. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste for the subject site.

There is a total of three (3) mapped risk sites (with multiple listings) reported in the agency database records search. Of the three (3) mapped risk sites, one of these risk sites, Exxon/Texaco/Tuneup Center, 15883 Grand Avenue, is located 0.08 miles southwest (cross groundwater gradient) is reported as a registered Leaky Underground Storage Tank (LUST) and a Underground Storage Tank (UST). The registered LUST has a status of "case closed" in 1999. The second site, Bridge Creek Development, is located 0.38 miles northwest of the site at 15410 Grand Avenue (cross groundwater gradient), and is reported as a Leaky Underground Storage Tank (LUST). The registered LUST has a status of "case closed" in 1999. The third site, Elsinore High School#4, Grand Avenue/Riverside Drive, located

approximately 0.47 miles northwest (cross groundwater gradient). This site is reported by the school district as "no further action required." Based upon the status of these risk sites, it is GSI's opinion that these three (3) risk sites are considered to have a low environmental risk potential to the subject site.

There are three (3) unmapped risk sites reported in the database search, due to insufficient information. GSI also reviewed the location of these unmapped sites, and it appears that one risk site (EPMAR) is located greater than 1 mile from the subject site. The second site, the Elsinore High School #4, was discussed in the above paragraph. The third unmapped site, Bureau of Indian Affairs with unknown address, has no specific information provided in the data base records. Based on the available data, it is GSI's opinion that these risk sites do not represent a significant potential to environmentally impact the subject property based upon their status and/or location.

- There does not appear to be a documented and/or reported commercial or industrial facility, or a municipal landfill, within a 1-mile radius of the site that represents a significant environmental concern to the subject site.
- This assessment has revealed no evidence of significant recognized environmental conditions in connection with the property.

Recommendations

Based upon the scope of work completed, GSI concludes that the overall potential for significant amounts of hazardous materials/waste and/or petroleum contamination onsite is low: the uncertainty of potential environmental concerns cannot be eliminated. This assessment has revealed no visual evidence of recognized environmental conditions associated with the subject site other than the aforementioned. Based upon the information obtained during the course of our recent assessment, pursuant to the limitations set forth in the text of this report, the site is considered acceptable for the proposed commercial use, provided the following mitigation measures are properly implemented during planning, design, and construction.

- Based upon the historic use of the subject property for agricultural purposes, an agricultural chemical residue survey should be considered. Accordingly, the Client may consider having language in the purchase contract regarding this contingency, and the potential monetary ramifications for the remediation (if any) of chemical residues detected onsite during the future survey, because the exact form of mitigation (if any) is unknown at this time.

If any concentration of pesticides is detected onsite, and the affected soil is to be re-used onsite (such as compacted fill during grading), waste discharge requirements (WDRs) must be obtained by the owner/discharger from the Regional Water Quality Control Board (RWQCB); however, prior to obtaining the WDRs, a Report of Waste Discharge (RWD) must be submitted to the RWQCB. The type of supporting information provided to the RWQCB in support of a RWD and application for WDRs depends on if the pesticide concentrations are found to be nonhazardous waste or hazardous waste.

The purpose of a preliminary evaluation, therefore, is to screen the subject property for possible residues, and does not represent a detailed agricultural chemical residue survey which may be required prior to receipt of WDRs and a grading permit. A preliminary (i.e., limited) survey would allow for detection of specific constituents which may better define overall future costs, if any.

- Based on the historic property use, septic tanks (systems) may exist on the property. Although not considered a hazardous waste, any buried septic systems should be properly removed or abandoned following health department guidelines.
- Any remaining trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements should be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.
- Based upon the relative age of the structures onsite, there is the potential for construction materials to contain asbestos (ACM), GSI recommends that an asbestos survey should be performed on the materials by a licensed asbestos contractor prior to demolition, removal, and disposal. A lead paint assessment could also be performed at that time, since the dock has been previously painted.
- Based upon the information collected by GSI during this update environmental site assessment, further studies or action, other than the above, are not proposed from an environmental viewpoint, at this time.

LIMITATIONS

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

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

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

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

APPENDIX A
REFERENCES

APPENDIX A

REFERENCES

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APPENDIX B

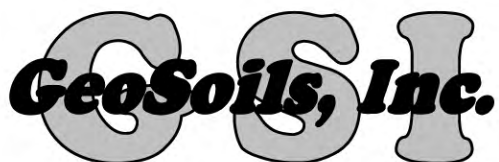
SITE PHOTOGRAPHS



1. Southwest portion of site (exterior) looking northeast, near Grand Avenue. Note chain-link fence to limit site access and power lines on southeast side of project. Note transformers on power poles. Also note removal of previous motel slabs onsite.



2. Southeast portion of site (interior) looking northeast. Note flood control channel on southeast boundary of project site.



SITE PHOTOGRAPHS

Plate B-1

DATE 2/12

W.O. NO. E6318-SC

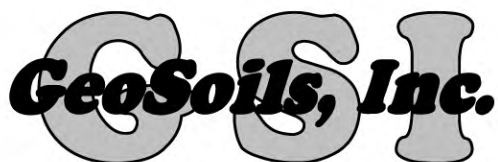
Geotechnical · Geologic · Coastal · Environmental



3. Northwest-central portion of site (interior) looking west. Note landscape and garden debris from adjoining mobile home park.



4. Central portion of site (interior) looking northwest. Note removal of previous swimming pool structure located in general area.



SITE PHOTOGRAPHS

Plate B-2

DATE 2/12

W.O. NO. E6318-SC

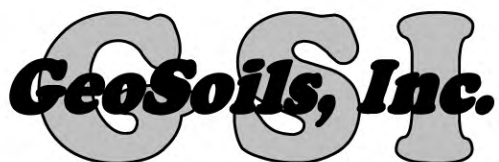
Geotechnical · Geologic · Coastal · Environmental



5. Northwest portion of site looking north. Note old sewer pump house onsite.



6. Northeast portion of site near Lake Elsinore looking southwest. Note adjoining mobile home park to the northwest.



SITE PHOTOGRAPHS

Plate B-3

DATE 2/12

W.O. NO. E6318-SC

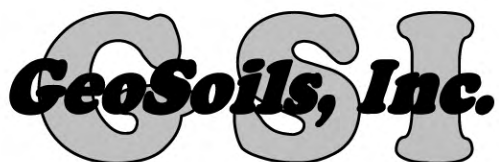
Geotechnical · Geologic · Coastal · Environmental



7. Southeast-central portion of the site looking northeast. Note Lake Elsinore in background. Also note power lines on southeast side of project. Note transformer on power pole.



8. Central portion of site (interior) looking southwest. Note removal of previous motel slabs and other construction debris onsite.



SITE PHOTOGRAPHS

Plate B-4

DATE 2/12

W.O. NO. E6318-SC

Geotechnical · Geologic · Coastal · Environmental

APPENDIX C

**AGENCY RECORDS SEARCH, INTERVIEW, AERIAL
PHOTOGRAPHS, AND REPORT COPIES OF PERTINENT
REPORTS AND DOCUMENTS (PROVIDED AS CD DATA DISC)**



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

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

5. Introduction to Transaction Screen Questionnaire

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Transaction Screen Questionnaire

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

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

Description of Site Address:

15712 Grand Ave. (APN 381-030-005) City of
Lake Elsinore, Riverside County CA 92530

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

* Unk = "unknown" or "no response"

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This document is an excerpt of E 1528-06; Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E50 on Environmental Assessments and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-06 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

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

Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes ☒ No ☐ Unk ☐	Yes ☐ No ☐ Unk ☐		GSI, 2008
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes ☐ No ☒ Unk ☐	Yes ☐ No ☐ Unk ☐		
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes ☐ No ☒ Unk ☐	Yes ☐ No ☐ Unk ☐	Yes ☐ No ☒	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes ☐ No ☒ Unk ☐	Yes ☐ No ☐ Unk ☐	Yes ☐ No ☒	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes ☐ No ☒ Unk ☐	Yes ☐ No ☐ Unk ☐	Yes ☐ No ☒	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ☐ No ☒ Unk ☐	Yes ☐ No ☐ Unk ☐	Yes ☐ No ☒	

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

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

Result

The Owner questionnaire answers were provided was completed by:

Name Mr. John Gamble
Title Owner / Developer
Firm _____
Address 612 Tranquility Glen
Escondido, CA 92027
Phone Number 760-743-8843
Date 2/9/12
Role (s) at the site _____
Number of years at the site _____
Relationship to use (e.g. principal, employee, agent, consultant) _____

The Occupant questionnaire answers were provided by:

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

The Site Visit questionnaire was completed by:

Name Todd A Greer
Title Engineering Geologist
Firm GeoSoils, Inc.
Address 26950 Madison Ave.
Marieta, CA 92562
Phone Number (951) 677-9651
Date 2/9/12
Role (s) at the site update Phase I ESA
Number of years at the site _____
Relationship to use (e.g. principal, employee, agent, consultant) Consultant

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

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

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

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

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

Name of User _____
User's Address _____
User's Phone Number _____

Copies of the completed questionnaires have been filed at:

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

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

Signature: Todd A Greer
Date: 2/9/12
Signature: _____
Date: _____
Signature: _____
Date: _____

1938

1:1,666



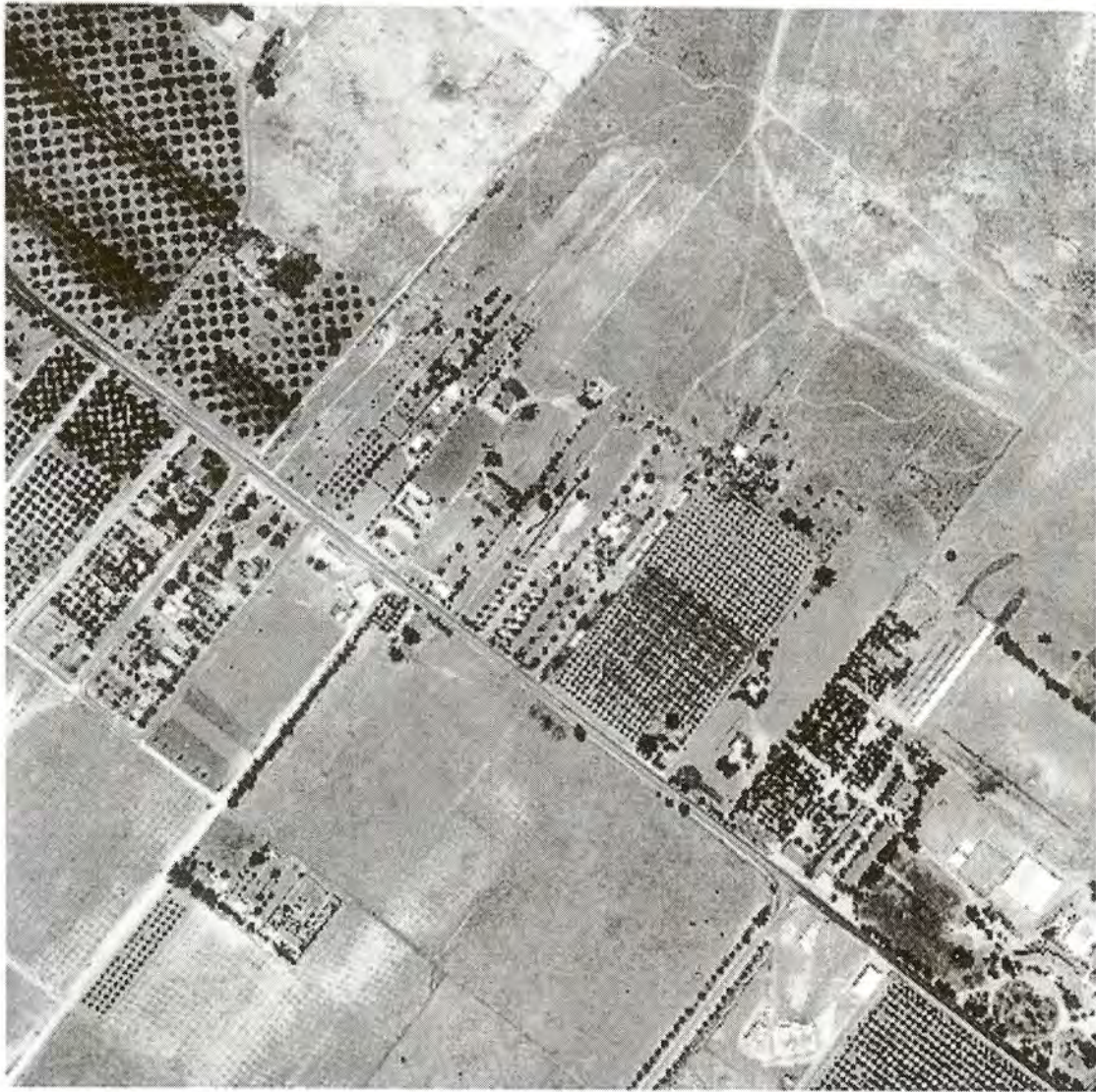
1953

1:1,666



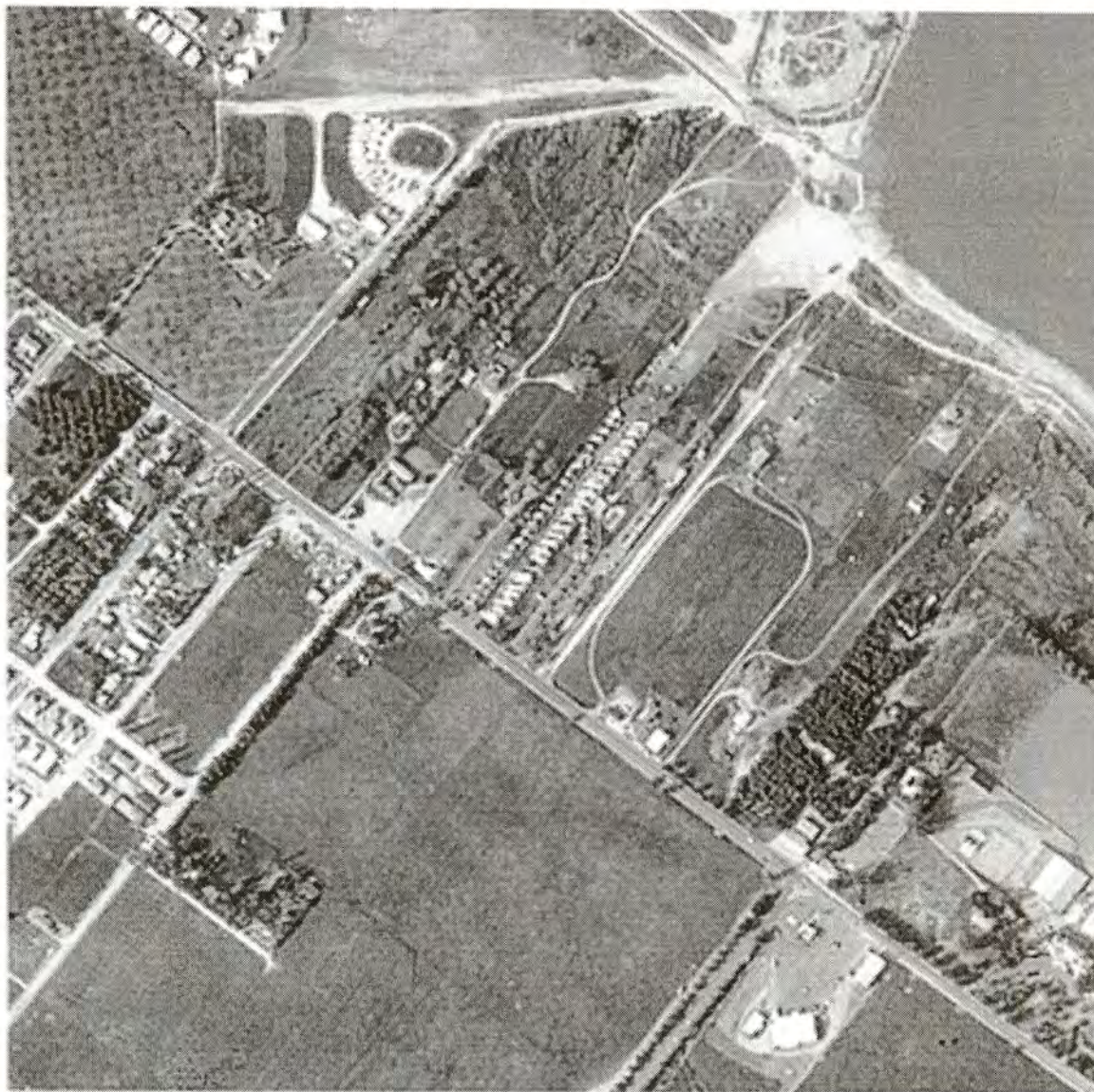
1963

1:1,000



1976

1:2,000



1980

1:3,000



1994

1:3,333



2002

1:3,333



FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

GRAND AVE

LAKE ELSINORE CA 92530

Job Number: E6318-SC

PREPARED FOR:

GeoSoils, Inc

5741 Palmer Way

Carlsbad, Ca. 92010

02-06-12



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: GRAND AVE
LAKE ELSINORE CA 92530

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-25-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-25-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	01-10-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-10-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-10-12	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	01-10-12	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	12-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	01-11-12	0.12	0	0	-	-	-	1	1
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-14-11	1.00	0	0	0	0	1	0	1
State Spills 90	Y	01-10-12	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	01-10-12	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	01-10-12	0.50	0	0	1	1	-	0	2
State/Tribal UST/AST	Y	06-13-11	0.25	0	0	4	-	-	0	4
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	01-18-12	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	01-10-12	0.12	0	0	-	-	-	0	0
State Other	Y	07-14-11	0.25	0	0	0	-	-	1	1
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	5	1	1	3	10

Notice of Disclaimer

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

Waiver of Liability

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

***Environmental FirstSearch
Site Information Report***

Request Date: 02-06-12
Requestor Name: TODD GREER
Standard: ASTM-05

Search Type: COORD
Job Number: E6318-SC
Filtered Report

Target Site: GRAND AVE
LAKE ELSINORE CA 92530

Demographics

Sites:	10	Non-Geocoded:	3	Population:	NA
Radon:	NA				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.375767	-117:22:33	Easting:	465160.212
Latitude:	33.660027	33:39:36	Northing:	3724331.464
Elevation:	1285		Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Fire Insurance Maps	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Liens	No
					Historic Map Works	No
					Online Topos	Yes 02-06-12

Environmental FirstSearch
Target Site Summary Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

TOTAL: 10 **GEOCODED:** 7 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
3	STATE	ELSINORE HIGH SCHOOL NO. 4 CAL33010016/NO FURTHER ACTION	GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE CA 92530	0.62 NW	+ 18	1

Environmental FirstSearch
Target Site Summary Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

TOTAL: 10 **GEOCODED:** 7 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	OTHER	ELSINORE HIGH SCHOOL NO. 4 CAL33010016/NO FURTHER ACTION	GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE CA 92530	NON GC	N/A	3

Environmental FirstSearch
Sites Summary Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

TOTAL: 10 **GEOCODED:** 7 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	ELSINORE TEXACO & TUNE UP CENTER RIVERSIDECO81622/	15883 GRAND AVE LAKE ELSINORE CA 92530	0.19 SE	+ 31	5
1	UST	ORTEGA EXXON TISID-STATE36772/ACTIVE	15883 GRAND AVE LAKE ELSINORE CA 92530	0.19 SE	+ 31	6
1	UST	TUNE UP CENTER, THE RIVERSIDECO83884/	15883 GRAND AVE LAKE ELSINORE CA 92530	0.19 SE	+ 31	7
1	UST	TUNEUP CENTER TISID-STATE36706/ACTIVE	15883 GRAND AVE LAKE ELSINORE CA 92530	0.19 SE	+ 31	8
1	LUST	TEXACO ASTON S T0606500323/COMPLETED - CASE CLOSED	15883 GRAND AVE LAKE ELSINORE CA 92530	0.19 SE	+ 31	9
2	LUST	BRIDGE CREEK DEVELOPMENT T0606500167/COMPLETED - CASE CLOSED	15410 GRAND AVE LAKE ELSINORE CA 92330	0.38 NW	- 13	10
3	STATE	ELSINORE HIGH SCHOOL NO. 4 CAL33010016/NO FURTHER ACTION	GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE CA 92530	0.62 NW	+ 18	1

Environmental FirstSearch

Sites Summary Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

TOTAL: 10 **GEOCODED:** 7 **NON GEOCODED:** 3 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	ERNS	EPMAR 395679/UNKNOWN	HWY 74 2 MI WEST OF GRAND LAKE ELSINORE CA	NON GC	N/A	11
	OTHER	ELSINORE HIGH SCHOOL NO. 4 CAL33010016/NO FURTHER ACTION	GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE CA 92530	NON GC	N/A	3
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92530/	UNKNOWN CA 92530	NON GC	N/A	12

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

STATE

SEARCH ID: 10 **DIST/DIR:** 0.62 NW **ELEVATION:** 1303 **MAP ID:** 3

NAME: ELSINORE HIGH SCHOOL NO. 4
ADDRESS: GRAND AVENUE/RIVERSIDE DR
LAKE ELSINORE CA 92530
RIVERSIDE

CONTACT:

SOURCE: CA DTSC

REV: 07/14/11
ID1: CAL33010016
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type: School Investigation
Status: No Further Action
Status Date: 2000-11-29 00:00:00
NPL Site: NO
Funding: School District
Regulatory Agencies Involved: DTSC
Lead Agency: NONE SPECIFIED
Project Manager:
Supervisor: * Rebecca Chou
Branch: Cleanup Cypress
Acres: 74
Assessor s Parcel Number: NONE SPECIFIED
Past Uses: AGRICULTURAL - ROW CROPS
Potential Contaminants: 30001 30013 30018
Confirmed Contaminants: 30001 30013
Potential Media Affected: SOIL
Restricted Use: NO
Site Management Required: NONE SPECIFIED
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)
ELSINORE HIGH SCHOOL #4(PROPOSED)

HIGH SCHOOL SITE NO. 3 (PROPOSED)

HIGH SCHOOL SITE NO. 4 (PROPOSED)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LAKE ELSINORE USD-ELSINORE HS #4/VCA

404117

33010016

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Preliminary Endangerment Assessment Report
Completion Date: 2001-08-17 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: * Workplan
Completion Date: 2000-11-03 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Other Report
Completion Date: 2000-05-05 00:00:00
Comments: Background report

Area Name: PROJECT WIDE

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: GRAND AVE
 LAKE ELSINORE CA 92530

JOB: E6318-SC

STATE

SEARCH ID: 10	DIST/DIR: 0.62 NW	ELEVATION: 1303	MAP ID: 3
----------------------	--------------------------	------------------------	------------------

NAME: ELSINORE HIGH SCHOOL NO. 4
ADDRESS: GRAND AVENUE/RIVERSIDE DR
 LAKE ELSINORE CA 92530
 RIVERSIDE

CONTACT:

SOURCE: CA DTSC

REV: 07/14/11
ID1: CAL33010016
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

Sub- Area Name:
Document Type: Environmental Oversight Agreement
Completion Date: 2000-07-31 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Cost Recovery Closeout Memo
Completion Date: 2002-08-16 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Environmental Oversight Agreement
Completion Date: 2000-11-29 00:00:00
Comments:

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

OTHER

SEARCH ID: 8	DIST/DIR: NON GC	ELEVATION:	MAP ID:
---------------------	-------------------------	-------------------	----------------

NAME: ELSINORE HIGH SCHOOL NO. 4 ADDRESS: GRAND AVENUE/RIVERSIDE DR LAKE ELSINORE CA 92530 RIVERSIDE CONTACT: SOURCE: CA DTSC	REV: 07/14/11 ID1: CAL33010016 ID2: STATUS: NO FURTHER ACTION PHONE:
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GENERAL SITE INFORMATION

Site Type: School Investigation
 Status: No Further Action
 Status Date: 2000-11-29 00:00:00
 NPL Site: NO
 Funding: School District
 Regulatory Agencies Involved: DTSC
 Lead Agency: NONE SPECIFIED
 Project Manager:
 Supervisor: * Rebecca Chou
 Branch: Cleanup Cypress
 Acres: 74
 Assessor s Parcel Number: NONE SPECIFIED
 Past Uses: AGRICULTURAL - ROW CROPS
 Potential Contaminants: 30001 30013 30018
 Confirmed Contaminants: 30001 30013
 Potential Media Affected: SOIL
 Restricted Use: NO
 Site Management Required: NONE SPECIFIED
 Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

ELSINORE HIGH SCHOOL #4(PROPOSED)

 HIGH SCHOOL SITE NO. 3 (PROPOSED)

 HIGH SCHOOL SITE NO. 4 (PROPOSED)

 LAKE ELSINORE UNIFIED SCHOOL DISTRICT

 LAKE ELSINORE USD-ELSINORE HS #4/VCA

 404117

 33010016

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: PROJECT WIDE
 Sub- Area Name:
 Document Type: Preliminary Endangerment Assessment Report
 Completion Date: 2001-08-17 00:00:00
 Comments:

Area Name: PROJECT WIDE
 Sub- Area Name:
 Document Type: * Workplan
 Completion Date: 2000-11-03 00:00:00
 Comments:

Area Name: PROJECT WIDE
 Sub- Area Name:
 Document Type: Other Report
 Completion Date: 2000-05-05 00:00:00
 Comments: Background report

Area Name: PROJECT WIDE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

OTHER

SEARCH ID: 8	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: ELSINORE HIGH SCHOOL NO. 4
ADDRESS: GRAND AVENUE/RIVERSIDE DR
LAKE ELSINORE CA 92530
RIVERSIDE

REV: 07/14/11
ID1: CAL33010016
ID2:
STATUS: NO FURTHER ACTION
PHONE:

CONTACT:
SOURCE: CA DTSC

Sub- Area Name:
Document Type: Environmental Oversight Agreement
Completion Date: 2000-07-31 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Cost Recovery Closeout Memo
Completion Date: 2002-08-16 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: Environmental Oversight Agreement
Completion Date: 2000-11-29 00:00:00
Comments:

Environmental FirstSearch
Site Detail Report

Target Property: GRAND AVE
 LAKE ELSINORE CA 92530

JOB: E6318-SC

UST

SEARCH ID: 1	DIST/DIR: 0.19 SE	ELEVATION: 1316	MAP ID: 1
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NAME: ELSINORE TEXACO & TUNE UP CENTER ADDRESS: 15883 GRAND AVE LAKE ELSINORE CA 92530 RIVERSIDE	REV: 04/06/2001 ID1: RIVERSIDECO81622 ID2: STATUS: PHONE:
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CONTACT:
SOURCE:

DETAILS NOT AVAILABLE

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

UST

SEARCH ID: 2 **DIST/DIR:** 0.19 SE **ELEVATION:** 1316 **MAP ID:** 1

NAME: ORTEGA EXXON
ADDRESS: 15883 GRAND AVE
LAKE ELSINORE CA 92530
RIVERSIDE
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE36772
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: GRAND AVE
 LAKE ELSINORE CA 92530

JOB: E6318-SC

UST

SEARCH ID: 3	DIST/DIR: 0.19 SE	ELEVATION: 1316	MAP ID: 1
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NAME: TUNE UP CENTER, THE ADDRESS: 15883 GRAND AVE LAKE ELSINORE CA 92530 RIVERSIDE CONTACT: SOURCE:	REV: 11/17/2000 ID1: RIVERSIDECO83884 ID2: STATUS: PHONE:
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RIVERSIDE COUNTY TANKS LIST INFORMATION
Owner: David S Gray
Number of Tanks: 1

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

UST

SEARCH ID: 4 **DIST/DIR:** 0.19 SE **ELEVATION:** 1316 **MAP ID:** 1

NAME: TUNEUP CENTER **REV:** 01/01/94
ADDRESS: 15883 GRAND AVE **ID1:** TISID-STATE36706
LAKE ELSINORE CA 92530 **ID2:**
RIVERSIDE **STATUS:** ACTIVE
CONTACT: **PHONE:**
SOURCE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

LUST

SEARCH ID: 6 **DIST/DIR:** 0.19 SE **ELEVATION:** 1316 **MAP ID:** 1

NAME:	TEXACO ASTON S	REV:	01/10/12
ADDRESS:	15883 GRAND AVE	ID1:	T0606500323
	LAKE ELSINORE CA 92530	ID2:	
	RIVERSIDE	STATUS:	COMPLETED - CASE CLOSED
CONTACT:		PHONE:	
SOURCE:	CA SWRCB		

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: RIVERSIDE COUNTY LOP
REGIONAL BOARD CASE NUMBER: 083302262T
LOCAL AGENCY: RIVERSIDE COUNTY LOP
LOCAL CASE NUMBER: 93315

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
STATUS: Completed - Case Closed
STATUS DATE: 1999-05-27 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1999-05-27 00:00:00
ACTION (blank if not reported): Closure/No Further Action Letter - #Riv Co Closure

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1999-05-26 00:00:00
ACTION (blank if not reported): File review - #RCDEH Upload Site File 4/5/2010

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch

Site Detail Report

Target Property: GRAND AVE
LAKE ELSINORE CA 92530

JOB: E6318-SC

LUST

SEARCH ID: 5 **DIST/DIR:** 0.38 NW **ELEVATION:** 1272 **MAP ID:** 2

NAME: BRIDGE CREEK DEVELOPMENT

REV: 01/10/12

ADDRESS: 15410 GRAND AVE
LAKE ELSINORE CA 92330
RIVERSIDE

ID1: T0606500167

ID2:
STATUS: COMPLETED - CASE CLOSED

CONTACT:

PHONE:

SOURCE: CA SWRCB

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: SANTA ANA RWQCB (REGION 8)
REGIONAL BOARD CASE NUMBER: 083301368T
LOCAL AGENCY: RIVERSIDE COUNTY LOP
LOCAL CASE NUMBER: 891120

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Diesel
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply
STATUS: Completed - Case Closed
STATUS DATE: 1999-08-02 00:00:00
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1999-08-02 00:00:00
ACTION (blank if not reported): Closure/No Further Action Letter

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch
Site Detail Report

Target Property: GRAND AVE
 LAKE ELSINORE CA 92530

JOB: E6318-SC

ERNS

SEARCH ID: 7	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: EPMAR ADDRESS: HWY 74 2 MI WEST OF GRAND AVE LAKE ELSINORE CA Riverside CONTACT: SOURCE: EPA	REV: 01-20-98 ID1: 395679 ID2: STATUS: UNKNOWN PHONE:
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CERCLIS (Y/N):

MAT: LIQUID EPOXY QUANT: 550 GALLONS

LOCATION: HWY 74 2 MI WEST OF GRAND AVE
CITY: SANTA FE SPRINGS CA REPORTED: 09/26/94

SOURCE: UNKNOWN MEDIUM: LAND
12 55-GAL DRUMS FELL FM TRUCK DURING TRANSIT / 10 DRUMS WERE DAMAGED
CAUSE: UNKNOWN

ACT: CREWS ON SCENE
BY:

Environmental FirstSearch
Site Detail Report

Target Property: GRAND AVE
 LAKE ELSINORE CA 92530

JOB: E6318-SC

TRIBALLAND

SEARCH ID: 9	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV: 01/15/08
ADDRESS: UNKNOWN	ID1: BIA-92530
CA 92530	ID2:
RIVERSIDE	STATUS:
CONTACT:	PHONE:
SOURCE: BIA	

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

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

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

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

Environmental FirstSearch Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

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

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

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

Updated annually

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

Updated quarterly/when available

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

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416

San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

* County of Kern Environmental Health Department

* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

* Environmental Health Services

LAKE COUNTY CUPA:

* Division of Environmental Health

LASSEN COUNTY CUPA:

* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

* County of Los Angeles Environmental Programs Division

* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

* Environmental Health Department

MARIN COUNTY CUPA:

* County of Marin Office of Waste Management

* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

* Health Department

MENDOCINO COUNTY CUPA:

* Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division

- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

* County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

* County of Santa Clara Hazardous Materials Compliance Division

* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)

* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

* Environmental Health Department

SHASTA COUNTY CUPA:

* Environmental Health Department

SIERRA COUNTY CUPA:

* Health Department

SISKIYOU COUNTY CUPA:

* Environmental Health Department

SONOMA COUNTY CUPAS:

* County of Sonoma Department Of Environmental Health

* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

* Department of Agriculture

TEHAMA COUNTY CUPA:

* Department of Environmental Health

TRINITY COUNTY CUPA:

* Department of Health

TULARE COUNTY CUPA:

* Environmental Health Department

TUOLUMNE COUNTY CUPA:

* Environmental Health

VENTURA COUNTY CUPAS:

* County of Ventura Environmental Health Division

* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

* Environmental Health Department

YUBA COUNTY CUPA:

* Yuba County of Emergency Services

Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated Updated quarterly/annually/when available

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

Updated quarterly/when available

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

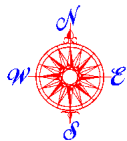
Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

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

Updated annually/when available



Environmental FirstSearch

1 Mile Radius

Single Map:



GRAND AVE, LAKE ELSINORE CA 92530



Source: Tele Atlas

Target Site (Latitude: 33.660027 Longitude: -117.375767)

Identified Site, Multiple Sites, Receptor

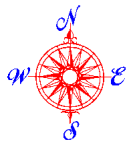
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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







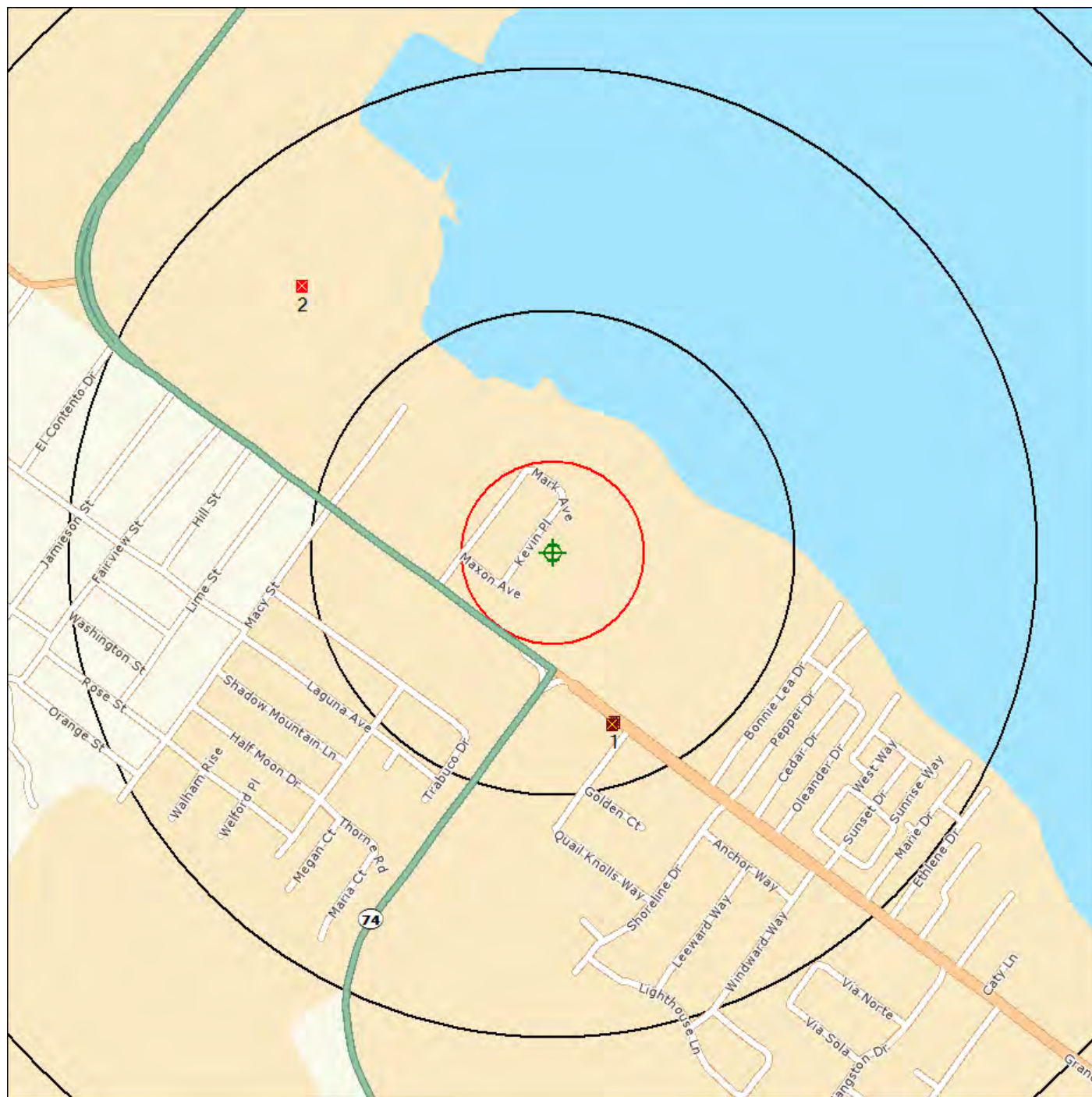
Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases



GRAND AVE, LAKE ELSINORE CA 92530



Source: Tele Atlas

Target Site (Latitude: 33.660027 Longitude: -117.375767)

Identified Site, Multiple Sites, Receptor

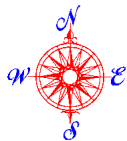
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

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



Target Site (Latitude: 33.660027 Longitude: -117.375767)	
Identified Site, Multiple Sites, Receptor	  
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius	



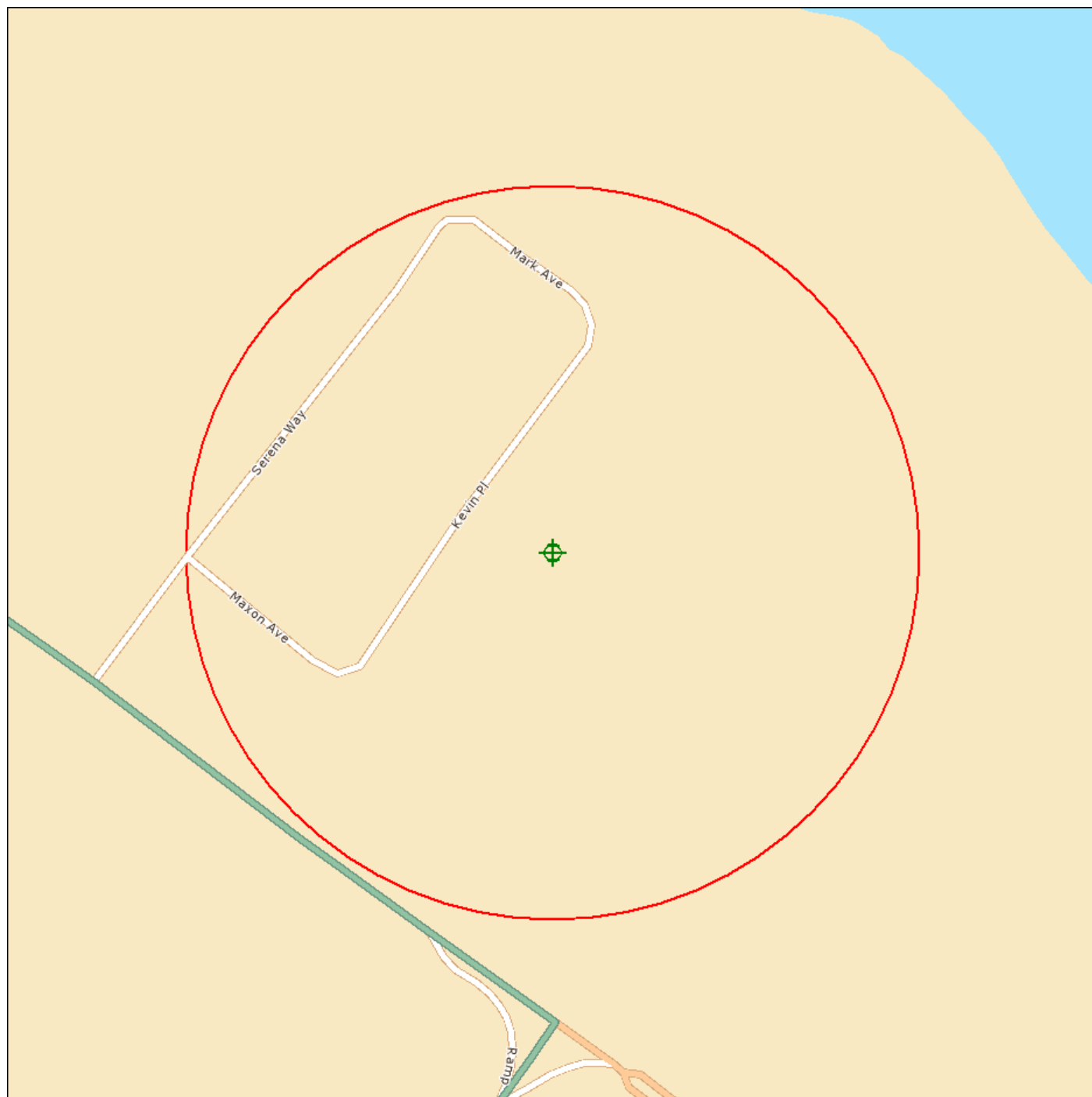
Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases



GRAND AVE, LAKE ELSINORE CA 92530



Source: Tele Atlas

Target Site (Latitude: 33.660027 Longitude: -117.375767)

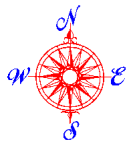
Identified Site, Multiple Sites, Receptor

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

Triballand.....

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

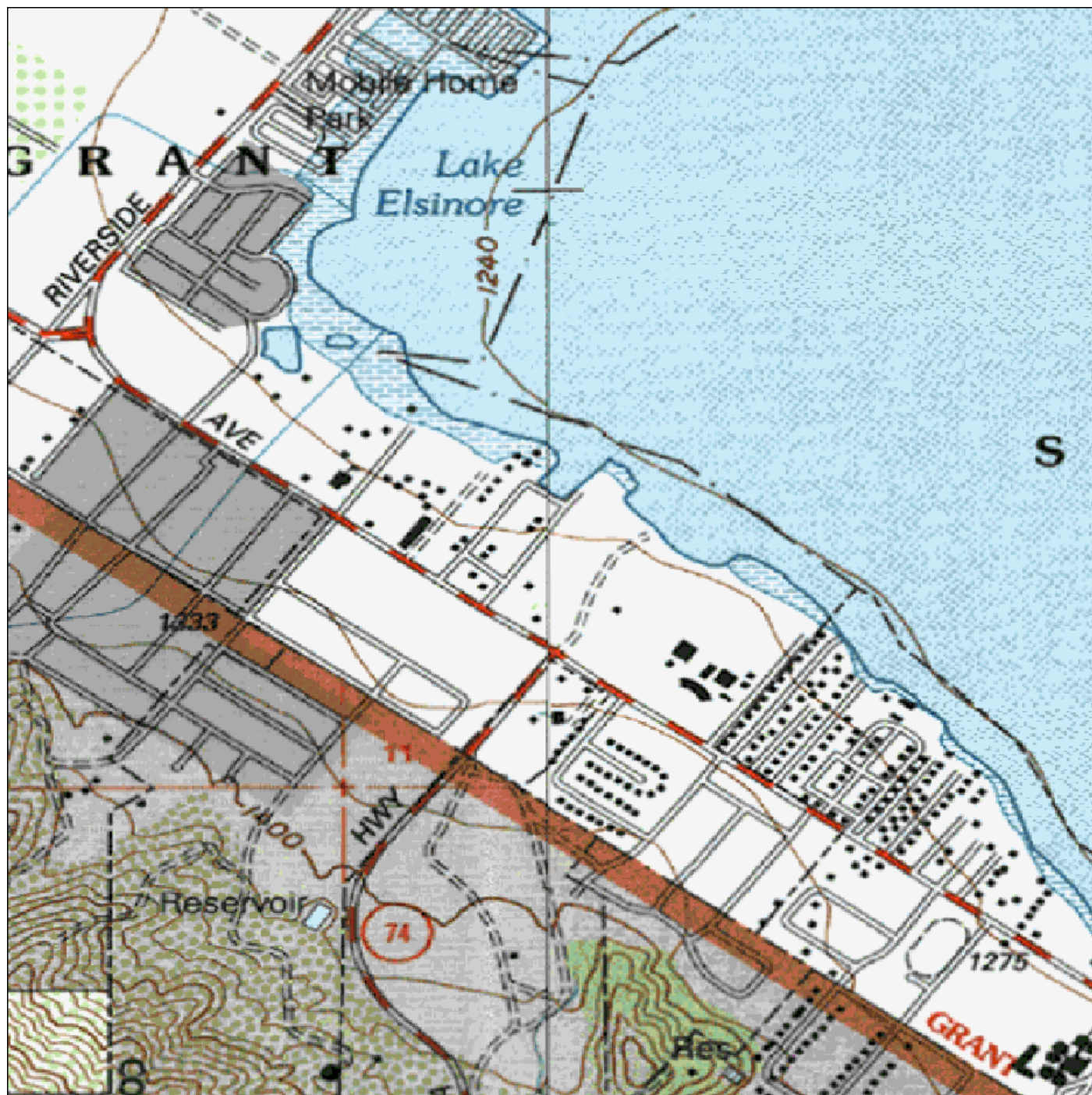




Site Location Map

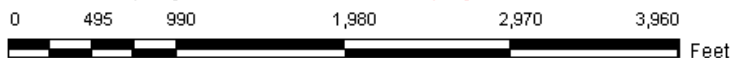
Topo : 0.75 Mile Radius

GRAND AVE, LAKE ELSINORE CA 92530



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

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



Data Supplied by:



Prepared by FirstSearch Technology Corporation

Map Name: LAKE ELSINORE
Map Reference Code: 33117-F3-TF-024

Date Created: 1997--
Contour Interval: 40 feet

Date Revised: None--
Elevation:

JOB NO.

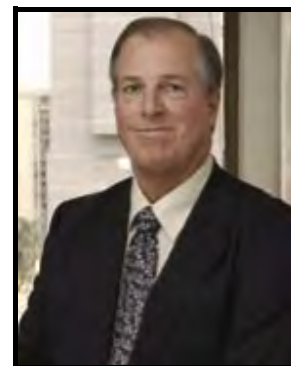
FIGURE NO.

1

APPENDIX D

RESUMES OF GSI PERSONNEL

JOHN P. FRANKLIN
PRESIDENT/PRINCIPAL GEOLOGIST



EDUCATION

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

REGISTRATION AND CERTIFICATIONS

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

EXPERIENCE

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

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

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

PROFESSIONAL AFFILIATIONS AND HONORS

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

PUBLICATIONS

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

TODD A. GREER
ENGINEERING GEOLOGIST, CEG 2377



EDUCATION

B. S. in Geology, 1998, San Diego State University, San Diego, California.

PROFESSIONAL CERTIFICATES

Engineering Geologist, CEG 2377, Board for Geologists and Geophysicists, California, 2005

Professional Geologist, PG 7739, Board for Geologists and Geophysicists, California, 2004

Professional Certificate in Hazardous Materials Management, 1994,

University of California San Diego, San Diego, California.

Hazardous Waste Operations and Emergency Response (HAZWOPER), 40-hour OSHA Training, Environmental Training and Compliance (ETAC), Orange County, California.

HAZWOPER, 8-hour Refresher OSHA Training, Safety Unlimited, Inc., Angora Hills, California.

Nuclear Densometer Certified, San Diego, California.

RESPONSIBILITIES

Mr. Greer directs and supervises Phase I and II Environmental Site Assessments (ESA's) and toxicity screening review of lands slated for future development and laboratory analyses and remediation/mitigation of hazardous materials. This includes site reconnaissance and inspection, aerial photography review and analysis, background document research and review, consultation with local and federal environmental and hazardous waste agencies, report writing and review, including findings, conclusions, and recommendations for project permitting and development.

Mr. Greer also directs and supervises preliminary geotechnical/geologic field investigations, subsurface drilling operations (large and small diameter), rough grading and hillside grading operations, geologic fault finding and landslide investigations, pavement design investigations, and pavement rehabilitation projects involving Cal-Trans "right-of-ways", and research and report preparation for geotechnical/geologic projects in the Riverside and San Bernardino County areas.

PROFESSIONAL EXPERIENCE

Engineering Geologist, CEG 2377, GeoSoils, Inc., Murrieta, California, 2004 to Present.

Project Geologist, GeoSoils, Inc., Murrieta, California, 1998 to 2004.

Geologic and structural mapping, Agua Amarga, 1997, Bahia de Los Angeles, Baja California Mexico, Senior Thesis Project under the direct supervision of Professor David Kimbrough, Ph.D., San Diego State University.

Mr. Greer also has extensive experience with land use planning, hillside subdivisions, landslide investigations, liquefaction analyses, and geologic/fault investigations as they pertain to future commercial, residential, and roadway/highway development. This includes an extensive background in geologic research and review, aerial photography review and analyses, surface and subsurface geological mapping and cross-sectional illustration and analyses, rotary-wash, hollow-stem, and percussion drilling and sampling in the field to ascertain soil, bedrock, and groundwater conditions pertinent to development of the site. In addition, the evaluation and analysis of soil, bedrock, and lithologic test data, report writing and review, including findings, conclusions, and recommendations of a geotechnical/geologic nature.

PROFESSIONAL AFFILIATIONS

Member, Association of Engineering Geologists and Environmental Engineers (AEG)

Member, Inland Geological Society (IGS)