

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

JON MYHRE PROPERTIES, LLC

**TENTATIVE TRACT MAP NO. 31513
HEMET, CALIFORNIA 92545**

REPORT DATE: SEPTEMBER 2013



PHASE ONE INC.

THE NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

September 4, 2013

Jon Myhre
Jon Myhre Properties, LLC
3890 11th Street, Suite 202
Riverside, California 92501

RE: Phase I Environmental Site Assessment Report
Subject Site Location: Tentative Tract Map No. 31513, Hemet, California 92545
PHASE ONE INC. Project No. 7503

Dear Mr. Myhre:

Enclosed with this letter are copies of the Phase I Environmental Site Assessment Report completed by ***PHASE ONE INC.*** for the site referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in Section 1.0, ***Executive Summary***, and Section 6.0, ***Conclusions and Recommendations***.

Please don't hesitate to contact us should you have any questions regarding the environmental assessment, or if we can be of additional assistance. We look forward to working with you again in the future.

Sincerely,



Eric Kieselbach
President

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**TENTATIVE TRACT MAP NO. 31513
HEMET, CALIFORNIA 92545**

PROJECT NO. 7503

BY

PHASE ONE INC.
23282 MILLCREEK DRIVE, SUITE 160
LAGUNA HILLS, CA 92653
(800) 524-8877

THIS REPORT WAS PREPARED FOR THE SOLE USE AND BENEFIT OF OUR CLIENT, JON MYHRE PROPERTIES, LLC AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY OUR CLIENT. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN, SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN OUR CLIENT. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY ***PHASE ONE INC.*** APPLY AT ALL TIMES AND FOR THIS REPORT AND ALL REPORTS ISSUED BY ***PHASE ONE INC.***

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SECTION 1.0

EXECUTIVE SUMMARY: FINDINGS AND CONCLUSIONS

1.1 FINDINGS

This report presents the results of the Phase I Environmental Site Assessment conducted by **PHASE ONE INC.** at Tentative Tract Map No. 31513, Hemet, California 92545 (see Figure 1, *Site Location Map*). The Phase I assessment was undertaken at the request of Jon Myhre, Jon Myhre Properties, LLC in accordance with **PHASE ONE INC.**'s *Standard Terms and Conditions*, as outlined in **PHASE ONE INC.**'s *Letter of Intent/Authorization* for Project N^o 7503. The findings and conclusions of this investigation are based upon a review of historic site-use activities, contact with and records from governmental regulatory agencies, regulatory database searches, as well as a site reconnaissance and interviews with the client, site personnel, and possibly others who may have knowledge of various aspects of the subject site.

At the time of this assessment, the site consisted of approximately 110.0 acres of land; a portion of the southern and central area has been previously graded for residential development. There is a paved road from the southwest corner of the property that traverses through the property to access the water tanks to the north of the subject site. Information gathered in the course of this assessment indicates that the subject site is currently owned by United Security Bank.

The principal findings of **PHASE ONE INC.**'s Phase I Environmental Site Assessment for this site are as follows:

The subject site is currently affected by

- One recognized environmental condition(s) (REC); and
- One *de minimis*, or historical recognized environmental condition(s).
- The potential for soil or groundwater contamination of the subject property from either on or off-site sources appears to be low.
- Given the findings and conclusions of **PHASE ONE INC.**'s Phase I Environmental Site Assessment, further investigation not recommended at this time.
- **PHASE ONE INC.** has performed this Phase I Environmental Site Assessment of the subject site in conformance with the scope and limitations of the Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312 and the standard practice set forth in the American Society for Testing and Materials (ASTM) Designation: E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Any exceptions to, or deletions from, these practices are described in Section 1.4 of this report.

- This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those listed in Section 1.2.

1.2 CONCLUSIONS SUMMARY

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following recognized environmental condition(s):

RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition
1	Southwestern Portion of Subject Site	Based on a review of aerial photographs of the subject property, it appears that the southwestern portion of the subject site was used for agricultural purposes in the past. The concern exists that agricultural chemicals remain in near surface soils and that future residential site occupants may be exposed to these chemicals.

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions and the estimated costs of completing any recommended next-step action. **PHASE ONE INC.** classifies a recognized environmental condition, per the ASTM Standard E 1527-00 definition, 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 subject property.

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following *de minimis* or historical recognized environmental conditions:

DE MINIMIS, OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition	Condition
2	Subject Site	The site use for the subject site property from 1901 through the 1990s could not be verified. There were structures on the southern portion of the site were not verifiable. Aerial photographs and U.S.G.S. Maps show structures on the property; however, no documentation or records for the exact use for these structures was reasonably ascertainable. Historical directories for Rose Road only had the listings for a couple of residences in 1962, 1982, 1987, 1992, and a ranch in 1982. It is unknown if any of these listings are associated with the subject site.	<i>De minimis</i>

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions. **PHASE ONE INC.** classifies an environmental condition as a *de minimis* (potential or possible) condition when it appears to pose no immediate threat to the subject site and/or requires no immediate action given the current knowledge of site conditions. This condition with time, groundwater movement, demolition or other disturbances, or sometimes with the acquisition of further information, may come to pose a long-term, immediate or chronic environmental risk; and/or this condition may appear to have a negligible monetary/physical impact on the subject property, and therefore, does not require additional investigation at this time. **PHASE ONE INC.** classifies a historical recognized environmental condition as an issue which was considered a recognized environmental condition in the past, but is no longer considered a recognized environmental condition as a result of prior investigation and/or mitigation.

1.3 SITE FACTS

Current Owner(s): United Security Bank

Current Use: Undeveloped land

The subject site will obtain its potable water from municipal sources.

The subject site will dispose of its sewage through use of the local municipal sewage system.

Site Contact: Jon Myhre

Field Assessor: Andrew Pham

Report Writer: Nadine Kieselbach

Parcel #: APNs: 448-070-002-1; 448-070-005-4; 448-070-007-6; 448-070-009-8; 448-070-010-8; 448-070-011-9; 448-080-001-1; 448-080-002-2; 448-080-004-4; 448-080-006-6; and 448-070-008-7

Address(es) Provided by Client: Tentative Tract Map No. 31513, Hemet, California 92545

Additional/Previous Address(es): None verified

Total Acreage of Land: 110.0

Date of Site Reconnaissance: August 26, 2013

Total # of Wells (water, oil, gas, other) identified onsite: None

Areas/Units that were inaccessible to the *PHASE ONE INC.* field assessor: None

Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?
Yes

Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance? No

1.4 EXCEPTIONS AND/OR DELETIONS TO ASTM E 1527

There are exceptions to ASTM E 1527. The exceptions are as follows:

At the oldest research interval in this report (1901), the subject property had two small structures in the center of the property. Although it is not known how far back in time these structures were present prior to this date, this is likely the first developed use of the property. Therefore, it is our opinion that this data gap does not appear to materially affect the conclusions of this report.

SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF A PHASE I ESA

The purpose of this Phase I Environmental Site Assessment is to assess (1) the likelihood of contamination of the subject site as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject site or properties adjoining the subject site, thereby identifying real or potential environmental or economic impact to the subject site. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice." To meet these objectives, **PHASE ONE INC.** attempted to complete the tasks outlined in this section except as noted in Section 1.4.

2.2 SCOPE OF WORK

The Scope of Work that has been followed for this assessment is identified in Section 1.1, Page 1-1.

2.2.1 Site Description

Site photographs were taken during the site reconnaissance. The photographs and their summary descriptions can be found in **Appendix A**.

PHASE ONE INC. reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject site. For the purposes of this assessment, the depth from the ground surface and the direction (or gradient) of the groundwater flow are of particular significance. Such findings are used by **PHASE ONE INC.** report writers, in conjunction with additional information about environmental conditions on nearby sites, to assess the risk that is faced by the subject site from off-site sources of contamination.

It should be noted that **PHASE ONE INC.**'s geological and hydrological research does not include investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject site. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I Environmental Site Assessment. (However, in the event that it is required, **PHASE ONE INC.** can assist the client in completing a seismological investigation.)

2.2.2 Site Reconnaissance

A **PHASE ONE INC.** field assessor conducted a visual reconnaissance of the subject property to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment. As a part of the site reconnaissance, **PHASE ONE INC.** visually inspected the site for obvious indications of:

- Existing and previously existing storage tanks (aboveground and underground)
- Hazardous substances storage and handling
- Clarifiers, sumps, trenches, and industrial discharge sources
- Equipment which may contain polychlorinated biphenyls (PCB) (fluorescent light ballasts are not inspected)
- Indications of spillage of hazardous substances, and the general condition of concrete, asphalt, soil, and other surfaces
- Indications of stressed vegetation as a result of on-site contamination

During the site reconnaissance, **PHASE ONE INC.** field assessors may make note of basic compliance issues which, may be environmental in nature, however are not issues directly associated with the potential for site contamination (i.e., the specific objective of our assessment). However, as a service to our clients, and because these compliance issues may contribute to our overall understanding of site operations, **PHASE ONE INC.** may comment on the site's basic compliance status. The review of the site's compliance status is not intended to be complete or comprehensive and may or may not include all items identified during the site reconnaissance.

Again, the compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid **PHASE ONE INC.** in determining the likelihood that the subject site may have been impacted by releases of hazardous substances.

When the storage or use of hazardous substances are encountered on a site, the **PHASE ONE INC.** field assessor will look for or inquire about the on-site presence of Material Safety Data Sheets (MSDSs). MSDSs are prepared by the manufacturers of hazardous substances (pursuant to OSHA's Hazard Communication Standard), and they detail the components, dangers, and proper handling procedures for the hazardous substance for which they have been prepared. The presence or absence of MSDSs for on-site hazardous substances will be noted in 3.5, **Hazardous Substances Storage and Handling**. However, some sites may use or store hundreds of various chemical compounds. In such cases, it is practically impossible for the field assessor to match-up each substance with its corresponding MSDS. Still, the field assessor will inquire about MSDSs and copies of representative MSDSs that were made available will be included in Appendix G.

PHASE ONE INC. may have (based on contract) inspected and reviewed information for the subject site regarding the presence of specific hazardous substances which are relatively common sources of environmental concern. The substances in question include:

- Common building materials that may contain or are suspected of containing asbestos
- Radon (at elevated levels)
- Lead-contaminated drinking water
- Lead-based paints

Based on ASTM E1527, federal, state, and other regulatory agency guidelines, the following presumptions were in force if and when **PHASE ONE INC.** inspected the subject site for specific hazardous substances:

- Structures built after 1980 are considered asbestos-free.
- Structures built after 1979 are considered lead-free (with respect to both water and painted surfaces).
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless **PHASE ONE INC.** is instructed to do otherwise in writing by the client.

PHASE ONE INC. also inspected the properties that adjoin the subject site. In general, this inspection included a "drive-by" survey to note the operations which may pose an imminent or potential environmental threat to the subject site.

2.2.3 Review of Historical Information

For this assessment, **PHASE ONE INC.** may have reviewed reasonably ascertainable historical aerial photographs and United States Geologic Survey (U.S.G.S.) topographic maps of the subject site and vicinity. This review consisted of examining the reasonably ascertainable available photographs and topographic maps for evidence of activities on or development of the subject site and adjoining sites that may show an environmental condition or concern which may currently affect the subject site. The specific aerial photographs and U.S.G.S. maps that were reviewed for this assessment are identified and their environmentally relevant features are described in Section 4.1.

PHASE ONE INC. may have also reviewed any reasonably ascertainable Historic Maps of the subject site and vicinity. Such maps have been prepared by fire insurance companies in order to determine the potential risk of fire damage to buildings in metropolitan areas. These maps have been produced since the mid-1850s and, for some areas, they are still produced today. For the purposes of a Phase I Environmental Site Assessment, these maps may contain helpful information on the ages and past uses of buildings, as well as information about on the storage of hazardous and flammable substances. However, because it was only worthwhile for fire insurance companies to map metropolitan areas, the scope of coverage of these maps is somewhat limited. If Historic Maps

have provided coverage of the subject site, and if the specific maps were reasonably ascertainable, then the specific maps that were reviewed for this assessment are identified, and their environmentally relevant features described, in Section 4.2.

One of the least known yet most complete and comprehensive historical sources are historical city or street directories. These texts may have been reviewed by **PHASE ONE INC.** to the extent that they have provided coverage of the subject site and were reasonably ascertainable. **PHASE ONE INC.** reviews historical city or street directories (also known as criss cross or reverse indexed directories) for information on the past occupants of and activities on the subject site and adjoining sites. These directories were prepared by companies that catered to the needs of salespeople by providing the names of the occupants at a given address (that is, unlike a traditional telephone book, the entries of a reverse directory are arranged by address, not by name). However, like Historical Maps, the scope of coverage of these directories is limited to mostly metropolitan areas. If they were reasonably ascertainable, they were reviewed and Section 4.3 contains listings of the current or past occupants of the subject site that were found by researching historical city or street directories.

PHASE ONE INC. has contacted various state, county, and municipal agencies having current or past jurisdiction over the subject site, in an attempt to review reasonably ascertainable records that contain specific information about environmental conditions on the subject site that these agencies may have on file, or to establish that no environmentally relevant records are on file for the subject site. The client should be aware that most regulatory agencies file their records by address or corporate name (as opposed to parcel number or site name). If no specific address has been assigned to a site, then, typically, no environmental records related to the site will be forthcoming from the state, county, or municipal regulatory agencies.

The findings of this records search are reported in Section 4.4, **Agency Contacts**. The addresses, phone numbers, names of the persons contacted within the various agencies are listed on the Regulatory Contacts Sheet, which is included in Appendix B. Copies of any records obtained from regulatory agencies can be found in Appendix C. In some instances, **PHASE ONE INC.** may not yet have received a reply from one or more of the agencies that were contacted. (Some agencies will take six weeks or longer to reply to a verbal or written request.) In the event of such delays in response, rather than delaying the issuance of the report, **PHASE ONE INC.** has indicated in the report that a response to the request for records is pending, and a copy of the regulatory request form has been included in Appendix B. Any pertinent information that is subsequently received from the pending agency will be addressed and forwarded to the client in the form of an addendum to this report.

PHASE ONE INC. has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject site is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject site. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases. In conjunction with the findings on the geological and hydrological conditions, information obtained from the database search can be used to assess the environmental risk faced by the subject site from past or present off-site sources of contamination. Additionally, the database search may provide information about on-site sources of contamination.

The regulatory database review can be found in Section 4.5; a copy of the complete database search document and a detailed description of the databases that were searched are included in Appendix D.

When requested, **PHASE ONE INC.** will compile and review a chain-of-title abstract for the subject property. The chain-of-title abstract can help the client and **PHASE ONE INC.** to better understand the history of the use of the subject site. The chain-of-title abstract is typically compiled from documents obtained from the County Recorder's Office or Tax Assessor's Office. The chain-of-title abstract review, if completed for this report, can be found in Section 4.6. The County Assessor also may be contacted to determine whether the subject site has been assigned addresses in the past which are different from its current address. It is the client's responsibility to supply **PHASE ONE INC.** with any records of environmental liens or other such documents.

On occasion, the client, the client's representatives, or on-site personnel will make available environmental documents pertaining to the subject site. These documents may be prior Phase I Reports, environmental site remediation reports, foundation soil reports, or occupancy records, among others. If these are made available prior to the issuance of the report, **PHASE ONE INC.** will review the conclusions of these documents, which may help to confirm or disprove any tentative findings that **PHASE ONE INC.** has developed independently. If the client has supplied environmental documents for review as part of this assessment, the findings are included in Section 4.7.

After the above information from existing historical records, regulatory agencies, interviews, and other additional environmental documents has been reviewed and evaluated, **PHASE ONE INC.** presents the site uses for the subject property as well as adjoining site uses in a chronological table. This historic site use summary assists the client, as well as the field assessors and reviewers to have a perspective of the historical uses of the subject site. The **Historical Site Use** is presented in Section 4.8.

2.2.4 Interviews

PHASE ONE INC. attempts to interview various individuals who may have knowledge of various aspects of the subject site. Typically, the interviewees might include:

- Current and previous owners
- Site and operations managers
- Tenants
- Local regulatory personnel

The interviews are summarized in Section 5.0 and interview notes are included in Appendix F.

2.2.5 Conclusions and Recommendations

Section 6.0, *Conclusions and Recommendations*, provides detailed descriptions of the recognized environmental conditions and the *de minimis* or historical environmental conditions that, in the professional opinion of **PHASE ONE INC.**, currently affect the subject site. Section 6.0 also recommends or suggests the next-step actions that may be required to begin addressing the conditions.

The essential information on a condition at a given location is contained in the "Description of Condition" and the "Action Suggested" boxes of the table for that location. The section numbers refer to those sections in the report that describe the research tasks and findings behind the conclusions. This reporting method allows the reader to quickly go to those sections that are pertinent to the condition.

2.3 INTERPRETATION OF THE REPORT

Following the completion of the tasks outlined above, **PHASE ONE INC.** prepared this report to present our findings and conclusions clearly and consistently. In an attempt to aid the reader and bring organization to pieces of seemingly unrelated information, **PHASE ONE INC.** has developed a report format that is both innovative and concise. Each piece of information is described in the context of the research or assessment task under which it was found. Typically, an environmental condition will incorporate a number of specific findings. So, in Section 6.0, *Conclusions and Recommendations*, the various particular findings are grouped together and collectively presented with the description of the environmental condition that is corroborated by those findings.

SECTION 3.0

SITE DESCRIPTION AND RECONNAISSANCE

The subject site is surrounded by an area of predominantly vacant, undeveloped properties. On the date of the site reconnaissance, the subject site consisted of an irregular shaped parcel, approximately 110.0 acres of undeveloped land. The northern portion of the subject site is desert scrub land. The following subsections describe the physical characteristics of the subject site and are a compilation of the observations made during the visual site inspection.

3.1 SITE PHOTOGRAPHS

A *PHASE ONE INC.* field assessor completed a reconnaissance of the subject site, at which time a number of photographs were taken to document the current condition and use of the site. Please see Figure 2, *Site Plan*, for photograph locations. The photographs with their descriptions can be found in **Appendix A**.

3.2 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

According to United States Geological Survey (U.S.G.S.) STATSGO data, the most common native soil type in the vicinity of the subject site is Domino. It is not known whether imported fill materials were used during the grading or development of the site; therefore, it is unknown if fill materials is a concern for the subject site. The elevation of the subject site appears to range from approximately from approximately 1,500 to 1,600 feet above mean sea level.

Groundwater in the site vicinity is reported by County of Riverside Department of Environmental Health Hazardous Materials Management Divison's *Case Closure Summary* for Southland Corporation #17025, 41736 E. Florida Avenue, California 92544 to occur at a depth of approximately 100 to 160 feet below ground surface and flow towards the southwest. It should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

During the site reconnaissance and the review of historical maps and photographs, the following was determined to exist or not to exist on the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

In-addition, the following was determined to exist or not to exist immediately adjacent to the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

According to FEMA Q3 Data, the site is located within a greater than 100-year flood zone. Storm water discharge across the site appears to flow multidirectionally. The storm water runoff appears to discharge to no known facility. The direction and destination of storm water discharge does not appear to be a source of environmental concern to the subject site.

3.3 EXISTING STORAGE TANKS

No evidence of any existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.4 PREVIOUSLY EXISTING STORAGE TANKS

No evidence of previously existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.5 HAZARDOUS SUBSTANCE STORAGE AND HANDLING

No storage or handling of hazardous substances were observed in the areas inspected during the site reconnaissance.

3.6 SPECIFIC HAZARDOUS SUBSTANCES RECONNAISSANCE

3.6.1 Summary of Specific Hazardous Substances Reconnaissance (Beyond ASTM Scope)

In addition to a general inspection of the subject site for evidence of the presence of hazardous substances or environmental concerns, the field assessor also conducted a reconnaissance for a set of specific hazardous substances that are not addressed in the scope of the ASTM Standard. The results of this specific reconnaissance are given in the following table(s). If a specific suspected hazardous substance was sampled or otherwise tested, this will be indicated in the table, and the results of the laboratory analysis or other tests will be given in Section 3.6.2.

SPECIFIC HAZARDOUS SUBSTANCES (BEYOND ASTM SCOPE)

ID #	Substance	Sampled?	Description	Condition
1	Asbestos	No	The subject site is not developed and has no structures. No suspected asbestos-containing materials were observed.	None
2	Radon	No	The subject property is located in an area that is considered to have a low occurrence of radon.	None
3	Lead Paint	No	The subject site is not developed and has no structures. No painted materials were observed.	None
4	Lead Water	No	The subject site has not been developed. No plumbing that would be suspected of containing lead was observed.	None

Note: If the table indicates that a given substance has been sampled, then a related table can be found in Section 3.6.2, which will give the results of the laboratory analysis of the sample or samples.

3.6.2 Details of Specific Hazardous Substances Sampling/Observations

No sampling or testing of suspected hazardous substances was performed or authorized for this assessment.

3.7 POLYCHLORINATED BIPHENYLS (PCBS)

The **PHASE ONE INC.** site reconnaissance does not include checking on-site fluorescent light fixtures for potential PCB content. Although fluorescent light ballasts may contain PCBs, the amount contained is considered to be so inconsequential that the ASTM (*Standard Practice, E 1527*) has stated: "Fluorescent light ballast likely to contain PCBs does not need to be noted." in a Phase I Environmental Site Assessment Report.

No known or suspected PCB-containing equipment or materials were observed on-site during the site reconnaissance.

3.8 CLARIFIERS, SUMPS, TRENCHES, AND INDUSTRIAL DISCHARGE SOURCES

No clarifiers, sumps, trenches, industrial floor drains, or industrial discharge points were noted during the site reconnaissance, historical and/or regulatory research.

3.9 SURFACE CONDITIONS

No significant areas of staining or other unusual surface conditions were observed during the site reconnaissance.

3.10 STRESSED VEGETATION

No disfigured, discolored, dying, or otherwise stressed vegetation was observed on-site during the site reconnaissance.

3.11 PRIOR OR CURRENT AGRICULTURAL LAND USE

On the basis of a review of aerial photographs, U.S.G.S. topographic maps, site observations, regulatory research, and/or interviews, **PHASE ONE INC.** has concluded that the site was used for agricultural purposes. This information is detailed in the following table.

PRIOR OR CURRENT AGRICULTURAL LAND USE

ID #	Approx. Date Range	Description	Condition
1	1967	An aerial photograph shows the southwestern area of the subject site was used for agriculture.	REC

3.12 OTHER ENVIRONMENTAL CONDITIONS

No evidence of further environmental conditions, and/or impairments was observed during the site reconnaissance, beyond that evidence that has already been noted in this section.

3.13 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the **PHASE ONE INC.** field assessor also visually inspected and documented the use of those properties which immediately adjoin the subject property. The observations of the adjoining properties were made by the **PHASE ONE INC.** field assessor on the date of the site reconnaissance.

VISUAL OBSERVATIONS, ADJOINING SITES

Description	Condition
<p><u>Northerly View:</u> Address: N/A Company Name: N/A Apparent Current Use of Property: Vacant land, water tanks Visual Concerns: None</p>	None
<p><u>Easterly View:</u> Address: N/A Company Name: N/A Apparent Current Use of Property: Vacant land Visual Concerns: None</p>	None

Description		Condition
<u>Southerly View:</u>		None
Address:	N/A	
Company Name:	N/A	
Apparent Current Use of Property:	Vacant land	
Visual Concerns:	None	
<u>Westerly View:</u>		None
Address:	N/A	
Company Name:	N/A	
Apparent Current Use of Property:	Residential, vacant land	
Visual Concerns:	None	

SECTION 4.0

REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

4.1 HISTORICAL AERIAL PHOTOGRAPH AND U.S.G.S. TOPOGRAPHIC MAP REVIEW

PHASE ONE INC. reviewed readily available and reasonably ascertainable aerial photographs and U.S.G.S. topographic maps of the area of the subject site. (A copy of a U.S.G.S. map, if available, has been included as Figure 1.) These aerial photographs and maps may have been obtained from **PHASE ONE INC.**'s library and/or another source (all sources identified in Appendix B). Each aerial photograph was reviewed for the subject property and, where applicable, adjacent property use. In addition, each photograph was reviewed to identify the presence of areas of dumping, staining, buildings, and/or aboveground storage tanks.

Aerial photographs for the years of 1967, 1978, 1996, 2002, 2003, 2005, 2006, and 2013 and U.S.G.S. topographic maps for the years of 1901, 1948, 1955, 1963, 1965, 1968, and 1986 were reviewed and a recognized environmental condition was identified in the following aerial photographs and/or topographic maps and is discussed in the table below:

HISTORICAL AERIAL PHOTOGRAPH/U.S.G.S. TOPOGRAPHIC MAP

Collection Reference #	Date of Document	Description of Condition	Condition
USGS Topographic Map, Lake View Quad 7.5 Minute Series	1901	The subject site is depicted as mostly undeveloped land with a trail road from Rose Road leading to two small structures in the southern valley portion of the subject site. To the north, west, and east are Tres Cerritos mountains.	None
USGS Topographic Map, Lake View Quad 7.5 Minute Series	1948	The only significant change from the 1901 map is a stream depicted on the southern portion of the subject site.	None
USGS Topographic Map, Lake View Quad 7.5 Minute Series	1955 1963	The only significant change from the 1948 map is the stream is no longer present; to the southeast is now an aqueduct. Old Warrant Road is depicted as Grant.	None
ERS	1967	The center of the subject site is developed with several structures and dirt road loops. There is a road that leads to the developed area of the site from the center of Rose Road. The western side of the property appears to be used for agriculture. The areas surrounding the subject site are either undeveloped desert land, or used for agriculture.	REC

Collection Reference #	Date of Document	Description of Condition	Condition
ERS	1978	The subject site has shaded areas throughout the property. The center of the site has several trees and a few structures. The area to the east of the structures has rectangular outlines, possibly corrals or fenced pens. There is no development in the surrounding area. To the south of Rose Road is agricultural land.	None
USGS Topographic Map, Lake View Quad 7.5 Minute Series	1986	No significant change from the 1963 map, except there is a dirt trail traversing through the center of the subject site.	None
ERS	1996	The development in the center of the property from Rose Road is no longer present. This area is now undeveloped land. There is a structure present near the southwest corner of the property. There are several dirt trails through the property and a dirt road leads to the two water tanks in the mountain area near the northern boundary of the subject site. The residence to the southeast on the knoll is now present.	None
ERS	2002	No significant changes from the 1996 aerial.	None
ERS	2006	The central and southern portion of the subject site has been graded and the outline of the streets and residential pads are visible. No structures are on the subject site. The northern portion of the subject site is hilly and there is no development in that area. The surrounding area is in its present-day configuration, except the area to the far east is undeveloped land.	None
ERS	2013	The subject site is in its present-day configuration; the area is overgrown with vegetation. The road to the water tanks is now paved. The northern portion of the site is hilly, desert land, and the southern and central portion has areas that have been previously graded for development.	None

4.2 HISTORICAL MAP REVIEW

PHASE ONE INC. contacted the source(s) identified in Appendix B in an effort to review readily available historical and fire insurance maps with coverage of the subject site and vicinity that might be included in their collections. However, a search of the reasonably ascertainable historical and fire insurance maps found that none provided coverage of the area of the subject site.

4.3 HISTORICAL CITY OR STREET DIRECTORY REVIEW

PHASE ONE INC. reviewed readily available historical city or street directories with coverage of the subject site and vicinity. These historical city or street directories were obtained from **PHASE ONE INC.**'s in-house library and/or the source identified in Appendix B.

Luskey's historical directories for the years of 1962, 1967, 1973, and Haines historical directories for 1977, 1982, 1987, 1992, 1997, 2005, and 2010 and *de minimis* environmental condition was identified in the directories listed on the following table. The only listings for Rose Road are in the following table.

HISTORICAL CITY OR STREET DIRECTORY

Directory Name and Date	Description of Condition	Condition
1962	Rose Road-1 Blk W of Myers, East, 1 N of Devonshire Avenue NS 1 E Le Carpenter	None
1967	Rose Road –From 25500 Warren Road, East No listings	None
1973	Rose Road not listed	None
1982	Rose Road 25195 Rheingans 36100 Brown Jack, Brown Milton J., Rose Valley Ranch	<i>De minimis</i>
1987	Rose Road 25195 Macbride Gordon F, Rheigans Joe 36100 Fraternal EGLs 4055	<i>De minimis</i>
1992	Rose Road 25195 Rheingans Joe, Santoyo Leo	<i>De minimis</i>
1997	Rose Road 25159 Rheingans Joe	<i>De minimis</i>
2005	Rose Road No listings	<i>None</i>
2010	Rose Road 685 Yaugh Margaret	<i>None</i>

4.4 AGENCY CONTACTS (RECORDS SEARCH)

4.4.1 Building Department Records

PHASE ONE INC. submitted a request to the local Building agency for copies of readily available building permits, original plumbing and finish schedules, building plans, or other readily available, relevant documents pertaining to the subject site that may be on file with this agency (all sources are

identified in Appendix B). However, **PHASE ONE INC.** was informed that no records for the subject site were on file with this agency.

4.4.2 Water Quality Agency Records

PHASE ONE INC. reviewed Geotracker for the purpose of determining if past and present businesses at the subject site are listed on regulatory lists (such as leaking underground tank lists, site cleanup lists, etc.). However, **PHASE ONE INC.** was informed that no records for the subject site are on file with this agency (all sources identified in Appendix B).

4.4.3 Oil and Gas Agency Records or Maps

PHASE ONE INC. submitted a request to the local Oil and Gas Agency for copies of readily available oil and gas related records pertaining to environmental issues on the subject site. However, **PHASE ONE INC.** was informed that no records for the subject site are on file with this agency (all sources are identified in Appendix B).

4.4.4 Other Pertinent Records

There are no additional regulatory agencies known to **PHASE ONE INC.** that are likely to have further relevant environmental information pertaining to the subject site.

4.5 REVIEW OF ENVIRONMENTAL RECORDS SEARCH

The **PHASE ONE INC.** review of the computer-generated, environmental records search document (the complete environmental records search document is included in Appendix D) found the subject site is not a regulatory-listed site. The environmental records search occurrence summary table below identifies the number of sites listed in each database included in the record search document (the complete environmental records search document is included in Appendix D). No sites of environmental concern to the subject site were identified.

DATABASE OCCURRENCE SUMMARY

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
BF-US	0.93	0	0	0	0	-	0
Cerclis-Archived-US	0.93	0	0	0	0	-	0
CERCLIS-US	0.93	0	0	0	0	-	0
Controls-US	0.93	0	0	0	0	-	0
Delisted-NPL-US	1.43	0	0	0	0	0	0
ERNS-US	0.555	0	0	-	-	-	0

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Hist-US-EC	0.93	0	0	0	0	-	0
Hist-US-IC	0.93	0	0	0	0	-	0
HMIS-US	0.555	0	0	-	-	-	0
NPL-US	1.43	0	0	0	0	0	0
RCRA-COR-US	1.43	0	0	0	0	0	0
RCRA-TSD-US	0.93	0	0	0	0	-	0
RCRA-US	0.555	0	0	-	-	-	0
Tribal-LUST-Closed	0.93	0	0	0	0	-	0
Tribal-LUST-Open	0.93	0	0	0	0	-	0
Tribal-UST	0.555	0	0	-	-	-	0
STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Cal Eval-Hist	0.93	0	0	0	0	-	0
Cal Eval-Hist NFA	0.93	0	0	0	0	-	0
Cal Military Active	1.43	0	0	0	0	0	0
Cal Military NFA	0.93	0	0	0	0	-	0
Cal Military Other	1.43	0	0	0	0	0	0
Cal School Active	0.93	0	0	0	0	-	0
Cal School NFA	0.93	0	0	0	0	-	0
Cal School Other	0.93	0	0	0	0	-	0
Cal State Response Active	1.43	0	0	0	0	0	0
Cal State Response NFA	0.93	0	0	0	0	-	0
Cal State Response Other	0.93	0	0	0	0	-	0
Cal Superfund Active	1.43	0	0	0	0	0	0
Cal Superfund NFA	1.43	0	0	0	0	0	0
Cal Superfund Other	1.43	0	0	0	0	0	0
Cal VCP Active	0.93	0	0	0	0	-	0
Cal VCP NFA	0.93	0	0	0	0	-	0
Cal VCP Other	0.93	0	0	0	0	-	0
Controls-CA	0.93	0	0	0	0	-	0

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
County-Landfills	0.93	0	0	0	0	-	0
HazWaste-CA	0.555	0	0	-	-	-	0
Hist-Controls-CA	0.93	0	0	0	0	-	0
Hist-UST	0.555	0	0	-	-	-	0
HWIS-CA	0.555	0	0	-	-	-	0
Land Disposal-CA	0.93	0	0	0	0	-	0
LUST-Closed-CA	0.93	0	0	0	0	-	0
LUST-Open-CA	0.93	0	0	0	0	-	0
SLIC-Closed-CA	0.93	0	0	0	0	-	0
SLIC-Open-CA	0.93	0	0	0	0	-	0
SWIS-CA	0.93	0	0	0	0	-	0
UST-CA	0.68	0	0	0	-	-	0
WIP-Active	0.93	0	0	0	0	-	0
WIP-Backlog	0.93	0	0	0	0	-	0
WIP-Historical	0.93	0	0	0	0	-	0
SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
AFS-US	0.555	0	0	-	-	-	0
Air-CA	0.93	0	0	0	0	-	0
BioFuel-US	0.68	0	0	0	-	-	0
CDL-CA	0.555	0	1	-	-	-	1
CDL-US	0.555	0	0	-	-	-	0
CHWF-CA	0.93	0	0	0	0	-	0
CORTESE-CA	0.555	0	0	-	-	-	0
CUPA-CA	0.68	0	0	0	-	-	0
EGRID-US	0.93	0	0	0	0	-	0
FRS-US	0.555	0	0	-	-	-	0
FUDS-US	1.43	0	0	0	0	0	0
HAULERS-CA	0.555	0	0	-	-	-	0
Hist-CA	0.68	0	0	0	-	-	0
Hist-FIFRA-US	0.555	0	0	-	-	-	0
Historical-CA	0.93	0	0	0	0	-	0
Hist-US	0.68	0	0	0	-	-	0
HWT-CA	0.555	0	0	-	-	-	0
ICIS-FEC-US	0.93	0	0	0	0	-	0
ICIS-NPDES-US	0.68	0	0	0	-	-	0
MINES-US	0.68	0	0	0	-	-	0
OGW-CA	0.68	0	0	0	-	-	0
PADS-US	0.555	0	0	-	-	-	0
PCB-US	0.555	0	0	-	-	-	0

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
PCS-US	0.555	0	0	-	-	-	0
RADINFO-US	0.93	0	0	0	0	-	0
RESPONSE-CA	0.555	0	0	-	-	-	0
RFG-Lab-US	0.555	0	0	-	-	-	0
ROD-US	0.93	0	0	0	0	-	0
SSTS-US	0.68	0	0	0	-	-	0
SWRCY-CA	0.555	0	0	-	-	-	0
TRIS-US	0.555	0	0	-	-	-	0
TSCA-US	0.555	0	0	-	-	-	0
USGS-WaterWells	1.43	0	0	0	0	0	0
PROPRIETARY HISTORIC DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Hist-Agriculture	0.555	0	0	-	-	-	0
Hist-Auto Dealers	0.555	0	0	-	-	-	0
Hist-Auto Repair	0.555	0	0	-	-	-	0
Hist-Chemical Manufacturing	0.555	0	0	-	-	-	0
Hist-Cleaners	0.555	0	0	-	-	-	0
Hist-Machine Shop	0.555	0	0	-	-	-	0
Hist-Manufacturing	0.555	0	0	-	-	-	0
Hist-Metal Plating	0.555	0	0	-	-	-	0
Hist-Mortuaries	0.555	0	0	-	-	-	0
Hist-Petroleum	0.555	0	0	-	-	-	0
Hist-Printers	0.555	0	0	-	-	-	0
Hist-RV-Dealers	0.555	0	0	-	-	-	0
Hist-Salvage	0.555	0	0	-	-	-	0
Hist-Service Stations	0.555	0	0	-	-	-	0
Hist-Transportation	0.555	0	0	-	-	-	0
Hist-Trucking	0.68	0	0	0	-	-	0
Hist-Vehicle-Parts	0.555	0	0	-	-	-	0

The following table identifies the subject site, adjacent sites, and sites that are either a recognized environmental condition, a *de minimis* environmental condition, or a historical recognized environmental condition.

ENVIRONMENTAL RECORDS SEARCH SITES OF CONCERN

Map Location #	Site Name and Location	Distance from Site (Miles)	Listing Agencies	Site Status	Condition
1	695 ROSE ROAD	South east Adjacent Site	CDL-CA	Listed: This site was listed as an illegal drug lab; removed 6/12/1998.	None

Note: Map Location #s match the Map ID numbers of the sites used in the document located in Appendix D. Listings of unmapped sites were reviewed to identify the subject site or any sites that are obviously adjacent to the subject property. Other unmapped sites are listed only in Appendix D.

4.6 CHAIN-OF-TITLE ABSTRACT AND/OR REVIEW

At the request of the client, a chain-of-title abstract was not requested or completed for this project.

4.7 ADDITIONAL ENVIRONMENTAL DOCUMENTS

In the course of this assessment, *PHASE ONE INC.* was not provided with any additional documents for review regarding the environmental condition of the subject site by the client or the client's representatives.

4.8 HISTORICAL SITE USE

The chronological historical site use summary is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents. The historical site use summary for the subject site and the adjoin sites is presented in the following table. The rows of this table are organized in chronological order, according to the date range of a specific site use.

HISTORICAL SITE USE

Date Range	Subject Site	Adjoining Sites
1901 to 1986	Desert Scrub land, development center of site up to 1990s (possibly ranch)	Undeveloped desert land
1990s	Undeveloped land; structure north west corner	Undeveloped land, residential, agriculture to south ~1967 to 1990s
2000 to 2005	Undeveloped land	Undeveloped land, residential, agriculture

Date Range	Subject Site	Adjoining Sites
2006 to 2013	Graded land, desert scrub land	Undeveloped land, residential, agriculture

4.9 IDENTIFICATION OF HISTORICAL DATA GAPS

During the course of this assessment, **PHASE ONE INC.** identified the following data gaps within the reviewed historic documents regarding the recognized environmental condition of the subject site.

SUMMARY OF HISTORICAL DATA GAPS

Date Span of Data Gap	Documents Reviewed	Data Gap Discussions	Condition
Pre-1901	Aerial photographs USGS maps Historical Directories	At the oldest research interval in this report (1901), the subject property had two small structures in the center of the property. Although it is not known how far back in time these structures were present prior to this date, this is likely the first developed use of the property. Therefore, it is our opinion that this data gap does not appear to materially affect the conclusions of this report.	None
1901 to 1990s	Aerial photographs USGS maps Historical Directories	The site use during this period of time could not be verified.	<i>De minimis</i>

4.10 REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND INSTITUTIONAL CONTROLS)

The client provided **PHASE ONE INC.** with documents regarding title and/or judicial records for environmental liens or activity and land use limitations for the subject site. **PHASE ONE INC.** relies upon the author/and corresponding companies' expertise. **PHASE ONE INC.** does not verify in any way the completeness or correctness of the documents. **PHASE ONE INC.** relies upon the documents provided. The discussion of these materials is described in the following table. (Copies of the records, if available, are included in Appendix G.)

**REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR
ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND
INSTITUTIONAL CONTROLS) SUMMARY**

Date of Document	Type of Document	Company	Description (If a concern, why?)	Condition
July 22, 2013	Preliminary Report	First American Title	No environmental liens, records of environmental activity and/or environmental land use limitations were identified.	None

SECTION 5.0

INTERVIEWS

5.1 INTERVIEWS WITH OWNER, PROPERTY MANAGER, USER, AND OTHERS

As part of the Phase I Assessment, **PHASE ONE INC.** attempts to interview various individuals who may have knowledge of different aspects of the subject site as it pertains to environmental conditions. The comments of the interviewees are noted by the **PHASE ONE INC.** interviewer on Interview Note Forms, which are included in Appendix F. The following table summarizes the relevant portions of these notes.

SUMMARY OF INTERVIEWS

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
1	August 26, 2013	Stacy Kirk	Hemet City Hall, Building and Safety Building Permit Tech	Per Ms. Kirk, there are no building files for the subject site with parcels 448-07-001, -002, -03, -04, -05, -06, -07, -08, -09, -10, -11	None
3	August 29, 2013	Jon Myhre	Jon Myhre Properties, LLC Managing Member User	According to Mr. Myhre the purpose of the Phase I ESA is for purchase due diligence. The proposed use of the site is residential. Mr. Myhre is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products. He has no specialized knowledge of the subject property and surrounding areas material to recognized environmental conditions in connection with the subject property.	None

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
3	August 30, 2013	Ken Donahue	United Security Bank Executive Vice President Owner	Mr. Donahue indicated that United Security Bank has owned the property for five years. There is a vernal pool reserve on the site, an active SWPPP, an active NOI/NPDES and a 401/404 permit for the site. There is also a riparian mitigation and monitoring plan on the subject site and on an adjacent property. Mr. Donahue is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products.	None

5.2 PURCHASE PRICE VERSUS FAIR MARKET VALUE INTERVIEW

PHASE ONE INC. uses data supplied by the client to determine if a difference between the purchase price of the property and the fair market value of the property is due to the effect of any releases or threatened releases of hazardous substances or petroleum products. On August 29, 2013, **PHASE ONE INC.** contacted Jon Myhre, Jon Myhre Properties, LLC for the purpose of ascertaining any difference between the purchase price and fair market value of the property. According to Mr. Myhre, the purchase price and/or fair market value are not being disclosed as part of this investigation. Therefore, a determination on the effect of any releases or threatened releases of hazardous substances on the purchase price of the property was not performed.

SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains full descriptions of any recognized environmental conditions (REC) that have been identified as a result of the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies a condition as a REC (as opposed to a *de minimis* condition) when it is one that involves a condition for which, in the opinion of **PHASE ONE INC.**, further investigation and/or remediation is recommended. In addition to the descriptions of condition, this section also contains a statement of the recommended next-step actions for any conditions that are described in the following tables.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of a recognized environmental condition. For the benefit of the reader, the tables also contain the section numbers of the findings cited in support of the condition.

CONDITION # 1	IDENTIFIED CONDITION APPEARS TO BE A RECOGNIZED ENVIRONMENTAL CONDITION
LOCATION: Southwestern Portion of Subject Site	
SECTION #	COMMENTS
3.11	Identification of former agricultural use. (1967)
4.1	Aerial photograph showing agriculture on subject site. (1967)
DESCRIPTION OF CONDITION: Based on a review of aerial photographs of the subject property, it appears that the southwestern portion of the subject site was used for agricultural purposes in the past. The concern exists that agricultural chemicals remain in near surface soils and that future residential site occupants may be exposed to these chemicals.	
ACTION SUGGESTED: PHASE ONE INC. recommends sampling of the near surface soil for agricultural chemicals. Contract with PHASE ONE INC. or another environmental firm to perform near surface soil sampling and analysis to determine if any agricultural chemicals (herbicide, insecticide, pesticide, metals) remain at the site.	
TOTAL ESTIMATED COST TO COMPLETE SUGGESTED NEXT-STEP ACTION† \$8,000 to \$13,000	

†Note: The estimated cost to complete the next-step action is based on **PHASE ONE INC.**'s professional opinion as based on our experience with similar problems under similar circumstances. The estimated cost given above is only meant to give the client a *ballpark* estimate, not an exact dollar figure for the cost to complete the next-step action. This cost could easily vary by +/- 30% or greater. In many cases and when requested, **PHASE ONE INC.** can assist the client by providing a fixed cost quote.

6.2 DE MINIMIS OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains descriptions of *de minimis* or historical RECs that have been identified in the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies an issue as a *de minimis* condition (as opposed to a REC) when (1) it involves issues that appear to pose no immediate or imminent threat to the subject site, but which over time (with the occurrence of groundwater movement, demolition, disturbance, etc.) may come to pose an actual or present REC for the subject site and/or when (2) it involves areas that currently appear to have a negligible impact on the subject property and which do not, therefore, require additional investigation at this time, but of which **PHASE ONE INC.** feels the client should be made aware. **PHASE ONE INC.** classifies a historical REC as an issue which was considered a REC in the past, but is no longer considered a REC as a result of prior investigation and/or mitigation.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of that condition. For the benefit of the reader, the table also contains the section numbers of the findings cited in support of the condition.

CONDITION # 2		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Site		
SECTION #	COMMENTS	
3.12	Data Gap of verifiable site use from aerial photographs/USGS maps.	
4.3	Historical directories listings for Rose Road. (1962, 1982, 1987, 1992, 1997).	
DESCRIPTION OF CONDITION: The site use for the subject site property from 1901 through the 1990s could not be verified. There were structures on the southern portion of the site were not verifiable. Aerial photographs and U.S.G.S. Maps show structures on the property; however, no documentation or records for the exact use for these structures was reasonably ascertainable. Historical directories for Rose Road only had the listings for a couple of residences in 1962, 1982, 1987, 1992, and a ranch in 1982. It is unknown if any of these listings are associated with the subject site.		
ACTION SUGGESTED: If a site use is obtained for this period of time for the southern portion of the subject site, and the use is an environmentally sensitive use, contact PHASE ONE INC. or another consultant to evaluate if further investigation is warranted.		

SECTION 7.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base **PHASE ONE INC.**'s conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by **PHASE ONE INC.**'s client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE INC.'s professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk and examined records. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, discussed in Section 3.0, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

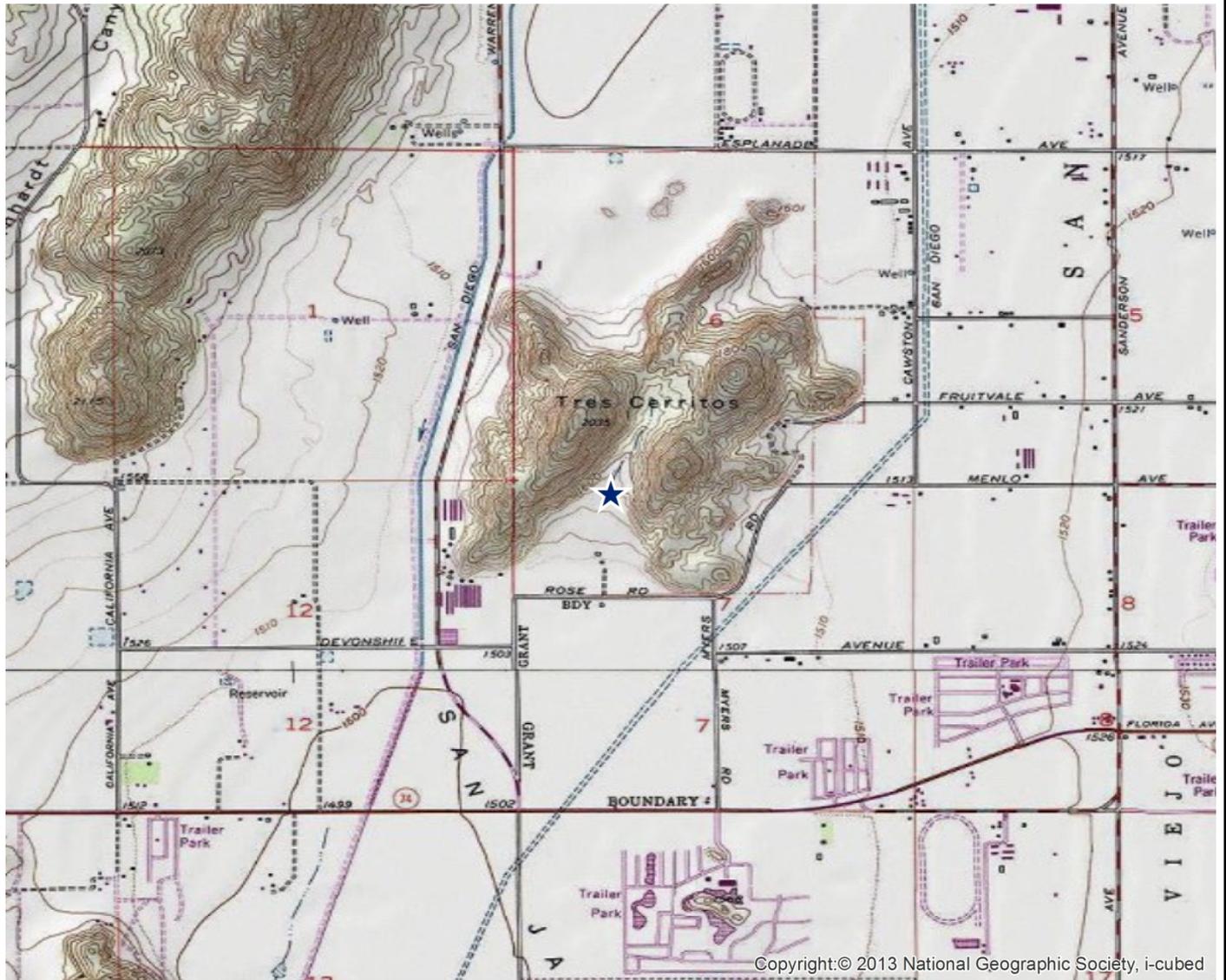
The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of **PHASE ONE INC.**, in accordance with generally accepted professional practices. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with **PHASE ONE INC.**'s recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead, or any other sampling is sampled in a good faith effort by **PHASE ONE INC.** assessors. Sample results should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. **PHASE ONE INC.** only relays the information supplied by the laboratory conducting the analysis.

SECTION 8.0

FIGURES



SITE LOCATION MAP

U.S. Geological Survey. Lakeview Quadrangle, 7.5 Minute Series



PHASE ONE INC.

**TENTATIVE TRACT MAP NO. 31513
HEMET, CALIFORNIA 92545**

FIGURE: 1

JOB: 7503

DATE: 9/4/2013



NOT TO SCALE

KEY	
	= SUBJECT SITE
OP#	= OUTSIDE PHOTO



PHASE ONE INC.
ENVIRONMENTAL ASSESSMENT SPECIALISTS

TENTATIVE TRACT MAP NO. 31513
HEMET, CALIFORNIA 92545

DRAWN: MMD

SITE PLAN

FIGURE:	2
JOB:	7503
DATE:	8/27/13

SECTION 9.0

APPENDICES

APPENDIX A
SITE PHOTOGRAPHS



OP01 View of the entrance to the road on the subject site on the southwest corner of the subject site.



OP02 View of the southern portion of the subject site.



OP03 View of the western central portion of the subject site.



OP04 View of the southern portion of the site facing to the southwest.



OP05 View of the eastern portion of the site.



OP06 View of the central portion of the subject site.



OP07 View of the central portion of the subject site area to the west of the road.



OP08 View of the northern central portion of the subject site.



OP09 View of the central portion of the site.



OP10 View of mountain land area land on the northern central portion of the site.



OP11 View of the northern portion of the site facing south on the access road.

APPENDIX B
SUMMARY OF AGENCY CONTACTS

Appendix B
Regulatory Agencies for Hemet
Riverside County, California

[Aerial Photographs](#)

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
Dept: **Reference Products** Phone: **(800)377-2430** Fax: **(200)774-2731**
Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
City: **Laguna Hills** Procedure: **Order products online.**
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

[Building Permits/Plans \(Original Planning\)](#)

Agency: **Rivrside County Transportation & Land Management** Phone: **(951)955-4608** Fax: **(951)955-1806**
Dept: **Department of Building & Safety-Records Division** Phone: **(951)955-2018** Fax: **(951)955-2022**
Address: **4080 Lemon Street, 2nd Floor** Contact: **Cheryl Simms**
4080 Lemon Street, 2nd Floor Days: **M-TH** Hours: **80:00-05:00**
City: **Riverside** Procedure: **E-mail Request for Records Form on web site**
State: **Cali** Zip: **92502** Years:
Cross Street: Last Updated **8/28/2013** Cost: **0** Per:
Other: **County Building Records E-mail their Request Form (RF); RF is at www.rctlma.org/building/content/bs_records.aspx They will call you with their search results; no charge; there are**

[Building Permits/Plans \(Original Planning\)](#)

Agency: **Hemet City Hall** Phone: **(951)765-2300** Fax: **(951)765-2481**
Dept: **Building and Safety** Phone: **(951)765-2475** Fax:
Address: **445 East Florida Ave** Contact: **Counter Clerk**
Days: **M-TH** Hours: **07:30-05:30**
City: **Hemet** Procedure: **Go in.**
State: **Cali** Zip: **92544** Years:
Cross Street: **Buena Vista** Last Updated **9/3/2013** Cost: **0.25** Per: **First page then .10/each**
Other: **Another number: 951-765-3873. Building records.**

[Directories: Historical Reverse City/Street](#)

Agency: **Environmental Record Search** Phone: **(714)669-8055** Fax:
Dept: **Reference Products** Phone: Fax:
Address: **23282 Mill Creek Drive, Suite 160** Contact: **Eric Exton**
Days: **M-F** Hours: **09:00-05:00**
City: **Laguna Hills** Procedure:
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **5/16/2013** Cost: Per:
Other:

[Environmental Health/Ecology/Quality](#)

Agency: **Riverside County Dept. of Environmental Health** Phone: **(951)358-5055** Fax: **(951)358-5342**
Dept: **Hazardous Materials** Phone: **(951)358-7018** Fax: **(951)358-5017**
Address: **4065 County Circle Drive, Rm 104** Contact: **Suzanne Cauffiel, Custodian of Records**
P.O. Box 7489 Days: **M-TH** Hours: **07:00-05:00**
City: **Riverside** Procedure: **E-mail for fax req with address; ask EE first!**
State: **Cali** Zip: **92503** Years: **1986-**
Cross Street: **Hole & Tyler** Last Updated **9/3/2013** Cost: **79** Per: **address/hour**
Other: **LEAD Agency - Hazmat, L/UST info from 1986 forward. Takes about 2-4 wks. Copying costs \$.50 for 1st page and \$.10 each addition page. Cannot look up TTM or parcel numbers.**

Appendix B
Regulatory Agencies for Hemet
Riverside County, California

[Fire Insurance Maps/Historical Maps](#)

Agency: **Environmental Record Search** Phone: **(714)669-8055** Fax:
Dept: **Reference Products** Phone: Fax:
Address: **23282 Mill Creek Drive, Suite 160** Contact: **Eric Exton**
Days: **M-F** Hours: **09:00-05:00**
City: **Laguna Hills** Procedure:
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **5/16/2013** Cost: Per:
Other:

[Flood Zone](#)

Agency: **Federal Emergency Management Agency** Phone: **(800)358-9616** Fax: **(800)358-9620**
Dept: **FEMA Q3 Data** Phone: Fax:
Address: **500 C Street, SW** Contact:
Days: Hours:
City: **Washington** Procedure: **View online or in RecCheck.**
State: **Cali** Zip: **20472** Years:
Cross Street: Last Updated **5/9/2008** Cost: Per:
Other: **FEMA flood data available digitally; view online or see ERS report.**

[Geology/Soil Type](#)

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
Dept: **Reference Products** Phone: **(800)377-2430** Fax: **(200)774-2731**
Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
City: **Laguna Hills** Procedure: **Order products online.**
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

[Groundwater/Hydrogeology](#)

Agency: **California RWQCB-geotracker** Phone: Fax:
Dept: Phone: Fax:
Address: Contact:
Days: Hours:
City: Procedure: **go to website**
State: **Cali** Zip: Years:
Cross Street: Last Updated **7/18/2013** Cost: Per:
Other:

[Oil and Gas Wells](#)

Agency: **Environmental Record Search** Phone: **(714)669-8055** Fax:
Dept: **Reference Products** Phone: Fax:
Address: **23282 Mill Creek Drive, Suite 160** Contact: **Eric Exton**
Days: **M-F** Hours: **09:00-05:00**
City: **Laguna Hills** Procedure:
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **5/16/2013** Cost: Per:
Other:

Appendix B
Regulatory Agencies for Hemet
Riverside County, California

[Radon Level](#)

Agency: **Environmental Record Search** Phone: **(714)669-8055** Fax:
Dept: **Reference Products** Phone: Fax:
Address: **23282 Mill Creek Drive, Suite 160** Contact: **Eric Exton**
Days: **M-F** Hours: **09:00-05:00**
City: **Laguna Hills** Procedure:
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **5/16/2013** Cost: Per:
Other:

[USGS/Topography/Geology Maps](#)

Agency: **Environmental Record Search** Phone: **(800)377-2430** Fax: **(800)774-2731**
Dept: **Reference Products** Phone: **(800)377-2430** Fax: **(200)774-2731**
Address: **23282 Mill Creek Drive** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
City: **Laguna Hills** Procedure: **Order products online.**
State: **Cali** Zip: **92653** Years:
Cross Street: Last Updated **9/3/2010** Cost: **79** Per: **RecCheck**
Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

[Water Quality \(RWQCB\)](#)

Agency: **California RWQCB-geotracker** Phone: Fax:
Dept: Phone: Fax:
Address: Contact:
Days: Hours:
City: Procedure: **go to website**
State: **Cali** Zip: Years:
Cross Street: Last Updated **7/18/2013** Cost: Per:
Other:

APPENDIX C
COPIES OF RECORDS

APPENDIX D

ONE-MILE RADIUS REGULATORY DATABASE REPORT

RecCheck

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

Report Results

REPORT RESULTS



Site Location:

Ttm 31513
Hemet, CA 92545
(N 33-45-28, W 117-1-43) NAD83

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Ttm 31513 Hemet, CA 92545
Client Project Number:	7503
Coordinates:	N 33-45-28, W 117-1-43 (NAD 83) 33.757742, -117.028599
Date of Report	August 19, 2013
ERS Project Number:	2104641606
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Lakeview
Township, Section and Range:	Township: 05S Range: 01W Section: 07 Baseline: San Bernardino
Site Elevation: (feet above mean sea level)	1561
Flood Zone: (FEMA Q3 Digital Data)	Panel: Not available
Fire Insurance Map Coverage:	No
Radon Information:	EPA Radon Zone: 2 For County: 0.5% of homes predicted to be over 4 Pico Curies/Liter For zip code 92545 Number of tests per zip code: 4 Number of tests where radon is > 4 pCi/L: 0 Percentage of test where radon is > 4 pCi/L: 0.00%
Search Radius Expansion Size: (In Miles)	0.43

Soil Type: (USGS STATSGO Data)	BUCHENAU 2% to 8% slopes, 3% of total CHINO 0% to 2% slopes, 1% of total DELHI 2% to 15% slopes, 1% of total DOMINO 0% to 2% slopes, 9% of total DOMINO 0% to 2% slopes, 23% of total SESAME 8% to 15% slopes, 1% of total PACHAPPA 0% to 2% slopes, 3% of total PORTERVILLE 0% to 5% slopes, 7% of total TRAVER 0% to 5% slopes, 11% of total TRAVER 0% to 2% slopes, 5% of total TRAVER 0% to 5% slopes, 8% of total VISTA 8% to 15% slopes, 3% of total WAUKENA 0% to 2% slopes, 5% of total WILLOWS 0% to 2% slopes, 5% of total WILLOWS 0% to 2% slopes, 9% of total WILLOWS 0% to 2% slopes, 4% of total WILLOWS 0% to 2% slopes, 2% of total
Zip Codes Searched for "Not Mapped" Sites:	92582, 92545
Occurrence Count: (Mapped / Not Mapped)	1 / 0

SUMMARY OF OCCURRENCES

MAP ID #	ID/NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF
1	199806061 695 ROSE ROAD	695 ROSE ROAD	CDL-CA	Listed	0.36 miles SE	-29 ft

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS

LIST SEARCHED	DISTANCE SEARCHED (IN MILES)	OCCURRENCES FOUND
Cal Eval-Hist	0.93	0
Cal Military Active	1.43	0
Cal School Active	0.93	0
Cal State Response Active	1.43	0
Cal Superfund Active	1.43	0
Cal VCP Active	0.93	0
CERCLIS-US	0.93	0
Delisted-NPL-US	1.43	0
Historical-CA	0.93	0
LUST-Open-CA	0.93	0
NPL-US	1.43	0
RESPONSE-CA	0.555	0
ROD-US	0.93	0
SLIC-Open-CA	0.93	0
Tribal-LUST-Open	0.93	0
WIP-Active	0.93	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

DATABASE OCCURRENCE SUMMARY

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
BF-US	0.93	0	0	0	0	-	0
Cerclis-Archived-US	0.93	0	0	0	0	-	0
CERCLIS-US	0.93	0	0	0	0	-	0
Controls-US	0.93	0	0	0	0	-	0
Delisted-NPL-US	1.43	0	0	0	0	0	0
ERNS-US	0.555	0	0	-	-	-	0
Hist-US-EC	0.93	0	0	0	0	-	0
Hist-US-IC	0.93	0	0	0	0	-	0
HMIS-US	0.555	0	0	-	-	-	0
NPL-US	1.43	0	0	0	0	0	0
RCRA-COR-US	1.43	0	0	0	0	0	0
RCRA-TSD-US	0.93	0	0	0	0	-	0
RCRA-US	0.555	0	0	-	-	-	0

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Tribal-LUST-Closed	0.93	0	0	0	0	-	0
Tribal-LUST-Open	0.93	0	0	0	0	-	0
Tribal-UST	0.555	0	0	-	-	-	0

STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Cal Eval-Hist	0.93	0	0	0	0	-	0
Cal Eval-Hist NFA	0.93	0	0	0	0	-	0
Cal Military Active	1.43	0	0	0	0	0	0
Cal Military NFA	0.93	0	0	0	0	-	0
Cal Military Other	1.43	0	0	0	0	0	0
Cal School Active	0.93	0	0	0	0	-	0
Cal School NFA	0.93	0	0	0	0	-	0
Cal School Other	0.93	0	0	0	0	-	0
Cal State Response Active	1.43	0	0	0	0	0	0
Cal State Response NFA	0.93	0	0	0	0	-	0
Cal State Response Other	0.93	0	0	0	0	-	0
Cal Superfund Active	1.43	0	0	0	0	0	0
Cal Superfund NFA	1.43	0	0	0	0	0	0
Cal Superfund Other	1.43	0	0	0	0	0	0
Cal VCP Active	0.93	0	0	0	0	-	0
Cal VCP NFA	0.93	0	0	0	0	-	0
Cal VCP Other	0.93	0	0	0	0	-	0
Controls-CA	0.93	0	0	0	0	-	0

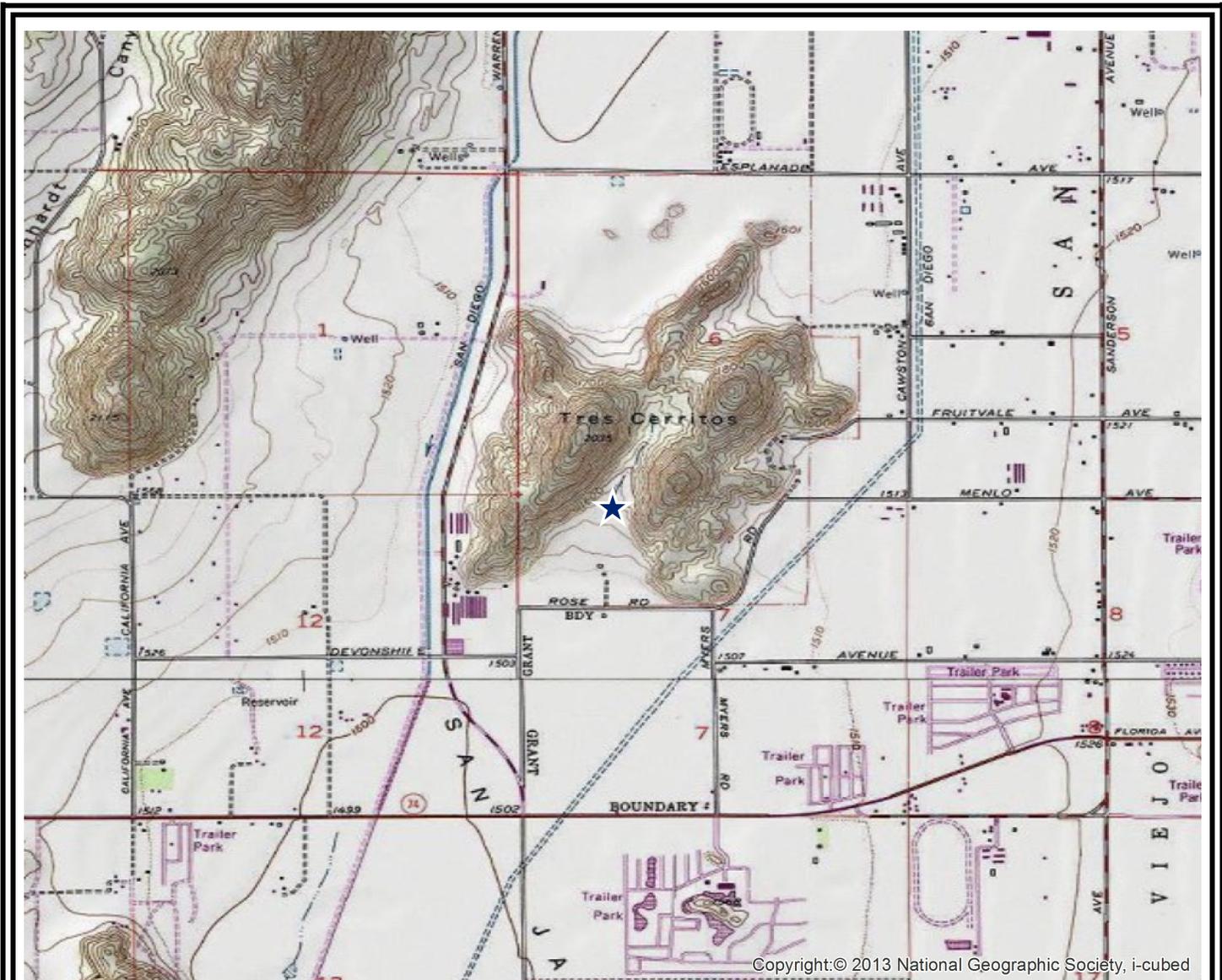
STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
County-Landfills	0.93	0	0	0	0	-	0
HazWaste-CA	0.555	0	0	-	-	-	0
Hist-Controls-CA	0.93	0	0	0	0	-	0
Hist-UST	0.555	0	0	-	-	-	0
HWIS-CA	0.555	0	0	-	-	-	0
Land Disposal-CA	0.93	0	0	0	0	-	0
LUST-Closed-CA	0.93	0	0	0	0	-	0
LUST-Open-CA	0.93	0	0	0	0	-	0
SLIC-Closed-CA	0.93	0	0	0	0	-	0
SLIC-Open-CA	0.93	0	0	0	0	-	0
SWIS-CA	0.93	0	0	0	0	-	0
UST-CA	0.68	0	0	0	-	-	0
WIP-Active	0.93	0	0	0	0	-	0
WIP-Backlog	0.93	0	0	0	0	-	0
WIP-Historical	0.93	0	0	0	0	-	0

SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
AFS-US	0.555	0	0	-	-	-	0
Air-CA	0.93	0	0	0	0	-	0
BioFuel-US	0.68	0	0	0	-	-	0
CDL-CA	0.555	0	1	-	-	-	1
CDL-US	0.555	0	0	-	-	-	0
CHWF-CA	0.93	0	0	0	0	-	0
CORTESE-CA	0.555	0	0	-	-	-	0
CUPA-CA	0.68	0	0	0	-	-	0
EGRID-US	0.93	0	0	0	0	-	0
FRS-US	0.555	0	0	-	-	-	0
FUDS-US	1.43	0	0	0	0	0	0
HAULERS-CA	0.555	0	0	-	-	-	0
Hist-CA	0.68	0	0	0	-	-	0
Hist-FIFRA-US	0.555	0	0	-	-	-	0
Historical-CA	0.93	0	0	0	0	-	0
Hist-US	0.68	0	0	0	-	-	0
HWT-CA	0.555	0	0	-	-	-	0
ICIS-FEC-US	0.93	0	0	0	0	-	0

SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
ICIS-NPDES-US	0.68	0	0	0	-	-	0
MINES-US	0.68	0	0	0	-	-	0
OGW-CA	0.68	0	0	0	-	-	0
PADS-US	0.555	0	0	-	-	-	0
PCB-US	0.555	0	0	-	-	-	0
PCS-US	0.555	0	0	-	-	-	0
RADINFO-US	0.93	0	0	0	0	-	0
RESPONSE-CA	0.555	0	0	-	-	-	0
RFG-Lab-US	0.555	0	0	-	-	-	0
ROD-US	0.93	0	0	0	0	-	0
SSTS-US	0.68	0	0	0	-	-	0
SWRCY-CA	0.555	0	0	-	-	-	0
TRIS-US	0.555	0	0	-	-	-	0
TSCA-US	0.555	0	0	-	-	-	0
USGS-WaterWells	1.43	0	0	0	0	0	0

PROPRIETARY HISTORIC DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Hist-Agriculture	0.555	0	0	-	-	-	0
Hist-Auto Dealers	0.555	0	0	-	-	-	0
Hist-Auto Repair	0.555	0	0	-	-	-	0
Hist-Chemical Manufacturing	0.555	0	0	-	-	-	0
Hist-Cleaners	0.555	0	0	-	-	-	0
Hist-Machine Shop	0.555	0	0	-	-	-	0
Hist-Manufacturing	0.555	0	0	-	-	-	0
Hist-Metal Plating	0.555	0	0	-	-	-	0
Hist-Mortuaries	0.555	0	0	-	-	-	0
Hist-Petroleum	0.555	0	0	-	-	-	0
Hist-Printers	0.555	0	0	-	-	-	0
Hist-RV-Dealers	0.555	0	0	-	-	-	0
Hist-Salvage	0.555	0	0	-	-	-	0

PROPRIETARY HISTORIC DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125	0.25	0.5	1.0	TOTAL
Hist-Service Stations	0.555	0	0	-	-	-	0
Hist-Transportation	0.555	0	0	-	-	-	0
Hist-Trucking	0.68	0	0	0	-	-	0
Hist-Vehicle-Parts	0.555	0	0	-	-	-	0

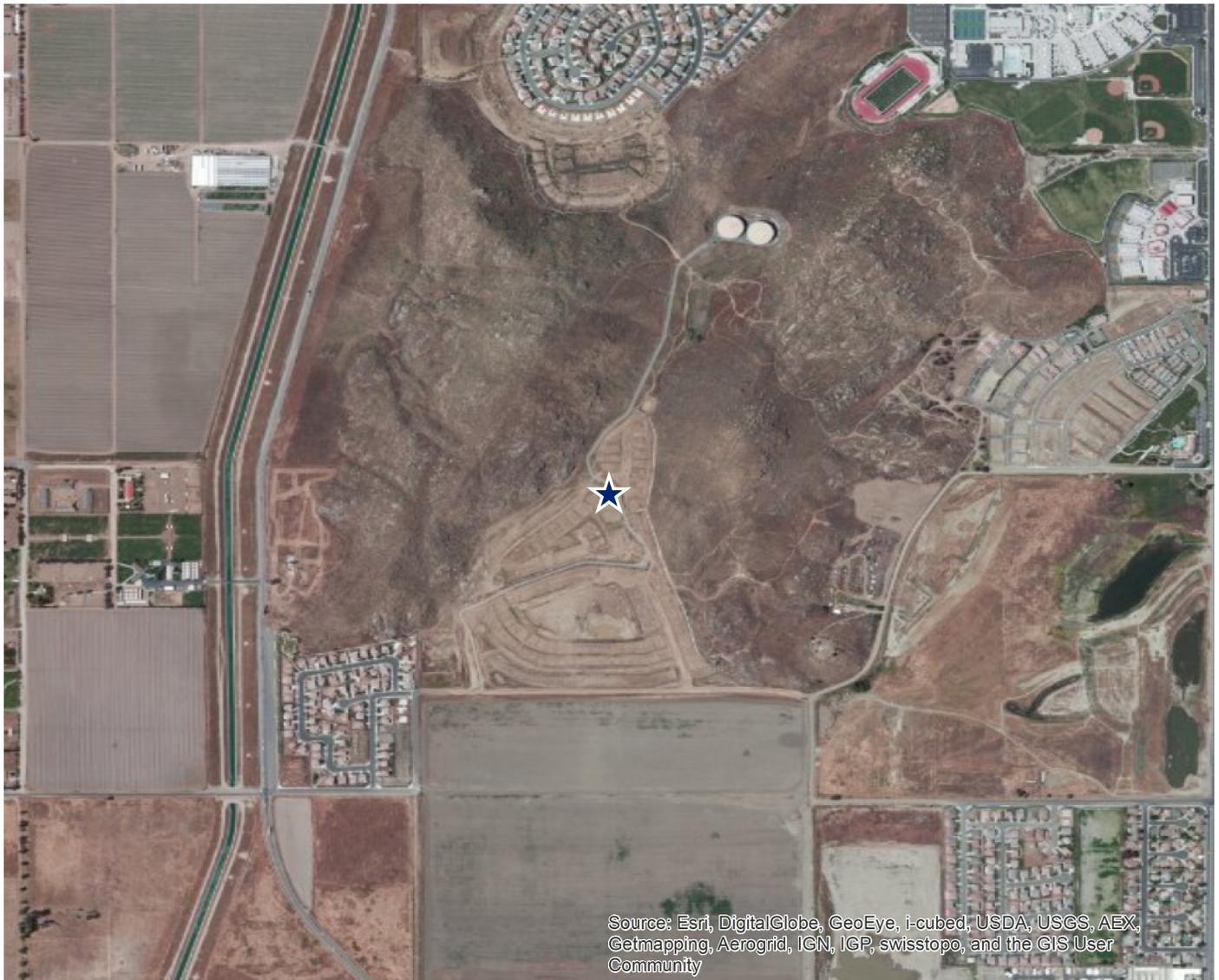


SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Lakeview Quadrangle, 7.5 Minute Series



<p>PHASE ONE INC.</p>	<p>Ttm 31513 Hemet, CA 92545</p>	<p>FIGURE: 1 JOB: 7503 DATE: 9/4/2013</p>
-----------------------	--------------------------------------	---



SITE LOCATION MAP



PHASE ONE INC.

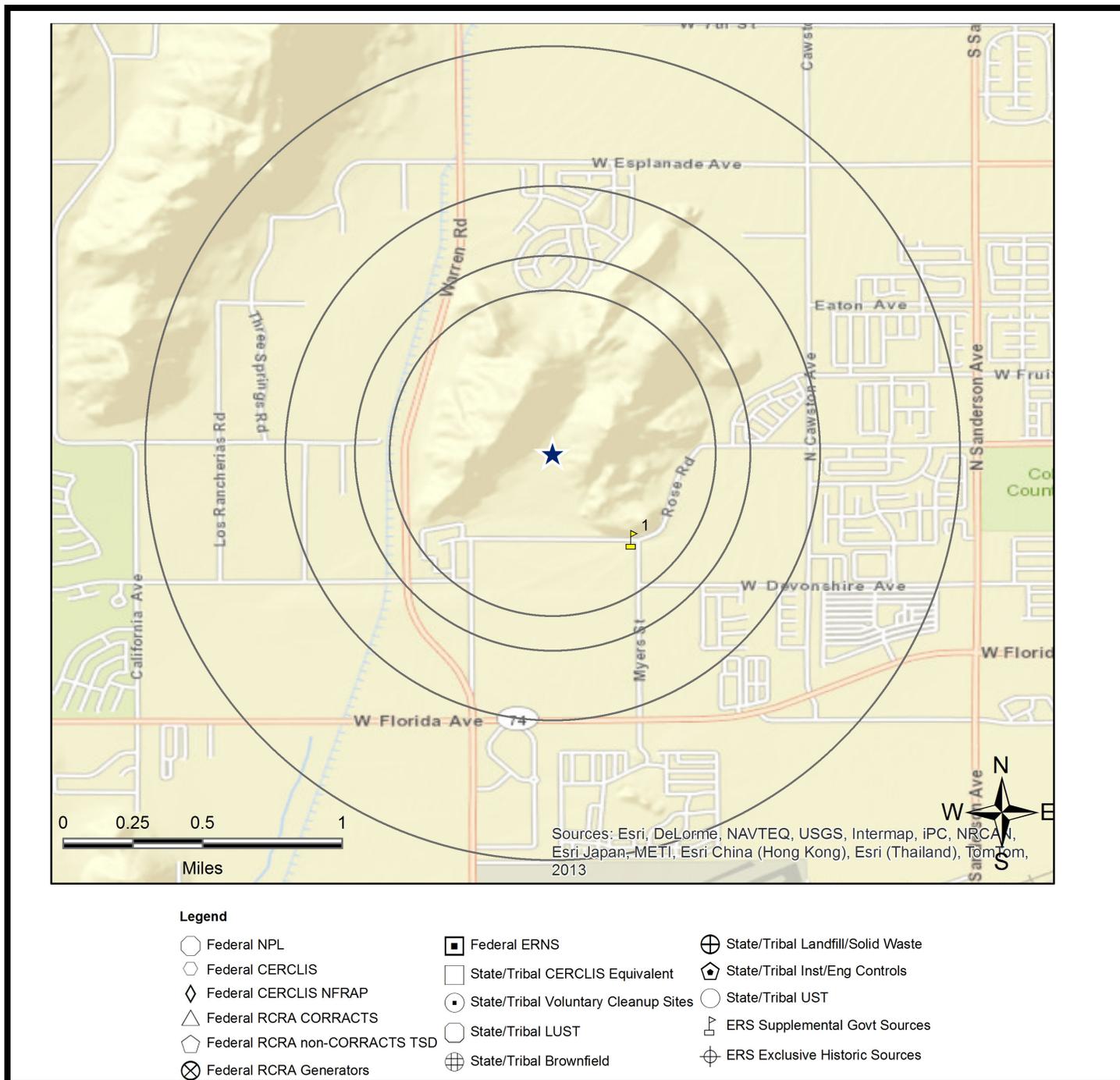
Ttm 31513
Hemet, CA 92545

FIGURE:

JOB: 7503

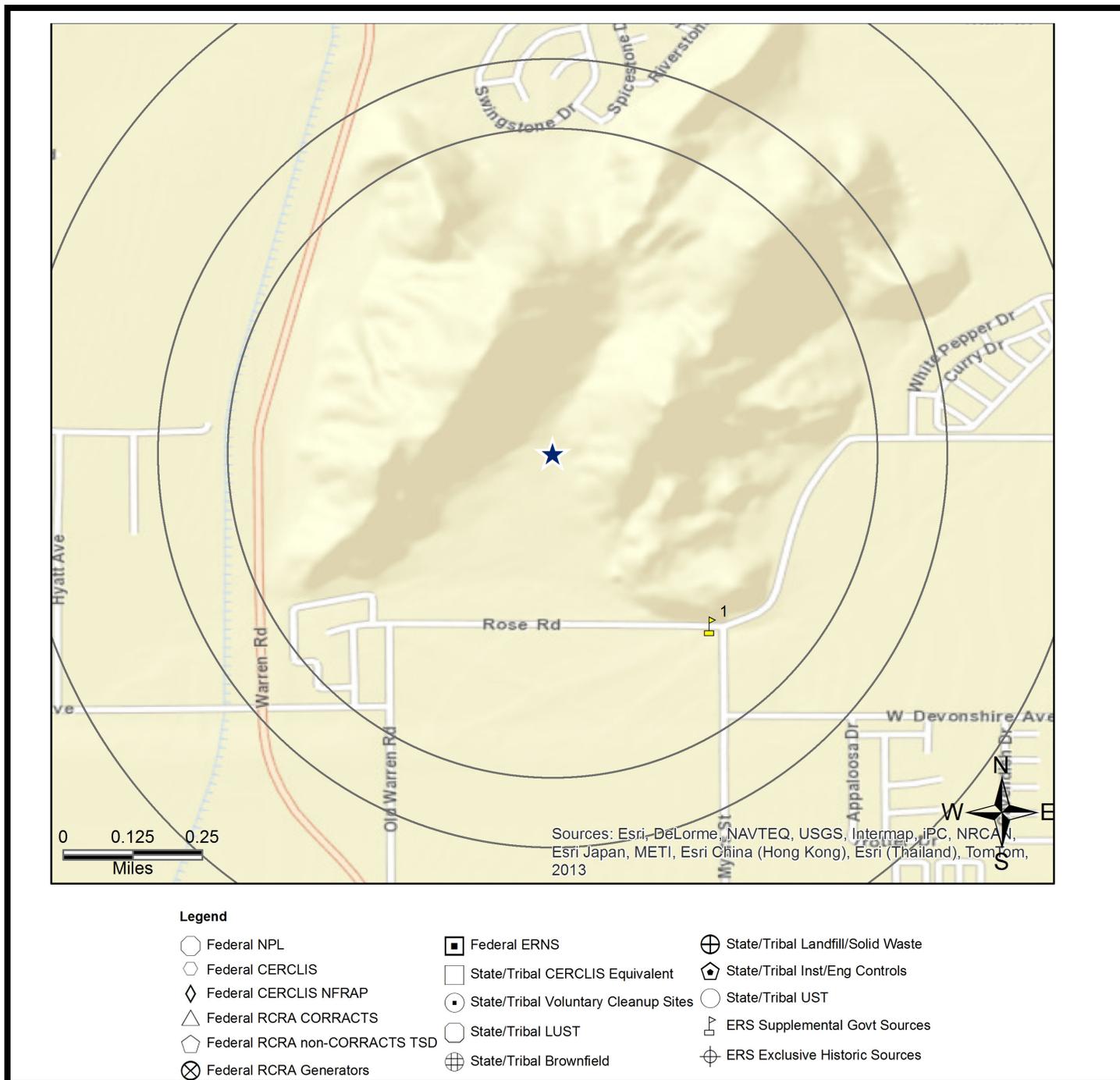
DATE: 9/4/2013

1-MILE RADIUS STREET MAP W/OCCURRENCES



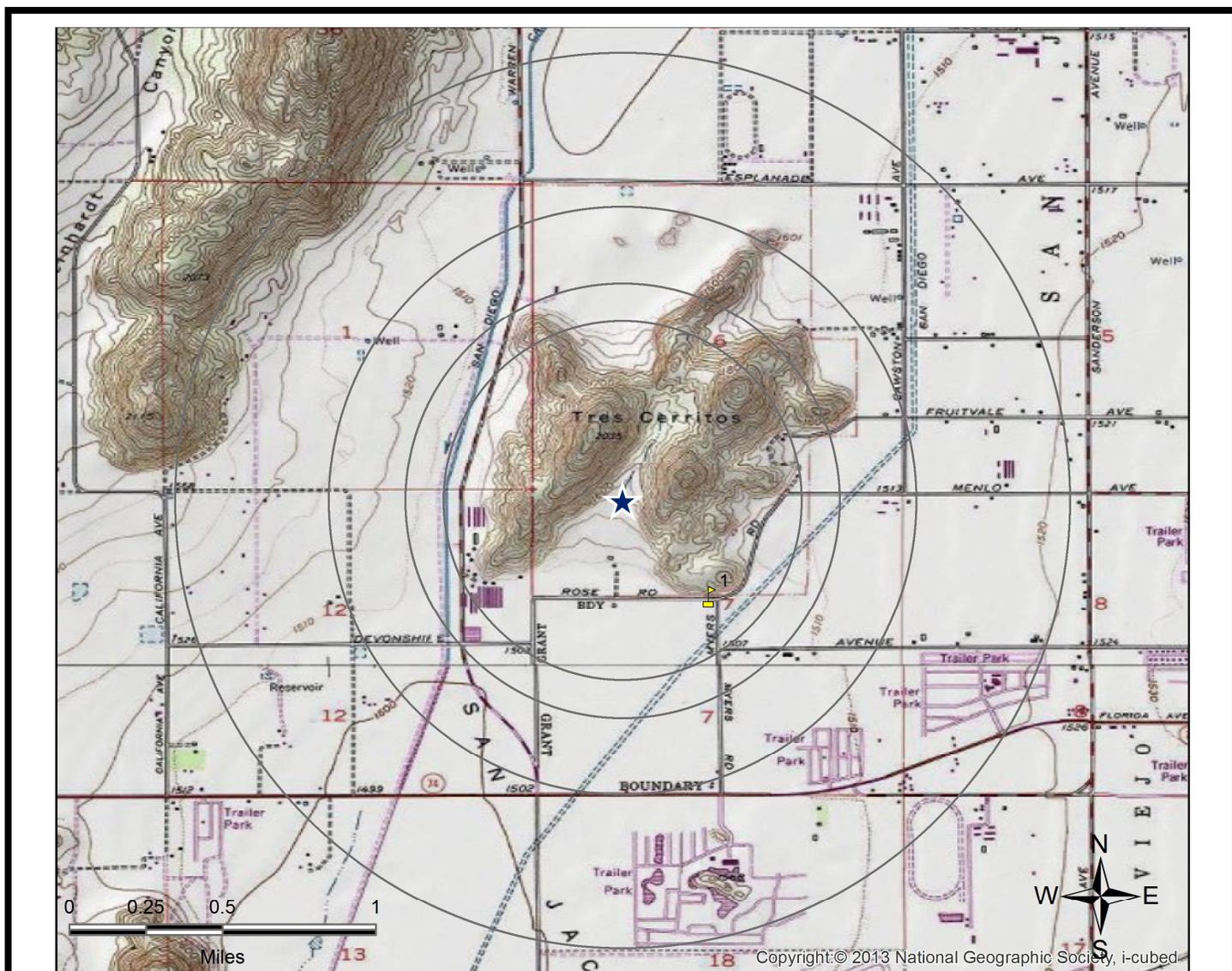
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

1/4-MILE RADIUS STREET MAP W/OCCURRENCES



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

1-MILE TOPOGRAPHIC MAP W/OCCURRENCES



Legend

- | | | |
|---------------------------------|--|-------------------------------------|
| ○ Federal NPL | ■ Federal ERNS | ⊕ State/Tribal Landfill/Solid Waste |
| ○ Federal CERCLIS | □ State/Tribal CERCLIS Equivalent | ⬠ State/Tribal Inst/Eng Controls |
| ◇ Federal CERCLIS NFRAP | ● State/Tribal Voluntary Cleanup Sites | ○ State/Tribal UST |
| △ Federal RCRA CORRACTS | ○ State/Tribal LUST | ⚡ ERS Supplemental Govt Sources |
| ⬠ Federal RCRA non-CORRACTS TSD | ⊕ State/Tribal Brownfield | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal RCRA Generators | | |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the list should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore do not likely present an environmental risk.

LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
CDL-CA	Listed	0.36 miles SE	1532 ft (29 ft lower than site)	1
SITE NAME				AGENCY ID#
695 ROSE ROAD				199806061
ADDRESS			CITY	ZIP
695 ROSE ROAD			HEMET	92343
DETAILS				
Lab Type: Illegal Drug Lab DTSC Removal Date: 6/12/1998 COUNTY: RIVERSIDE				

RECORDS SOURCES SEARCHED

AFS-US

Air Facility System for Clean Air Act stationary sources

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: AFS contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners (automobiles and other mobile air pollution sources are tracked by a different AIRS subsystem (AMS).

Agency: Environmental Protection Agency

Phone Number: 2025645962

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

Air-CA

Air Permits with Emissions

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Air permitted facilities report to the ARB by the different Air Quality Districts.

Agency: California Air Resources Board

Phone Number: 9163222990

Date last updated: 7/1/2013

Date last checked: 7/1/2013

Distance searched: 0.93 miles

Sites:

None Found

BF-US

A Listing of Brownfields Sites

ASTM/AAI Category: Federal Brownfield

Description: Brownfields sites listed under the "Cleanups in My Community" program maintained by EPA.

Agency: U.S. Environmental Protective Agency

Phone Number: 2025662777

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.93 miles

Sites:

None Found

BioFuel-US**Bio Diesel Fuel****ASTM/AAI Category: ERS Supplemental Govt Sources**

Description: This database contains the EPA Fuels Programs facilities.

Agency: U.S Environmental Protection Agency

Phone Number: 2023439303

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.68 miles

Sites:

None Found

Cal Eval-Hist**EnviroStor Database Evaluation History Listing****ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

Description: Historical sites are Identified sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic Site.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal Eval-Hist NFA**EnviroStor Database Evaluation History NFA Listing****ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

Description: Historical sites are Identified sites from an older database where no site type was identified. These particular sites have received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal Military Active**EnviroStor Database Military Active Listing****ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

Description: Military sites include open and closed bases and Former Used Defense Sites. Active sites are those with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal Military NFA

EnviroStor Database Military NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Military sites include open and closed bases and Former Used Defense Sites. The confirmed or unconfirmed releases have been cleaned up and the case has received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal Military Other

EnviroStor Database Military Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Military sites include open and closed bases and Former Used Defense Sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal School Active

EnviroStor Database School Active Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Cal School Active identifies proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/10/2013
Date last checked: 7/9/2013
Distance searched: 0.93 miles
Sites:
None Found

Cal School NFA

EnviroStor Database School NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: School sites are identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. These particular cases have now received a No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal School Other

EnviroStor Database School Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: School sites are identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal State Response Active

EnviroStor Database Superfund Other Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: State Response Active sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal State Response NFA

EnviroStor Database State Response NFA Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These particular cases have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal State Response Other

EnviroStor Database State Response Other Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

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

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal Superfund Active

EnviroStor Database Superfund Active Listing

ASTM/AAI Category: State/Tribal CERCLIS Equivalent

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity, in the investigation and/or remediation currently in progress.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal Superfund NFA**EnviroStor Database Superfund NFA Listing****ASTM/AAI Category: State/Tribal CERCLIS Equivalent**

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress. These particular cases have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal Superfund Other**EnviroStor Database Superfund Other Listing****ASTM/AAI Category: State/Tribal CERCLIS Equivalent**

Description: Federal Superfund Sites identified by the U.S. EPA. DTSC is actively involved, either in a lead or support capacity in the investigation and/or remediation currently in progress.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 1.43 miles

Sites:

None Found

Cal VCP Active**EnviroStor Database VCP Active Listing****ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites**

Description: Cal VCP Active identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal VCP NFA

EnviroStor Database VCP NFA Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: VCP NFA identifies sites where the confirmed or unconfirmed releases have been cleaned up and have now received No Further Action.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Cal VCP Other

EnviroStor Database VCP Other Listing

ASTM/AAI Category: State/Tribal Voluntary Cleanup Sites

Description: Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

CDL-CA

Clandestine Drug Labs

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of Clandestine Drug Lab locations. This listing includes active and inactive cases, as well as, labs that need maintenance.

Agency: Department of Toxic Substances Control

Phone Number: 9162556572

Date last updated: 7/9/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

695 ROSE ROAD

MapID: 1 Listed

CDL-US

National Clandestine Drug Lab Register

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: National Clandestine Drug Lab Register. Contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.

Agency: Unites States Drug Enforcement Administration

Phone Number: 2023071000

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

Cerclis-Archived-US

CERCLIS sites that have been archived

ASTM/AAI Category: Federal CERCLIS NFRAP

Description: The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.93 miles

Sites:

None Found

CERCLIS-US

Comprehensive Environmental Response, Compensation, and Liability Information System

ASTM/AAI Category: Federal CERCLIS

Description: CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/1/2013

Date last checked: 5/20/2013

Distance searched: 0.93 miles

Sites:

None Found

CHWF-CA

Commercial Offsite Hazardous Waste Facilities

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: This list contains Commercial Recycling Facilities that accept hazardous materials/waste such as: Batteries, Plastics, Oil, Lamps, Metals, Paint related waste etc. Some of the facilities listed handle more than one material. For more information on the facility go to the Facility website listed on the details section.

Agency: Department of Toxic Substance Control

Phone Number: 8777869427

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Controls-CA**Calsites with Deed Restrictions or other Controls****ASTM/AAI Category: State/Tribal Inst/Eng Controls**

Description: A deed restricted site is a property where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The DTSC Site Mitigation and Brownfield's Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. Not all deed restrictions are available at this time.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Controls-US**Controls List****ASTM/AAI Category: Federal Inst/Eng Controls**

Description: Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/31/2013

Date last checked: 5/14/2013

Distance searched: 0.93 miles

Sites:

None Found

CORTESE-CA

Cortese Hazardous Waste & Substances Sites List

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Hazardous Waste and Substances Sites (Cortese) List. These sites are active or backlogged on remediation and may also be listed on other CA databases. The specific database type was done to comply with the California Environmental Quality Act.

Agency: California Department of Toxic Substances Control

Phone Number: 8007286942

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

County-Landfills

Los Angeles County Landfills

ASTM/AAI Category: State/Tribal Landfill/Solid Waste

Description: This database has all landfills in Los Angeles County.

Agency: Sanitation Department

Phone Number: 2134733231

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

CUPA-CA

Certified Unified Program Agency

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The records in this database come from county CUPA listings. The CUPA program provides oversight for the following statewide environmental program: Hazardous Waste, Hazardous Materials Business Plan, California Release Prevention Program, UST, AST, Onsite Hazardous Waste Treatment.

Agency: Local County Agencies

Phone Number: 9163232514

Date last updated: 7/17/2013

Date last checked: 7/1/2013

Distance searched: 0.68 miles

Sites:

None Found

Delisted-NPL-US

Delisted NPL Sites

ASTM/AAI Category: Federal Delisted NPL

Description: Delisted NPL sites are facilities that have been removed from the NPL list. EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/1/2013

Date last checked: 5/20/2013

Distance searched: 1.43 miles

Sites:

None Found

EGRID-US

Emissions & Generation Resource Facilities

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Emissions & Generation Resource Integrated Database (eGRID) is a comprehensive source of data on the environmental characteristics of almost all electric power generated in the United States.

Agency: Environmental Protection Agency

Phone Number: 2023439340

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.93 miles

Sites:

None Found

ERNS-US

Emergency Response Notification System

ASTM/AAI Category: Federal ERNS

Description: The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Agency: National Response Center

Phone Number: 8004248802

Date last updated: 3/3/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

FRS-US

Facility Registry Index (FINDS)

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest.

Agency: Environmental Protection Agency

Phone Number: 2022720167

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

FUDS-US

Formerly Used Defense Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Department of Defense (DoD) is responsible for environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the U.S. Army Corps of Engineers manages and directs the program's administration. The scope and magnitude of the FUDS program are significant, with more than 9,900 properties identified for potential inclusion in the program. Information about the origin and extent of contamination, land transfer issues, past and present property ownership, and program policies must be evaluated before DoD considers a property eligible for Defense Environment Restoration Account (DERA) funding under the FUDS program. Environmental cleanup procedures at FUDS are similar to those at active DoD installations.

Agency: Department of Defense

Phone Number: 2025284285

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 1.43 miles

Sites:

None Found

HAULERS-CA

Registered Waste Tire Haulers Listing

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of registered waste tire haulers. State law requires every person who transports 10 or more used/waste tires to hold a valid waste tire hauler registration.

Agency: Department of Resources Recycling and Recovery

Phone Number: 9163416422

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

HazWaste-CA

Hazardous Waste Sites

ASTM/AAI Category: State/Tribal ASTM Other

Description: Hazardous Waste Sites tracked by DTSC. The majority of the sites are no longer in operation.

Agency: Department of Toxic Substance Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/3/2013

Distance searched: 0.555 miles

Sites:

None Found

Hist-Agriculture

Historic Sources US: Ranches/Farms, Livestock/Agriculture

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Ranches, Farms, Livestock, and/or Agriculture. This classification covers establishments primarily engaged in the production or feeding of beef cattle, except feedlots. Establishments also included are engaged in the production of cows' milk and other dairy products and in raising dairy heifer replacements. Such farms may process and bottle milk on the farm and sell at wholesale or retail. This category also includes establishments primarily engaged in the production of animal specialties, not elsewhere classified, such as pets, bees, worms, and laboratory animals. Furthermore, this industry includes establishments primarily engaged in the production of cash grains, not elsewhere classified. Primary cash grains in this classification include dry field and seed peas and beans, safflowers, sunflowers, and popcorn.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Auto Dealers

Historic Sources US: Auto and Truck Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Auto Dealers. This classification is comprised of establishments involved in the retail sale of new automobiles and light trucks. This category also covers establishments primarily engaged in the retail sale of used cars only, with no sales of new automobiles, new automobile tires, batteries, and other automobile parts and accessories.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.555 miles
Sites:
None Found

Hist-Auto Repair

Historic Sources US: Automotive and Truck Tire Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Auto Repair and Tire Dealers. This classification is primarily selling, tires, replacement parts, batteries, and other automotive accessories. In addition, many operate service departments.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.555 miles

Sites:
None Found

Hist-CA

Previously Listed California Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: ERS has compiled records that have been previously listed in other agency databases. When ERS updates an agency database, if there is a record that was in the older version but the record is not found in the newer version, it is put into this database. The site may have been completely removed, or there was a significant change in the record such as Name, ID, or Address. The information from the old listing is preserved in this database along with which database it was originally in. It is also possible that it was moved from one database to another such as a LUST Open site receiving closure and now being listed in the LUST Closed database.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.68 miles

Sites:
None Found

Hist-Chemical Manufacturing

Historic Sources US: Manufacturing and Distribution of Chemicals, Gases, and/or Solids

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Manufacturing and Distribution of Chemicals, Gases, and/or Solids. This industry classification includes establishments engaged in manufacturing alkalies and chlorine. Examples of products include compressed or liquefied chlorine, sodium or potassium hydroxide, sodium bicarbonate, and soda ash (not produced at mines). Manufacturing of industrial gases (organic as well as inorganic) that may be sold in compressed, liquid, or solid form. Industrial gases include acetylene, argon, carbon dioxide, helium, hydrogen, neon, nitrogen, nitrous oxide, and oxygen. Also, manufacturing industrial inorganic chemicals not elsewhere classified. A few examples are alum, ammonium compounds (except for fertilizer), industrial bleaches (sodium or calcium hypochlorite), chemical catalysts, hydrazine, hydrochloric acid, hydrogen peroxide, inorganic sodium compounds, and sulfuric acid. Other chemicals, not elsewhere classified, such as, fatty acids, essential oils, gelatin (except vegetable), sizes, bluing, laundry sours, writing and stamp pad ink, industrial compounds, such as boiler and heat insulating compounds, metal, oil, and water treating compounds, waterproofing compounds, and chemical supplies for foundries. This category also includes manufacturing various resins and plastics for sale to other industries that create plastic sheets, rods, films, and other products. The category also includes synthetic rubber, soap and detergents, rayon and acetate fibers. Furthermore, this category includes industrial and household adhesives, glues, caulking compounds, sealants, and linoleum, tile, rubber cements from vegetable, hardwood and softwood distillation products, natural dyes, tanning materials, and related products

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Cleaners

Historic Sources US: Laundry, Cleaners, and Dry Cleaning Services

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites, such as: Laundry, Cleaners, and Dry Cleaning Services. This category includes firms that primarily operate mechanical laundries powered with steam or other means, offer services, such as, dry cleaning or dyeing apparel, household fabrics, cleaning carpets and upholstered furniture, repair, alteration, and storage of clothes for individuals. Also, these establishments may provide laundered or dry-cleaned services to industrial, commercial, and government users. This category also includes establishments that primarily serve as agents for launderers and drycleaners. Furthermore, this category also includes businesses that primarily supply or rent to commercial establishments or household users the following laundered items: uniforms, gowns, and coats used by doctors, nurses, barbers, beauticians, and waitresses; table linens, bed linens, towels and toweling; and similar various items.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430
Date last updated: Historical Database
Date last checked: N/A
Distance searched: 0.555 miles
Sites:
None Found

Hist-Controls-CA

Previous Restricted Use Sites

ASTM/AAI Category: State/Tribal Inst/Eng Controls

Description: Previous(History) restricted use sites where DTSC placed limits or requirements on future use of the property.

Agency: Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

Hist-FIFRA-US

Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)

ASTM/AAI Category: ERS Supplementa

Description: This database is no longer maintained by EPA since 2006. The system tracked compliance monitoring and enforcement activities from the time an inspector conducts an inspection until the inspector closes the case or settles any resulting enforcement action(s). EPA now has the ICS database to track this information.

Agency: U.S. Environmental Protection Agency

Phone Number: 2025642501

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Machine Shop

Historic Sources US: Machine Shops, Welding, Machine Repair

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites, such as: Machine shops, welding shops and machine repair.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Manufacturing

Historic Sources US:

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes manufacturing sites.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Metal Plating

Historic Sources US:

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes metal plating sites.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Mortuaries

Historic Sources US: Crematories/Mortuaries

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Mortuaries and Crematories. This classification includes establishments primarily engaged in preparing the dead for burial, conducting funerals, and cremating the dead.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Historical-CA

Historical Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Identifies sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean-up this data by identifying an appropriate site type for each "Historic" site.

Agency: Department of Toxic Substance Control

Phone Number: 8777869427

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

Hist-Petroleum

Historic Sources US: Petroleum Refining/ Manufacturing/ Chemicals

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Petroleum Refining, Manufacturing, and/or processing Chemicals. This category covers establishments engaged primarily in producing gasoline, kerosene, distillate fuel oils, residual fuel oils, and lubricants through fractionation or straight distillation of crude oil, re-distillation of unfinished petroleum derivatives, cracking, or other processes. This category also includes establishments primarily engaged in manufacturing packaged fuel, powdered fuel, and other products of petroleum and coal not elsewhere classified, asphalt and tar paving mixtures and paving blocks made of asphalt mixed. Furthermore, this category includes establishments primarily engaged in blending, compounding, and re-refining lubricating oils and greases from purchased mineral, animal, and vegetable materials.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A
Distance searched: 0.555 miles
Sites:
None Found

Hist-Printers

Historic Sources US: Printers and Publishers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Printers and Publishers. This category is primarily engaged in publishing newspapers or in publishing and printing newspapers, publishing and printing periodicals, publishing and printing books and pamphlets. Other forms of publishing not elsewhere classified, such as, atlases, business service newsletters, calendars, catalogs, directories, guides, maps and map globe covers, paper patterns, race track programs, racing forms, sheet music, shopping news, technical manuals and papers, telephone directories, and yearbooks, as well as the activity of micropublishing. This category also includes, commercial printing of magazines, postage stamps, dollar bills, calendars, fine art prints, wallpaper, catalogs, coupons, directories, newspaper advertising inserts, playing cards, postcards, gift wrap, and product packaging and wrappers, greeting cards, blank books, including checkbooks and books with ruling paper, and loose-leaf binders. Furthermore, these industries are also engaged in typesetting for the trade, including advertising typesetting, hand or machine composition, photocomposition, phototypesetting, computer-controlled typesetting, and typographic composition.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-RV-Dealers

Historic Sources US: Trailer and Recreational Vehicle Dealers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Trailer and Recreational Vehicle Dealers. This classification is comprised of establishments involved in the retail sale of new and used motor homes, recreational trailers, and campers (pickup coaches), motorcycles, motorboats and other watercraft, marine supplies, and outboard motors.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Salvage

Historic Sources US: Vehicle Salvage Yards or Wreckers

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Salvage Yards or Wreckers.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Service Stations

Historic Sources US: Service Stations/Vehicle Fueling

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Service Stations/Vehicle Fueling Stations. This category includes gasoline service stations primarily engaged in selling gasoline and lubricating oils. These establishments frequently sell other merchandise, such as tires, batteries, and other automobile parts, or perform minor repair work.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Transportation

Transportation Facilities

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: Airport Locations.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Trucking

Historic Sources US: Trucking, Shipping, Delivery, and/or Storage

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Trucking, Shipping, and/or Delivery Storage. This category covers establishments primarily engaged in furnishing trucking or transfer services without storage for freight generally weighing more than 100 pounds, in a single municipality, contiguous municipalities, or a municipality and its suburban areas. This category also includes establishments primarily engaged in the delivery of individually addressed letters, parcels, and packages (generally under 100 pounds), except by means of air transportation or by the United States Postal Service. This category covers establishments primarily engaged in furnishing "over-the-road" trucking services or storage services, including household goods either as common carriers or under special or individual contracts or agreements, for freight generally weighing more than 100 pounds. This category also includes establishments primarily engaged in the warehousing and storage of special products, not elsewhere classified, such as household goods, automobiles (dead storage only), furs (for the trade), textiles, oil, chemicals, lumber, whiskey, and goods at foreign trade zones, farm products, perishable goods under refrigeration.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.68 miles

Sites:

None Found

Hist-US

Previously Listed Federal Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: ERS has compiled records that have been previously listed in other agency databases. When ERS updates an agency database, if there is a record that was in the older version but the record is not found in the newer version, it is put into this database. The site may have been completely removed, or there was a significant change in the record such as Name, ID, or Address. The information from the old listing is preserved in this database along with which database it was originally in. It is also possible that it was moved from one database to another such as a LUST Open site receiving closure and now being listed in the LUST Closed database.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.68 miles

Sites:

None Found

Hist-US-EC

Engineering Controls Sites List

ASTM/AAI Category: Federal Inst/Eng Controls

Description: Voluntary Action Program Sites with Engineering Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

Hist-US-IC

Sites with Institutional Controls

ASTM/AAI Category: Federal Inst/Eng Controls

Description: Voluntary Action Program Sites with Institutional Controls placed on them and were identified by the Environmental Protection Agency.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

Hist-UST

Historical Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database that is considered by DTSC as historical and no longer updated.

Agency: California State Water Resources Control Board

Phone Number: 9163415851

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

Hist-Vehicle-Parts

Historic Sources US: Vehicle Parts

ASTM/AAI Category: ERS Exclusive Historic Sources

Description: ERS has compiled proprietary lists of MILLIONS of records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. This listing includes sites such as: Vehicle Parts Dealers. This category includes establishments primarily engaged in the retail sale of new automobile tires, batteries, and other automobile parts and accessories.

Agency: Environmental Record Search (ERS)

Phone Number: 8003772430

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.555 miles

Sites:

None Found

HMIS-US

Hazardous Materials Information System

ASTM/AA Category: Federal Emergency Release Reports

Description: Data includes spills, releases, or other incidents involving hazardous materials in commerce during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation. Data represent a census of all incidents reportable to the U.S. Department of Transportation (DOT). U.S. federal regulations require all spills meeting the following criteria to be reported, in writing, to DOT's Office of Hazardous Materials Safety:

As a direct result of hazardous materials:

a person is killed or receives injuries requiring hospitalization; or estimated property damage exceeds \$50,000; or an evacuation of the general public lasts for one or more hours; or a major transportation artery or facility is closed for one or more hours; or the operational flight pattern or routing of an aircraft is altered; or Fire, breakage, spillage, or suspected contamination occurs involving shipment of radioactive materials or infectious substances; or There as been a release of a marine pollutant exceeding 450 L or 400 kg; or Any unintentional release of a hazardous material from a package or any quantity of hazardous waste discharged during transportation.

Agency: US Department of Transportation Pipeline and Hazardous Materials Safety Administration

Phone Number: 2023664433

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

HWIS-CA

Hazardous Waste Information Summary

ASTM/AAI Category: State/Tribal RCRA Equivalent

Description: The Hazardous Waste Summary Report (formerly the Tanner Report) is prepared from data extracted from the copies of hazardous waste manifests received each year by DTSC. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

HWT-CA

Hazardous Waste Transporters

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Registered Hazardous Waste Transporters in California defined by the Department of Toxic Substance Control. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Agency: Department of Toxic of Substance Control

Phone Number: 9164407145

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

ICIS-FEC-US

Integrated Compliance Information System for Federal Enforcement Data

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Integrated Compliance Information System (ICIS) tracks all formal administrative and judicial enforcement actions taken by the U.S. EPA and is used as the system of record to provide official enforcement data.

Agency: Environmental Protection Agency

Phone Number: 2025646962

Date last updated: 5/31/2013

Date last checked: 5/2/2013

Distance searched: 0.93 miles

Sites:

None Found

ICIS-NPDES-US

National Pollutant Discharge Elimination System (NPDES)**ASTM/AAI Category: ERS Supplemental Govt Sources**

Description: Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming, and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

Agency: United States Environmental Protection Agency

Phone Number: 2022720167

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.68 miles

Sites:

None Found

Land Disposal-CA**Land Disposal-Landfill****ASTM AAI Category: State/Tribal Landfill/Solid Waste**

Description: Land Disposal Sites managed by RWQCB. Cleanup status is included on data.

Agency: Regional Water Quality Control Board

Phone Number: 9163415455

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

LUST-Closed-CA**Leaking Underground Storage Tanks, Closed Cases****ASTM/AAI Category: State/Tribal LUST**

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites are those that have received closure and now have a status of Case Closed.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

LUST-Open-CA**Leaking Underground Storage Tanks, Open Cases****ASTM/AAI Category: State/Tribal LUST**

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites are those that have not yet been cleaned up and now have a status of Case Open.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

MINES-US

Mines Master Index File

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Master Index file contains all mine identification numbers issued for mines active or opened since 1971.

Agency: United States Department of Labor

Phone Number: 8777786055

Date last updated: 5/31/2013

Date last checked: 5/20/2013

Distance searched: 0.68 miles

Sites:

None Found

NPL-US

National Priorities List

ASTM/AAI Category: Federal NPL

Description: The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/1/2013

Date last checked: 5/20/2013

Distance searched: 1.43 miles

Sites:

None Found

OGW-CA

California Oil and Gas Wells

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Oil and Gas Wells database maintained by the Department of Conservation. If available, Operators and Lease Names for the well are given.

Agency: California Department of Conservation, Division of Oil, Gas & Geothermal Resources

Phone Number: 9163231779

Date last updated: 7/10/2013

Date last checked: 7/9/2013

Distance searched: 0.68 miles

Sites:

None Found

PADS-US

PCB Registration Database System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Agency: Environmental Protection Agency

Phone Number: 2025660500

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

PCB-US

PCB Transformers

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Most recent PCB Transformer Registration Database. This database indicates the best known current status of registered PCB transformers

Agency: U.S Environmental Protection Agency

Phone Number: 7033088404

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

PCS-US

Permit Compliance System for Clean Water Act

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: PCS is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. PCS is designed to support the NPDES program at the state, regional, and national levels.

Agency: Environmental Protection Agency

Phone Number: 2025640221

Date last updated: 5/20/2013

Date last checked: 5/20/2013

Distance searched: 0.555 miles

Sites:

None Found

RADINFO-US

Radiation Information Database

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Contains information about facilities that are regulated by the US EPA regulations for radiation and radioactivity.

Agency: Environmental Protection Agency

Phone Number: 2023439775

Date last updated: 5/22/2013

Date last checked: 5/20/2013

Distance searched: 0.93 miles

Sites:

None Found

RCRA-COR-US

Resource Conservation and Recovery Act - Corrective Actions

ASTM/AAI Category: Federal RCRA CORRACTS

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/30/2013

Date last checked: 5/21/2013

Distance searched: 1.43 miles

Sites:

None Found

RCRA-TSD-US

Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites

ASTM/AAI Category: Federal RCRA non-CORRACTS TSD

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/30/2013

Date last checked: 5/21/2013

Distance searched: 0.93 miles

Sites:

None Found

RCRA-US

Resource Conservation and Recovery Act

ASTM/AAI Category: Federal RCRA Generators

Description: The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/3/2013

Date last checked: 5/21/2013

Distance searched: 0.555 miles

Sites:

None Found

RESPONSE-CA

State Response Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high priority and high potential risk.

Agency: Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

RFG-Lab-US

Reformulated Gasoline (RFG)

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: This database includes the list of registered Reformulated Gasoline Laboratories.

Agency: Environmental Protection Agency, United States

Phone Number: 2023439303

Date last updated: 5/21/2013

Date last checked: 5/21/2013

Distance searched: 0.555 miles

Sites:

None Found

ROD-US

Records of Decision

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The Record of Decision (ROD) is a public document that explains which cleanup alternatives will be used to clean up a Superfund site. The ROD for sites listed on the NPL (NPL Site Listing Process) is created from information generated during the Remedial Investigation/Feasibility Study (RI/FS). A ROD contains site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, scope and role of response action and the remedy selected for cleanup.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/31/2013

Date last checked: 5/21/2013

Distance searched: 0.93 miles

Sites:

None Found

SLIC-Closed-CA

The Spills, Leaks, Investigation & Cleanup, Closed Cases

ASTM/AAI Category: Emergency Release Reports

Description: The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have had all remediation completed and are now considered Closed.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

SLIC-Open-CA

The Spills, Leaks, Investigation & Cleanup, Open Cases

ASTM/AAI Category: Emergency Release Reports

Description: The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. These particular sites have remediation still ongoing, therefore the case is still Open.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

SSTS-US

Section 7 Tracking System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: All EPA-registered domestic pesticide-producing and device producing establishments and the pesticides produced based on data in the Section Seven Tracking System.

Agency: Environmental Protection Agency

Phone Number: 2025644203

Date last updated: 4/3/2013

Date last checked: 3/13/2013

Distance searched: 0.68 miles

Sites:

None Found

SWIS-CA

Solid Waste Information System

ASTM/AAI Category: State/Tribal Landfill/Solid Waste

Description: The Solid Waste Information System (SWIS) database contains information 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. Includes basic information on each facility in the database such as site, enforcement agency, operator, land owner, throughput, capacity, acreage, permit date, waste types, activity type, regulatory status and operational status.

Agency: CA Integrated Waste Management Board

Phone Number: 9163416320

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.93 miles

Sites:

None Found

SWRCY-CA

Recycler Database

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: A listing of all operational Recycling Centers identified by their Certification Number. Data also includes the recycling centers effective date.

Agency: Department of Resources Recycling and Recovery

Phone Number: 9163233836

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.555 miles

Sites:

None Found

Tribal-LUST-Closed**Tribal Leaking Underground Storage Tanks****ASTM/AAI Category: Federal LUST**

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/1/2013

Date last checked: 5/14/2013

Distance searched: 0.93 miles

Sites:

None Found

Tribal-LUST-Open**Tribal Leaking Underground Storage Tanks****ASTM/AAI Category: Federal LUST**

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 6/1/2013

Date last checked: 5/14/2013

Distance searched: 0.93 miles

Sites:

None Found

Tribal-UST**Tribal Underground Storage Tanks****ASTM/AAI Category: Federal UST**

Description: Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346
Date last updated: 6/1/2013
Date last checked: 5/14/2013
Distance searched: 0.555 miles
Sites:
None Found

TRIS-US

Toxics Release Inventory System

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: TRIS is a EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.

Agency: Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 5/21/2013

Date last checked: 5/21/2013

Distance searched: 0.555 miles

Sites:

None Found

TSCA-US

Toxics Substance Control Sites

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: TSCA addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon and lead-based paint.

Agency: U.S. Environmental Protection Agency

Phone Number: 2025642501

Date last updated: 5/22/2013

Date last checked: 5/21/2013

Distance searched: 0.555 miles

Sites:

None Found

USGS-WaterWells

Ground Water Site Inventory for California

ASTM/AAI Category: ERS Supplemental Govt Sources

Description: The ground-water site inventory consists of records of wells, springs, test holes, tunnels, drains, and excavations in California. Available site descriptive information includes well location information such as latitude and longitude, well depth, aquifer and water levels.

Agency: United States Geological Survey, Water Resources Program

Phone Number: 9162783000

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 1.43 miles

Sites:

None Found

UST-CA

Underground Storage Tanks

ASTM/AAI Category: State/Tribal UST

Description: This database maintains all permitted Underground Storage Tanks in CA. To find details on tanks go to the responsible agency website.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 7/11/2013

Date last checked: 7/9/2013

Distance searched: 0.68 miles

Sites:

None Found

WIP-Active

Well Investigation Program Case List, Active Sites

ASTM/AAI Category: State/Tribal ASTM Other

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). These records are active and also on the California SLIC database. Remediation is still ongoing.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

WIP-Backlog

Well Investigation Program Case List, Backlog Sites

ASTM/AAI Category: State/Tribal ASTM Other

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records on this database have not been currently assigned to a staff member and/or has very low priority in terms of contamination.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

WIP-Historical

Well Investigation Program Case List, Historical Sites

ASTM/AAI Category: State/Tribal ASTM Other

Description: The Los Angeles Regional Water Quality Control Board maintains a listing under the San Gabriel-San Fernando Valley Cleanup Programs (Case List). The records on this database have received a No Further Action Letter.

Agency: Los Angeles Regional Water Quality Control Board

Phone Number: 2135766725

Date last updated: Historical Database

Date last checked: N/A

Distance searched: 0.93 miles

Sites:

None Found

OCCURRENCES NOT MAPPED

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

No unplottable sites requested.

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All of the data presented in this report was garnered from public information maintained by governmental agencies. **Environmental Record Search (ERS)** cannot ensure that the data, which has been entered and maintained by others, is complete or accurate. Any, and all omissions, errors, negligence, accidentally or otherwise within the data received by **ERS** is assumed to be caused by others and **ERS** cannot and does not assume, take, or acknowledge any liability whatsoever for data. The extrapolation of the mapped locations is based solely on the accuracy of the data provided by others. Prior to relying completely on any mapped location within this report, its accuracy should be verified using other means such as further documentation or a field visit. **ERS** makes no representation, warranty or guaranty, express or implied regarding the accuracy of the data entered and maintained by others or the suitability of this report for a certain task.

The data presented in this report should only be interpreted by an experienced environmental professional that completely understands the potential inaccuracy of the data, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented.

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ERS does however stand behind its representation of the data, any manually plotted occurrences, and all other items directly under its control. This report does comply (as far as the data is reasonably ascertainable as outlined in both the following standards) with section 8.2.1 of ASTM 1527-05 – Standard Environmental Record Sources and EPA’s 40 CFR Part 312, All Appropriate Inquiries. **ERS** does ensure that the data is accurately reproduced from the original source. **ERS** backs the reporting of the data with \$2,000,000 of insurance.

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APPENDIX E
SAMPLING AND ANALYSIS DOCUMENTS

APPENDIX F
INTERVIEW NOTES

***INTERVIEW NOTES And/Or
CONVERSATION RECORD***

INTERVIEWEE: Stacy Kirk

DATE: August 26, 2013

PROJECT #: 7503

COMPANY/AGENCY: Hemet City Hall, Building and Safety

TITLE: Building permit tech.

INTERVIEWER: Erin Chin

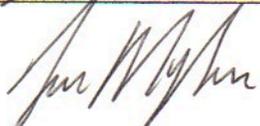
PHONE #: 951-765-2475

NOTES: Per Ms. Kirk, there are no building files for the subject site with parcels 448-07-001, -002, -03, -04, -05, -06, -07, -08, -09, -10, -11

**PHASE ONE INC.
USER QUESTIONNAIRE
TENTATIVE TRACT MAP 31513
HEMET, CALIFORNIA**

JOB# 7503 TODAY'S DATE: August 29, 2013
INTERVIEWEE NAME: Jon Myhre COMPANY: Jon Myhre Properties, LLC
TITLE: MANAGING MEMBER PHONE: (949) 795-0800
ADDRESS: 3890 11th STREET, #202 RIVERSIDE CA 92501
CURRENT OWNER OF SITE: UNITED SECURITY HOW LONG AS OWNER: 5 YEARS
OWNER'S PHONE # KEN DONAHUE, ^{BANK} 2120 INYO STREET FRESNO CA 93721
PREVIOUS OWNER OF SITE: _____ HOW LONG AS OWNER: _____
PREVIOUS OWNER'S PHONE # _____
SITE ADDRESS: (address/city/state/zip) ROSE RD/MYERS ST., HEMET CA
SITE NAME: TRES CERRITOS WEST
PROPOSED PROPERTY USE: RESIDENTIAL

1. WHAT IS THE PURPOSE OF THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT (Property Sale, Refinancing, Bank Loan, etc.)? PURCHASE DUE DILIGENCE
2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price, Put N/A, if no applicable) \$ 2,900,000
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY?
UNKNOWN
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES?
UNKNOWN
5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?
 YES NO
IF YES, WHAT? _____
6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY?
 YES NO
IF YES, WHAT? _____

Completed By Jon Myhre


**PHASE ONE INC.
OWNER INTERVIEW
TENTATIVE TRACT MAP 31513
HEMET, CALIFORNIA**

JOB# 7503 TODAY'S DATE: 8/30/2013

INTERVIEWEE NAME: KEN DONAHUE COMPANY: UNITED SECURITY BANK

TITLE: EXECUTIVE VICE PRESIDENT PHONE: _____

ADDRESS: 2126 INYO STREET FRESNO, CA 93721

RELATIONSHIP TO SUBJECT PROPERTY (CHECK ALL THAT APPLY):

OWNER PREVIOUS OWNER SITE MANAGER PREVIOUS SITE MANAGER
 OCCUPANT BUYER OTHER _____

OF YEARS RELATIONSHIP HAS EXISTED: 5 YEARS

CURRENT OWNER OF SITE: SAME HOW LONG AS OWNER: SAME

OWNER'S PHONE # SAME

PREVIOUS OWNER OF SITE: CORMAN LEIGH HOW LONG AS OWNER: APPROX. 5 YEARS

PREVIOUS OWNER'S PHONE # UNKNOWN

CURRENT SITE MANAGER: SAME HOW LONG AS MANAGER: 5 YEARS

SITE MANAGER'S PHONE # SAME

PREVIOUS SITE MANAGER: UNKNOWN HOW LONG AS MANAGER: UNKNOWN

PREVIOUS SITE MANAGER'S PHONE # UNKNOWN

SITE ADDRESSES: (address/city/state/zip) N/A WARREN AND DEVONSHIRE, HEMET, CA TRACT #29550/VTTM #31513

PREVIOUS STREET NAMES/ADDRESSES: N/A

SITE NAME: TRES CERRITOS WEST SITE PARCEL #(S) SEE PRELIM

LEASED OR SUBLEASED BUILDINGS OR SPACE: N/A

GENERAL BUSINESS TYPE/PRESENT PROPERTY USE: VACANT

PROPOSED PROPERTY USE, if known: RESIDENTIAL SUBDIVISION

1. FOR WHAT TYPE OF TRANSACTION IS THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT BEING CONDUCTED (Property Sale, Refinancing, Bank Loan, etc.)? PROPERTY SALE
2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price) \$3.2million
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY? same
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES? NO.

**PHASE ONE INC.
OWNER INTERVIEW
TENTATIVE TRACT MAP 31513
HEMET, CALIFORNIA**

5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?

YES NO

IF YES, WHAT? N/A

6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY?

YES NO

IF YES, WHAT? We are not aware of any hazardous environmental issues but there is an environmental matter on an acre or two concerning natural habitat reserve (vernal pool)

TOTAL # OF BUILDINGS OR STRUCTURES: N/A

TOTAL SQ. FOOTAGE OF EACH BUILDING: N/A

Date/Year Buildings Constructed: N/A

PAST PROPERTY USES (include dates) VACANT LAND, OTHERWISE UNKNOWN

CURRENT OCCUPANTS: N/A-----

PROPERTY STATUS AT TIME OF CONSTRUCTION (vacant? prior bldgs. demo'ed?) N/A/VACANT

LOT SIZE (ACREAGE): 121 ACRES +/- GROUNDWATER DEPTH/FLOW DIRECTION: N to S

POTABLE WATER SUPPLY: Private Wells Municipal: Supplier EASTERN MUNICIPAL WATER DISTRICT

SEWAGE DISPOSAL: _____ Septic System Municipal: Supplier EASTERN MUNICIPAL WATER DISTRICT

AGE OF SEWER LINES/SYSTEM: N/A

MEANS OF HEATING/COOLING (gas, electric, heating oil, radiators/steam boilers) N/A, PLANNED ELECTRIC

FUEL SOURCE FOR HEATING/AIR CONDITIONING: N/A PLANNED ELECTRIC

DO YOU HAVE ANY OF THE FOLLOWING: (IF YES, PLEASE FORWARD A COPY):

YES NO TITLE REPORT / PRELIMINARY TITLE REPORT / CHAIN OF TITLE

YES NO APPRAISAL REPORT

YES NO PLOT PLAN SHOWING THE SITE PROPERTY AND ADJACENT BUILDINGS

YES NO SITE PLAN SHOWING THE INTERIOR WALLS OF THE STRUCTURE(S)

YES NO AERIAL PHOTOGRAPHS OF THE SITE

YES NO REGULATORY COMPLIANCE AUDIT REPORTS, GEOTECHNICAL REPORTS, PHASE I ENVIRONMENTAL REPORTS, OR PHASE 2 SUBSURFACE REPORTS, ASBESTOS SURVEY REPORT, PREPARED FOR THE SUBJECT SITE?

**PHASE ONE INC.
OWNER INTERVIEW
TENTATIVE TRACT MAP 31513
HEMET, CALIFORNIA**

ADDITIONAL QUESTIONS	Yes	No	Don't Know
1. Has the subject property been used as any of the following: 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?		XX	
2. Other than stains from parked cars, has there been, or is there any, stained soil of any kind on the subject property?		XX	
3. Has there been, or are there any, stained surfaces inside the building on the subject property (concrete or tile floors, etc.)?		XX	
4. Other than food preparation, are there any odors associated with operations at the site?		XX	
5. Do you know of any notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject site, or relating to environmental liens encumbering the subject site?		XX	
6. Do you know of any pending, threatened or past <i>litigation or administrative proceedings</i> relevant to hazardous substances or petroleum products in, on, or from the property?		XX	
7. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		XX	
8. Do you know of any environmental concerns associated with the subject site?	X		
9. Do you know of any environmental concerns on an adjacent or nearby properties?	X		

OTHER NOTES:

8. There is a riparian mitigation and monitoring plan.

9. There is also a riparian mitigation and monitoring plan on an adjacent property.

Completed By: Ken Donahue, Executive Vice President and Chief Administrative Officer, United Security Bank - 9/4/13

APPENDIX G
MISCELLANEOUS INFORMATION

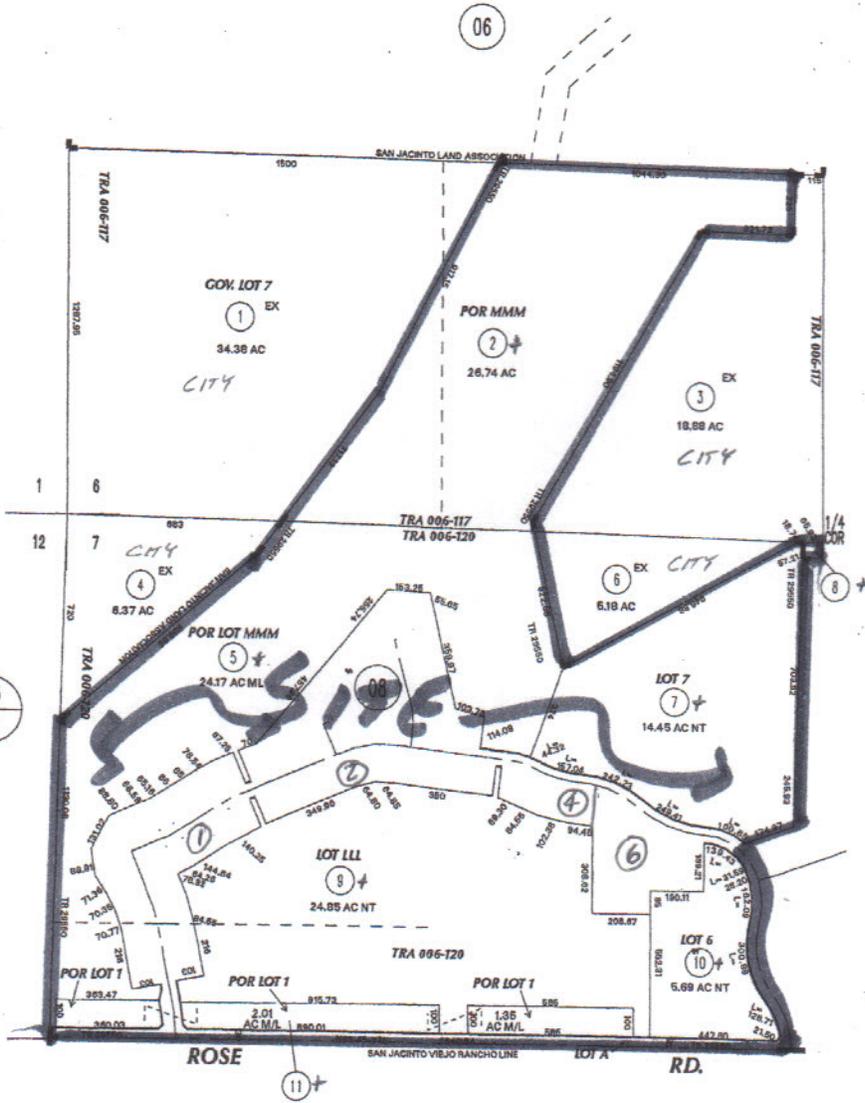
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT CONFLICT WITH LOCAL, COI-SPLIT OR BILLING SITE ORDINANCES.

SEC. 6 7 T. 55. R. 1W
CITY OF HEWLET

10

T.R.A. 006-117
006-120

448-07
441-74



ASSESSOR'S MAP BK448 Pg. 07
Riverside County, Calif.

DATE

D.M.L.: 8/1/05
M.A.O.: 5-586

MB 8/357 S.O. SAN JACINTO LAND ASSOCIATION
MB 299/78-99 TRACT MAP NO 29550

Jul 2005

1" = 400'
ANGLE = 90°



First American Title

First American Title Company

7625 North Palm Avenue, Suite 101
Fresno, CA 93711

Order Number: 1004-4454283 (DT)

Escrow Officer: Lisa Pendleton
Phone: (559)221-1968
Fax No.: (866)531-9890
E-Mail: lpendleton@firstam.com

Title Officer: David Tibbs
Phone: (559)230-8313
Fax No.: (866)531-9890
E-Mail: dtibbs@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: John Myhre Properties, LLC
Property: Vacant Land
Hemet, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 22, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

UNITED SECURITY BANK

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District No. 2005-1, as disclosed by Notice of Special Tax Lien recorded December 1, 2006 as Instrument No. 06-0884884 and 06-0884885, both of Official Records.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. A right of way over a strip of land, 30 feet wide on each side of the section and quarter section lines for roads, ditches, or pipe lines for conducting and distributing water.
5. Rights, rights of way, reservations and exceptions in the patent recorded August 5, 1892 in Book 8 of Patents, Page 183.
6. A right of way for One ditch, flume or other aqueduct and the lands of any other owner lying between him and the San Jacinto River, as reserved to each and every owner of lands in the Rancho San Jacinto Viejo, by decree of partition of said Rancho, a certified copy of which was recorded December 8, 1882, in Book 43, Page 161 of Deeds, Records of San Diego County, California.

7. An easement for use and maintenance of water ditches, pipes, pipelines, conduits and aqueducts for the conveyance of water and incidental purposes, recorded February 16, 1894 in Book 13 of Deeds, Page 14.
In Favor of: San Jacinto and Pleasant Valley Irrigation District
Affects: As described therein
8. Rights, rights of way, reservations and exceptions in the patent recorded October 1, 1990 in Book 2 of Patents, Page 382.
9. A right of way to construct, reconstruct, maintain and repair pipeline for the conveyance of water conveyed by California Orchard Development Corporation, to Citizens Water Company of San Jacinto, by deed recorded March 28, 1917, in Book 460, Page 96 of Deeds, Records of Riverside County, California.
10. An easement for public utilities and incidental purposes, recorded February 17, 1926 in Book 665, Page 127 of Deeds.
In Favor of: Southwestern Home Telephone Company, now California Water and Telephone Company
Affects: As described therein

Amended by Quitclaim Deed recorded August 21, 1964, as Instrument No. 103167, Official Records.
11. An easement for development, production and removal of oil, gas, petroleum, naphtha and other hydrocarbon substances and minerals of whatsoever kind and nature on Farm Lot 175 and incidental purposes, recorded February 28, 1941 in Book 494, Page 93 of Official Records.
In Favor of: The Lands of the San Jacinto Land Association
Affects: As described therein
12. An easement for public utilities and incidental purposes, recorded June 26, 1946 in Book 757, Page 377 of Official Records.
In Favor of: California Electric Company, now Southern California Edison Company, a corporation
Affects: Lots 1, 2, 4, LLL and MMM
13. Rights, rights of way, reservations and exceptions in the patent recorded January 3, 1961 as Instrument No. 153 of Official Records.

(Affects a portion of Lot MMM and Parcel B)
14. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded December 2, 1964 as Instrument No. 143839 of Official Records.
In Favor of: Fruitvale Mutual Water Company
Affects: Lots 1 and LLL
15. The effect of a map purporting to show the land and other property, filed May 19, 1966 in Book 48, Page(s) 84 of Record of Surveys.

16. An easement for public utilities and incidental purposes, recorded November 21, 1978 as Instrument No. 245863 of Official Records.
In Favor of: Southern California Edison Company, a corporation
Affects: Lots 2, B and MMM
17. Easements, Covenants and Conditions contained in the deed from The City of Hemet, as Grantor, to La Verne Co., a California corporation, as Grantee, recorded February 2, 1988 as Instrument No. 29011 and March 28, 1990, Instrument No. 111288, both of Official Records. Reference being made to the document for full particulars, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
18. An easement for drainage and storm water retention basin and incidental purposes, recorded February 2, 1988 as Instrument No. 29011 and March 28, 1990, Instrument No. 111288, both of Official Records.
In Favor of: City of Hemet
Affects: Lots 1 through 7, inclusive, lettered Lots LLL and MMM and Parcel B
19. An easement for public utilities and incidental purposes, recorded May 10, 1991 as Instrument No. 156373 of Official Records.
In Favor of: Eastern Municipal Water District
Affects: Lots 1 through 7, inclusive, lettered Lots LLL and MMM, and Parcel B
20. An easement for public utilities and incidental purposes, recorded September 28, 1992 as Instrument No. 361474 of Official Records.
In Favor of: Eastern Municipal Water District
Affects: Lots 1, 2, 3, 4, lettered Lots LLL and MMM
21. An easement for drainage, access and incidental purposes, recorded December 28, 1999 as Instrument No. 559159 of Official Records.
In Favor of: The City of Hemet
Affects: Lots 1, 2, 3, 4, lettered Lots LLL and MMM

Terms and provisions contained in the above document.

22. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: "The lots created by the recordation of this map are for financing/conveyance purposes only and are not legal building sites".

Reference is made to said map for full particulars.

23. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded February 7, 2005 as Instrument No. 2005-0104610 of Official Records.

24. An easement for avigation and incidental purposes, recorded October 4, 2005 as Instrument No. 2005-0820922 of Official Records.
In Favor of: County of Riverside
Affects: As described therein
25. Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded October 26, 2007 as Instrument No. 2007-0659904 of Official Records.
26. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.

Affects: Parcel B
27. Water rights, claims or title to water, whether or not shown by the public records.
28. Rights of parties in possession.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$755.78, PAID
Penalty:	\$0.00
Second Installment:	\$755.78, PAID
Penalty:	\$0.00
Tax Rate Area:	006-117
A. P. No.:	448-070-002-1

Affects: Portion of Lot MMM of Parcel A

2. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$1,146.48, PAID
Penalty:	\$0.00
Second Installment:	\$1,146.48, PAID
Penalty:	\$0.00
Tax Rate Area:	006-120
A. P. No.:	448-070-005-4

Affects: Portion of Lot MMM

3. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$207.66, PAID
Penalty:	\$0.00
Second Installment:	\$207.66, PAID
Penalty:	\$0.00
Tax Rate Area:	006-120
A. P. No.:	448-070-007-6

Affects: Lot 7 of Parcel A

4. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$3,231.28, PAID
Penalty: \$0.00
Second Installment: \$3,231.28, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-070-009-8

Affects: Lot LLL of Parcel A

5. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$81.75, PAID
Penalty: \$0.00
Second Installment: \$81.75, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-070-010-8

Affects: Lot 6 of Parcel A

6. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$622.52, PAID
Penalty: \$0.00
Second Installment: \$622.52, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-070-011-9

Affects: Lot 1 of Parcel A

7. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$261.63, PAID
Penalty: \$0.00
Second Installment: \$261.63, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-080-001-1

Affects: Lot 2 of Parcel A

8. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$658.69, PAID
Penalty: \$0.00

Second Installment: \$658.69, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-080-002-2

Affects: Lot 3 of Parcel A

9. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$670.54, PAID
Penalty: \$0.00
Second Installment: \$670.54, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-080-004-4

Affects: Lot 4 of Parcel A

10. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$37.63, PAID
Penalty: \$0.00
Second Installment: \$37.63, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-080-006-6

Affects: Lot 5 of Parcel A

11. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment: \$9.05, PAID
Penalty: \$0.00
Second Installment: \$9.05, PAID
Penalty: \$0.00
Tax Rate Area: 006-120
A. P. No.: 448-070-008-7

Affects: Parcel B

12. The property covered by this report is vacant land.

13. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

INCOMING DOMESTIC WIRE INSTRUCTIONS

PAYABLE TO: FIRST AMERICAN TITLE COMPANY
BANK: First American Trust, FSB
ADDRESS: 5 First American Way, Santa Ana, CA 92707
ACCOUNT NO: 3007470000
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: Vacant Land, Hemet, CA
FILE NUMBER: 1004-4454283 (LP)
ATTENTION: LISA PENDLETON

PLEASE USE THE ABOVE INFORMATION WHEN WIRING FUNDS TO **FIRST AMERICAN TITLE COMPANY. FUNDS MUST BE WIRED FROM A UNITED STATES BANK.** PLEASE NOTIFY **LISA PENDLETON** AT **(559)221-1968** OR **lpendleton@firstam.com** WHEN YOU HAVE TRANSMITTED YOUR WIRE. FAX NUMBER: **(866)531-9890**

FIRST AMERICAN TRUST CONTACT INFO: Banking Services 1-877-600-9473

ALL WIRES WILL BE RETURNED IF THE FILE NUMBER AND/OR PROPERTY REFERENCE ARE NOT INCLUDED

LEGAL DESCRIPTION

Real property in the City of Hemet, County of Riverside, State of California, described as follows:

PARCEL A: (APNS: 448-070-002-1; 448-070-005-4; 448-070-007-6; 448-070-009-8; 448-070-010-8; 448-070-011-9; 448-080-001-1; 448-080-002-2; 448-080-004-4; AND 448-080-006-6)

LOTS 1 THROUGH 7, INCLUSIVE, AND LETTERED LOTS LLL AND MMM OF TRACT NO. 29550, IN THE CITY OF HEMET, AS SHOWN BY MAP ON FILE IN BOOK 299, PAGE(S) 78 THROUGH 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: (APN: 448-070-008-7)

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6 AND A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6; THENCE NORTH 88° 45' 47" WEST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 84.67 FEET; THENCE SOUTH 60° 36' 11" WEST, A DISTANCE OF 946.88 FEET; THENCE NORTH 12° 38' 01" WEST, A DISTANCE OF 522.58 FEET; THENCE NORTH 29° 28' 00" EAST, A DISTANCE OF 1194.90 FEET; THENCE SOUTH 89° 09' 22" EAST, A DISTANCE OF 321.72 FEET; THENCE NORTH 00° 50' 38" EAST, A DISTANCE OF 225.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6; THENCE SOUTH 89° 09' 22" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE SOUTH 00° 10' 11" WEST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 6, A DISTANCE OF 1305.85 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT 29550, AS SHOWN BY MAP ON FILE IN BOOK 299, PAGES 78 THROUGH 99, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;
 - (b) zoning; (e) land division; and
 - (c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- (a) a notice of exercising the right appears in the public records on the Policy Date
- (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- 3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- 4. Failure to pay value for your title.
- 5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an

- inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
 6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

APPENDIX H

REFERENCES

APPENDIX H

REFERENCES

AGENCIES

See Appendix B for a comprehensive list of the state and local agencies consulted for this project.

PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

Environmental Evaluations for Real Estate Transactions. Government Institutes, Inc. 1989.

"Flatland Deposits." Geological Survey Professional Paper No. 943. 1991.

"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 946. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

Hazardous Materials, Substances and Wastes Compliance Guide. 1990-1991.

Oil and Gas Field and Wildcat Maps. California Department of Conservation, Division of Oil and Gas. Various dates.

"Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles." State of California, Department of Water Resources, Bulletin No. 104. 1961 and 1988.

Principles of Contaminant Hydrogeology. Palmer, Christopher M. 1992.

Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

"Radon: A Homeowner's Guide to Detection and Control." 1987 and 1989.

Report and General Soil Map. California Soil Conservation Service, United States Department of Agriculture. 1967 and 1969.

The Sourcebook for Aerial Photographs, California edition. 1992.

Underground Storage Tank Corrective Action Technologies: A Publication of the Environmental Protection Agency. 1987.

APPENDIX I

RESUMES

ERIC D. KIESELBACH

President and CEO

Education

B.S. Environmental Resource Sciences: University of California, Davis, 1986
Emphasis: Water Sciences, Environmental Toxicology, Soil Sciences

Hazardous Waste Certificate Program: University of California, Davis
Additional classes in: Risk Assessment, Hazmat, Advanced Hazmat, Environmental Regulations, SARA Compliance

Licenses

- California State Registered Assessor, REA #02881
- Building Inspector #1607
- Management Planner #1680
- Project Designer #1839
- Contract Supervisor #2276
- California General Contractor, Retired #372431

Special Qualifications

Mr. Kieselbach qualifies as an “Environmental Professional” in accordance with the US EPA’s AAI (All Appropriate Inquires) 40 C.F.R. § 312.22. Mr. Kieselbach has performed numerous site investigation, assessment, and remediation of major commercial and industrial properties — in particular, large manufacturing plants requiring major remediation. Extensive knowledge of biotreatment of hydrocarbon-contaminated soils using engineered and endemic microbes. Designed, organized, and taught 40-hour SARA training program. Familiar with CFR 29, 40, and 49, SARA, CERCLA, TOSCA, RCRA, TITLE 22, Luft Manual. Significant general contractor experience, knowledgeable in all phases of commercial construction. Extensive experience in design, construction, and operation of all types and phases of remedial treatment systems.

Summary of Experience

1991 - Phase One, Inc., Tustin, California - Current

As President and Chief Executive Officer, Mr. Kieselbach oversees the entire environmental due diligence business conducted by Phase One, Inc., including orchestrating its rapid growth and success.

12 years - EDK Construction, Sacramento, California

Mr. Kieselbach owned, as general contractor, and operated this company which constructed numerous custom homes, commercial and apartment projects. He managed and oversaw multi-million dollar projects with profitable results.

3 years - U.S. Geological Survey, California

As a Hydrogeological Technician, Mr. Kieselbach performed soil and groundwater sampling, helped set up and design soil testing and soils laboratory, and helped write procedures and perform field tests using sophisticated electronic equipment.

5 years - Exceltech Inc., a full-service environmental company, Irvine, California

As an officer and Vice President, Mr. Kieselbach ran the Southern California operations for Exceltech Inc., which included the Geoscience, Engineering, Remediation, and ACT (Assessments, Compliance, and Training) Departments. He undertook major work for such companies as Shell Oil, Conoco, and Kaiser Aluminum. He was also corporate safety officer for four of the five years.

ERIC EXTON

Operations Manager

Education

Numerous college courses focusing on science, computers, and business including: biology, micro-biology, environmental biology, chemistry, statistics, anatomy and physiology, programming in BASIC, Programming in C, programming in Pascal, advanced data structures, database programming, accounting and business law.

Licenses and Certifications

- California State Registered Assessor, REA I #08334
- State of California, Department of Health Services, Lead Related Construction Certificate, Inspector/Assessor ID#17704
- Certification in Mold Inspection & Sampling
- Microsoft Certified Systems Engineer (MCSE) #44842
- Microsoft Certified Professional in Microsoft Windows, Windows NT, Networking, SQL Server Administration, and SQL Server Implementation

Special Qualifications

Mr. Exton qualifies as an “Environmental Professional” in accordance with the US EPA’s AAI (All Appropriate Inquires) 40 C.F.R. § 312.22. Mr. Exton has extensive experience in managing and supervising technical and administrative staff as well as in managing remote offices. Mr. Exton has also managed large, multi-site projects that have encompassed sites in multiple states. He has been involved with Phase II projects, prepared site characterization plans, and has worked in unison with governmental agencies and clients to achieve closure for contaminated properties. He has overseen soil cleanups and the installation of ground monitoring wells. In addition, he is an expert in computer programming, networking, databases, and systems administration.

Summary of Experiences

1992 – Phase One, Inc., Tustin, California – Current

Mr. Exton has written, researched, or performed the fieldwork for thousands of Phase I Environmental Site Assessments for various types of properties including manufacturing facilities, automotive repair facilities, and agricultural properties. In addition, he is the company’s expert in the Federal Communications Commission’s (FCC) responsibilities under the National Environmental Policy Act (NEPA). He has consulted on hundreds of NEPA compliance projects for various telecommunications companies. He has also consulted on NEPA compliance for several Department of Housing and Urban Development’s (HUD) redevelopment projects as well as CEQA projects. He has made determinations and received concurrence from the State Historical Preservation Officer (SHPO) of many states for hundreds of Section 106 compliance projects. Mr. Exton has also managed special projects including Native American consultation, endangered species mitigation, consultation with the US Fish and Wildlife Service, wetlands surveys, flood plain hydrology studies, and archaeological testing. His archaeological projects have included the discovery of human remains. Mr. Exton has also written the majority of custom software utilized by Phase One, Inc; this software has increased the company’s productivity and has improved the quality of reports compiled.

1 year – Valmer, Inc., Palo Alto, California

Mr. Exton managed and supported the computers and network for Valmer, Inc., a computer software company. He also managed the technical support of the company’s contact management software, wrote several utilities to import data from other contact management and database programs, and merged data into popular word processing and fax programs.

APPENDIX J
ENVIRONMENTAL ACRONYMS AND DEFINITIONS

APPENDIX J

ENVIRONMENTAL ACRONYMS

AA.....	Administering Agency
ACM	Asbestos Containing Materials
AHERA.....	Asbestos Hazard Emergency Response Act, 1986
AHM	Acutely Hazardous Materials
AQMD	Air Quality Management District
CEG.....	Certified Engineering Geologist
CERCLA.....	Comprehensive Environmental Response, Comprehensive Liability Act of 1980 (Federal Superfund), 42 USC 9601 et seq.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR.....	Code of Federal Regulations
EIR	Environmental Impact Report
EIS.....	Environmental Impact Statement
EPA	Environmental Protection Agency (Federal)
EPA #.....	Generator # for RCRA manifesting
HMBP	Hazardous Materials Business Plans, H&S Code 25504
HWIS.....	Hazardous Waste Information System
LUFT.....	Leaking Underground Fuel Tank
LUST.....	Leaking Underground Storage Tank
MSDS.....	Material Safety Data Sheet
NEPA	National Environmental Policy Act
NIOSH	National Institute for Occupational Safety & Health
NPDES.....	National Pollution Discharge Elimination System (CWA)
NPL.....	National Priority List (Federal Superfund)
OEA	Office of Environmental Affairs
OSHA.....	Occupational Safety and Health Administration (Federal)
PCB.....	Polychlorinated biphenyl
POTW	Publicly-Owned Treatment Works
ppb.....	part per billion
ppm	part per million
PRP	Potentially Responsible Party (in Superfund site)
RAP.....	Remedial Action Plan
RCRA.....	Resource Conservation and Recovery Act(Federal) 42 USC 6902, 40 CFR
R&D.....	Research and Development
REA.....	Registered Environmental Assessor
RG.....	Registered Geologist
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision (CERCLA)
RP.....	Responsible Party (CERCLA) 42 UCF 9607(a)

RQ.....Reportable Quantity
(under DOT CERCLA and SARA Title III)
 RWQCB.....Regional Water Quality Control Board
 SARA.....Superfund amendments and Reauthorization Act of 1986
SARA Title III Emergency Preparedness and Community
Right-to-Know section
 SB.....Senate Bill
 SICStandard Industrial Classification
(company description)
 SOP.....Standard Operating Procedures
 SWA.....Solid Waste Act (a/k/a RCRA)
 SWMU.....Solid Waste Management Unit
 TPCA.....Toxic Pits Cleanup Act H&S Code 25208 et seq.
 TSCA.....Toxic Substance Control Act (Federal)
15 USC 2601 et seq.
 TSD.....Treatment, Storage, and Disposal Facilities (permitted by RCRA) H&S Code
25123.3
 TSDF.....Treatment, Storage, Disposal Facility (hazardous waste)
 UBC.....Uniform Building Code
 UFC.....Uniform Fire Code
 UST.....Underground Storage Tank
 UM.....Uniform Manifest
 UST.....Underground Storage Tanks
 VOC.....Volatile Organic Compound H&S 25123.6
 WDR.....Waste Discharge Requirements
 WWTP.....Wastewater Treatment Plant

SELECTED DEFINITIONS

ASPIS - This database lists potentially hazardous waste sites identified by the Historical Abandoned site Survey Program.

CERCLIS - The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is commonly referred to as "Superfund". The United States Environmental Protection Agency maintains a database referred to as "CERCLIS", which is used by the EPA to track activities conducted under its Superfund Program.

Sites which come to EPA's attention that may have a potential for releasing hazardous substances into the environment are added to the CERCLIS inventory. EPA learns of these sites in various ways. Examples include notification by the owner, citizen complaints, state and local government identification, and as a result of other EPA investigations.

NPL - The United States Environmental Protection Agency (EPA) maintains a National Priorities List (NPL) under the Comprehensive Environmental Response and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). Sites which have previously been designated on the CERCLIS List are evaluated by the EPA and ranked according to potential risk to human health and the environment. Those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies them to receive remedial funding Through CERCLA.

RCRA - The following list has been compiled from a search of the RCRA data base list for generators (gen), transporters (trans), and treatment storage disposal facilities (TSDF) of hazardous materials. All generators of waste material are required by the Department of Health Services to have hazardous material removed from the site every sixty days. The list is generally representative of the type of businesses in the region surrounding the subject property.

REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the Phase I Environmental Assessment Report. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers, or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed.

The reported analyses, opinions, and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions included in this report. Nor is it contingent upon the use of this report.

The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all federal, state, and local laws, rules, and regulations.

I/We declare that, to the best of our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in §312.10 of this part.

I/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. I/We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

We have no present or prospective interest in the subject property or the parties involved.

If necessary, expert testimony and other legal appearances will be provided for a reasonable fee to be arranged.



Eric Kieselbach
President



Nadine Kieselbach
Report Writer



Eric Exton
Operations Manager, Technical Reviewer

