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PHASE I
ENVIRONMENTAL SITE ASSESSMENT

PROPERTY REFERENCE:
SEC OF KELLER ROAD AND WASHINGTON STREET,
RIVERSIDE COUNTY, CA

LOCAL KNOWLEDGE | GLOBAL PERSPECTIVE

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

Regent Properties
11990 San Vicente Blvd., Suite 200
Los Angeles, CA 90049

Property Identification

French Valley
SEC of Keller Road and Washington Street
Riverside County, CA 92563

Prepared by:

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Report Date: March 22, 2011
GRS Project #: 11-08924.05

RESTRICTED USE AND RELIANCE
THE USE OF AND RELIANCE UPON THIS REPORT ARE
STRICTLY LIMITED AS SET FORTH HEREIN

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Overview

Property Name	French Valley
Property Address	SEC of Washington Street & Keller Road, Murrieta, California 92596
Building Area	No buildings or structures on the Property
Units	Not applicable
Property Area	341 acres
Year Built	No buildings or structures on the Property
Current Use	Agricultural and undeveloped
Historical Use	Agricultural and undeveloped
Known Release	None
Suspected Release	None
Regulatory Records	No Regulatory Records were identified for the subject Property.
AULs	No Activity and Use Limitations were identified.
Engineering Controls	No Engineering Controls were identified.
Environmental Liens	No Environmental Liens were reported by the client.

Conclusions	**Summary**	**Action Recommended?**	**Cost**
REC	None	None	$0
HREC	None	None	$0
Opinion	Identified conditions do not indicate environmental impact to the Property.	None	$0
Data Gaps	No data gaps were identified which would be likely to impact our conclusions.	None	$0

ADDITIONAL SERVICES			
Issue	**Summary**	**Action Recommended?**	**Cost**
Asbestos	No structures on the Property.	None	$0
Lead- Based Paint	No structures on the Property.	None	$0
Drinking Water	No drinking water supply services are currently on the Property.	None	$0
Radon	Property is in Zone 2.	None	$0
Mold	No structures on the Property.	None	$0
Wetlands	None identified. The aqueduct is fenced with signage indicating Riverside County Wildlife Conservation Area Boundary.	None	$0

Data Gaps

No significant data gaps were encountered during completion of this assessment. Data gaps occur when, despite good faith efforts, the consultant is unable to identify information required to satisfy objectives of the assessment. Data gaps may result from incompleteness in any of the activities required by the ESA Standard, or by limiting conditions encountered during completion of the work. The ESA Standard requires that data gaps be identified in the report when they significantly impact the ability of the consultant to identify Recognized Environmental Conditions at the Property. Limiting Conditions identified in this report are not considered to significantly impact our ability to satisfy the objectives of this assessment.

Limiting Conditions

GRS Group encountered the following limiting conditions in completion of the work:

- Site observations were limited to those areas identified in Section 5. Unidentified conditions may exist in areas not observed.

Findings and Opinions

No Recognized Environmental Conditions were identified as a result of our assessment.

The Property consists of approximately 341 acres and is currently vacant land and agricultural land. An aqueduct bisects the northeast portion of the Property in a north-south direction. In addition, the aqueduct is located along the southeast Property boundary. No evidence of the use, storage or disposal of hazardous materials observed.

The Property was mostly undeveloped wooded land, agricultural land with small structures on southern portion and undeveloped roads and seasonal creek/drainage from prior to 1901 through 1967. Sometime prior to 1967, an aqueduct was contstructed in the area part of which is traversing through the northern portion and bordering the southeastern portion of the Property. By 1980 the small structures on the southern portion were not present on the Property. From the late 1980s to present the Property has generally remained the same as undeveloped and agricultural land with trails and undeveloped roads traversing through it.

The general vicinity of the Property consisted of mainly of agricultural land, vacant land, and rural residential. The surrounding area gradually increased in agricultural and rural residential developement from prior to 1938 through present. An aqueduct was constructed in the property area sometime prior to 1967 traversing in generally north-south direction. Historically, undeveloped pathways and stream has been present on the nearby properties. No impact is expected from the historical use of the nearby properties.

No regulatory records were identified for the Property and adjoining properties.

No data gaps were identified that would significantly impact the conclusions of the assessment.

Conclusions

Recognized Environmental Conditions

A Recognized Environmental Condition (REC) is identified when the Assessment finds 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, ground water, or surface water of the property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of SEC of Keller Road and Washington Street, Riverside County, CA, the Property. Any exceptions to or deletions from this practice are described in Section 1.7 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property.

Historical Recognized Environmental Conditions

Findings which would once have been classified as Recognized Environmental Conditions, but are no longer of concern are classified as Historical Recognized Environmental Conditions. For example, a past release which has been corrected may be classified as an HREC.

- No Historical Recognized Environmental Conditions were identified as a result of activities or conditions at the subject or nearby properties.

De Minimis Environmental Conditions

De minimis environmental conditions indicate a release which generally would not represent a threat to human health and would generally not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- No de minimis environmental conditions were identified as a result of activities or conditions at the subject or nearby properties.

Additional Services

Additional services were provided to evaluate non-ASTM considerations as identified in Section 1.3. No evidence of related conditions of concern was identified during completion of the Assessment.

Recommendations

No additional action or assessment is recommended as a result of this Assessment.

1.0 Introduction

This Phase I Environmental Site Assessment was performed by Global Realty Services Group (GRS Group) for Regent Properties and was prepared by Matt Hohne, one of GRS Group's Field Professionals and was reviewed by one of our senior reviewers, Hitesh Patel.

1.1 Purpose and Use

This assessment along with findings, conclusions and recommendations (collectively, the Assessment) are intended to support evaluation of the property by our Client prior to acceptance of the Property as collateral to support a real estate secured loan. This report may not be used by any party with an existing or contemplated ownership interest in the Property. GRS Group has performed the agreed services in order to identify Recognized Environmental Conditions (RECs); 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, ground water, or surface water of the property. The supporting work was not intended to be exhaustive or to guarantee of the identification of every possible issue of potential concern, and may not be construed as a warranty or guarantee of any kind.

Unless expressly identified herein, all opinions, conclusions, and recommendations provided presume that the property occupancy and use will remain as observed at the time of our site reconnaissance and that no significant renovation, subdivision, conversion to condominiums or similar change will occur. This report will be invalidated in the event of such activities.

This report is the intellectual property of Global Realty Services Group, GRS Group, and may not be used or relied upon without GRS Group's express written authorization. Unauthorized use of this report is a violation of GRS Group's legal rights. Any unauthorized user of this report shall be subject to civil and criminal penalties and shall be responsible to indemnify, defend and hold GRS Group harmless from any and all losses, damages and claims arising, in any part, from such use. When allowable under contract, GRS Group may authorize additional parties to rely on the results of this assessment. Unless otherwise agreed in writing, such parties shall be considered as parties to the agreement under which the work was performed.

1.2 Scope of Assessment

This assessment was conducted in accordance with an agreement governing the nature, scope intent and purpose of the work and in general accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, the ESA Standard and any additional requirements identified in the agreement under which the work was performed.

Since GRS Group's responsibilities are limited by the agreed scope of work, an understanding of activities not included within that scope of work is important to proper use of the information contained in this Report. Some clarification of the work performed is provided below, but a more complete list of inherent limitations is provided at Appendix C.

- No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The ESA Standard identifies a balance between competing goals to reduce uncertainties within reasonable constraints of time and cost, and this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost. The reader should be thoroughly familiar with the ESA Standard in order to assure an appropriate understanding of limitations inherent in the agreed scope of services.

- In some cases conditions encountered during completion of the Assessment, for example limited access portions of the Property, can influence our ability to fulfill the objectives of the assessment. Where applicable, such limiting conditions are identified later in this section of the report. Also, certain work is specifically excluded by the ESA Standard. Unless expressly identified in the agreement for services, all tasks identified by the ESA Standard as "Non- Scope Considerations" are excluded from this Assessment.

- Reconnaissance conducted during this assessment was limited to accessible areas of the property and specific areas identified in this Report. Accordingly, conditions may exist which were not identified as a result of our assessment and which may impact our conclusions concerning the condition of the Property. Any conditions known or discovered which were not identified during the completion of this assessment should be reported to GRS Group upon discovery and may impact the conclusions and recommendations of this Report.

- When provided by the client, GRS Group has considered "User Provided Information" in completion of this Assessment; however GRS Group has no control over such information and cannot guarantee the User's satisfaction of requirements for All Appropriate inquiry.

- Limited information concerning regulatory compliance was utilized in preparation of this Assessment; however the work is not intended as a compliance audit and may not be relied upon or utilized as evidence regulatory compliance.

1.3 Additional Services

The presence of 'environmental' conditions such as asbestos containing materials, lead- based paint, lead in drinking water, wetlands, endangered species, elevated radon concentrations, vapor encroachment conditions, etc. can result in liabilities for property owners and disrupt planned operations or cash flow and is generally beyond the scope of a Phase I assessment as defined by the ESA standard. The following additional services have been performed at the request of our Client. Any services not identified below are expressly excluded from this assessment. All work described is in the context of and subject to the principles underlying the ESA Standard.

Recommendations

Many clients look to the consultant for recommendations based on the results of the assessment. This can be problematic since the reason for engaging the assessment and risk appetite can vary significantly from client to client. Some clients are primarily concerned with the identification of direct evidence of a release, while others are concerned to understand every possibility of a release. This distinction can significantly impact the consultant's recommendations. In simplified form, the ESA Standard defines a recognized environmental condition as the likely release of hazardous substances. A recognized environmental condition is neither restricted to known releases nor intended to include any possibility of a release. Unless otherwise requested by the client, our report will include recommendations as required by the ESA Standard along with our opinion of additional assessment necessary to assess the significant release or likely release of a hazardous substance or petroleum product at the property. The Client should carefully review and consider all recommendations to assure an understanding of the underlying concerns and verify that any recommendations are consistent with their unique appetite for risk.

Asbestos Containing Building Materials

During completion of the site reconnaissance, GRS Group looked for building materials commonly found to contain asbestos. No sampling was conducted. This assessment is intended as a limited screen to facilitate a real estate transaction and may not be used to satisfy regulatory requirements concerning the management or demolition of asbestos- containing materials.

Lead- based Paint

During completion of the site reconnaissance, GRS Group looked for surfaces painted prior to 1978. No sampling was conducted. This assessment is intended as a limited screen to facilitate a real estate transaction and may not be used to satisfy regulatory requirements concerning the management or demolition of suspect materials.

Drinking Water

GRS Group contacted the drinking water supplier to obtain information concerning compliance with applicable Federal regulations. No related sampling activities were conducted.

Radon

GRS Group has reviewed Radon maps and other necessary and readily available information concerning average radon concentrations in the area of the property. No site- specific sampling was completed to verify radon concentrations at the Property.

Mold
Material and readily apparent evidence of the presence of mold which is identified during completion of the Assessment is described in the report. No comprehensive mold assessment has been conducted. Our assessment is based solely upon observations made during completion of this ESA. A mold and moisture survey should be completed if more comprehensive information is desired.

1.4 Reliance

RESTRICTED USE AND RELIANCE - THIS REPORT WAS PREPARED BY GLOBAL REALTY SERVICES GROUP FOR THE SOLE USE AND BENEFIT OF OUR CLIENT AND MAY NOT BE USED OR RELIED UPON BY ANY THIRD- PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF GLOBAL REALTY SERVICES GROUP.

1.5 Methodology

Recognized Environmental Condition

Criteria for the identification of Recognized Environmental Conditions vary substantially across the industry. Some Environmental Professionals identify Recognized Environmental Conditions whenever there is a possibility of impact to a property, while others recognize Recognized Environmental Conditions only when presented with direct evidence that a release has occurred. The ESA Standard defines a REC in terms of the "presence or likely presence" of hazardous materials under conditions that indicate an existing, past, or threatened release. By this definition the mere possibility of a release fails to fulfill the definition of a REC. A requirement for the discovery of direct evidence before identification of a REC is equally unsupportable. GRS Group considers both the known and likely presence and release of hazardous materials in identifying Recognized Environmental Conditions.

Historical Recognized Environmental Condition

The ESA Standard allows for reclassification of RECs as Historical Recognized Environmental Conditions. By example, the ESA Standard cites a situation in which a release was identified, cleanup has occurred and regulatory approval of cleanup operations has been granted, though the ESA Standard is careful to leave the final determination of HREC status to the discretion of the environmental professional. It is also possible to reclassify a REC when additional assessment reveals no evidence of a release. Since the definition of a REC requires the presence or likely presence of a release, the demonstration that no release has occurred would expunge the initial classification.

1.6 Terminology

Hazardous Material - The ESA Standard defines the terms *hazardous substance* and petroleum products, however the terms are often used in conjunction, resulting in an awkward phrase where a simpler term would be desirable. The term hazardous material is used in this report to include both hazardous substances and petroleum products as those terms are defined by the ESA Standard.

Material Threat of a Release - There is sometimes confusion regarding the meaning of the phrase "material threat of release." A *material threat* is defined within the context of the ESA Standard as "a physically observable or obvious threat which is reasonably likely to lead to a release..." The material threat of a release is used in consideration of the likelihood of a future release and has no application in consideration of an historical release.

1.7 Deviations

The ESA Standard characterizes issues which are beyond the scope of assessment as Non-Scope Considerations. Any inclusion of these issues or considerations in this assessment is described earlier in this Section: Scope of Assessment. Inclusion of this work is limited to the scope identified in the agreement under which the work was performed, is subject to underlying principles and limitations of the ESA Standard, and shall not be construed as evidence of a responsibility to evaluate other such issues or considerations.

The ESA Standard allows written interview of property owners and occupants, but is structured in a way which promotes oral interview of State and/or Local Government Officials. Nonetheless, many state and governmental officials will provide information only upon receipt of written requests submitted under the Freedom of Information Act. Information requested or received as a result of such requests may be employed in this assessment in lieu of oral interview of state and local government officials.

1.8 Special Terms and Conditions

This Assessment has been performed in accordance with an agreement governing the nature, scope, extent and purpose of the work. Any conflicting provisions of that agreement supersede the provisions of other requirements referenced herein.

2.0 Property Description

The Property is currently vacant land, utilized for agricultural purposes. An aqueduct bisects the northeast portion of the Property in a north-south direction. In addition, the aqueduct is located along the southeast Property boundary.

Property Name	French Valley
Property Address	SEC of Washington Street & Keller Road, Murrieta, California 92596
Building Area	No buildings or structures on the Property
Property Area	341 acres
Year Built	No buildings or structures on the Property
Current Use	Agricultural and undeveloped
Number of Buildings	None
Access	Via Washington Street and Fields Drive

2.1 Legal Description

No legal description was provided for our consideration. Property boundaries were identified by review of a survey provided by the client.

2.2 Reconciliation of Property Data

Improvements observed at the property are consistent with information provided at the time of our engagement. No significant deviations were identified.

2.3 Site and Vicinity General Characteristics

The Property and vicinity has been utilized for agricultural purposes and rural residential purposes since at least the 1930's. The terrain is characterized as rolling hills, a seasonal drainage creek bisects the Property in an east-west direction and an aqueduct bisects the northeast portion of the Property in a north-south direction. In addition, the aqueduct is located along the southeast Property boundary.

2.4 Current Use

The Property is currently vacant land and agricultural land.

2.5 Description of Improvements

DESCRIPTION OF IMPROVEMENTS	
Building	Property is vacant land. No buildings on the Property.
Construction	None
Exterior Finishes	None
Interior Finishes	None
Parking	No parking areas were observed on the Property.
Amenities	None
Heating Fuel	None
Source of Drinking Water	None
Waste Water Disposal	None
Solid Waste Disposal	None

2.6 Potentially Sensitive Improvements

The Property is currently vacant land, and utilized for agricultural purposes.

No improvements of environmental concern were identified at the Property.

2.7 Adjoining Properties

The following activities were observed at adjoining properties.

Direction	Activities	Comments
North	Agricultural and aqueduct	No impact is expected.
South	Agricultural	No impact is expected.
East	Aqueduct, agricultural and rural residential	No impact is expected.
West	Agricultural and residential	No impact is expected.

3.0 Client Provided Information

In order to qualify for defenses to CERCLA liability, a defendant must demonstrate the completion of "all appropriate inquiry." As defined by EPA, all appropriate inquiry includes an assessment performed by an environmental professional, in addition to the identification and consideration of certain information not within the scope of a Phase I assessment. The ESA Standard requires the client to provide this information to the environmental professional. When not provided, the missing information must be considered as a possible Data Gap. Information required to be provided by the client includes:

- Research into the existence of environmental cleanup liens and Activity and Use Limitations
- Any specialized knowledge or experience of the "user"
- Commonly known or reasonably ascertainable information about the property
- Relationship of the purchase price to fair market value, and
- The degree of obviousness of the presence or likely presence of contamination.

Consideration	Response
Is the Client aware of Environmental Cleanup Liens which affect the property?	No
Is the Client aware of Activity and Use Limitations which affect the property?	No
Is the Client aware of Commonly Known or Reasonably Ascertainable Information which indicates a potential release at the property?	No
Is the Client aware of any discount to property value resulting from a current or past release at the property?	No
Is the Client aware of any obvious evidence of a potential release at the property?	No

The client disclosed no information concerning user-required which would impact the results of our assessment.

3.1 Owner, Property Manager, and Occupant Information

The following additional information, discussed in relevant sections of the report, was provided by the Property Owner:

- French Valley Alternative 2 Revised Site Plan (dated 2005)
- Phase I ESA, Parcel Nos. 472-170-003, 472-170-008 and 472-180-003 (dated 2008)

4.0 Records Review

4.1 Regulatory Records

Regulatory records provide an important source of information concerning the current and historical use of hazardous materials at the subject and nearby properties. In order to satisfy ESA Standard requirements for the review of regulatory information, GRS Group obtained aggregated data from a commercial service specializing in the organization and reporting of regulatory information.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS- NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA- TSDF		0.5	0	0	0	NR	NR	0
RCRA- LQG		0.25	0	0	NR	NR	NR	0
RCRA- SQG		0.25	0	0	NR	NR	NR	0
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
LUST		0.5	0	0	0	NR	NR	0
UST		0.25	0	0	NR	NR	NR	0
HIST UST		0.25	0	1	NR	NR	NR	1
AST		0.25	0	0	NR	NR	NR	0
VCP		0.5	0	0	0	NR	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0

The column for Target Property is blank if no records were found.

4.1.1 Subject Property

No regulatory records for the subject Property were identified during our review. Further, no information was discovered during completion of this Assessment which would lead GRS Group to suspect that records should have been included in the information reviewed. As a result, no additional related Assessment appears warranted.

4.1.2 Off-Site Properties

A release resulting from activities at nearby properties can sometimes impact surrounding properties. Regulatory records concerning nearby properties are reviewed in order to identify a release of hazardous materials which would be expected to impact conditions at the subject Property. The evaluation of nearby properties is a two-fold process, evaluating both identified releases of hazardous materials, and the potential for such releases to impact the subject Property.

Properties of Potential Concern

No properties were identified which are considered likely to result in a release of hazardous materials to the subject Property.

Properties of No Further Concern

No other regulatory listings were identified in completion of our Assessment.

No regional contamination has been identified within the target search area.

No regulatory records were identified for adjoining properties.

Unmapped Records

Reports of regulatory records for the subject and surrounding Properties are compiled from data files published by public agencies. Data contained in those records is not always adequate to allow available mapping programs to correctly identify the property.

Review of the names and address information for unmapped properties revealed no evidence of records likely to be associated with the subject Property.

4.1.3 Additional Environmental Record Sources

The following additional environmental record sources were reviewed:

Source	Comments
Fire Department	No records identified for the Property.
Oil and Gas	No records identified for the Property.
Exploration Maps	No records identified for the Property.
Bureau of Mines	No records identified for the Property.

4.2 Physical Setting

4.2.1 Topography

Topography		
Description	**Findings**	**Source**
Configuration	Rolling hills	Site Observations, Topographic Maps
Elevation	Ranges from 1,300 - 1,600 feet above mean sea level	Topographic Maps
Surface Water	A seasonal drainage creek bisects the Property in an east-west direction and an aqueduct bisects the northeast portion of the Property in a north-south direction. In addition, the aqueduct is located along the southeast Property boundary.	Site Observations, Topographic Maps

4.2.2 Geology

Geology		
Description	**Findings**	**Source**

Description	Findings	Source
Formation	Cenozoic Quaternary- aged	Geologic Map Of California, Division of Mines and Geology, CA, 1977.
Permeability	Moderate	Geologic Map Of California, Division of Mines and Geology, CA, 1977.

4.2.3 Hydrology

Hydrology		
Description	**Findings**	**Source**
Primary Aquifer	Coastal Plain	Ground Water Atlas of the United States, HA- 730- B
Estimated first depth to groundwater	Greater than 10 feet below ground surface	State Water Resources Control Board
Gradient	Toward the southwest	Inferred from elevation, site observations and proximity to surface water.

4.3 Historical Use

4.3.1 Summary

The Property was mostly undeveloped wooded land, agricultural land with small structures on southern portion and undeveloped roads and seasonal creek/drainage from prior to 1901 through 1967. Sometime prior to 1967, an aqueduct was contstructed in the area part of which is traversing through the northern portion and bordering the southeastern portion of the Property. By 1980 the small structures on the southern portion were not present on the Property. From the late 1980s to present the Property has generally remained the same as undeveloped and agricultural land with trails and undeveloped roads traversing through it.

The general vicinity of the Property consisted of mainly of agricultural land, vacant land, and rural residential. The surrounding area gradually increased in agricultural and rural residential developement from prior to 1938 through present. An aqueduct was constructed in the property area sometime prior to 1967 traversing in generally north- south direction. Historically, undeveloped pathways and stream has been present on the nearby properties. No impact is expected from the historical use of the nearby properties.

Fill Materials - No evidence of the historical placement of fill materials was identified during our review of historical information. Though the placement of fill materials cannot be ruled out, no significant depressions, pits or other features suggestive of the likely placement of fill were identified in review of historical topographic maps and aerial photos.

Historical Agricultural Use - Agricultural activities can result in environmental impacts as a result of the application of pesticides and herbicides and sometimes involve on- site store of significant quantities of hazardous materials, as well as maintenance, repair and operation of farm equipment. No direct evidence of these activities was identified at the property, however it would be unusual if pesticides and herbicides have not been applied at the Property. Such applications are permissible under applicable regulations, but can result in a build- up of contaminants over time, which can be significant when a change in property use occurs. Redevelopment of the Property will likely result in the removal of soils within 3 - 6 inches of the ground surface, and redistribution of remaining near- surface soils. In the absence of evidence of a significant release of agricultural chemicals, there is no regulatory requirement for sampling at the Property. As a result, no significant impact to the Property is expected.

Standard Historical Source	Reviewed?	Concerns?	Description of Concerns
Aerial Photographs	Yes	No	
Fire Insurance Maps	No		
Property Tax Files	Yes	No	
Recorded Land Title Records	Yes	No	
USGS Topographic Map	Yes	No	
Local Street Directories	No		
Building Department Records	No		
Zoning/Land Use Records	Yes	No	
Other Historical Sources	No		
Prior Assessments	No	No	

4.3.2 Aerial Photographs

The following aerial photographs were reviewed:

Source	Year	Scale
EDR	1938	555
EDR	1953	555
EDR	1967	555
EDR	1980	600
EDR	1989	666
EDR	1994	666
EDR	2002	666
EDR	2005	604

Subject Property - The Property consisted mostly of undeveloped wooded land, agricultural land, small structures on southern portion with undeveloped roads and a seasonal creek/drainage can be seen bisecting in an east- west direction traversing through the Property in 1938, 1953 and 1967 photographs, except an aqueduct is shown traversing through the northern portion and bordering the southeastern portion of the Property. In 1980 photograph, the structures on the southern portion of the Property are not present. In 1989 through 2005 aerial photographs, the Property generally the same with trails and undeveloped roads traversing through it.

Nearby Properties

The general vicinity of the Property consisted of agricultural and vacant land, and rural residential. The surrounding area appears to gradually increase in agricultural and rural residential developement throughout the research period.

4.3.3 Fire Insurance Maps

GRS Group contacted the current owner of the Sanborn Fire Insurance Map collection to identify records for the Property and surrounding area. No fire insurance maps were reported to be available for the Property.

4.3.4 Property Tax Files

Comparing the survey to Riverside County Assessor rcords, the Property includes the following parcel numbers:

476- 010- 040- 4
476- 010- 045- 9
472- 170- 001- 6

472-170-003-8
472-170-008-3
472-180-001-7
472-180-003-9
472-200-002-9

4.3.5 Recorded Land Title Records

No environmental liens or activity and use limitations resulting from a release of hazardous materials were found as a result of the review of title documents completed by counsel engaged by the client.

4.3.6 USGS Topographic Maps

The following topographic maps were reviewed:

Quad	Year	Scale
SOUTHERN CA SHEET 1	1901	1:250000
ELSINORE	1901	1:125000
MURRIETA	1947	1:50000
WINCHESTER	1953	1:24000
BACHELOR MOUNTAIN	1953	1:24000
WINCHESTER	1973	1:24000
BACHELOR MOUNTAIN	1973	1:24000
WINCHESTER	1979	1:24000

Subject Property - The Property is shown as mostly as undeveloped and wooded land since prior to 1901. Undeveloped roads are shown traversing the Property. In 1947 a stream is shown traversing the southern portion of the Property. In 1973 and 1979 an aqeduct is shown traversing the northern portion of the Property.

Nearby Properties - The nearby properties consisted of undeveloped land and rural residential with undeveloped pathways, stream and an aqeduct.

4.3.7 Local Street Directories

The following street directories were reviewed in completion of this Assessment:

- Hanes Criss-Cross Directories - 1974, 1982, 1988, 1996, 2000, 2007

Subject Property - No lisitngs for the Property.

Nearby Properties - Residential listings for nearby properties on Rebecca Street. No impact is expected.

4.3.8 Building Department Records

The Property consists of 341 acres of agricultural and vacant land with aqueduct.

Information concerning the historical use of the Property was developed from other Standard Historical Sources.

4.3.9 Zoning/Land Use Records

Zoning maps reviewed on-line show the Property to be zoned for agricultural and residential use. No information was available concerning historical zoning of the Property.

4.3.10 Other Historical Sources

A Google search of .gov sites for the subject address revealed no matching entries. A search of additional domains revealed no evidence of a known release at the property within the first twenty search results.

4.3.11 Prior Assessments

The following prior assessment was provided for our consideration:

- Phase I ESA, Parcel Nos. 472-170-003, 472-170-008 and 472-180-003 (dated 2008)

The report describes the property as consisting of 66 acres of vacant, undeveloped land. No current or historical recognized environmental conditions were identified; however, the site plan attached to the report incorrectly identifies the property. As a result., the report is not considered as a valid source of historical information.

4.3.12 Data Failure

Data failure was encountered during completion of our assessment.

- The property was not undeveloped at the earliest research date. Because no environmentally sensitive operations were identified at the subject or nearby properties at the earliest research date, this data failure is not expected to significantly impact our ability to identify Recognized Environmental Conditions in connection with the property. As a result, this data failure does not constitute a Data Gap.

- Research intervals of more than five years were encountered during our review of historical sources; however, activities at the property were found to be consistent at the beginning and end of these extended research intervals. In accordance with ASTM criteria, such intervals do not constitute data failure.

5.0 Site Reconnaissance

No conditions or improvements of environmental concern were observed during our reconnaissance of the property. The site reconnaissance was performed by Matt Hohne on March 1, 2011. We were unaccompanied during the site reconnaissance. Weather at that time was clear and provided no obstacle to completion of the reconnaissance.

GRS Group's site reconnaissance of exterior areas included observation of the Property from nearby streets, driveways, and along the perimeter of the property. Open areas of the property were traversed via available roads and on foot, at intervals of approximately 1,000 feet.

5.1 Common Concerns

No improvements, features or activities were identified which would be expected to indicate the use, storage or disposal of hazardous materials.

Concern	Present?	Comments
Above Ground Storage Tanks	No	
Discharge Features	No	
Equipment Likely to Contain PCBs	No	
Hydraulic Equipment	No	
Hazardous Material Use	No	
Other Suspect Containers	No	
Petroleum Products	No	
Pits, Ponds, and Lagoons	No	
Processes of Concern	No	
Solid Waste Dumping/Landfills	No	
Stained Soil/Stressed Vegetation	No	
Staining/Corrosion	No	
Stockpiled Soils	No	
Subsidence	No	
Surface Repairs (e.g. UST removal)	No	
Underground Storage Tanks	No	
Wells	No	

5.2 Additional Concerns

No additional concerns were identified during site reconnaissance.

5.3 Adjoining Properties

The following activities and improvements were observed at adjoining properties.

North - The north-adjoining property is vacant land utilized for agricultural purposes. No related Recognized Environmental Conditions have been identified.

South - The south-adjoining property is vacant land utilized for agricultural purposes. No related Recognized Environmental Conditions have been identified.

East - The east-adjoining property is occupied by the San Diego Aqueduct and by rural residential and vacant land utilized for agricultural purposes. No related Recognized Environmental Conditions have been identified.

West - The west-adjoining property is occupied by Washington Street (a main public thoroughfare), single-family residential and vacant land utilized for agricultural purposes. No related Recognized Environmental Conditions have been identified.

No activities or improvements were observed which would be expected to have resulted in impact to environmental conditions at the subject Property. No hazardous materials were observed to be used or stored near the property line and no staining or other evidence indicating likely impact to the Property was found.

6.0 Interviews

The Property consists of 341 acres of vacant land, utilized for agricultural purposes.

Position	Name	Company	Title	Contact Information	Interview Date
Current Owner		The Garrett Group, LLC		(951) 506-6556	
Key Site Manager		The Garrett Group, LLC		(951) 506-6556	

Key Site Manager

The key site manager, property owner, has been associated with the property since the 2000's. No knowledge of past contamination or cleanup activities was reported, and they were unaware of any release or areas of concern associated with the property.

Current Occupants

Interview of current occupants is not required for residential properties. Since GRS Group found no areas in which such interviews would be expected to provide meaningful information, interviews were not conducted with current and past occupants.

Past Owners and Occupants

Interview of past owners and occupants is typically performed when adequate information concerning past activities at the Property is not available from other sources. No interview of past owners or occupants was necessary in completion of this assessment.

Neighboring Property Owners and Occupants

Interview of neighboring property owners was not necessary in our assessment of historical activities at the Property.

7.0 Additional Services

Assessment of the following Non-ASTM considerations was performed:

Asbestos Containing Building Materials

There are no structures on the Property.

Lead-Based Paint

There are no structures on the Property.

Drinking Water

There are no structures on the Property.

Radon

The Property is located in Zone 2, a predicted average indoor radon concentration between 2.0 and 4.0 pCi/L, below the concentration at which EPA typically recommends additional action. No sampling was performed to determine site-specific radon concentrations.

Mold

There are no structures on the Property.

Wetlands

No wetlands were identified at the subject property.

An aqueduct bisects the northeast portion of the Property in a north-south direction. In addition, the aqueduct is located along the southeast Property boundary.

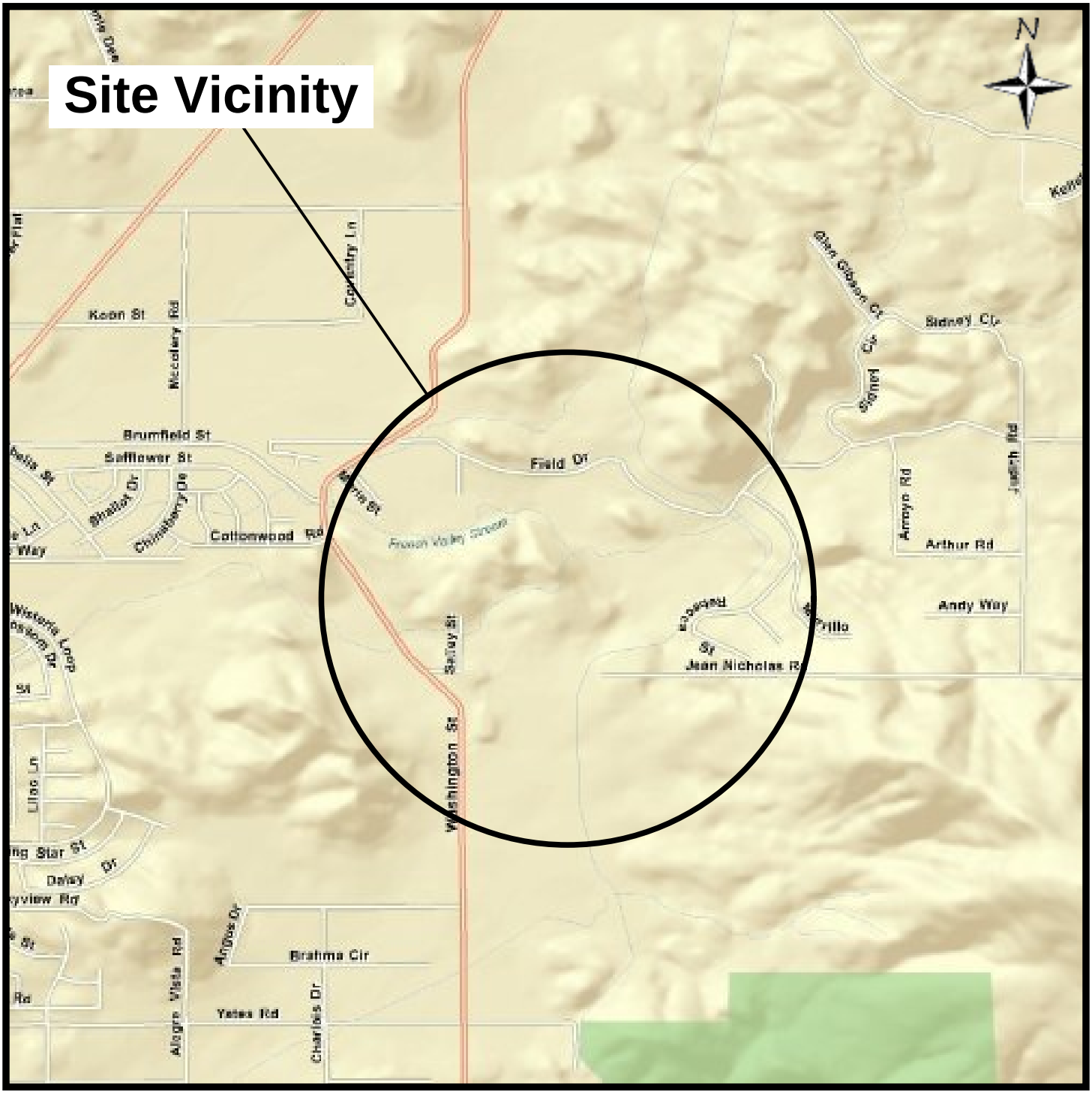
8.0 Certification

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR 312, and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Matt P. Hohne, REA
Field Professional

Hitesh Patel
Associate Director

A: Site Location and Site Plan



GRS GROUP

SITE LOCATION MAP

Riverside County, CA

GRS Reference #: 11-08924.05

GRS GROUP

SITE PLAN
French Valley
341 Acres
SEC of Washington Street and Keller Road
Murrieta, California 92596

PROJ. #: 11-08924.5

B: Photographs

View of NWC of intersection of Keller Road and Washington Street.

View of SEC of intersection of Keller Road and Washington Street.

View of NEC of intersection of Keller Road and Washington Street.

View of north side of Property, facing east.

View of SWC of intersection of Keller Road and Washington Street.

View of west side of Property, facing east.

View of Property, facing south.

View of Benchmark located at intersection of Keller Road and Washington Street.

View of Property, facing north.

View of typical adjoining residential properties, facing northwest along Fields Drive.

View of Property, facing east.

View of Property, facing north.

View of east adjoining rural residential properties.

View of Property, facing southwest.

View of Property, facing southwest from Rebecca Street.

View of Property, facing southwest from Rebecca Street.

View of Property, facing southwest from Rebecca Street.

View of Property, facing southwest from Rebecca Street.

View of Property, facing east across Washington Street.

View of Property, facing east across Washington Street.

View of Property, facing south along Washington Street.

View of Property, facing southeast along Washington Street.

View of west adjoining property, facing northwest across Washington Street.

View of Property, facing north along Washington Street.

View of Property, facing east.

View of Property, facing east.

View of Property, facing north.

View of Property, facing west.

View of aqueduct, facing north.

View of Property, facing north.

View of aqueduct, facing north.

View of Property, facing northwest.

View of Riverside County Wildlife Conservation Area Boundary signage, located adjacent to aqueduct.

C: Scope of Work

Exclusions from and Limitations of the ESA Standard

General

The following information concerning exclusions from the ESA standard is provided for clarification and is not intended to reduce or limit similar clarifications contained within the ESA Standard. Certain inherent limitations in the ESA Standard are discussed here; however the reader should review the full standard in order to assure an appropriate understanding of work.

Principles of the ESA Standard

Considerations Beyond Scope—The use of this practice is strictly limited to the scope set forth in this section. Section 13 of this practice identifies, for informational purposes, certain environmental conditions (not an all-inclusive list) that may exist on a property that are beyond the scope of this practice but may warrant consideration by parties to a commercial real estate transaction. The need to include an investigation of any such conditions in the environmental professional's scope of services should be evaluated based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk) and should be agreed upon between the user and environmental professional as additional services beyond the scope of this practice prior to initiation of the environmental site assessment process

CERCLA Requirements Other Than Appropriate Inquiry—This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. §9607(b)(3)(a) and (b) and cited in Appendix X1, including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

Other Federal, State, and Local Environmental Laws—This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

Practically Reviewable—information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large

databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

Reasonably Ascertainable—information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Non-Scope Considerations

(Excerpted from the ESA Standard)

The following are identified as "Non-Scope Considerations under the ESA Standard. Unless the expressly identified in the agreed proposal for services, all tasks identified below are excluded from this Assessment.

13.1 General:

13.1.1 Additional Issues—There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). As noted by the legal analysis in Appendix X1 of this practice, some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

13.1.2 Outside Standard Practices—Whether or not a user elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, no assessment of such non-scope considerations is required for appropriate inquiry as defined by this practice.

13.1.3 Other Standards—There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities.

13.1.4 Compliance With AULs—Parties who wish to qualify for one of the LLPs will need to know whether they are in compliance with AULs, including land use restrictions that were relied upon in connection with a response action. A determination of compliance with AULs is beyond the scope of this practice.

13.1.5 List of Additional Issues—Following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

13.1.5.1 Asbestos-Containing Building Materials,

13.1.5.8 Industrial hygiene,

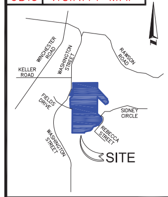
13.1.5.2 Radon,
13.1.5.3 Lead-Based Paint,
13.1.5.4 Lead in Drinking Water,
13.1.5.5 Wetlands,
13.1.5.6 Regulatory compliance,
13.1.5.7 Cultural and historic resources,
13.1.5.9 Health and safety,
13.1.5.10 Ecological resources,
13.1.5.11 Endangered species,
13.1.5.12 Indoor air quality,
13.1.5.13 Biological agents, and
13.1.5.14 Mold.

Activity Exclusions

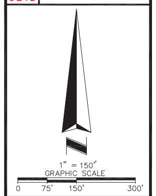
- Accessing manholes or utility pit
- Entering of plenum, crawl, or confined space areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas, provided such points of access are readily accessible), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided
- Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria
- Testing and design of equipment
- Collection of samples except as identified in the agreement under which the work is performed.
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment; or disturbing personal items or property, that obstructs access or visibility,
- Preparing engineering calculations to determine any the adequacy or compliance of systems and components,
- Reporting on subterranean conditions
- Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.
- Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade design standards, or standards developed by the insurance industry.
- Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Under- writers, etc.

D: Property Data

6Dic VICINITY MAP



6Dia NORTH ARROW & SCALE



5C SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) FENCE APPEARS TO CROSS OVER NORTH BOUNDARY LINE BY 27.1' AT MOST

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "D" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06065C2730G, WHICH BEARS AN EFFECTIVE DATE OF (PANEL NOT PRINTED), NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "D" DENOTES AREAS WHERE THERE ARE POSSIBLE, BUT UNDETERMINED, FLOOD HAZARDS, NO ANALYSIS OF FLOOD HAZARDS HAS BEEN CONDUCTED.

6Dia LEGEND & ABBREVIATIONS

- CONCRETE
- —x— FENCE LINE
- —OHU— OVERHEAD POWER LINES
- FIRE HYDRANT
- POWER POLE
- WV WATER VALVE
- FIRE HYDRANT
- FOUND 3" IRON PIPE (NO ID)
- FOUND NAIL & DISK (RCE 25742)

22 ZONING INFORMATION

ITEM	REQUIRED	REQUIRED	REQUIRED	REQUIRED	OBSERVED
PERMITTED USE	R-A-2 1/2	A-1-10	A-1-5	R-R	VACANT LAND
MINIMUM LOT AREA	20,000	20,000	20,000	1/2 AC	85,000
MINIMUM FRONTAGE	100'	100'	100'	80'	424'
MINIMUM LOT WIDTH	100'	100'	100'	80'	267'
MAX. BUILDING COVERAGE	NONE	NONE	NONE	NONE	0%
MAX. BUILDING HEIGHT	50'	50'	50'	50'	NONE
MINIMUM SETBACKS					
FRONT	20'	20'	20'	NONE	NONE
SIDE	NONE	5'	5'	NONE	NONE
REAR	NONE	10'	10'	NONE	NONE

ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURED, INFORMATION WAS OBTAINED BY ASM, INC.

CONTACT: LEWIS (PLANNING)
DATE CONTACTED: 03/01/2011
PHONE/FAX/EMAIL:
RIVERSIDE COUNTY ZONING 951-955-3200
www.tlma.co.riverside.ca.us/planning/content/zoning

PARKING REQUIREMENTS N/A

NOTES: R-A-2 1/2 (RESIDENTIAL AGRICULTURAL), R-R (RURAL RESIDENTIAL), A-1-5 & A-1-10 (LIGHT AGRICULTURE)

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED

5Ei SCHEDULE "B" ITEMS

(10) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY PUBLIC RECORDS. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(11) — RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN WASHINGTON STREET. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(12) — AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1947 IN BOOK 819 PAGE 97 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY. (BENEFITS PROPERTY, DOES NOT LIE ON SUBJECT PROPERTY)

(13) — AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1960 AS INSTRUMENT NO. 75219 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY. (AFFECTS, AS SHOWN)

(14) — AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1964 AS INSTRUMENT NO. 81236 OF OFFICIAL RECORDS. IN FAVOR OF: SHANNON MANAGEMENT COMPANY, AN ARIZONA CORPORATION. (AFFECTS, AS SHOWN)

(15) — AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 1973 AS INSTRUMENT NO. 102366 OF OFFICIAL RECORDS. IN FAVOR OF: SIDNEY O. FIELDS, A SINGLE MAN AND LEE TULLY, A MARRIED MAN AS TENANTS IN COMMON. (AFFECTS, AS SHOWN)

5Ei SCHEDULE "B" ITEMS CONTINUED

(16) — AN OFFER OF DEDICATION FOR PUBLIC ROADS AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1978 AS INSTRUMENT NO. 5400 OF OFFICIAL RECORDS. TO: THE COUNTY OF RIVERSIDE. (AFFECTS, AS SHOWN)

(17) — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2002-238" RECORDED JULY 12, 2002 AS INSTRUMENT NO. 2002-382638 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

(18) — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 1, 2004 AS INSTRUMENT NO. 2004-0231200 OF OFFICIAL RECORDS. (AFFECTS PARCEL A-1, BLANKET IN NATURE)

(19) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 16, PAGE 72 OF RECORD OF SURVEYS. (AFFECTS PARCEL A-1, BLANKET IN NATURE)

(20) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(21) — THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOTICE: PARAGRAPH 4 OF THE INSURING PROVISIONS ON THE FACE PAGE OF THE POLICY WILL BE DELETED FROM THE POLICY TO BE ISSUED. (DOES NOT AFFECT)

(22) — AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1947 IN BOOK 760, PAGE 293 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY. (AFFECTS, AS SHOWN)

(23) — AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1960 AS INSTRUMENT NO. 75219 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY. (AFFECTS, AS SHOWN)

(24) — AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1964 AS INSTRUMENT NO. 81236 OF OFFICIAL RECORDS. IN FAVOR OF: SHANNON MANAGEMENT COMPANY, AN ARIZONA CORPORATION. (AFFECTS, AS SHOWN)

(25) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 45, PAGE 43 OF RECORD OF SURVEYS. (AFFECTS, AS SHOWN)

(26) — AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 1973 AS INSTRUMENT NO. 102366 OF OFFICIAL RECORDS. IN FAVOR OF: SIDNEY O. FIELDS, A SINGLE MAN AND LEE TULLY, A MARRIED MAN AS TENANTS IN COMMON. (AFFECTS, AS SHOWN)

(27) — A TEMPORARY EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1987 AS INSTRUMENT NO. 87-134998 OF OFFICIAL RECORDS. IN FAVOR OF: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION. (DOES NOT AFFECT, EXPIRED 12-1-1987)

(28) — AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1987 AS INSTRUMENT NO. 87- 134999 OF OFFICIAL RECORDS. IN FAVOR OF: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION. (DOES NOT AFFECT, EXPIRED 12-1-1987)

(29) — A TEMPORARY EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 1989 AS INSTRUMENT NO. 87-341350 OF OFFICIAL RECORDS. IN FAVOR OF: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION. (DOES NOT AFFECT, EXPIRED 7-31-1991)

(30) — AN EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 1989 AS INSTRUMENT NO. 89-341351 OF OFFICIAL RECORDS. IN FAVOR OF: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION. (DOES NOT AFFECT, EXPIRED 7-31-1991)

(31) — THE EFFECT OF RESOLUTION NO. 2002-238, APPROVED BY THE BOARD OF SUPERVISORS FOR THE COUNTY OF RIVERSIDE, APPROVING AN AMENDMENT OF THE SOUTHWEST AREA ROAD AND BRIDGE BENEFIT DISTRICT, RECORDED JULY 12, 2002 AS INSTRUMENT NO. 02-382638 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE BEING MADE TO THE RECORD THEREOF FOR FURTHER PARTICULARS. (AFFECTS, BLANKET IN NATURE)

(32) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(33) — RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN WASHINGTON STREET. (AFFECTS, BLANKET IN NATURE)

(34) — RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED JUNE 11, 1889 IN BOOK 5, PAGE 110 OF SAN DIEGO COUNTY PATENTS. (NOT PLOTTED, DOCUMENT NOT LEGIBLE).

(35) — THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: THE EFFECT OF A DECLARATION OF DEDICATION AS SHOWN BY THE OWNERS CERTIFICATE ON SAID MAP, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, THE PROPERTY DESCRIBED THEREIN. (AFFECTS, BENEFITS BY ADDING ACCESS TO PROPERTY, AS SHOWN)

(36) — THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT THE AREAS DESIGNATED AS NATURAL WATER COURSES MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILL. (AFFECTS, BLANKET IN NATURE)

(37) — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MOBILEHOME INSTALLATION ON A FOUNDATION SYSTEM HCD FORM 413(1/1/80)" RECORDED NOVEMBER 14, 1983 AS INSTRUMENT NO. 83-236910 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3 OF PARCEL MAP 7375) (DOES NOT AFFECTS, MOBILE HOME IS NO LONGER ON PROPERTY)

(38) — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH, INSTALLATION ON A FOUNDATION SYSTEM" RECORDED APRIL 11, 1996 AS INSTRUMENT NO. 96-130525 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2 OF PARCEL MAP 7375) (DOES NOT AFFECTS, MOBILE HOME IS NO LONGER ON PROPERTY)

(39) — AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2006 AS INSTRUMENT NO. 2006-60027 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION (AFFECTS PARCEL C, AS SHOWN)

(40) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(41) — RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY PUBLIC STREET OR ROAD. (AFFECTS, BLANKET IN NATURE)

(42) — THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT THE AREAS DESIGNATED AS FLOODWAY AND NATURAL WATER COURSES MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILL. (AFFECTS, BLANKET IN NATURE)

(43) — AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF AMENDED PARCEL MAP 9718 ON FILE RECORDED FEBRUARY 07, 1978 IN BOOK 45, PAGES 82 THROUGH 84 , OF PARCEL MAPS. FOR: ROAD PURPOSES AND INCIDENTAL PURPOSES. (AFFECTS, AS SHOWN)

(44) — AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1978 AS INSTRUMENT NO. 24783 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION (AFFECTS, AS SHOWN)

(45) — A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RESERVED IN THE DOCUMENT RECORDED MAY 9, 1979 AS INSTRUMENT NO. 94322 OF OFFICIAL RECORDS. RESERVED BY: LAKE SKINNER RANCH, A LIMITED PARTNERSHIP. AFFECTS: THE NORTHERLY, SOUTHERLY, EASTERLY AND WESTERLY 30 FEET. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT", EXECUTED BY SIDNEY O. FIELDS, RECORDED NOVEMBER 10, 1993 AS INSTRUMENT NO. 449910 OF OFFICIAL RECORDS. A DOCUMENT RECORDED NOVEMBER 10, 1993 AS INSTRUMENT NO. 449931 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO TAVARR, INCORPORATED, A CALIFORNIA CORPORATION. (AFFECTS, AS SHOWN)

(46) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 87, PAGE 99 OF PARCEL MAPS. (AFFECTS, BLANKET IN NATURE)

(47) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS. (AFFECTS, BLANKET IN NATURE)

(48) — THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT" RECORDED NOVEMBER 10, 1993 AS INSTRUMENT NO. 449918 OF OFFICIAL RECORDS. (AFFECTS, AS SHOWN)

5Ei SCHEDULE "B" ITEMS (NCS-476478-LA2)

(4B) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED, DOCUMENT NOT PROVIDED)

(5B) — AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1938 AS BOOK 397 PAGE 193 OF OFFICIAL RECORDS. IN FAVOR OF: THE ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, ET AL. (AFFECTS, AS SHOWN)

(6B) — AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1947 IN BOOK 809 PAGE 40 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY. (AFFECTS, AS SHOWN)

(7B) — AN EASEMENT FOR INGRESS, EGRESS AND PIPELINES AND A BRIDGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS. IN FAVOR OF: PIERRE POURROY JR. AND CATHERINE B. POURROY. (DOES NOT AFFECT, ABUTS WEST SIDE OF PROPERTY)

(8B) — AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1960 AS INSTRUMENT NO. 75225 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY. (AFFECTS, AS SHOWN)

(9B) — AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1965 AS INSTRUMENT NO. 39360 OF OFFICIAL RECORDS. IN FAVOR OF: LARS SOYLAND AND THILDA SOYLAND. (AFFECTS, AS SHOWN)

(10B) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 45 PAGE 43 OF RECORD OF SURVEYS. (AFFECTS, AS SHOWN)

(11B) — THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 61 PAGE 61 OF RECORD OF SURVEYS. (DOES NOT AFFECT PARCEL A)

(12B) — COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 15, 1991 AS INSTRUMENT NO. 91-162915 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE §12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 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. (AFFECTS, BLANKET IN NATURE)

(13B) — THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER RETENTION BASIN EASEMENT AGREEMENT" RECORDED FEBRUARY 03, 2010 AS INSTRUMENT NO. 2010- 0050969 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 23, 2010 AS INSTRUMENT NO. 2010- 0288799 OF OFFICIAL RECORDS. (AFFECTS, BLANKET IN NATURE)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND APPARENT ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

6Bi TITLE DESCRIPTION CONTINUED (#NCS-476476-LA2)

THE SIDE LINES OF SAID 200 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN THE SOUTH LINE OF SAID SECTION 27 AND SO AS TO TERMINATE NORTHERLY IN SAID LINE WHICH IS AT RIGHT ANGLES TO SAID TRAVERSE LINE AT SAID "POINT B".

C. A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT A OF SAID TRAVERSE LINE DESCRIBED IN PARCEL A HEREOF;

THENCE NORTH 76° 21' 43" WEST, AT RIGHT ANGLES TO SAID TRAVERSE LINE, 200.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 630 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING ANGLES, FROM THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 34' 50" WEST, ALONG SAID PARALLEL LINE, 400.00 FEET; THENCE NORTH 0° 25' 10" WEST, 630.00 FEET TO SAID NORTH LINE OF SECTION 27; THENCE NORTH 89° 34' 50" EAST, ALONG SAID NORTH LINE OF SECTION 27, A DISTANCE OF 557.74 FEET TO A LINE WHICH IS PARALLEL WITH AND 200 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TRAVERSE LINE; THENCE SOUTH 13° 53' 17" WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, 649.44 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL A2:

AN EASEMENT OVER THAT PORTION OF SAID LAND AS CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AND SHOWN AS AN EXCEPTION IN PARCEL A ABOVE, DESCRIBED AS FOLLOWS:

AN EASEMENT ACROSS THE SIPHON LOCATED AT APPROXIMATE STA. 979+32 FOR INGRESS AND EGRESS FROM AND TO THE LANDS CONVEYED IN PARCEL A AND THE RIGHT TO MAINTAIN AND OPERATE IRRIGATION LINES OVER, UPON AND ACROSS SAID SIPHON; PROVIDED, SUCH FACILITIES SHALL BE LOCATED, OPERATED AND MAINTAINED IN SUCH A MANNER AS NOT TO INTERFERE WITH METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA'S USE OF SAID LAND OR STRUCTURES ERECTED THEREON OR THEREIN BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA.

PARCEL B: (472-180-001-7)

THE SOUTH HALF OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 4, 1958 IN BOOK 2375 PAGE 83 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: (476-010-045-9)

ALL THAT CERTAIN LAND (THE "PROPERTY") SITUATED IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP NO. 7375 PER MAP RECORDED IN BOOK 23, PAGE 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN AS PARCEL "B" OF LOT LINE ADJUSTMENT NO. 4872, RECORDED JUNE 8, 2005, AS INSTRUMENT NO. 05-456072 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "B":

COMMENCING AT THE SOUTHWEST CORNER OF LOT "C" AS SHOWN ON SAID PARCEL MAP NO. 7375, SAID POINT BEING ALSO THE SOUTHERLY TERMINUS OF THE CENTERLINE OF COVENTRY LANE, BEING 60 FEET WIDE, AS SHOWN ON PARCEL MAP NO. 15090, PER MAP RECORDED IN BOOK 93, PAGES 80 THROUGH 83 INCLUSIVE OF PARCEL MAPS; THENCE NORTH 89° 32' 55" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL MAP 7375, A DISTANCE OF 503.32 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL 3; THENCE CONTINUING NORTH 89° 32' 55" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 165.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1900.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 54° 55' 01" EAST, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 53' 16", AN ARC LENGTH OF 626.34 FEET TO A POINT OF NON-TANGENCY, AND A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2; THENCE NORTH 89° 32' 55" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 31.29 FEET TO AN ANGLE POINT, THE NORTHEAST CORNER OF SAID PARCEL 2, AND A POINT ON THE WESTERLY RIGHT OF WAY OF WASHINGTON STREET AS SHOWN ON SAID MAP; THENCE SOUTH 00° 09'13" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET, A DISTANCE OF 280.00 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL 2, SAID POINT BEING ALSO THE NORTH EAST CORNER OF SAID PARCEL 3; THENCE SOUTH 00° 09'13" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, AND ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 144.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, ALONG SAID EASTERLY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 33° 25'31", AN ARC LENGTH OF 42.93 FEET TO A POINT OF NON-TANGENCY AND THE SOUTH EAST CORNER OF SAID PARCEL 2; THENCE SOUTH 89° 32'55" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 267.15 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D: (472-170-008-3)

PARCEL 6, AS SHOWN BY AMENDED PARCEL MAP 9718, ON FILE IN BOOK 45 PAGE(S) 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL E: (472-180-003-9)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLATS THEREOF; LYING EASTERLY OF THE EASTERLY LINE OF THE PROPERTY CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 4, 1958 IN BOOK 2375, PAGE 63 OF OFFICIAL RECORDS.

6Bi TITLE DESCRIPTION (COMMITMENT #NCS-476478-LA2)

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1649.18 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED LARS SOYLAND AND THILDA SOYLAND, HUSBAND AND WIFE, BY DEED RECORDED APRIL 6, 1965 AS INSTRUMENT NO. 39360 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89° 30' 02" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO LARS SOYLAND, ET AL., 1427.29 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1390.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF REAL PROPERTY RESERVED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AS REFERENCED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL MINES AND MATERIALS WITH POWER TO TAKE ALL USUAL, NECESSARY OF CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MATERIALS (INCLUDING ROCK, LIME AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSES WHATSOEVER TO MAKE AND REPAIR TUNNELS, EXCAVATIONS AND SHAFTS AND TO LAY AND REPAIR PIPE FOR CONVEYANCE OF WATER TO AND FROM ANY AND ALL MINING OF OTHER BUILDINGS ON ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 990 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 880 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 990 FEET; THENCE EAST 880 FEET ON THE NORTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING, AS RESERVED IN DEED FROM JAMES A. HALL, AS ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, DECEASED, RECORDED OCTOBER 24, 1938 IN BOOK 397 PAGE 193 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

ACCESS EASEMENTS AS SET FORTH IN DOCUMENT ENTITLED "GRANT DEED", RECORDED FEBRUARY 03, 2010 AS INSTRUMENT NO. 2010-0050968, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATE	REVISIONS
3/10/11	ADDED 55.146 ACRES & TITLE
3/14/11	ADDED IMPROVEMENTS
3/16/11	REVISION PER SURVEYOR
3/17/11	ADD SIPHON STATION
3/21/11	ADD FENCES & PARCEL B

SCALE: 1" = 150'
DRAWN BY: TWG
APPROVED BY: DH
DRAWING FILE NAME: 1022501 KELLER RD.dwg

SHEET 1 OF 4

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM,
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-476476-LA2, EFFECTIVE 2/17/2011 & COMMITMENT No. NCS-476478-LA2, EFFECTIVE 2/28/2011.

6Bi TITLE DESCRIPTION (COMMITMENT #476476-LA2)

PARCEL A: (472-170-001-6, 472-170-003-8 AND 476-010-040-4)

PARCEL A1:

THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH OF THE EAST LINE OF SAID SECTION 1335.2 FEET TO A POINT IN THE CENTER LINE OF THE COUNTY ROAD; THENCE SOUTH 46° 48' 30" WEST, ON THE CENTER LINE OF SAID ROAD, 349.47 FEET; THENCE DEFLECTING TO THE LEFT ON A CURVE HAVING A RADIUS OF 120 FEET, A TANGENT OF 57.53 FEET, A DISTANCE OF 107.29 FEET; THENCE SOUTH 4° 25' EAST, ON THE CENTER LINE OF SAID ROAD, 1004.67 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89° 23' EAST, ON SAID SOUTH LINE, 215 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

A. A STRIP OF LAND 400 FEET WIDE LYING 200 FEET, MEASURED AT RIGHT ANGLES OR RADIALLY, ON EACH SIDE OF THE FOLLOWING DESCRIBED TRAVERSE LINE:

IN THE FOLLOWING TRAVERSE LINE DESCRIPTION ALL CURVES ARE TANGENT TO THE STRAIGHT LINES WHICH THEY JOIN:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING DISTANT NORTH 89° 34' 50" EAST, ALONG SAID NORTH LINE, 1913.54 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 13° 38' 17" WEST, 699.52 FEET TO A POINT HEREIN DESIGNATED "POINT A"; THENCE CONTINUING SOUTH 13° 38' 17" WEST, 299.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 157.61 FEET; THENCE SOUTH 16° 27' 51" EAST, 138.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 300 FEET; THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 162.09 FEET; THENCE SOUTH 14° 29' 37" WEST, 656.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 250 FEET; THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 178.58 FEET; THENCE SOUTH 26° 26' 01" EAST, 199.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 250 FEET; THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 222.53 FEET; THENCE SOUTH 24° 33' 59" WEST, 17.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 250 FEET; THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 196.35 FEET; THENCE SOUTH 20° 26' 01" EAST, 108.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250 FEET; THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 146.71 FEET; THENCE SOUTH 54° 03' 28" EAST, 304.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 200 FEET; THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 87.27 FEET; THENCE SOUTH 79° 03' 28" EAST, 196.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200 FEET; THENCE EASTERLY, ALONG SAID LAST MENTIONED CURVE, 108.46 FEET; THENCE SOUTH 47° 58' 16" EAST, 601.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVE A RADIUS OF 180 FEET; THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 268.15 FEET; THENCE SOUTH 37° 22' 56" WEST, 514.13 FEET TO A POINT HEREIN DESIGNATED "POINT B", SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300 FEET; THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 217.96 FEET; THENCE SOUTH 79° 00' 33" WEST, 97.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 300 FEET; THENCE WESTERLY, ALONG SAID LAST MENTIONED CURVE, 253.93 FEET; THENCE SOUTH 30° 28' 24" WEST, 207.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300 FEET; THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 259.17 FEET; THENCE SOUTH 79° 58' 14" WEST, 373.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 350 FEET; THENCE WESTERLY, ALONG SAID LAST MENTIONED CURVE, 384.82 FEET; THENCE SOUTH 16° 58' 28" WEST, 8.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 27, SAID LAST MENTIONED POINT BEING DISTANT SOUTH 89° 42' 29" EAST, ALONG SAID SOUTH LINE, 1188.96 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27;

THE SIDE LINES OF SAID 400 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTH LINE OF SAID SECTION 27 AND SO AS TO TERMINATE SOUTHERLY IN A LINE WHICH IS AT RIGHT ANGLES TO SAID ABOVE DESCRIBED TRAVERSE LINE AT SAID "POINT B".

B. A STRIP OF LAND 200 FEET WIDE LYING 100 FEET, MEASURED AT RIGHT ANGLES OR RADIALLY, ON EACH SIDE OF SAID TRAVERSE LINE DESCRIBED IN PARCEL A HEREOF.

4 LAND AREA 14,895,643± SQUARE FEET 341.96± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF SECTION 27-6-2, BEING N89°16'43"E, ASSUMED.

5F CEMETERY NOTE

NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES REGULAR= 0 HANDICAP= 0

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO WASHINGTON DRIVE AND FIELDS DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS

7 SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; REGENT FRENCH VALLEY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

REGISTERED SURVEYOR: ALLAN CAVINESS
DATE: 04/21/2011
PROFESSIONAL LAND SURVEYOR NO.: 6595
STATE OF CALIFORNIA
DATE OF FIELD SURVEY: 03-03-2011
DATE OF LAST REVISION: 04-21-2011
DATE PRINTED: 04-21-2011
PROJECT NO.: 1022501

LICENSED LAND SURVEYOR
ALLAN CAVINESS
No. 6595
Exp. 12/31/2011
STATE OF CALIFORNIA

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING
1030 N. ORLANDO AVE. SUITE B
WINTER PARK, FL 32789
PHONE: (407) 426-7979
FAX: (407) 426-9741

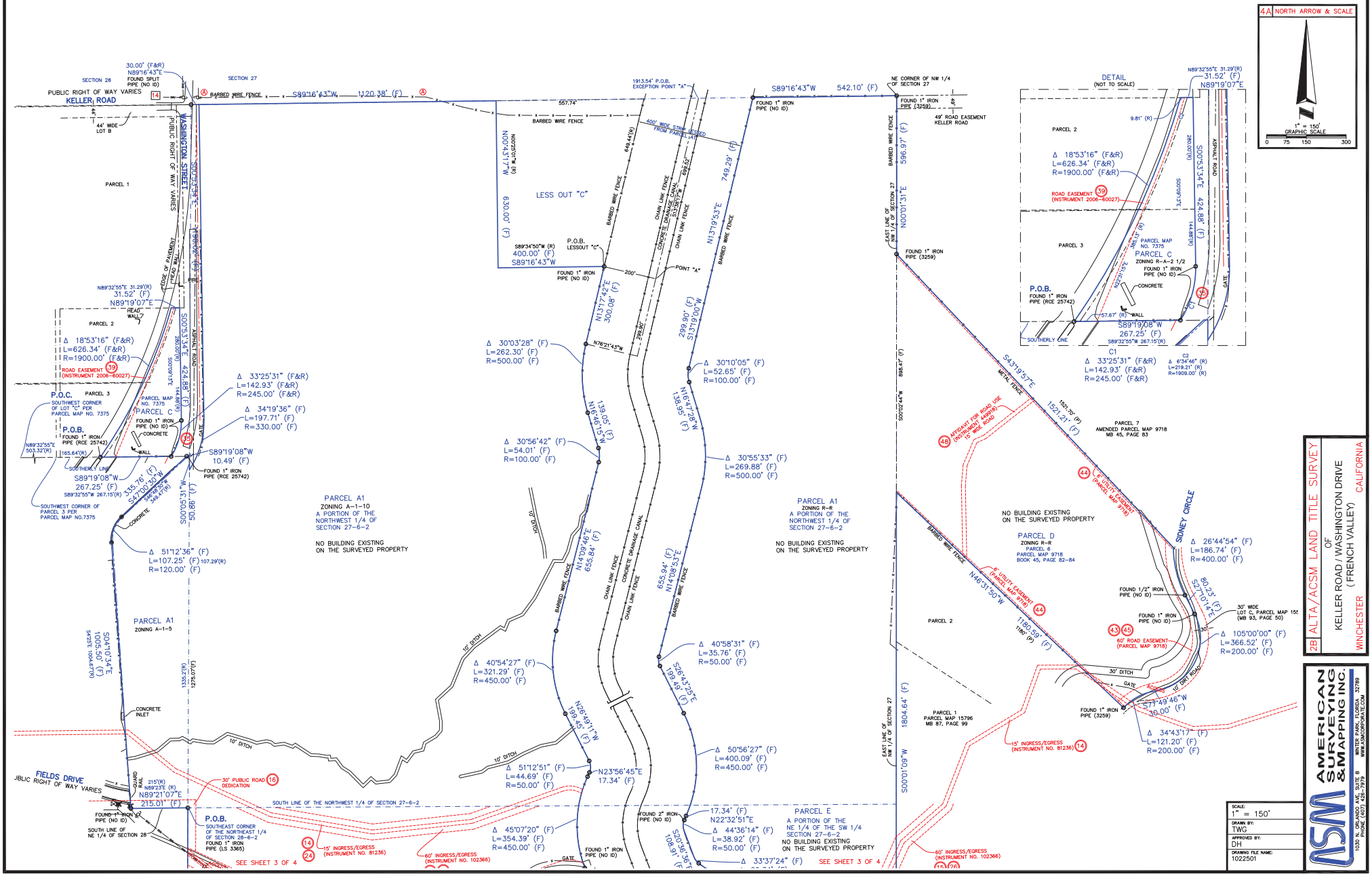
6Dvi ALTA/ACSM LAND TITLE SURVEY

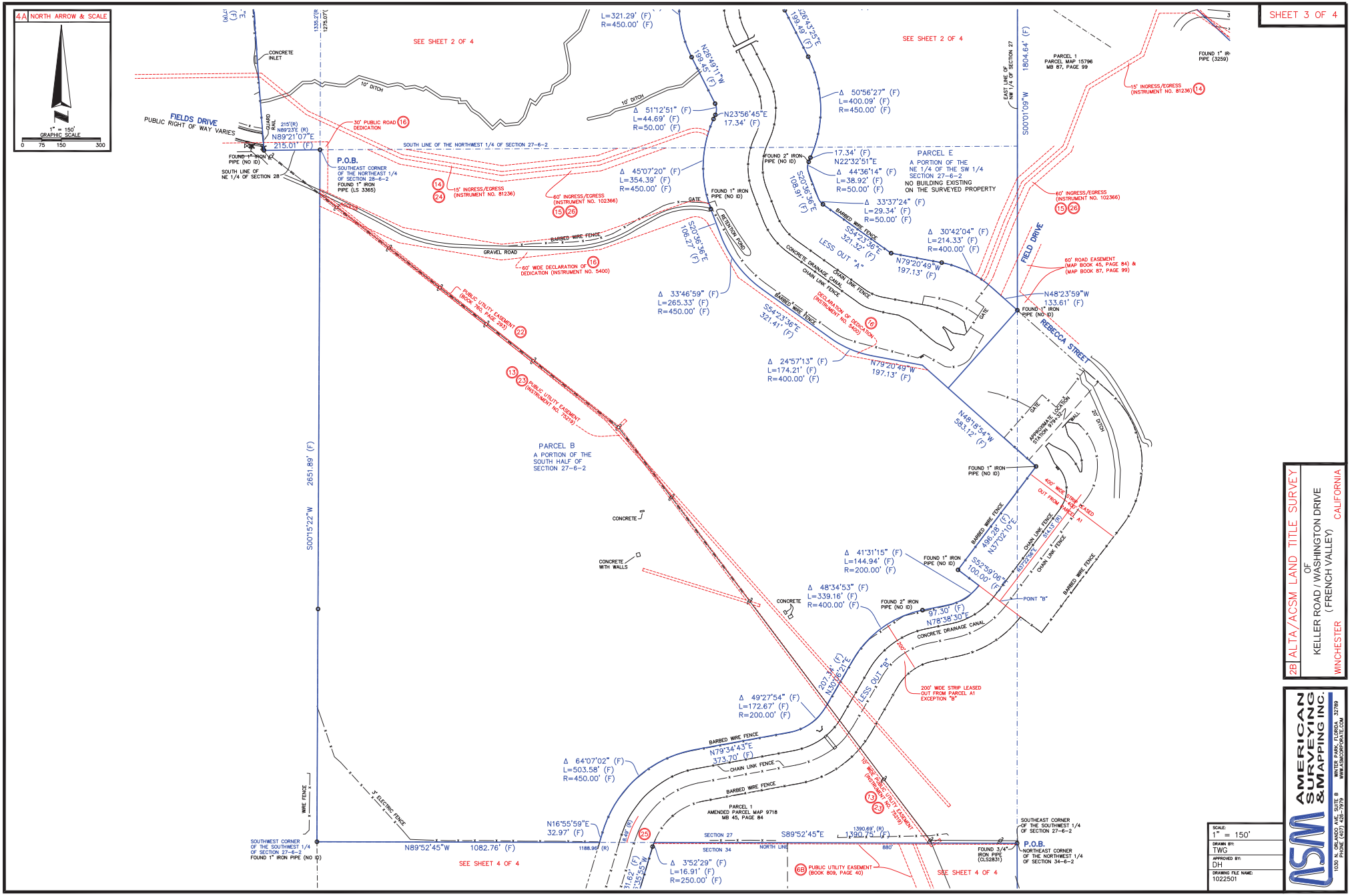
2 OF

KELLER ROAD / WASHINGTON DRIVE
(FRENCH VALLEY)

WINCHESTER CALIFORNIA

ASM AMERICAN SURVEYING & MAPPING INC.
1030 N. ORLANDO AVE, SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM


4A NORTH ARROW & SCALE
1" = 150' GRAPHIC SCALE
0 75 150 300
DETAIL (NOT TO SCALE)
PUBLIC RIGHT OF WAY VARIES
KELLER ROAD
WASHINGTON STREET
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL C
ZONING R-A-2 1/2
PARCEL MAP NO. 7375
P.O.B.
FOUND 1" IRON PIPE (RCE 25742)
P.O.C.
SOUTHWEST CORNER OF LOT "C" PER PARCEL MAP NO. 7375
ROAD EASEMENT (INSTRUMENT 2006-60027)
Δ 18°53'16" (F&R)
L=626.34' (F&R)
R=1900.00' (F&R)
Δ 33°25'31" (F&R)
L=142.93' (F&R)
R=245.00' (F&R)
Δ 34°19'36" (F)
L=197.71' (F)
R=330.00' (F)
S89°19'08"W
10.49' (F)
S89°19'08"W
267.25' (F)
S89°32'55"W 267.15'(R)
SOUTHERLY LINE
SOUTHWEST CORNER OF PARCEL 3 PER PARCEL MAP NO.7375
S47°00'30"W
335.76' (F)
S00°53'34"E
424.88' (F)
S00°53'34"E
1335.2'(R)
1275.07'(F)
S04°10'34"E
1005.50' (F)
S54°25'E 1004.67'(R)
Δ 51°12'36" (F)
L=107.25' (F) 107.29'(R)
R=120.00' (F)
CONCRETE INLET
FIELDS DRIVE
PUBLIC RIGHT OF WAY VARIES
GUARD RAIL
215'(R) N89°23'E (R)
N89°21'07"E
215.01' (F)
FOUND 1" IRON PIPE (NO ID)
SOUTH LINE OF NE 1/4 OF SECTION 28
P.O.B.
SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 28-6-2
FOUND 1" IRON PIPE (LS 3365)
SEE SHEET 3 OF 4
30' PUBLIC ROAD DEDICATION
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27-6-2
15' INGRESS/EGRESS (INSTRUMENT NO. 81236)
60' INGRESS/EGRESS (INSTRUMENT NO. 102366)
SECTION 28
SECTION 27
30.00' (F&R) N89°16'43"E
FOUND SPUT PIPE (NO ID)
BARBED WIRE FENCE
S89°16'43"W 1120.38' (F)
557.74'
44' WIDE LOT B
EDGE OF PAVEMENT
HEAD WALL
CONCRETE
WALL
GATE
ASPHALT ROAD
N89°32'55"E 31.29'(R)
31.52' (F)
N89°19'07"E
PARCEL MAP NO. 7375
PARCEL A1
ZONING A-1-10
A PORTION OF THE NORTHWEST 1/4 OF SECTION 27-6-2
NO BUILDING EXISTING ON THE SURVEYED PROPERTY
PARCEL A1
ZONING A-1-5
10' DITCH
CONCRETE
S00°53'34"E 50.98' (F)
N00°43'17"W 630.00' (F)
LESS OUT "C"
S89°34'50"W (R) 400.00' (F) S89°16'43"W
P.O.B. LESSOUT "C"
FOUND 1" IRON PIPE (NO ID)
POINT "A"
200'
1913.54' P.O.B. EXCEPTION POINT "A"
400' WIDE STRIP VESTED FROM PARCEL 1 DEED
649.44'(R)
CHAIN LINK FENCE
CONCRETE DRAINAGE CANAL
S13°05'37"E 699.52'
N13°17'42"E 300.08' (F)
N76°21'43"W
292.80'
N13°19'53"E 749.29' (F)
S13°19'00"W 299.90' (F)
Δ 30°03'28" (F)
L=262.30' (F)
R=500.00' (F)
Δ 30°10'05" (F)
L=52.65' (F)
R=100.00' (F)
N16°47'28"W 138.95' (F)
N16°48'15"W 139.05' (F)
Δ 30°56'42" (F)
L=54.01' (F)
R=100.00' (F)
Δ 30°55'33" (F)
L=269.88' (F)
R=500.00' (F)
N14°09'46"E 655.84' (F)
N14°08'53"E 655.94' (F)
Δ 40°54'27" (F)
L=321.29' (F)
R=450.00' (F)
Δ 40°58'31" (F)
L=35.76' (F)
R=50.00' (F)
S26°43'25"E 199.49' (F)
N26°49'11"W 199.45' (F)
Δ 51°12'51" (F)
L=44.69' (F)
R=50.00' (F)
N23°56'45"E 17.34' (F)
Δ 50°56'27" (F)
L=400.09' (F)
R=450.00' (F)
Δ 45°07'20" (F)
L=354.39' (F)
R=450.00' (F)
17.34' (F) N22°32'51"E
Δ 44°36'14" (F)
L=38.92' (F)
R=50.00' (F)
Δ 33°37'24" (F)
PARCEL E
A PORTION OF THE NE.1/4 OF THE SW 1/4 SECTION 27-6-2
NO BUILDING EXISTING ON THE SURVEYED PROPERTY
S89°16'43"W 542.10' (F)
NE CORNER OF NW 1/4 OF SECTION 27
FOUND 1" IRON PIPE (3259)
49' ROAD EASEMENT KELLER ROAD
EAST LINE OF NW 1/4 OF SECTION 27
N00°01'31"E 596.97' (F)
S43°19'57"E
METAL FENCE
1521.76' (P)
1521.21' (F)
S00°02'44"W 896.47' (F)
APPROXIMATE ROAD LINE (INSTRUMENT 49018) 15' WIDE ROAD
PARCEL 7 AMENDED PARCEL MAP 9718 MB 45, PAGE 83
6' UTILITY EASEMENT (PARCEL MAP 9718)
SIDNEY CIRCLE
Δ 26°44'54" (F)
L=186.74' (F)
R=400.00' (F)
NO BUILDING EXISTING ON THE SURVEYED PROPERTY
PARCEL D
ZONING R-R
PARCEL MAP 9718
BOOK 45, PAGE 82-84
N46°31'50"W 1180.59' (P) 1180' (F)
80.23' (F) S27°01'44"E
FOUND 1/2" IRON PIPE (NO ID)
30' WIDE LOT C, PARCEL MAP 15
(MB 93, PAGE 50)
FOUND 1" IRON PIPE (NO ID)
60' ROAD EASEMENT (PARCEL MAP 9718)
Δ 105°00'00" (F)
L=366.52' (F)
R=200.00' (F)
30' DITCH
GATE
400' ± 10' DIRT ROAD
S77°49'46"W 30.00' (F)
FOUND 1" IRON PIPE (3259)
Δ 34°43'17" (F)
L=121.20' (F)
R=200.00' (F)
PARCEL 1 PARCEL MAP 15796 MB 87, PAGE 99
EAST LINE OF NW 1/4 OF SECTION 27
S00°01'09"W 1804.64' (F)
15' INGRESS/EGRESS (INSTRUMENT NO. 81236)
60' INGRESS/EGRESS (INSTRUMENT NO. 102366)
SEE SHEET 3 OF 4
N89°32'55"E 31.29'(R)
31.52' (F)
N89°19'07"E
9.81' (R)
S00°53'34"E 424.88' (F)
280.00'(R)
144.88'(R)
S00°53'34"E
1335.2'(R)
N27°31'15"E
PARCEL MAP NO. 7375
CONCRETE
FOUND 1" IRON PIPE (NO ID)
P.O.B.
FOUND 1" IRON PIPE (RCE 25742)
57.67' (R)
WALL
SOUTHERLY LINE
S89°19'08"W 267.25' (F)
S89°32'55"W 267.15'(R)
C1
Δ 33°25'31" (F&R)
L=142.93' (F&R)
R=245.00' (F&R)
C2
Δ 6°34'46" (R)
L=219.21' (R)
R=1909.00' (R)
2B ALTA/ACSM LAND TITLE SURVEY
OF
KELLER ROAD / WASHINGTON DRIVE
(FRENCH VALLEY)
WINCHESTER CALIFORNIA
AMERICAN SURVEYING & MAPPING INC.
1030 W. ORLANDO AVE., SUITE B
PHONE (407) 629-2579
WWW.FLORIDASURVEYOR.COM
SCALE: 1" = 150'
DRAWN BY: TWG
APPROVED BY: DH
DRAWING FILE NAME: 1022501


4A NORTH ARROW & SCALE
1" = 150' GRAPHIC SCALE
0 75 150 300
SHEET 3 OF 4
FIELDS DRIVE
PUBLIC RIGHT OF WAY VARIES
SEE SHEET 2 OF 4
SEE SHEET 2 OF 4
SEE SHEET 4 OF 4
SEE SHEET 4 OF 4
CONCRETE INLET
10' DITCH
GUARD RAIL
215'(R) N89°23'E (R)
N89°21'07"E 215.01' (F)
FOUND 1" IRON PIPE (NO ID)
SOUTH LINE OF NE 1/4 OF SECTION 28
P.O.B.
SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 28-6-2
FOUND 1" IRON PIPE (LS 3365)
30' PUBLIC ROAD DEDICATION 16
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27-6-2
15' INGRESS/EGRESS (INSTRUMENT NO. 81236) 14 24
60' INGRESS/EGRESS (INSTRUMENT NO. 102366) 15 26
60' WIDE DECLARATION OF DEDICATION (INSTRUMENT NO. 5400) 16
PUBLIC UTILITY EASEMENT (BOOK 780, PAGE 293) 22
PUBLIC UTILITY EASEMENT (INSTRUMENT NO. 5219) 13 23
S00°15'22"W 2651.89' (F)
WIRE FENCE
3' ELECTRIC FENCE
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27-6-2 FOUND 1" IRON PIPE (NO ID)
N89°52'45"W 1082.76' (F)
1188.96' (R)
N16°55'59"E 32.97' (F)
Δ 64°07'02" (F) L=503.58' (F) R=450.00' (F)
BARBED WIRE FENCE
N79°34'43"E 373.70' (F)
CHAIN LINK FENCE
BARBED WIRE FENCE
PARCEL 1 AMENDED PARCEL MAP 9718 MB 45, PAGE 84
Δ 49°27'54" (F) L=172.67' (F) R=200.00' (F)
207.74' (F) N10°06'21"E
LESS OUT "C"
200' WIDE STRIP LEASED OUT FROM PARCEL A1 EXCEPTION "B"
CONCRETE DRAINAGE CANAL
97.30' (F) N78°38'30"E
POINT "B"
FOUND 2" IRON PIPE (NO ID)
Δ 48°34'53" (F) L=339.16' (F) R=400.00' (F)
Δ 41°31'15" (F) L=144.94' (F) R=200.00' (F)
FOUND 1" IRON PIPE (NO ID)
S52°59'06"E 100.00' (F)
498.28' (F) N37°02'10"E
498.15' (R)
CHAIN LINK FENCE
BARBED WIRE FENCE
CONCRETE
CONCRETE WITH WALLS
PARCEL B A PORTION OF THE SOUTH HALF OF SECTION 27-6-2
N48°18'54"W 553.12' (F)
Δ 24°57'13" (F) L=174.21' (F) R=400.00' (F)
N79°20'49"W 197.13' (F)
S54°23'36"E 321.41' (F)
DECLARATION OF DEDICATION (INSTRUMENT NO. 5400) 16
CONCRETE DRAINAGE CANAL
CHAIN LINK FENCE
BARBED WIRE FENCE
Δ 33°46'59" (F) L=265.33' (F) R=450.00' (F)
S20°36'36"E 106.27' (F)
RETENTION POND
FOUND 1" IRON PIPE (NO ID)
GATE
BARBED WIRE FENCE
GRAVEL ROAD
Δ 45°07'20" (F) L=354.39' (F) R=450.00' (F)
Δ 51°12'51" (F) L=44.69' (F) R=50.00' (F)
N23°56'45"E 17.34' (F)
N26°49'11"W 199.45' (F)
L=321.29' (F) R=450.00' (F)
10' DITCH
N26°49'11"W 199.45' (F)
Δ 50°56'27" (F) L=400.09' (F) R=450.00' (F)
EAST LINE OF NW 1/4 OF SECTION 27
S00°01'09"W 1804.64' (F)
PARCEL 1 PARCEL MAP 15796 MB 87, PAGE 99
FOUND 1" IR PIPE (3259)
15' INGRESS/EGRESS (INSTRUMENT NO. 81236) 14
FOUND 2" IRON PIPE (NO ID)
17.34' (F) N22°32'51"E
Δ 44°36'14" (F) L=38.92' (F) R=50.00' (F)
S00°36'36"E 108.91' (F)
Δ 33°37'24" (F) L=29.34' (F) R=50.00' (F)
PARCEL E A PORTION OF THE NE 1/4 OF THE SW 1/4 SECTION 27-6-2 NO BUILDING EXISTING ON THE SURVEYED PROPERTY
BARBED WIRE FENCE
S54°23'36"E 321.32' (F) LESS OUT "A"
Δ 30°42'04" (F) L=214.33' (F) R=400.00' (F)
N79°20'49"W 197.13' (F)
60' INGRESS/EGRESS (INSTRUMENT NO. 102366) 15 26
FIELD DRIVE
60' ROAD EASEMENT (MAP BOOK 45, PAGE 84) & (MAP BOOK 87, PAGE 99)
N48°23'59"W 133.61' (F)
FOUND 1" IRON PIPE (NO ID)
REBECCA STREET
GATE
APPROXIMATE LOCATION STATION 99+32
WALL
20' DITCH
400' WIDE STRIP LEASED OUT FROM PARCEL A1
FOUND 1" IRON PIPE (NO ID)
N48°18'54"W 553.12' (F)
CHAIN LINK FENCE
BARBED WIRE FENCE
POINT "B"
CONCRETE DRAINAGE CANAL
200' WIDE STRIP LEASED OUT FROM PARCEL A1 EXCEPTION "B"
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27-6-2
FOUND 3/4" IRON PIPE (CLS2831)
P.O.B. NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 34-6-2
1390.68' (R) 1390.75' (F)
880'
SECTION 27
SECTION 34
NORTH LINE
S89°52'45"E
Δ 3°52'29" (F) L=16.91' (F) R=250.00' (F)
91.62' (F) S35°55'51"W
PUBLIC UTILITY EASEMENT (BOOK 809, PAGE 40) 6B
18' WIDE PUBLIC UTILITY EASEMENT (INSTRUMENT NO. 75219) 13 23
2B ALTA/ACSM LAND TITLE SURVEY
OF
KELLER ROAD / WASHINGTON DRIVE
(FRENCH VALLEY)
WINCHESTER CALIFORNIA
AMERICAN SURVEYING & MAPPING INC.
1030 SE MAPLE AVE., SUITE B, WINTER PARK, FLORIDA 32789
PHONE (407) 629-2575 WWW.ASMFLORIDA.COM
SCALE: 1" = 150'
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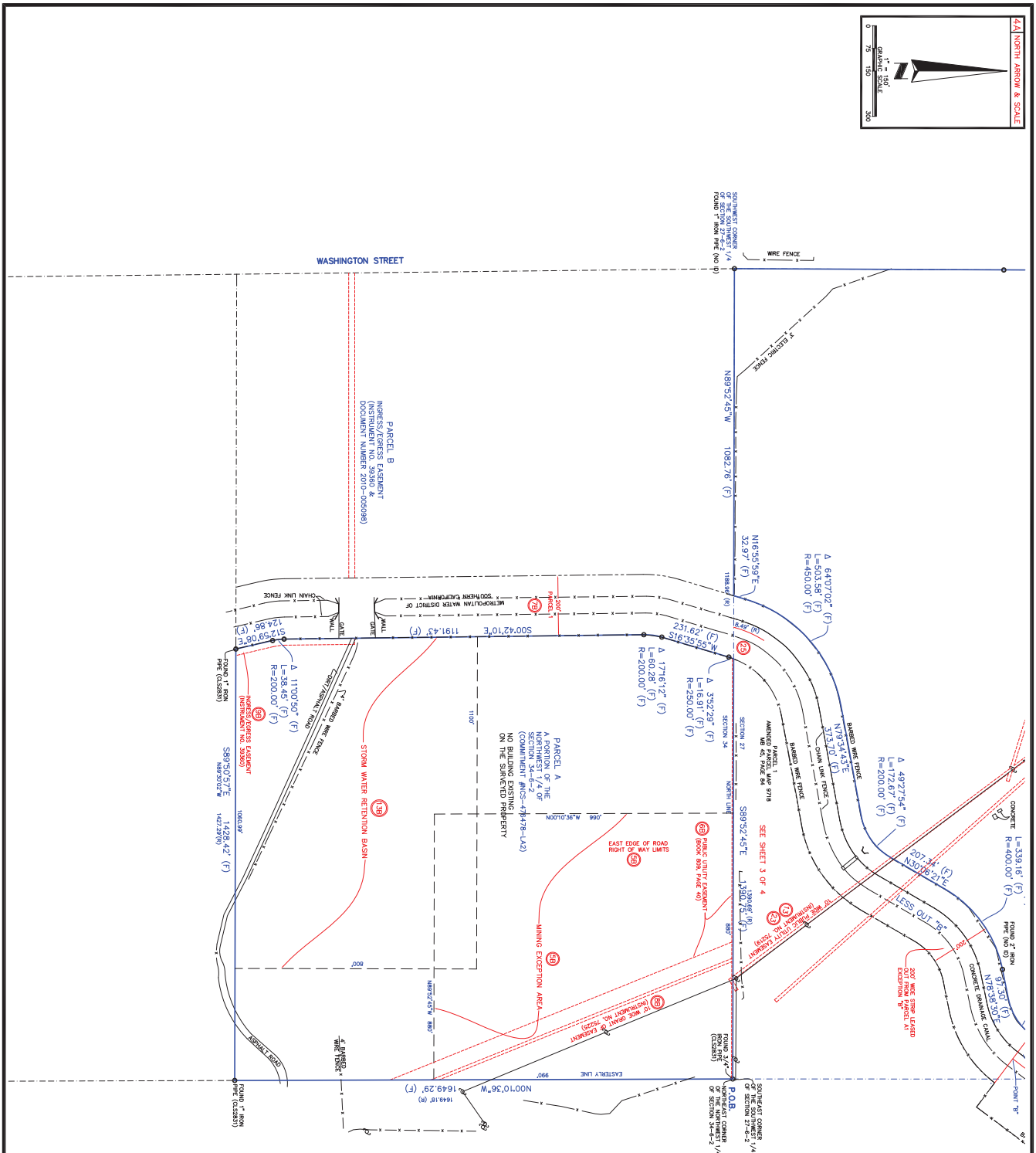
APPROVED BY: DH
DRAWING FILE NAME: 1022501



SCALE: 1" = 150'
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APPROVED BY: DH
DRAWING FILE NAME: 10422501

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PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

2B ALTA/ACSM LAND TITLE SURVEY
OF
KELLER ROAD / WASHINGTON DRIVE
(FRENCH VALLEY)
WINCHESTER CALIFORNIA

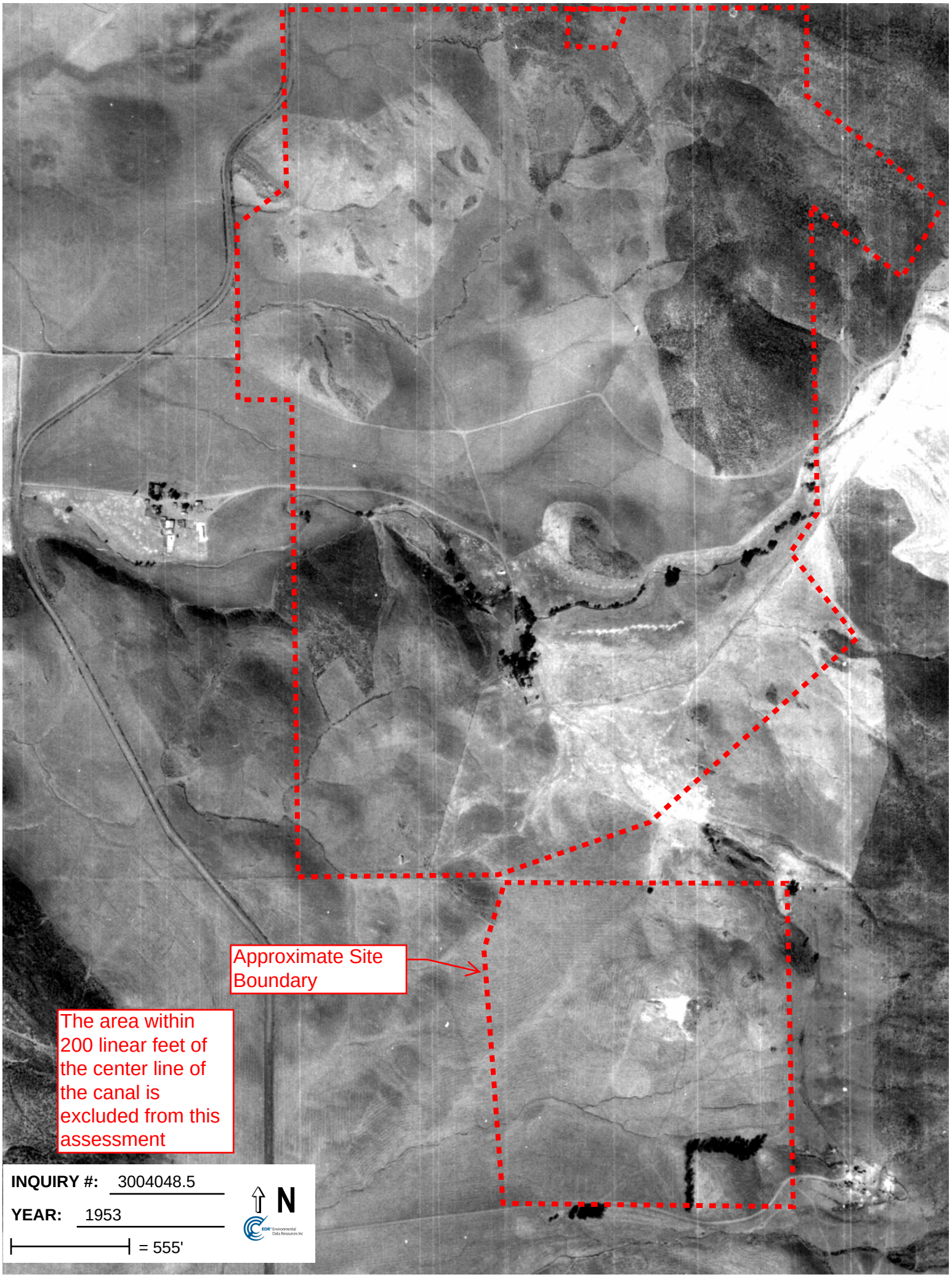
SHEET 4 OF 4

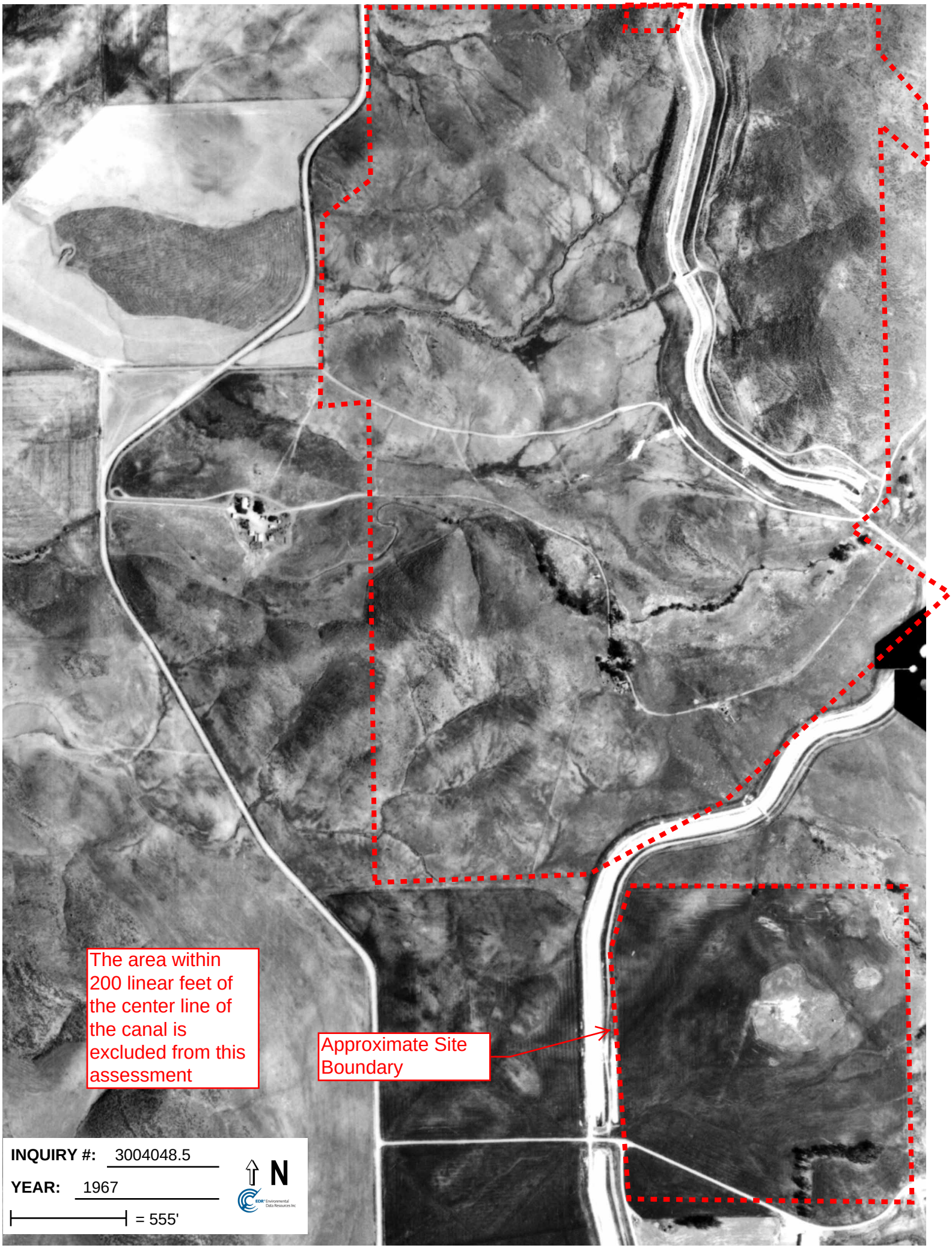
E: Analytical Results

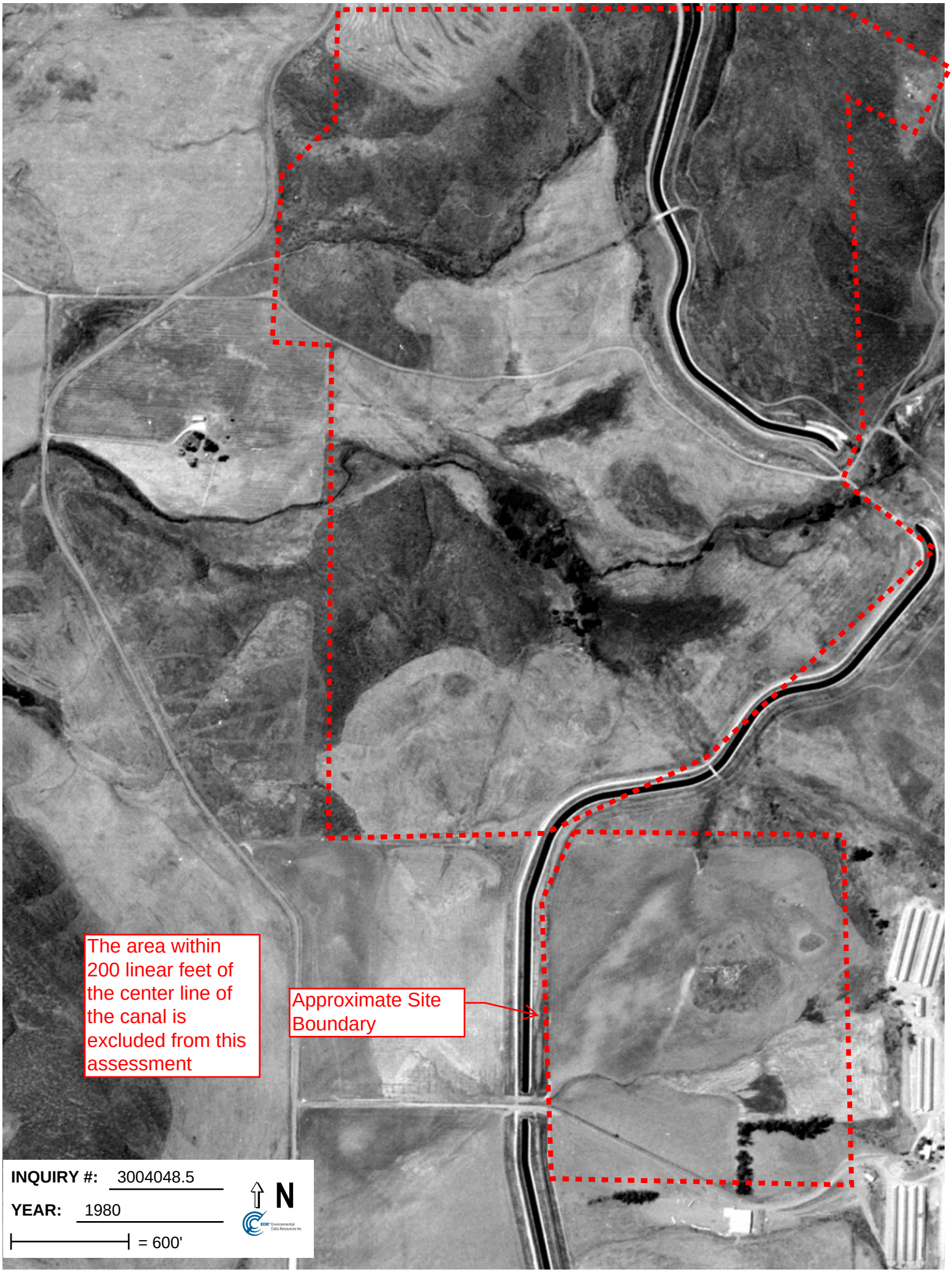
No documents have been associated with this appendix.

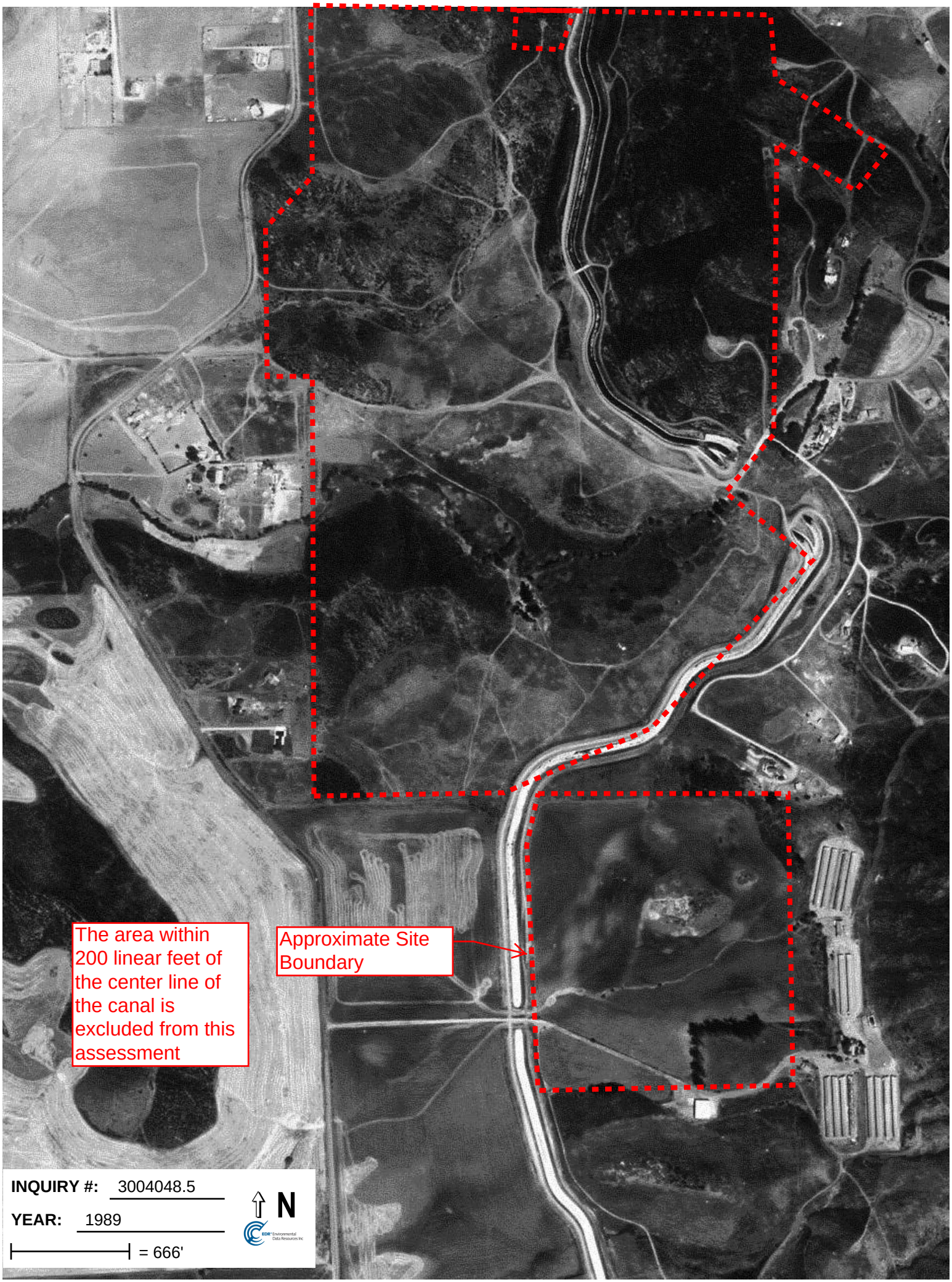
F: Aerial Photographs

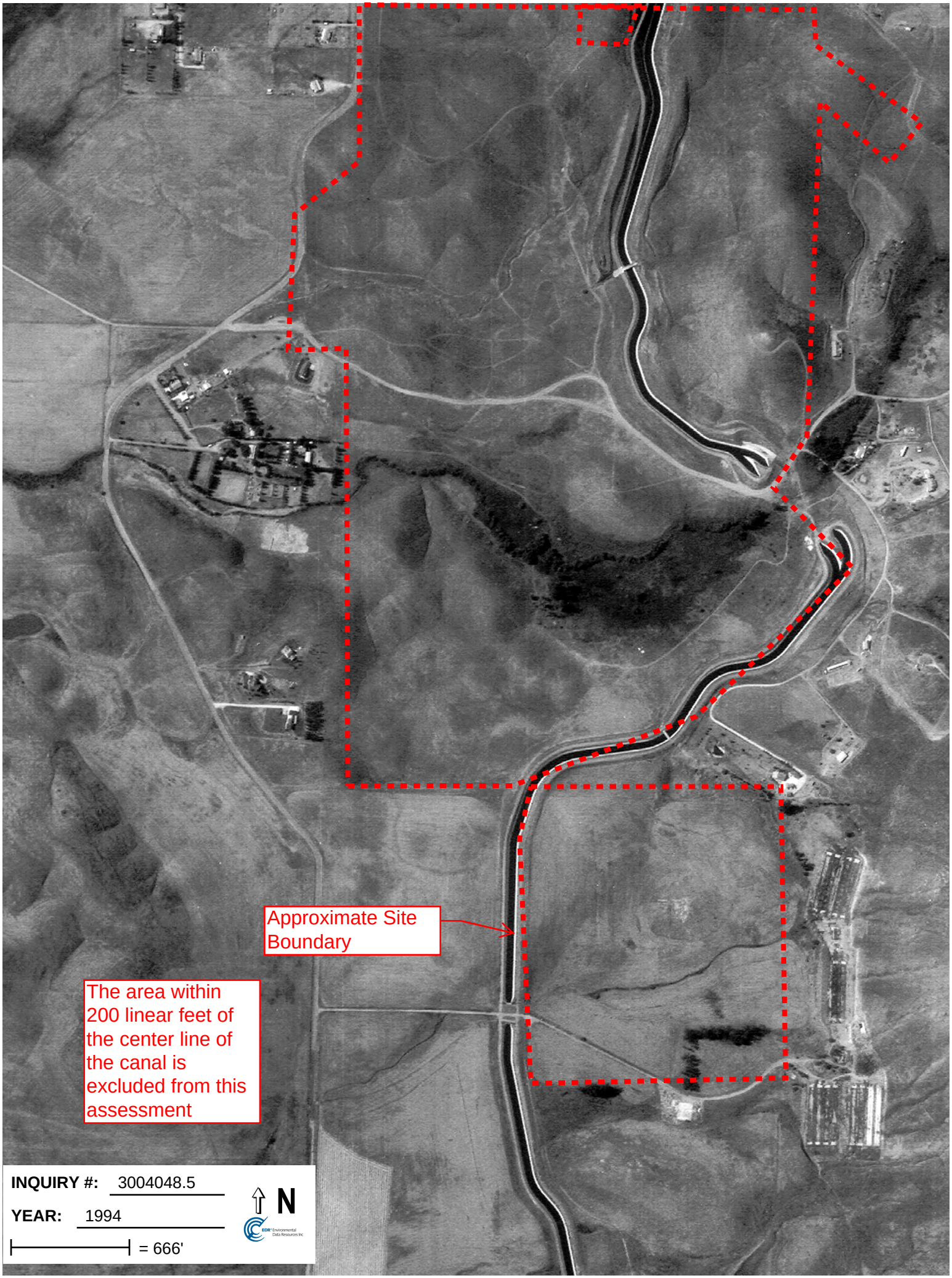
The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 1938
= 555'
N

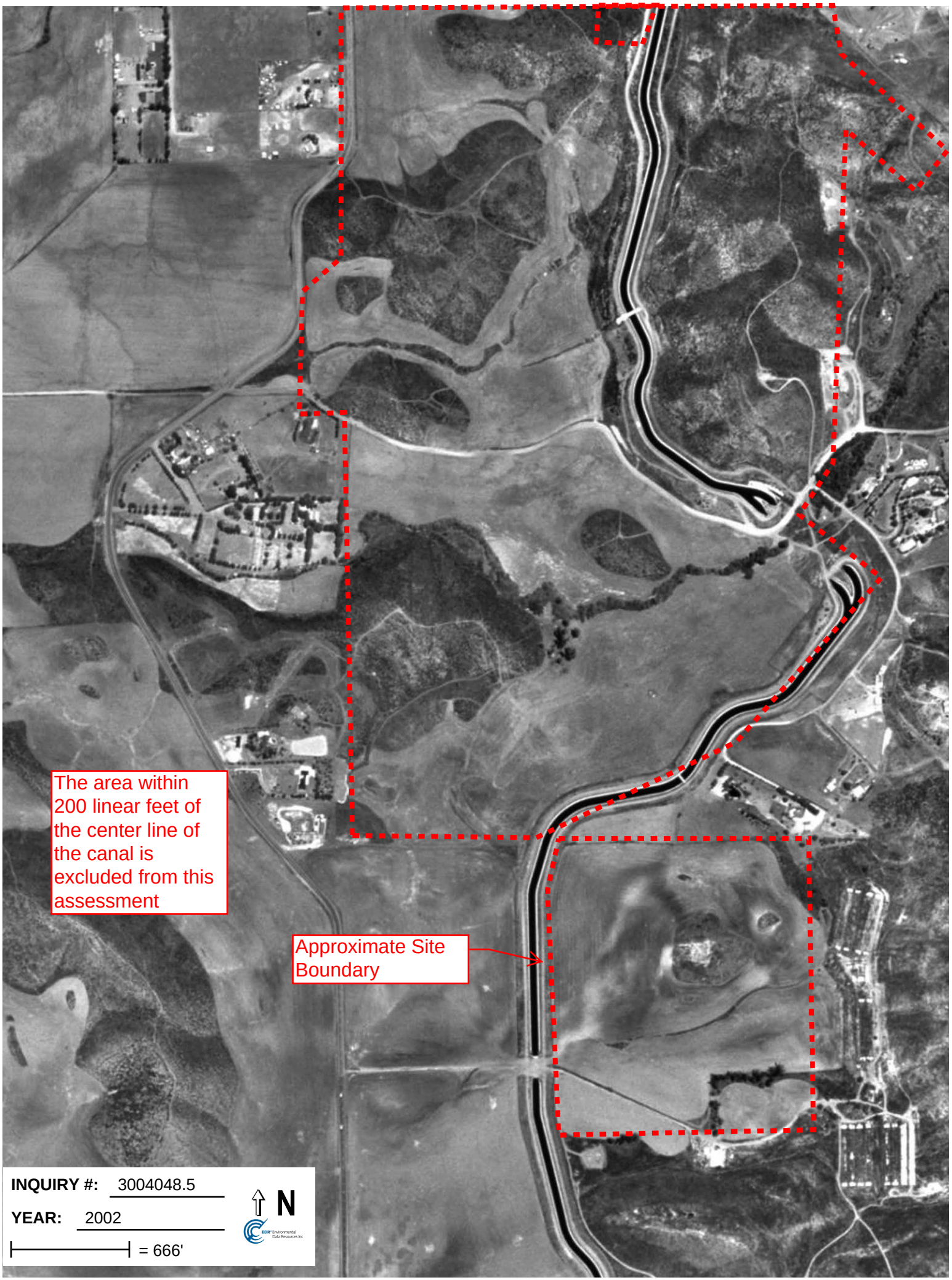

Approximate Site Boundary
The area within 200 linear feet of the center line of the canal is excluded from this assessment
INQUIRY #: 3004048.5
YEAR: 1953
= 555'
N

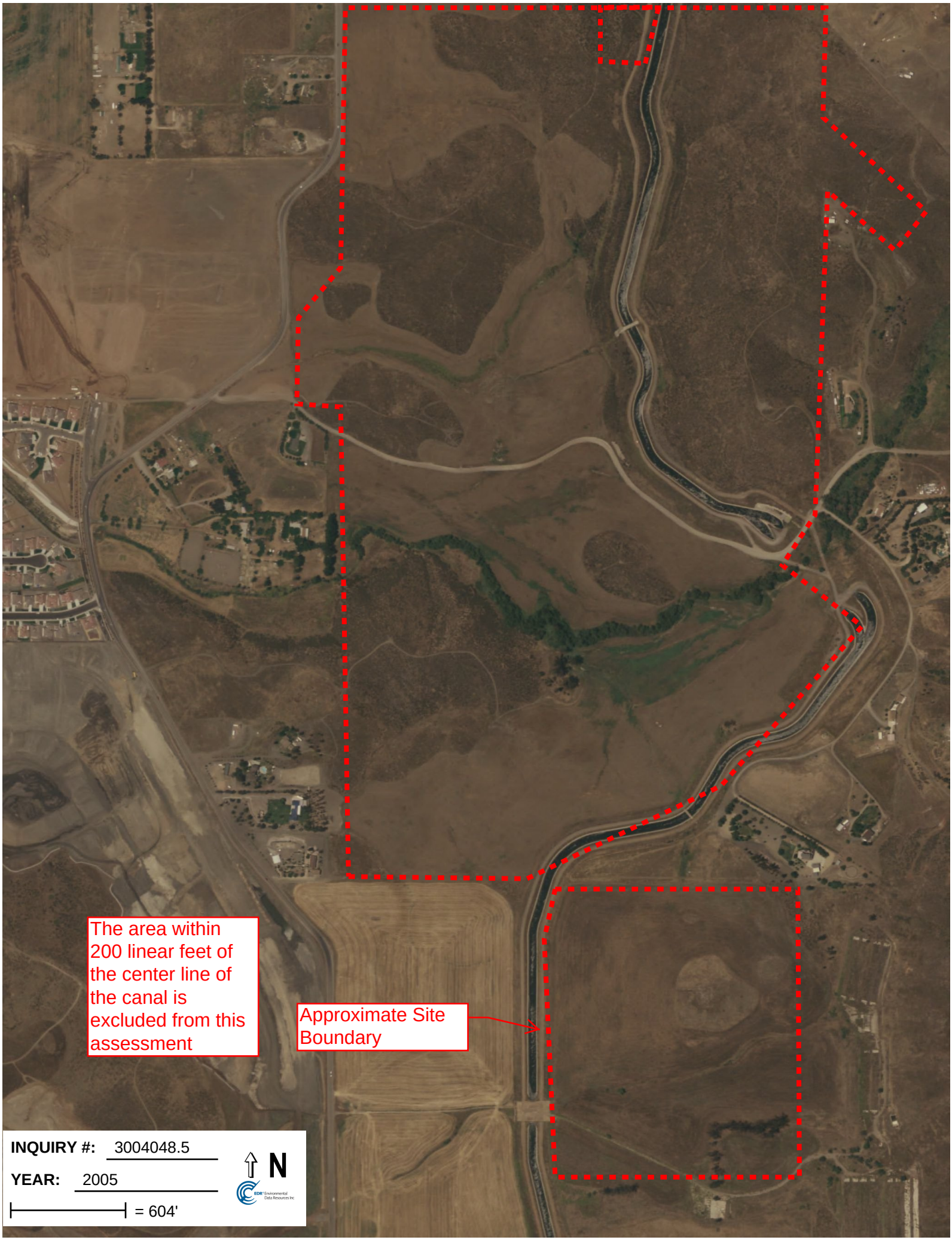

The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 1967
= 555'
N


The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 1980
= 600'
N


The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 1989
= 666'
N


Approximate Site Boundary
The area within 200 linear feet of the center line of the canal is excluded from this assessment
INQUIRY #: 3004048.5
YEAR: 1994
= 666'
N


The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 2002
= 666'
N


The area within 200 linear feet of the center line of the canal is excluded from this assessment
Approximate Site Boundary
INQUIRY #: 3004048.5
YEAR: 2005
= 604'
N

G: Fire Insurance Maps

French Valley
SEC of Keller Road and Washington Street
Winchester, CA 92596

Inquiry Number: 3004048.3
March 02, 2011

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

3/02/11

Site Name:
French Valley
SEC of Keller Road and
Winchester, CA 92596

Client Name:
Global Realty Services Group
540 Oak St.
Petaluma, CA 94952

EDR Inquiry # 3004048.3

Contact: Irene Robles

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: French Valley
Address: SEC of Keller Road and Washington Street
City, State, Zip: Winchester, CA 92596
Cross Street:
P.O. # NA
Project: 11-08924.05 Fre
Certification # 5EEA-401D-B625

Sanborn® Library search results
Certification # 5EEA-401D-B625

UNMAPPED PROPERTY

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

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

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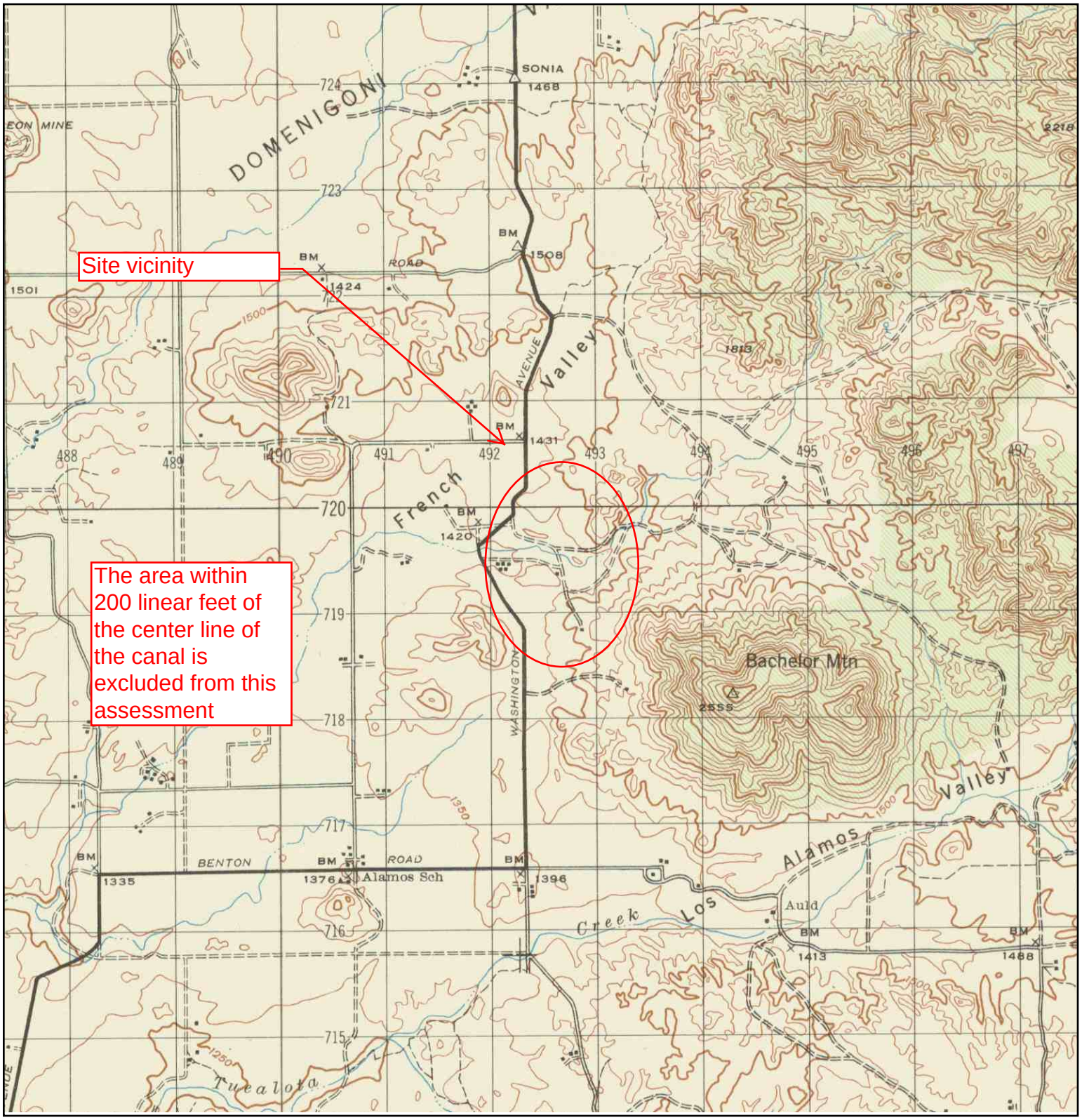
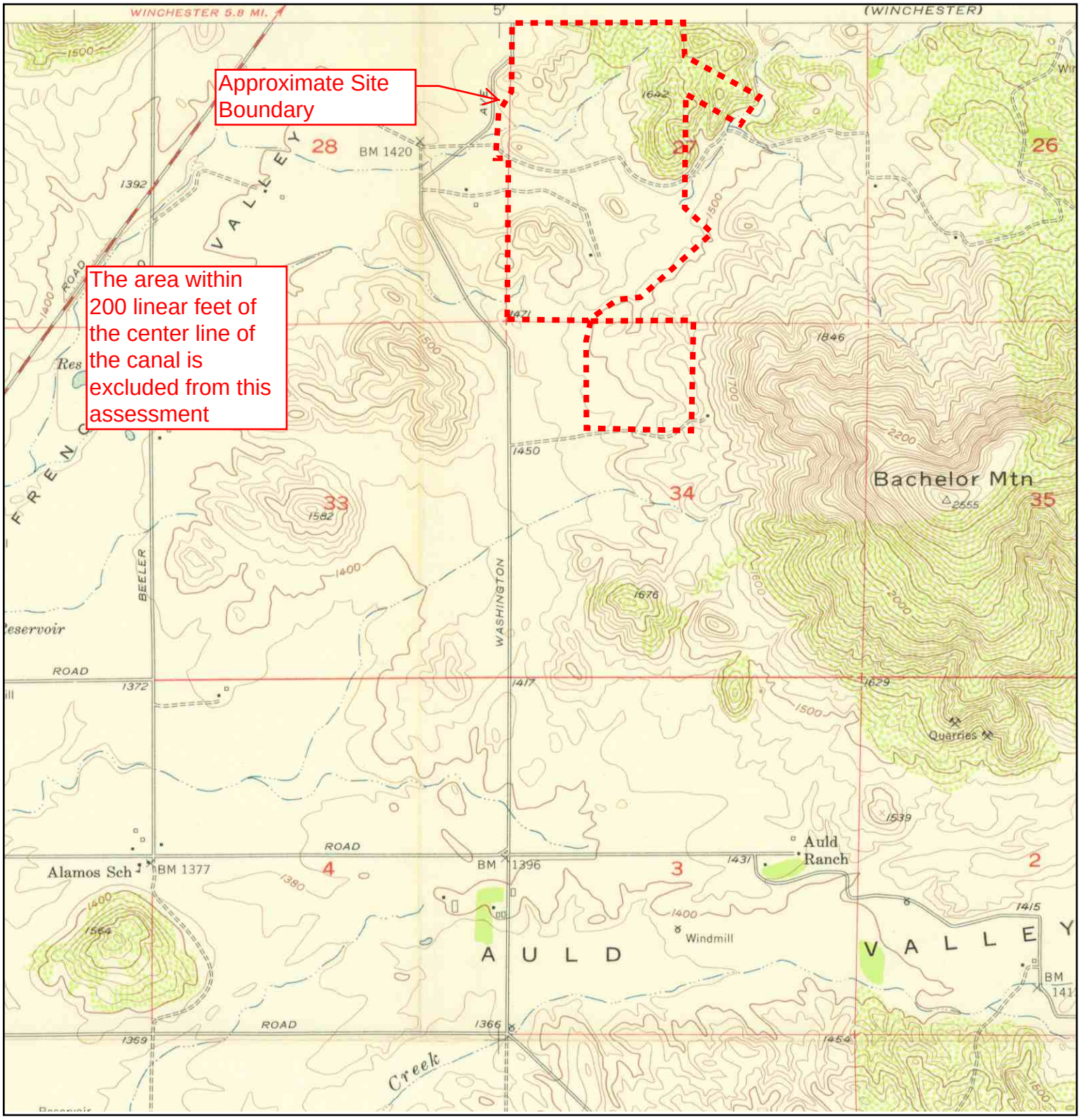
H: Topographic Maps

Historical Topographic Map



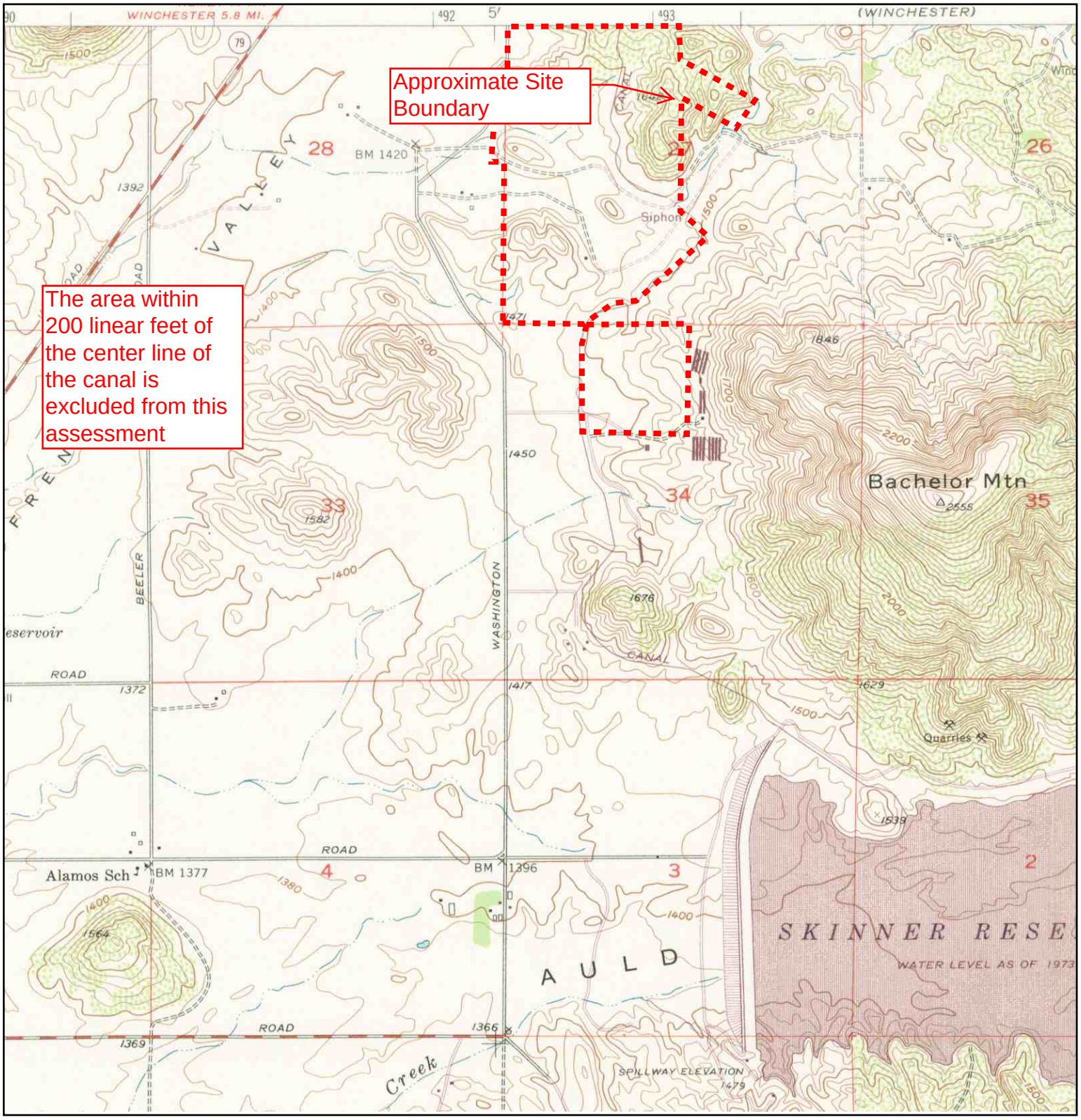
N	TARGET QUAD NAME: MURRIETA MAP YEAR: 1947 SERIES: 15 SCALE: 1:50000	SITE NAME: French Valley ADDRESS: SEC of Keller Road and Washington Street Winchester, CA 92596 LAT/LONG: 33.6167 / -117.0811	CLIENT: Global Realty Services Group CONTACT: Irene Robles INQUIRY#: 3004048.4 RESEARCH DATE: 03/02/2011

Historical Topographic Map



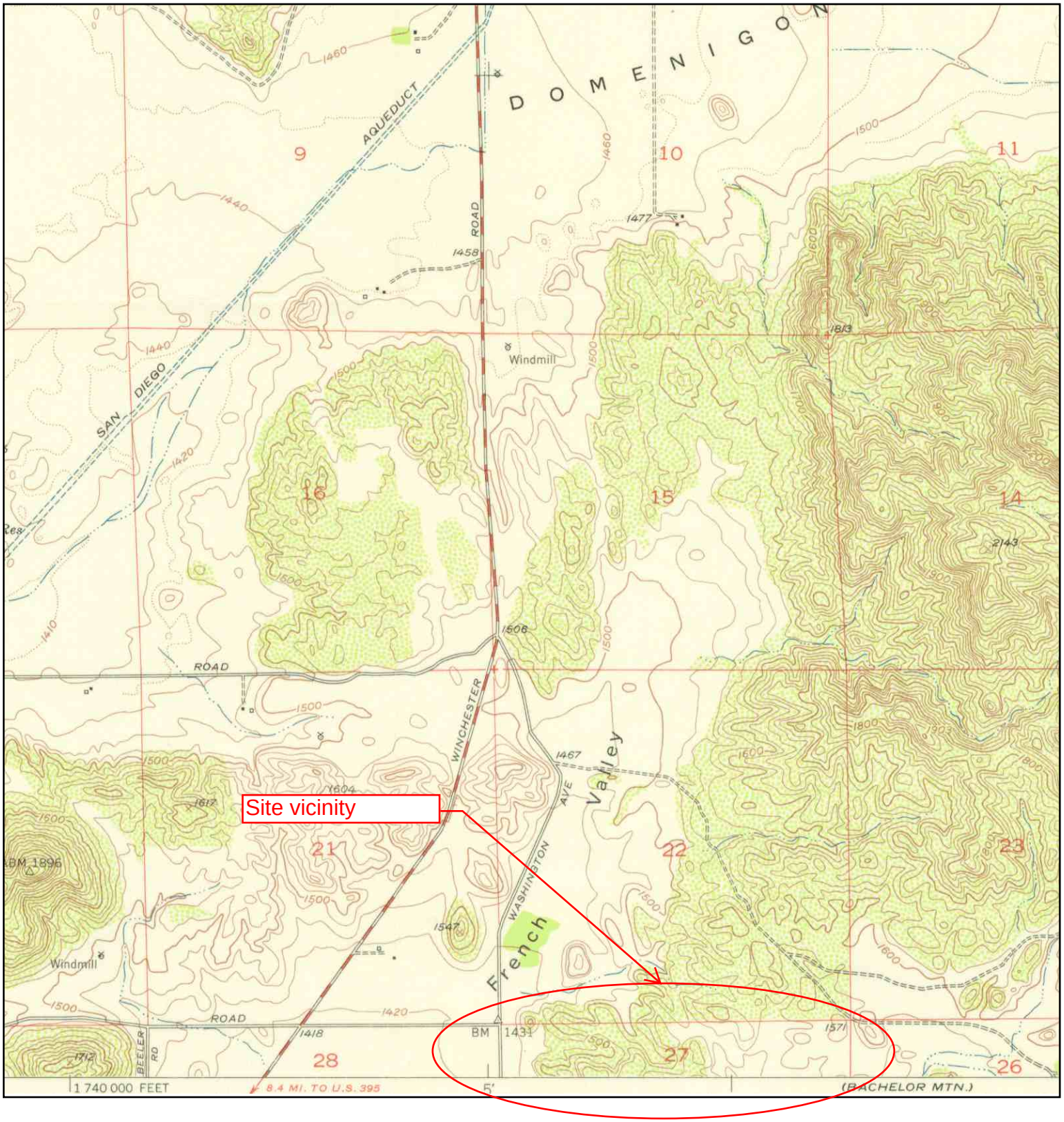
N	TARGET QUAD NAME: BACHELOR MOUNTAIN MAP YEAR: 1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: French Valley ADDRESS: SEC of Keller Road and Washington Street Winchester, CA 92596 LAT/LONG: 33.6167 / -117.0811	CLIENT: Global Realty Services Group CONTACT: Irene Robles INQUIRY#: 3004048.4 RESEARCH DATE: 03/02/2011

Historical Topographic Map



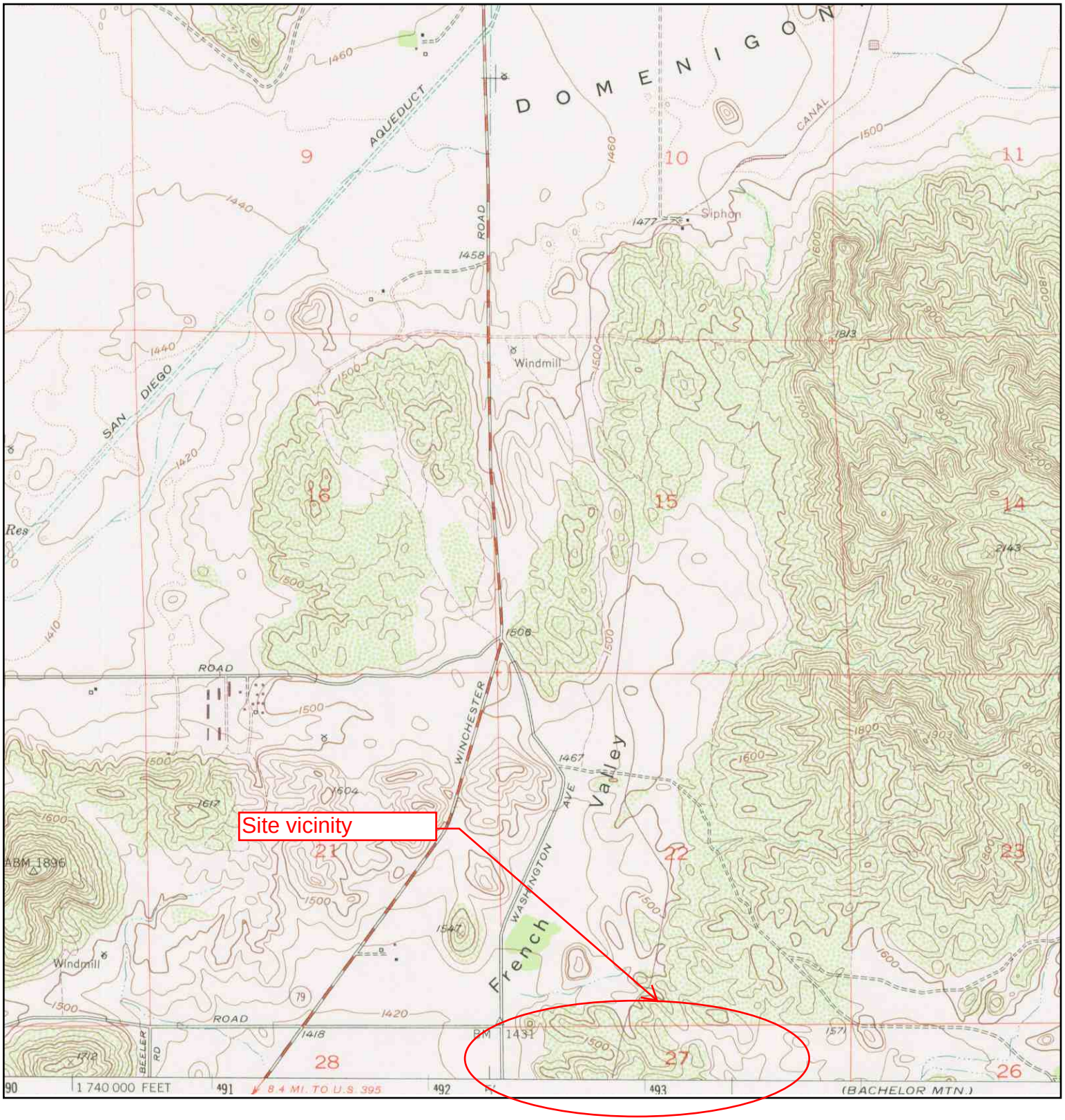
N	TARGET QUAD NAME: BACHELOR MOUNTAIN MAP YEAR: 1973 PHOTOREVISED:1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: French Valley ADDRESS: SEC of Keller Road and Washington Street Winchester, CA 92596 LAT/LONG: 33.6167 / -117.0811	CLIENT: Global Realty Services Group CONTACT: Irene Robles INQUIRY#: 3004048.4 RESEARCH DATE: 03/02/2011

Historical Topographic Map



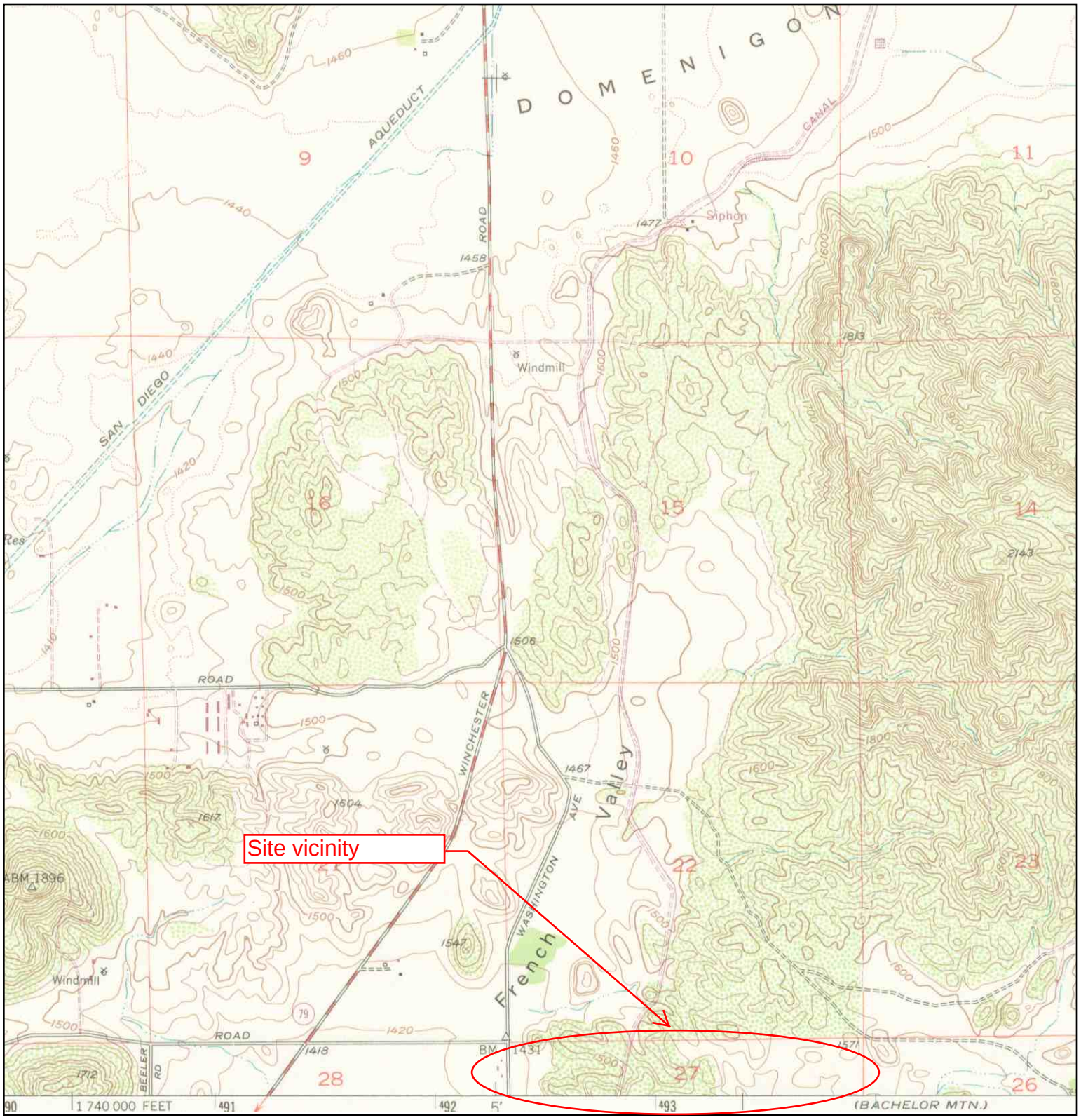
N	ADJOINING QUAD		SITE NAME:	French Valley	CLIENT: Global Realty Services Group
	NAME:	WINCHESTER	ADDRESS:	SEC of Keller Road and Washington Street	CONTACT: Irene Robles
	MAP YEAR:	1953			INQUIRY#: 3004048.4
	SERIES:	7.5		Winchester, CA 92596	RESEARCH DATE: 03/02/2011
	SCALE:	1:24000	LAT/LONG:	33.6167 / -117.0811	

Historical Topographic Map



N	ADJOINING QUAD NAME: WINCHESTER MAP YEAR: 1973 PHOTOREVISED:1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: French Valley ADDRESS: SEC of Keller Road and Washington Street Winchester, CA 92596 LAT/LONG: 33.6167 / -117.0811	CLIENT: Global Realty Services Group CONTACT: Irene Robles INQUIRY#: 3004048.4 RESEARCH DATE: 03/02/2011

Historical Topographic Map



N	ADJOINING QUAD NAME: WINCHESTER MAP YEAR: 1979 PHOTOREVISED:1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: French Valley ADDRESS: SEC of Keller Road and Washington Street Winchester, CA 92596 LAT/LONG: 33.6167 / -117.0811	CLIENT: Global Realty Services Group CONTACT: Irene Robles INQUIRY#: 3004048.4 RESEARCH DATE: 03/02/2011

I: Mapped Regulatory Report

French Valley
SEC of Keller Road and Washington Street
Winchester, CA 92596

Inquiry Number: 3227097.1s
December 19, 2011

The EDR Radius Map™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SEC OF KELLER ROAD AND WASHINGTON STREET
WINCHESTER, CA 92596

COORDINATES

Latitude (North):	33.616700 - 33° 37' 0.1''
Longitude (West):	117.081100 - 117° 4' 52.0''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	492476.9
UTM Y (Meters):	3719467.5
Elevation:	1503 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33117-E1 BACHELOR MOUNTAIN, CA
Most Recent Revision:	1991
North Map:	33117-F1 WINCHESTER, CA
Most Recent Revision:	1979

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2009, 2010
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL---------- National Priority List

EXECUTIVE SUMMARY

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR ---------- EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

LUST ---------- Geotracker's Leaking Underground Fuel Tank Report
SLIC ---------- Statewide SLIC Cases

INDIAN LUST - Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST - Active UST Facilities
AST - Aboveground Petroleum Storage Tank Facilities
INDIAN UST - Underground Storage Tanks on Indian Land
FEMA UST - Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP - Voluntary Cleanup Priority Listing
VCP - Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS - A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations
ODI - Open Dump Inventory
WMUDS/SWAT - Waste Management Unit Database
SWRCY - Recycler Database
HAULERS - Registered Waste Tire Haulers Listing
INDIAN ODI - Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL - Clandestine Drug Labs
HIST Cal-Sites - Historical Calsites Database
SCH - School Property Evaluation Program
Toxic Pits - Toxic Pits Cleanup Act Sites
CDL - Clandestine Drug Labs
US HIST CDL - National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST - Facility Inventory Database
SWEEPS UST - SWEEPS UST Listing

Local Land Records

LIENS 2 - CERCLA Lien Information
LUCIS - Land Use Control Information System
LIENS - Environmental Liens Listing
DEED - Deed Restriction Listing

Records of Emergency Release Reports

HMIRS - Hazardous Materials Information Reporting System
CHMIRS - California Hazardous Material Incident Report System

LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing

Other Ascertainable Records

RCRA-NonGen	RCRA - Non Generators
DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN	Bond Expenditure Plan
NPDES	NPDES Permits Listing
WDS	Waste Discharge System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE	Hazardous Waste & Substance Site List
Notify 65	Proposition 65 Records
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
ENF	Enforcement Action Listing
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
FINANCIAL ASSURANCE	Financial Assurance Information Listing
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
PCB TRANSFORMER	PCB Transformer Registration Database
PROC	Certified Processors Database
MWMP	Medical Waste Management Program Listing
COAL ASH DOE	Sleam-Electric Plan Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

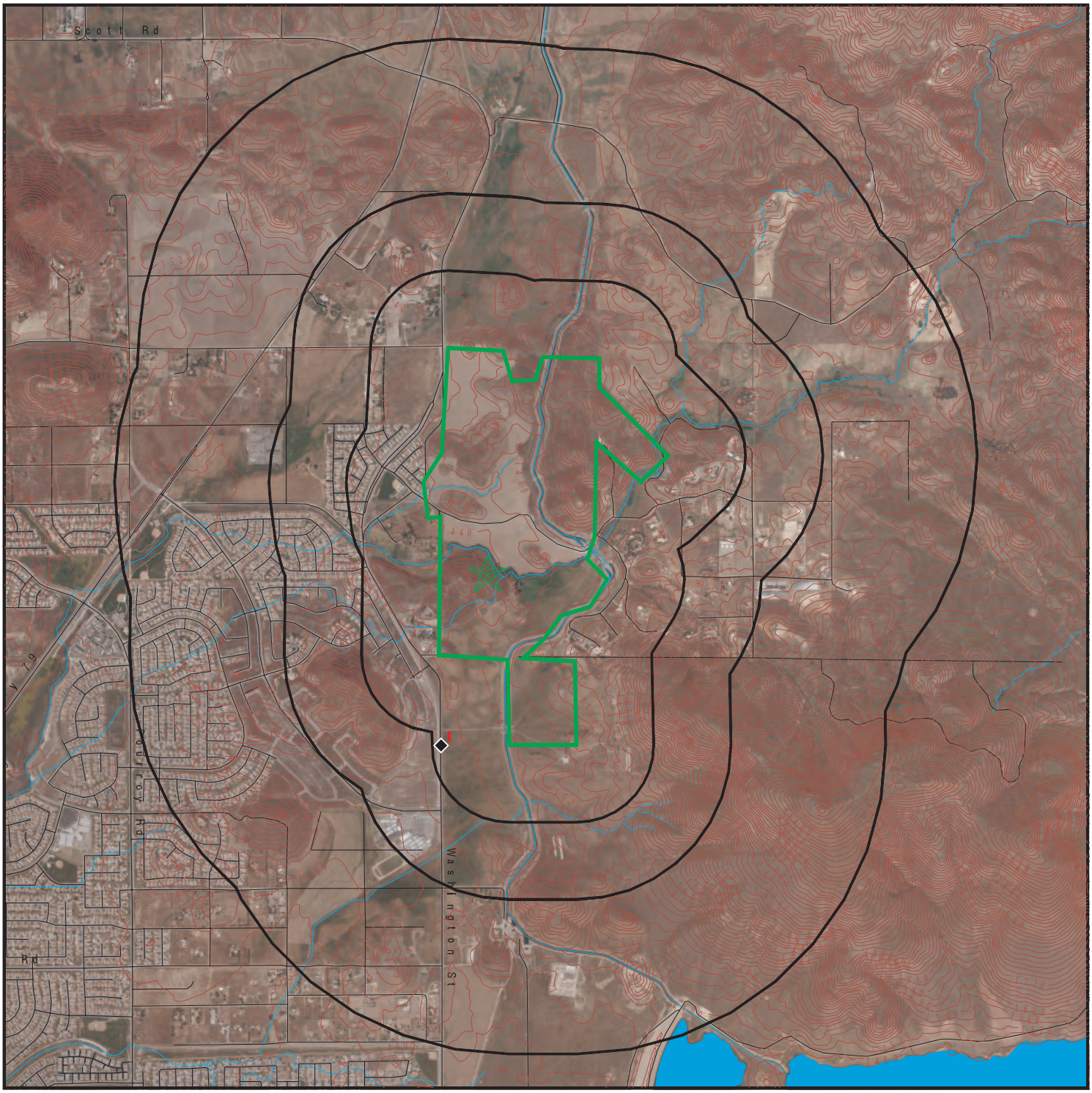
Lower Elevation	Address	Direction / Distance	Map ID	Page
QUALITY FARMS - WINCHESTER	35230 WASHINGTON ST	W 1/8 - 1/4 (0.220 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

Site Name	Database(s)
TEMECULA VALLEY USD CHARTER SCHOOL	NPDES
FRENCH VALLEY WINCHESTER 1800	NPDES
COACHELLA VALLEY AGGREGATE	MINES

OVERVIEW MAP - 3227097.1s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

N

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

SITE NAME:	French Valley	CLIENT:	Global Realty Services Group
ADDRESS:	SEC of Keller Road and Washington Street Winchester CA 92596	CONTACT:	Bill Tryon
		INQUIRY #:	3227097.1s
LAT/LONG:	33.6167 / 117.0811	DATE:	December 19, 2011 2:27 pm

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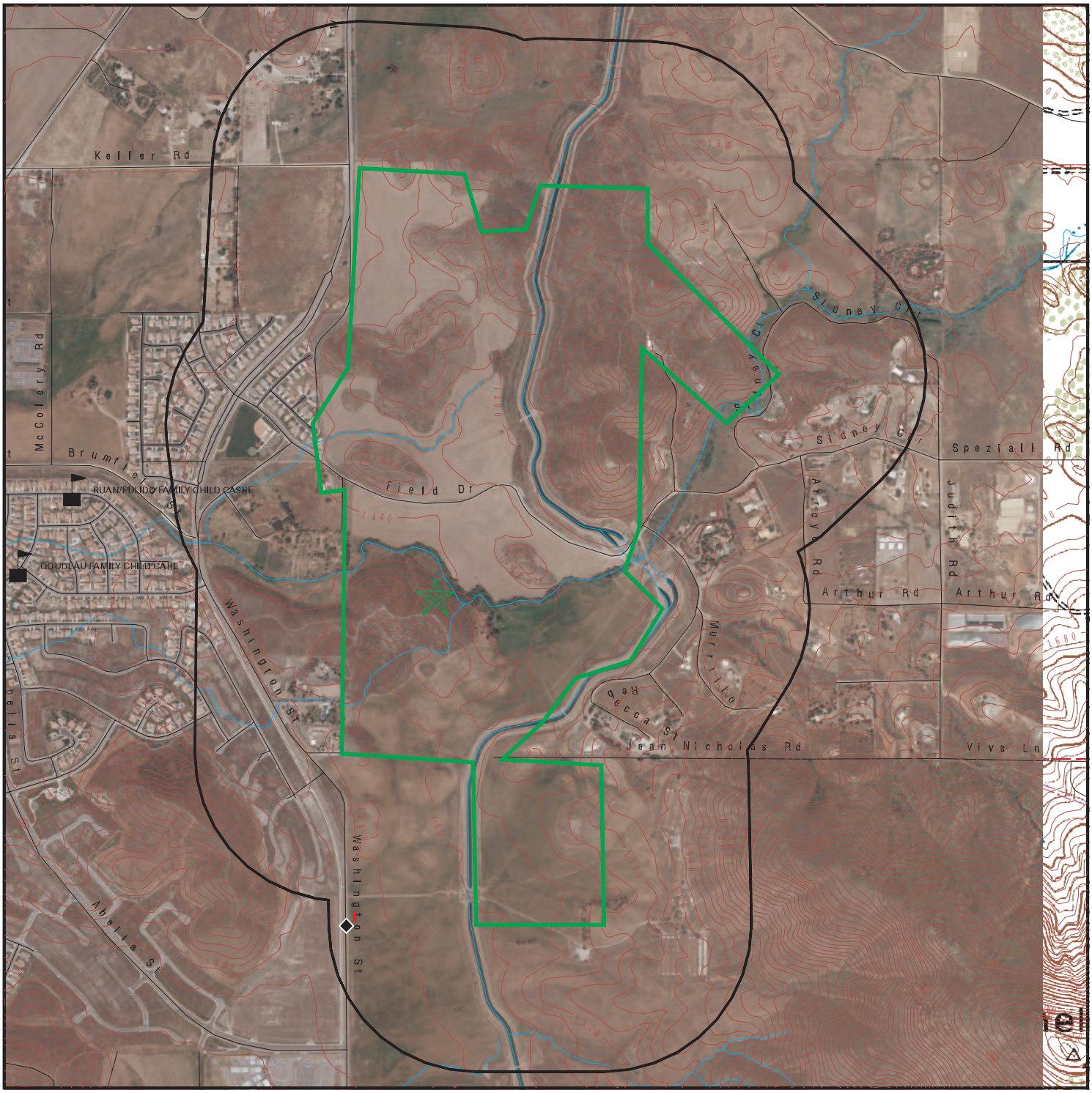
DETAIL MAP - 3227097.1s



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

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

SITE NAME:	French Valley	CLIENT:	Global Realty Services Group
ADDRESS:	SEC of Keller Road and Washington Street Winchester CA 92596	CONTACT:	Bill Tryon
		INQUIRY #:	3227097.1s
LAT/LONG:	33.6167 / 117.0811	DATE:	December 19, 2011 2:29 pm

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MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
ENF		TP	NR	NR	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
West
1/8-1/4
0.220 mi.
1163 ft.

QUALITY FARMS - WINCHESTER
35230 WASHINGTON ST
WINCHESTER, CA 92396

HIST UST **U001575842**
N/A

Relative:
Lower

Actual:
1452 ft.

HIST UST:

Region:	STATE
Facility ID:	00000046075
Facility Type:	Other
Other Type:	FARM
Total Tanks:	0001
Contact Name:	ALBERTO RIVAS
Telephone:	7149262273
Owner Name:	QUALITY INDUSTRIES
Owner Address:	27960 E 5TH STREET
Owner City,St,Zip:	HIGHLAND, CA 92346
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	Not reported
Leak Detection:	Visual, Stock Inventor

Count: 3 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RIVERSIDE	S110736554	TEMECULA VALLEY USD CHARTER SCHOOL	35755 ABELIA RD	92596	NPDES
RIVERSIDE COUNTY	M300003147	COACHELLA VALLEY AGGREGATE	COACHELLA VALLEY AGGREGATE		MINES
WINCHESTER	S109444048	FRENCH VALLEY WINCHESTER 1800	NE CORNER OF BENTON & POUROY	92596	NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 07/12/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 79

Source: EPA
Telephone: N/A
Last EDR Contact: 10/12/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 07/12/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 79

Source: EPA
Telephone: N/A
Last EDR Contact: 10/12/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 07/12/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 79

Source: EPA
Telephone: N/A
Last EDR Contact: 10/12/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

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

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/29/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/14/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/29/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 91

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/05/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/05/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/05/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/05/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 10/03/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 10/04/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

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.

Date of Government Version: 11/07/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 11/07/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 21

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 33

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 11/10/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 33

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/10/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/01/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 02/16/2011
Date Data Arrived at EDR: 06/02/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 103
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 34

Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 11/10/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 10/11/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 39

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 06/01/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 13

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 07/01/2011
Date Data Arrived at EDR: 08/26/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 18

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/07/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 10/04/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 06/27/2011
Date Data Arrived at EDR: 06/27/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/28/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/20/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/14/2011
Date Data Arrived at EDR: 09/15/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/07/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/08/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/07/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8
Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 12/05/2012
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31
Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 09/19/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

DEED: Deed Restriction Listing

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

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 24

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/13/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 10/04/2011
Date Data Arrived at EDR: 10/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 38

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/04/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 43

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 33

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/10/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 33

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/10/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/05/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/29/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 94

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/08/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/20/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/01/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 41

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 09/14/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 15

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/29/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/07/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 12/02/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/27/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/19/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 60

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/13/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/13/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/30/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 11/30/2011
Date Data Arrived at EDR: 11/30/2011
Date Made Active in Reports: 12/16/2011
Number of Days to Update: 16

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 11/30/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/28/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/15/2011
Date Data Arrived at EDR: 08/23/2011
Date Made Active in Reports: 10/03/2011
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/30/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/16/2011
Number of Days to Update: 28

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/30/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/20/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Varies

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/20/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/08/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/08/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/20/2011
Date Data Arrived at EDR: 10/21/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 18

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/21/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 9
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/29/2011
Date Data Arrived at EDR: 11/30/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 13
Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/21/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 11/04/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339
Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/20/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/04/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/10/2011
Date Data Arrived at EDR: 10/11/2011
Date Made Active in Reports: 11/09/2011
Number of Days to Update: 29

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/10/2011
Date Data Arrived at EDR: 10/11/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/28/2011
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 14

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 11/07/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 12/16/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/28/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 24

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/24/2011
Date Data Arrived at EDR: 10/25/2011
Date Made Active in Reports: 11/22/2011
Number of Days to Update: 28

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/25/2011
Next Scheduled EDR Contact: 11/07/2011
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 11/17/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/03/2011
Number of Days to Update: 23
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/17/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 26
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/17/2011
Date Data Arrived at EDR: 10/25/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 20
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/11/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/05/2012
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: No Update Planned

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2011
Date Data Arrived at EDR: 11/17/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/18/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 25

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/18/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/18/2011
Number of Days to Update: 35

Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/20/2011
Date Data Arrived at EDR: 10/21/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 18

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/20/2011
Date Data Arrived at EDR: 10/21/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 24
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/26/2012
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/02/2011
Date Data Arrived at EDR: 10/12/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 27
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2011
Date Data Arrived at EDR: 10/14/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 25
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/30/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 12/16/2011
Number of Days to Update: 15
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14
Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/16/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 39
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/27/2011
Date Data Arrived at EDR: 09/28/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 21
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/17/2011
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 12/05/2011
Number of Days to Update: 6
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/22/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/06/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 10/03/2011
Number of Days to Update: 32

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/28/2011
Date Made Active in Reports: 10/25/2011
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/28/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/06/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 36

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 10/03/2011
Next Scheduled EDR Contact: 01/16/2012
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 36

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 10/27/2011
Date Data Arrived at EDR: 11/23/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 20

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/17/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/14/2011
Date Data Arrived at EDR: 09/15/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 39

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/21/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/17/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 10/27/2011
Date Data Arrived at EDR: 11/07/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 36

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/30/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 29

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/20/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 11/15/2011
Date Data Arrived at EDR: 11/21/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 10/11/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/18/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 09/16/2011
Number of Days to Update: 38

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/08/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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J: Regulatory Documents

No documents have been associated with this appendix.

K: City Directories

French Valley
34910 rebecca st
Winchester, CA 92596

Inquiry Number: 3004048.6
March 07, 2011

The EDR-City Directory Abstract

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
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TABLE OF CONTENTS

SECTION

Executive Summary

Findings

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2007	Haines Criss-Cross Directory	-	X	X	-
2000	Haines Criss-Cross Directory	-	X	X	-
1996	Haines Criss-Cross Directory	-	X	X	-
1988	Haines Criss-Cross Directory	X	X	X	-
1982	Haines Criss-Cross Directory	-	-	-	-
1974	Haines Criss-Cross Directory	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
Rebecca Street	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

34910 rebecca st
Winchester, CA 92596

FINDINGS DETAIL

Target Property research detail.

Year	*Uses*	*Source*
1988	Residential	Haines Criss-Cross Directory

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Rebecca Street

Rebecca Street

Year	Uses	Source
2007	No address listings beyond (34880) Rebecca Street	Haines Criss-Cross Directory
	No other addresses (34800-35099) block Rebecca Street	Haines Criss-Cross Directory
2000	No address listings beyond (34880) Rebecca Street	Haines Criss-Cross Directory
	No other addresses (34800-35099) block Rebecca Street	Haines Criss-Cross Directory
1996	No address listings beyond (34880) Rebecca Street	Haines Criss-Cross Directory
	No other addresses (34800-35099) block Rebecca Street	Haines Criss-Cross Directory
1988	No address listings beyond the Target Property	Haines Criss-Cross Directory
	No other addresses (34800-35099) block Rebecca Street	Haines Criss-Cross Directory

34800 Rebecca Street

Year	Uses	Source
2007	Residential	Haines Criss-Cross Directory
2000	Residential	Haines Criss-Cross Directory
1988	No Return	Haines Criss-Cross Directory

34880 Rebecca Street

Year	Uses	Source
2007	Residential	Haines Criss-Cross Directory
2000	Residential	Haines Criss-Cross Directory
1996	Residential	Haines Criss-Cross Directory
1988	Residential	Haines Criss-Cross Directory

FINDINGS

STREET NOT IDENTIFIED IN RESEARCH SOURCE

The following Streets were researched for this report, and the Streets were not identified in the research source.

Street Researched	Street Not Identified in Research Source
rebecca st	1982, 1974
Rebecca Street	1982, 1974

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
34910 rebecca st	2007, 2000, 1996

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
Rebecca Street	No Years Found
34800 Rebecca Street	1996
34880 Rebecca Street	No Years Found

L: Prior Reports

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
ASSESSOR PARCEL NUMBERS, 472-170-003
472-170-008 AND 472-180-003, FRENCH VALLEY AREA
UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA

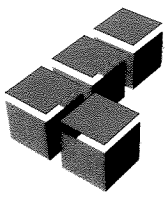
Prepared For:

THE GARRETT GROUP, LLC.

One BetterWorld Circle, Suite 300
Temecula, CA. 92590

Project No. 112304001

March 27, 2008



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

March 27, 2008

Project No. 112304001

To: The Garrett Group, LLC
One BetterWorld, Suite 300
Temecula, CA. 92560

Attention: Mr. Will Rogers

Subject: Phase I Environmental Site Assessment Report, Assessor Parcel Numbers 472-170-003, 472-170-008, and 472-180-003, French Valley Area, Unincorporated Area of Riverside County, California

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I Environmental Site Assessment Report for the subject site. Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and ASTM 1527-05.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM 1527-05.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service to you.

Respectfully submitted,
LEIGHTON AND ASSOCIATES, INC.

Kristin Stout, REA I
Sr. Project Scientist

Distribution: (3) Addressee

41715 Enterprise Circle N., Suite 103 ▪ Temecula, CA 92590-5661
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EXECUTIVE SUMMARY

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the subject site, Assessor Parcel Number (APN's) 472-170-003, 472-170-008, and 472-180-003 in the French Valley Area, Unincorporated area of Riverside County, California. The purpose of this Phase I ESA was to attempt to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions in connection with the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.5 of the Phase I ESA report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

On December 21, 2007, a representative of Leighton conducted a reconnaissance-level assessment of the subject site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the subject site. Photographs of the subject site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

The subject site currently, and historically, has consisted of approximately 66 acres of vacant, undeveloped land (Photos 1 through 8, Appendix B). Improvements were not noted on the subject site. Entry to the property from Fields Drive allowed for easy access to the subject site (Figure 2). Debris or rubbish dumping was not observed on the subject site.

The subject site is currently bordered on the north and west by vacant, undeveloped land. Adjacent to the south and east are residential structures.

A search of selected government databases was conducted by Leighton using Track Info Services, LLC, Environmental FirstSearch Report. Regulatory database lists were reviewed for cases pertaining to leaking underground storage tanks (USTs); aboveground storage tanks (ASTs), hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM E1527-05. The subject site was not identified on the Environmental FirstSearch report. The Environmental FirstSearch report did not identify any facilities that appear to represent a potential source of migration of hazardous substances to soil or groundwater beneath the subject property.

Leighton performed a Phase I ESA for the subject site in conformance with the scope and limitations of ASTM Practice E1527-05 of the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the subject site, Assessor Parcel Numbers (APN's) 472-170-003, 472-170-008, and 472-180-003 in the French Valley Area, Unincorporated Riverside County, California, (collectively referred to as the "subject site" – Figure 1) in accordance with The Garrett Group, LLC's authorization.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions in connection with the subject site. Recognized environmental conditions are defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimus are not recognized environmental conditions" (ASTM 1527-05, 2005).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records Review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B). Leighton also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Site-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this Phase I ESA are presented in Section 7.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the Phase I ESA, are presented in Sections 8.0 and 9.0, respectively.

This Phase I ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to site conditions existing at the time of our study and cannot necessarily be taken to apply to site conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there

are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject site or of businesses operating at the subject site, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of The Garrett Group, LLC and the County of Riverside. Use of this report by any other party shall be at such party's sole risk.

1.8 Important Information About Geoenvironmental Reports

Users of this report are referred to Appendix G regarding important information provided by the Associated Soil and Foundation Engineers (ASFE) on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site consists of vacant land located northeast of Fields Drive and Metropolitan Water District (MWD) canal, in the French Valley Area, Unincorporated area of Riverside County, California (Figure 1). The County of Riverside Assessor's office designates the subject site as Assessor Parcel Numbers (APNs) 472-170-003, 472-170-008, and 472-180-003. Addresses were not found to be associated with the subject site.

A legal description is provided in the preliminary title report supplied by The Garrett Group and prepared by First American Title Company located in Appendix D. It should be noted that the preliminary title report included additional assessor parcel numbers which are not associated with the subject site.

2.2 Site and Vicinity General Characteristics

This area is comprised primarily of undeveloped land and rural residential properties.

2.3 Current Use of the Subject Site

The subject site currently consists of approximately 66 acres of undeveloped vacant land (Photos 1 through 8, Appendix B).

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

Structures were not noted on the subject site. Access to the property was provided from Fields Drive. An earthen road is located onsite.

The subject site is currently vacant and utilities do not appear to be connected. However, the following utilities could provide future service to the subject site:

Natural Gas	:	Southern California Gas Company
Source of Potable Water	:	Eastern Municipal Water District (EMWD)
Electric	:	Southern California Edison
Sewage Disposal	:	EMWD
Solid Waste Disposal	:	Waste Management
Heating and/or Cooling System:		Not Applicable

2.5 Current Uses of Adjoining Properties

The subject site is currently bordered on the north and south by vacant, undeveloped land. Adjacent to the east are residential structures. Adjacent to the west is the Metropolitan Water District (MWD) canal.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as the Garrett Group, LLC. As a part of the ASTM 1527-05 process, Mr. Will Rogers, Project Manager for The Garrett Group, LLC, completed a questionnaire on the property. A copy of this questionnaire is provided in Appendix D.

3.1 Title Records

According to the preliminary title report supplied by The Garrett Group and prepared by First American Title Company on January 16, 2008, the property is owned by Paul Garrett, trustee of the Paul Garrett 1994 Revocable Trust, as to Parcels A and B and PG Acquisitions LLC, a California Limited Liability Company, as to Parcel C. Evidence of environmental liens was not noted in the preliminary title report. The legal description of the subject site can be found in the title report provided in Appendix D. It should be noted that the preliminary title report included additional assessor parcel numbers which are not associated with the subject site.

3.2 Environmental Liens or Activity and Use Limitations

The Garrett Group, LLC indicated that they are not aware of environment liens or activity or land use limitations for the subject site.

3.3 Specialized Knowledge

The Garrett Group, LLC indicated that they do not have any specialized knowledge or experience related to the property or nearby properties.

3.4 Commonly Known or Reasonably Ascertainable Information

The Garrett Group, LLC indicated that they were not aware of commonly known or reasonably ascertainable information about the property.

3.5 Valuation Reduction for Environmental Issues

The Garrett Group, LLC indicated that they were not aware of valuation reduction due to environmental contamination on the property.

3.6 Owner, Property Manager, and Occupant Information

According to the interview form completed by Mr. Will Rogers of The Garrett Group, LLC, the property is currently owned by Garrett Holding, LLC. A copy of this questionnaire is provided in Appendix D.

3.7 Reason for Performing Phase I

According to The Garrett Group, LLC, the reason for requesting this Phase I ESA is based on The Garrett Group, LLC requesting a foundation change from Riverside County.

3.8 Other

Additional information was not supplied by The Garrett Group.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using Track Info Services, Environmental FirstSearch™ Report. The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, including a review of tribal records. The database listings were reviewed within the specified radii established by the ASTM E1527-05. Details of the database search along with descriptions of each database researched are provided in the FirstSearch report (Appendix C).

4.1.1 Site

The subject site was not identified on the FirstSearch™ report.

4.1.2 Offsite

Adjacent properties were not listed within the FirstSearch™ report.

Several properties were listed within FirstSearch™ report as "non geocoded," meaning unmapped listings. Non geocoded properties are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings to evaluate if the properties were possibly located near the subject site. There were no listings found to be located near the subject site by utilizing the Department of Toxic Substances Control (DTSC), online Envirostor database and the State Water Resources Control Board (SWRCB) online Geotracker database.

Based on information provided in the FirstSearch™ report, Envirostor, Geotracker, and area reconnaissance, these unmapped sites are unlikely to have the potential to adversely impact the subject site.

4.2 Additional Environmental Record Sources

Leighton requested regulatory records from the following agencies. It should be noted that the subject site does not have a physical address; therefore, APNs, a Thomas Guide Map, and an address range were utilized. It is Leighton experience that records often

cannot be found without a site address. Copies of the records requests and associated responses can be found in Appendix F.

On December 26, 2007, a file review request was forwarded to the Riverside County Department of Environmental Health via facsimile. Per a letter dated February 4, 2008, Ms. Suzanne Cauffiel, the Records Clerk for the Riverside County Department of Environmental Health indicated that records were not found for the subject site.

On December 26, 2007, a file review request was forwarded to the Department of Toxic Substances Control (DTSC), Glendale Office via facsimile. Per a letter dated January 1, 2008, Ms. Jone Barrio, the Regional Records Coordinator for the DTSC Glendale Office, indicated that records were not found for the subject site.

On December 26, 2007, a file review request was forwarded to the DTSC, Cypress Office via facsimile. Per a letter dated December 28, 2007, Ms. Julie Johnson, the Regional Records Coordinator for the DTSC Cypress Office, indicated that records were not found for the subject site.

On December 26, 2007, a file review request was forwarded to the California Office of the State Fire Marshall via facsimile for information on pipelines on the subject site. Per an email dated January 4, 2008, Ms. Lisa Dowdy of the California Office of the State Fire Marshal indicated that there are no pipelines jurisdictional to the state fire marshal in the subject site.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained from residential homes in Region 9, which includes Riverside County, the arithmetic mean radon levels were 0.6 PicoCuries per liter of air (pCi/l). This average total is below the U. S. EPA radon action level of 4 pCi/l of air.

4.3 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

4.3.1 Topography

The subject site is located in Township 6 South, Range 2 West, Section 27 in the area of French Valley, unincorporated area of Riverside County, California. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) "Winchester, California" Quadrangle (1979). Structures, tanks, or wells were not depicted on the subject site. The elevation of the subject site ranges from approximately 1,447 feet to 1,642 feet above mean sea level.

4.3.2 Surface Water

No bodies of water were noted on the subject site. The Metropolitan Water District (MWD) canal is located adjacent to the west of the subject site. A review of the Winchester USGS Map and the site reconnaissance indicated that the surface water flows in several directions, generally following topography. According to information provided by Riverside County Geographical Information Systems (GIS), the subject site is not located within a 100 year flood plain.

4.3.3 Geology and Soils

Leighton prepared an Update Geotechnical Investigation for a nearby site in January 9, 2007. According to this report, the subject site is located within a prominent natural geomorphic province in southwestern California known as the Peninsular Ranges. This province is characterized by steep, elongated ranges and valleys that generally trend northwestward. Tectonic activity along the numerous faults in the region has created the geomorphology present today. Specifically, the property is situated in the southern portion of the Perris Block, a stable, eroded mass of Cretaceous and older crystalline and metamorphic rock. Thin sedimentary, metamorphic, and volcanic units locally mantle the bedrock with alluvial deposits filling in the lower valley and drainage areas. The Perris Block is bounded by the San Jacinto fault zone to the northeast, the Elsinore fault zone to the southwest, the Cucamonga fault zone to the northwest and the poorly-defined northern boundary of the Temecula basin to the southeast. The Temecula segment of the active Lake Elsinore Fault Zone is approximately 9 miles to the southwest of the site (Leighton, 2007).

4.3.4 Hydrogeology

Site specific groundwater information was not available for the subject site. It is assumed that groundwater flow would generally follow topography.

4.3.5 Oil and Gas Fields

Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, W1-7 dated December 18, 2007. Oil or gas wells were not identified onsite. In addition, evidence of onsite oil or gas wells or oilfield-related facilities was not observed on the subject site during our reconnaissance.

4.4 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject site. These references were reviewed for evidence of activities which would suggest the potential presence of hazardous substances at the subject site and to evaluate the potential for the subject site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past site uses. Aerial photographs were reviewed for the following years: 1938, 1953, 1967, 1976, 1980, 1994, and 2002. References are provided in Appendix A and copies of the aerial photographs are included in Appendix E.

In the **1938** aerial photograph, the subject site was observed to be vacant and undeveloped. Surrounding properties to the south and west may be utilized for agricultural or dry farming purposes.

In the **1953** aerial photograph, there are no significant changes to the subject site or surrounding properties with the exception of an area to the northeast and south east which appears to have been cleared of vegetation.

In the **1967** aerial photograph, the subject site was observed to be vacant, undeveloped land. The Metropolitan Water District canal was observed on the

adjacent property to the west. There were no apparent changes observed on the adjacent properties to the north, east, or south.

In the **1976 a**erial photograph, the subject site was observed to be vacant, undeveloped land with the present day dirt road traversing on the southeastern portion of the subject site. Adjacent properties to the north, east, and south were observed to be vacant, undeveloped land. The adjacent property to the west, beyond the Metropolitan Water District canal, appears to be cleared of vegetation and possibly utilized for dry farming.

In the **1980** aerial photograph, the subject site appears to be unchanged. The adjacent property to the east appears to have been developed with some of the present day residential structures. Adjacent to the north and south is vacant, undeveloped land. Adjacent to the west is the Metropolitan Water District canal.

In the **1994** aerial photograph, there are no apparent changes on the subject site or surrounding properties except that additional residential structures were observed on adjacent properties to the east and southeast of the subject site.

In the **2002** aerial photograph, there are no apparent changes on the subject site or surrounding properties except the present day dirt road traversing on the southeastern portion of the subject site is observed to have expanded in a northerly direction. In addition, an increased amount of residential structures were observed to the east and southeast of the subject site.

4.4.2 Fire Insurance Maps

Fire insurance maps, or Sanborn® maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

It is Leighton's experience that Sanborn Maps are only published for developed areas, therefore there is likely no coverage for the subject site.

4.4.3 Historical Topographic Maps

Historical topographic maps were reviewed for information regarding past subject site uses. Topographic map coverage of the site vicinity is provided by Track Info Services "Winchester" Quadrangle dates 1943, 1953, 1953 photorevised 1973, and 1953 photorevised 1979. References are provided in Appendix A and copies of the maps have been provided in Appendix E.

1943: Structures, tanks, or wells were not depicted on the subject site or adjacent properties. An unimproved road and a intermittent stream are depicted on the southern boundary of the subject site.

1953: Significant changes were not depicted on the subject site or surrounding properties.

1973: Significant changes were not depicted on the subject site or surrounding properties. However, the Metropolitan Water District canal is depicted on the western boundary of the subject site.

1979: Significant changes were not depicted on the subject site or surrounding properties.

4.4.4 Historical City Directories

Without a physical address for the subject property, city directories could not be reviewed. It is Leighton's opinion that since the property is vacant and located in a rural area, that city directories are not published for the site vicinity.

4.4.5 Building Department, Zoning and/or Land Use Records

The subject site does not have a physical address and no structures were evident during our historical review and area reconnaissance. Therefore, building department records were not able to be researched as these records are filed by site address.

4.4.6 Other Historical Sources

Other historical sources were not reviewed as a part of this Phase I ESA.

4.4.7 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1938	Unknown	Not available
1938 to present	Vacant, undeveloped land	Aerial photographs Topographic Maps Interviews Site Reconnaissance

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On December 21, 2007, a representative of Leighton conducted a reconnaissance-level assessment of the subject site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the subject site. Photographs of the subject site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The subject site currently consists of approximately 66 acres of undeveloped vacant land (Photos 1 through 8, Appendix B). Structures were not noted on the subject site. Access to the property was provided from Fields Drive. An earthen road is located onsite.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Storage of hazardous or regulated substance containers was not observed on the subject site.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs), such as vent lines, fill or overfill ports, or aboveground storage tanks (ASTs) were not observed on the subject site.

5.3.3 Polychlorinated Biphenyls (PCBs)

Visual evidence of PCBs was not observed on the subject site. There were no aboveground utility lines, poles, or transformers observed on the subject site.

5.3.4 Waste Disposal

As the subject site is vacant land, there is currently no waste disposal service.

5.3.5 Dumping

Debris or dumping was not observed on the subject site.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, wastewater, sumps, drains, cisterns, and septic systems were not observed at the subject site.

5.3.7 Pesticide Use

Pesticides were not observed during our site reconnaissance.

5.3.8 Staining, Discolored Soils, Corrosion

Evidence of staining and discolored soils was not observed on the subject site.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject site.

5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

5.3.11 Onsite Wells

Oil, gas production, or ground water monitoring wells was not observed or reported at or adjacent to the subject site.

5.3.12 Asbestos

An asbestos survey was not conducted as a part of this investigation.

5.3.13 Lead-Based Paint

A lead based paint survey was not conducted as a part of this investigation.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses are included as Appendix D.

6.1 Interview with Owner

Leighton gave our Standard Phase I ESA Owner/Site Contact Interview Form to the current owner representative Mr. Will Rogers on January 3, 2008. Leighton received the completed interview form via email on January 4, 2008. Mr. Rogers, employee of the owner (Garrett Holding, LLC) of the subject site, completed the interview form and stated that the property has been owned since 2002. Mr. Rogers also indicated the subject site was vacant land with no structures. Mr. Rogers was not aware of the previous owner or of any environmental concerns associated with the subject site or surrounding properties. Mr. Rogers stated that his answers were based on his knowledge since Garrett Holding, LLC assumed ownership in 2002.

6.2 Interview with Site/Property Manager

Leighton did not interview the site or property manager as the property is not occupied.

6.3 Interviews with Occupants

There are no occupants associated with the subject site.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject site with the exception of those noted in Section 4.2.

6.5 Interviews with Others

Leighton did not conduct any other interviews for this Phase I ESA.

7.0 FINDINGS

Leighton performed a Phase I ESA of APN's 472-170-003, 472-170-008, and 472-180-003, in French Valley Area, Unincorporated Riverside County, California, in accordance with the Garrett Group, LLC authorization.

7.1 Onsite

The subject site currently, and historically, has consisted of approximately 66 acres of vacant, undeveloped land (Photos 1 through 8, Appendix B). Improvements were not noted on the subject site. Entry to the property from Fields Drive allowed for easy access to the subject site (Figure 2). Debris or rubbish dumping was not observed on the subject site.

A search of selected government databases was conducted by Leighton using Track Info Services, LLC, Environmental FirstSearch™ Report. Regulatory database lists were reviewed for cases pertaining to leaking underground storage tanks (USTs); aboveground storage tanks (ASTs), hazardous waste sites, and abandoned sites within the specified radii of standards established by the ASTM E1527-05. The subject site was not identified within the Environmental FirstSearch™ Report.

7.2 Offsite

The subject site is currently bordered on the north and south by vacant, undeveloped land. Adjacent to the east are residential structures. Adjacent to the west is the Metropolitan Water District (MWD) canal.

Historically, the adjacent properties were vacant land. Adjacent properties to the south and southwest may have been utilized for dry farming purposes.

Surrounding properties of environmental concern were not identified on the FirstSearch™ report or on the Geotracker database.

7.3 Data Gaps

Data gaps were identified by Leighton.

- Historical records prior to 1938 were not available.

It is Leighton's opinion that the data gaps described above will not impact the conclusions and recommendations regarding the subject property.

8.0 OPINION

8.1 Onsite

No onsite recognized environmental conditions were identified that would negatively impact the subject property.

8.2 Offsite

Adjacent properties were not noted have a potential to adversely effect to the subject site.

9.0 CONCLUSIONS

Leighton performed a Phase I ESA for the subject site in conformance with the scope and limitations of ASTM Practice E1527-05 of the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions.

In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report.

11.0 ADDITIONAL SERVICES

Leighton did not perform any work outside the scope of work as defined in Section 1.3 of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 Corporate

Leighton and Associates, Inc. is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our nine offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

12.2 Individual

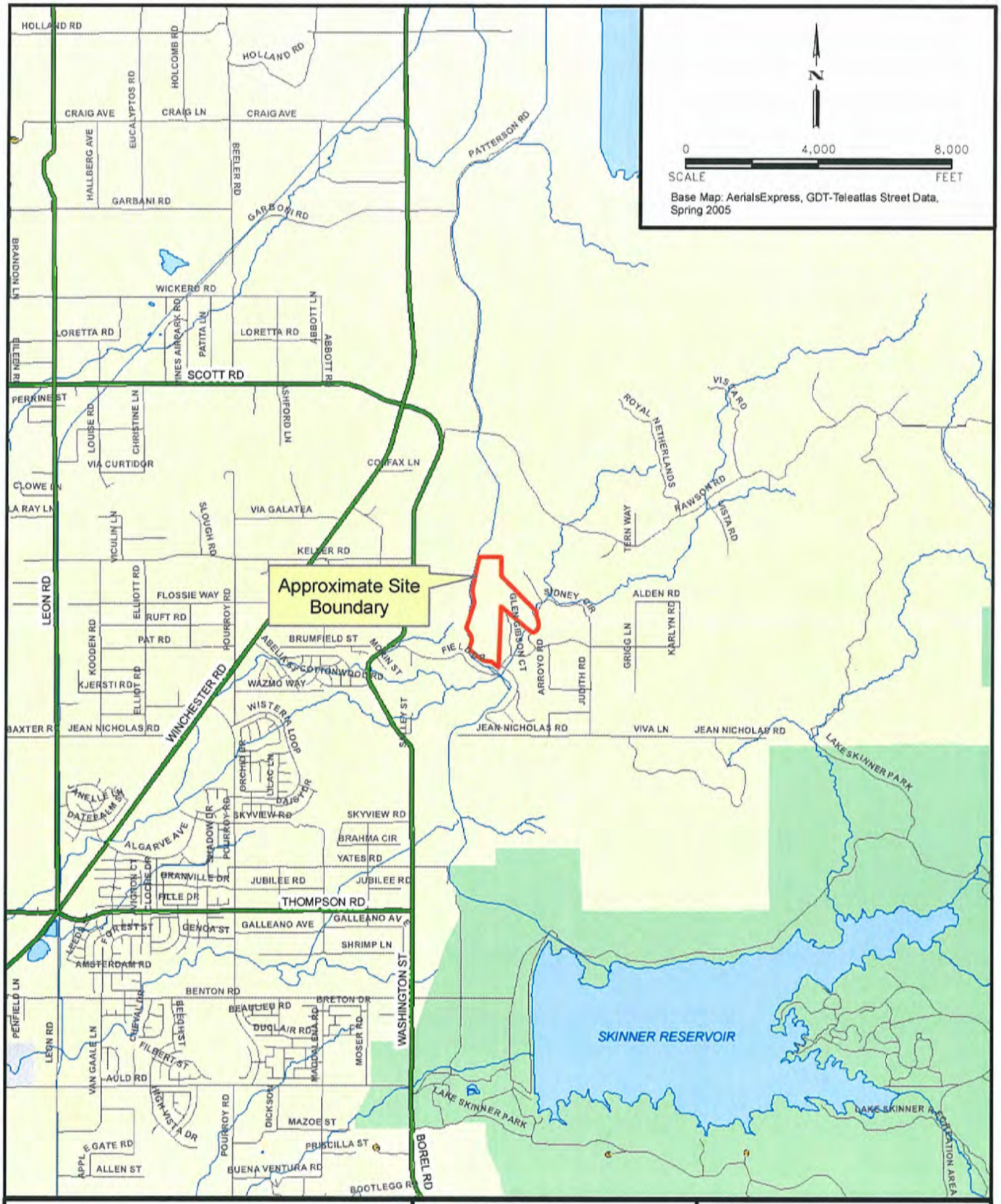
The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM 1527-05.

12.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined by §312.10 of 40 CFR Part 312.

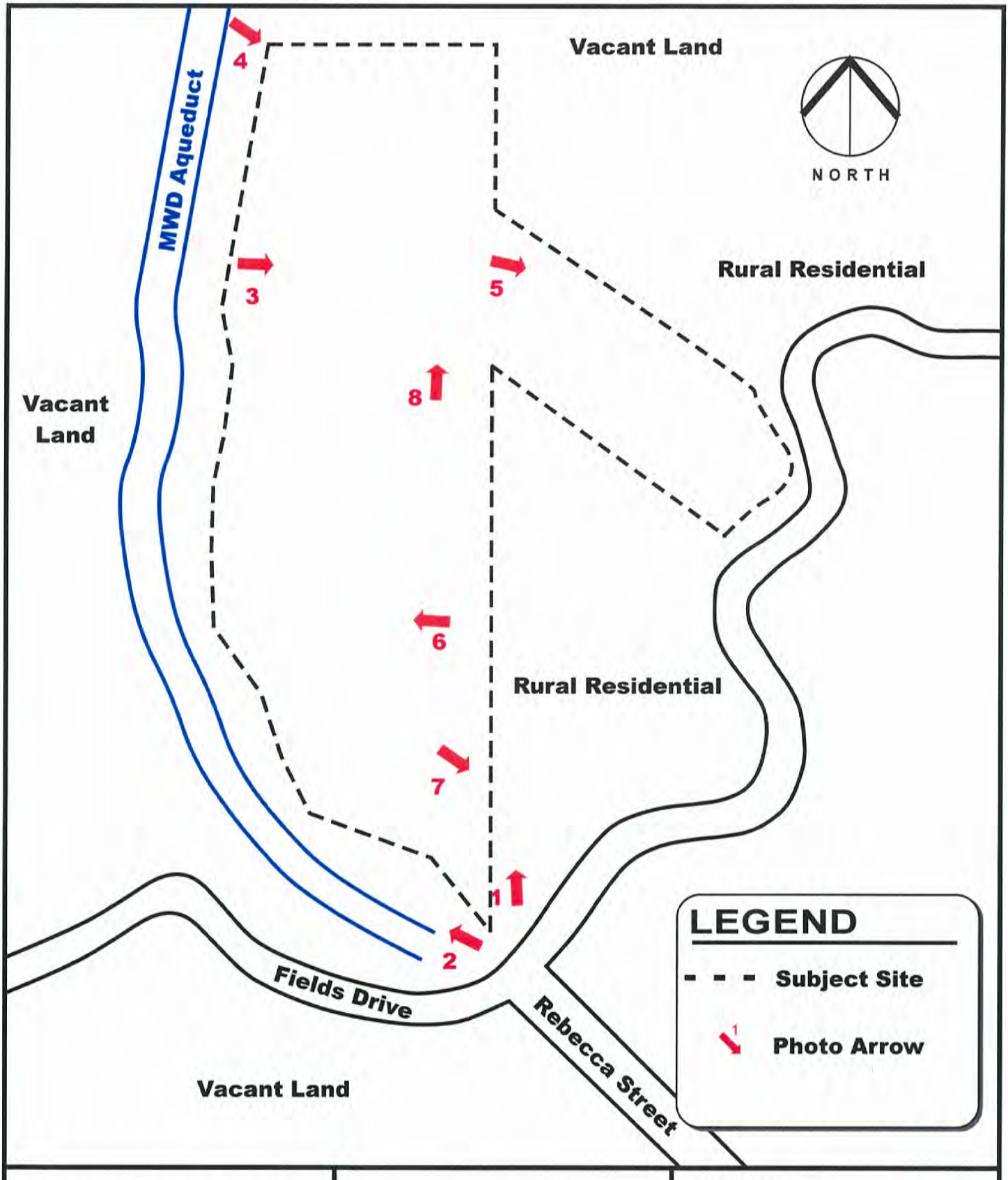
I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Kristin Stout, REA I
Senior Project Scientist



French Valley East **County of Riverside** **California**	**SITE LOCATION MAP**	Project No. **112304-001** Date **March 2008** Figure 1

\\GIS\Drafting\112304\001\of_2007-01-08\fig1sitelocation.mxd



FRENCH VALLEY EAST

COUNTY OF RIVERSIDE, CALIFORNIA

SITE PLAN

Project No.
112304001

Date
March 2008

Figure 2

APPENDIX A

References

American Society for Testing and Materials, ASTM, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-05, dated November 1, 2005.

Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, W1-7, December 18, 2007.

Department of Toxic Substances Control, Envirostor online database, December 21, 2007.

First American Title Company, Preliminary Report, January 16, 2008.

Leighton and Associates, Inc., Update Geotechnical Investigation, French Valley South – Tract 30837, in the French Valley Area, Riverside, California, Project No. 112042002, January 9, 2007.

Track Info Services, LLC, Aerial Photo Package, January 4, 2008:

Date	Photo Identification Number	Scale	Source
1938	NA	1:1,666	Track Info Services, LLC
1953	NA	1:1,666	Track Info Services, LLC
1967	NA	1:1,666	Track Info Services, LLC
1976	NA	1:3,000	Track Info Services, LLC
1980	NA	1:3,000	Track Info Services, LLC
1994	NA	1:3,333	Track Info Services, LLC
2002	NA	1:3,333	Track Info Services, LLC

Track Info Services, LLC, Environmental First Search Report, December 21, 2007.

The Track Info Services, LLC, Historical Topographic Map Package, December 26, 2007.

State Water Resources Control Board, Geotracker online database, January 2, 2008.

SITE PHOTOS

PHOTO NO. 1:

North facing view of the subject site entrance from Fields Drive and Rebecca Street.

PHOTO NO. 2:

Northwest facing view Metropolitan Water District aqueduct which is located offsite, west of the subject site. This is a view from the entrance of the subject site.

PHOTO NO. 3:
East facing view of the subject site.

PHOTO NO. 4:
Southeast facing view of the subject site from the northwest corner.

SITE PHOTOS

PHOTO NO. 5:

East facing view of APN 472-170-008 and adjacent property from a high point on the subject site.

PHOTO NO. 6:

West facing view from a high point on the subject site.

SITE PHOTOS

PHOTO NO. 7:
Southeast facing view of adjacent property from the southern edge of the subject site.

PHOTO NO. 8:
North facing view of the subject site.

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

WINCHESTER ROAD

MURRIETA CA 92563

Job Number: P61100414

PREPARED FOR:

Leighton

41715 Enterprise Circle North Suite 103

Temecual, Ca 92590

12-21-07

Tel: (866) 664-9981 *Fax: (818) 249-4227*

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Environmental FirstSearch
Search Summary Report

Target Site: WINCHESTER ROAD
MURRIETA CA 92563

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-09-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	12-09-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	10-08-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	10-08-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	0	-	-	2	2
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	11-20-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.12	0	0	-	-	-	3	3
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	08-08-07	1.00	0	0	0	0	0	4	4
State Spills 90	Y	11-06-07	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	09-24-07	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	10-18-07	0.50	0	0	0	0	-	3	3
State/Tribal UST/AST	Y	01-03-07	0.25	0	0	0	-	-	1	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	04-27-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.50	0	0	0	0	-	0	0
State Permits	Y	03-29-07	0.25	0	0	0	-	-	0	0
State Other	Y	08-08-07	0.25	0	0	0	-	-	9	9
- TOTALS -				0	0	0	0	0	23	23

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch
Site Information Report

Request Date: 12-21-07
Requestor Name: Abraham Marquez
Standard: ASTM-05

Search Type: COORD
Job Number: P61100414

Target Site: WINCHESTER ROAD
MURRIETA CA 92563

Demographics

Sites: 23 **Non-Geocoded:** 23 **Population:** NA

Radon: NA

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-117.076177	-117:4:34	**Easting:**	492933.988
Latitude:	33.621188	33:37:16	**Northing:**	3719964.729
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
92596	WINCHESTER	CA	0.00 --	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	12-21-07
Historical Topos	Yes	12-21-07
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

TOTAL: 23 **GEOCODED:** 0 **NON GEOCODED:** 23 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	ERNS	635158/UNKNOWN (EPA REGIONS	JACKSON ST AT NUTMEG ST MURRIETA CA 92563	NON GC	
3	ERNS	634639/UNKNOWN (EPA REGIONS	JACKSON ST AT NUTMEG ST MURRIETA CA 92563	NON GC	
4	ERNS	UNKNOWN 267292/HIGHWAY RELATED	NB 101 NORTH OF WINCHESTER WINCHESTER CA 92596	NON GC	
6	LUST	MWD LAKE SKINNER WORK AREA 6 T0606592022/CASE CLOSED	33740 BOREL ROAD WINCHESTER CA 92596	NON GC	
7	LUST	GTE-MURRIETA PLANT YARD T0606500529/CASE CLOSED	32477 HUAN RD MURRIETA CA	NON GC	
8	LUST	MWD LAKE SKINNER WORK AREA 7 T0606511682	33740 BOREL ROAD WINCHESTER CA 92596	NON GC	
9	OTHER	SUNNY FRESH CLEANERS NO 14 RICOGEN_1793	39605 E LOS ALAMOS RD MURRIETA CA 92563	NON GC	
10	OTHER	SUNNY FRESH CLEANERS CAL33720003/REFER: 1248 LOCAL AG	39605 E. LOS ALAMOS ROAD MURRIETA CA 92563	NON GC	
11	OTHER	THE SCGA MEMBERS CLUB RICOGEN_1777	38415 MURRIETA HOT SPRINGS MURRIETA CA 92563	NON GC	
11	OTHER	WALGREENS 7410 RICOGEN_1720	29910 MURRIETA HOT SPRINGS MURRIETA CA 92563	NON GC	
12	OTHER	ELEMENTARY SCHOOL NO. 10 CAL60000105/NO FURTHER ACTION	BEELER ROAD/PATTON AVENUE WINCHESTER CA 92596	NON GC	
13	OTHER	ESPLANADE ELEMENTARY SCHOOL NO. 11 CAL60000288/NO FURTHER ACTION	ESPLANADE AVENUE/WARREN ROA HEMET CA 92596	NON GC	
14	OTHER	MIDDLE SCHOOL NO. 8 CAL70000027/NO FURTHER ACTION	OLIVE AVENUE AND LONGFELLOW WINCHESTER CA 92596	NON GC	
15	OTHER	WINCHESTER 1800 MIDDLE SCHOOL CAL33010065/NO FURTHER ACTION	WASHINGTON STREET/A STREET TEMECULA CA 92596	NON GC	
16	OTHER	SUNNY FRESH CLEANERS CAL33720001/REFER: 1248 LOCAL AG	39605 E. LOS ALAMOS ROAD, S MURRIETA CA 92563	NON GC	
17	RCRAGN	NORTH ORANGE COAST PAINTING CAR000120980/SGN	WINCHESTER RD 1 MILE E OF H FRENCH VALLEY CA 92563	NON GC	
18	RCRAGN	WINCHESTER WEST GUIDANT WEST CAR000173104/LGN	30590 COCHISE CIRCLE MURRIETA CA 92563	NON GC	
19	STATE	PROPOSED MIDDLE SCHOOL NO. 8 CAL60000662/ACTIVE	NORTHEAST CORNER OF OLIVE A UNINCORPORATED CA 92596	NON GC	
20	STATE	MIDDLE SCHOOL NO. 8 CAL70000027/NO FURTHER ACTION	OLIVE AVENUE AND LONGFELLOW WINCHESTER CA 92596	NON GC	
21	STATE	ESPLANADE ELEMENTARY SCHOOL NO. 11 CAL60000288/NO FURTHER ACTION	ESPLANADE AVENUE/WARREN ROA HEMET CA 92596	NON GC	

Environmental FirstSearch
Sites Summary Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

TOTAL: 23 **GEOCODED:** 0 **NON GEOCODED:** 23 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
22	STATE	ELEMENTARY SCHOOL NO. 10 CAL60000105/NO FURTHER ACTION	BEELER ROAD/PATTON AVENUE WINCHESTER CA 92596	NON GC	
23	SWL	AGRISCAPE, INCORPORATED SWIS33-AA-0307/ACTIVE	18712 BRIDGE STREET LAKEVIEW CA 92563	NON GC	
24	UST	RANCHO CALIF COUNTRY CLUB TISID-STATE36617/ACTIVE	29480 MURRIETA HOT SPRINGS MURRIETA CA 92563	NON GC	

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 3 **DIST/DIR:** NON GC **MAP ID:**

NAME:
ADDRESS: JACKSON ST AT NUTMEG ST
MURRIETA CA 92563
Riverside
CONTACT:

REV: 4/8/99
ID1: 635158
ID2:
STATUS: UNKNOWN (EPA REGIONS)
PHONE:

SPILL INFORMATION
DATE OF SPILL: 4/8/1999 **TIME OF SPILL:** 1905

PRODUCT RELEASED (1): flammable liquid NOS
QUANTITY (1): 3
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	**GROUNDWATER:**	NO
LAND:	YES	**FIXED FACILITY:**	NO
WATER:	NO	**OTHER:**	NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING:	YES	**EQUIPMENT FAILURE:**	NO
NATURAL PHENOMENON:	NO	**OPERATOR ERROR:**	NO
OTHER CAUSE:	NO	**TRANSP. ACCIDENT:**	NO
UNKNOWN:	NO		

ACTIONS TAKEN: Cleanup by: Co. Health
RELEASE DETECTION: Refinery Abandoned at roadside.
MISC. NOTES: OES Notification:AA/CUPA Previous Case : 99-1562

DISCHARGER INFORMATION
DISCHARGER ID: 635158 **DUN and BRADSTREET :**
TYPE OF DISCHARGER:
NAME OF DISCHARGER:
ADDRESS:
CA

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 4 **DIST/DIR:** NON GC **MAP ID:**

NAME:
ADDRESS: JACKSON ST AT NUTMEG ST
MURRIETA CA 92563
Riverside
CONTACT:

REV: 4/8/99
ID1: 634639
ID2:
STATUS: UNKNOWN (EPA REGIONS)
PHONE:

SPILL INFORMATION
DATE OF SPILL: 4/8/1999 **TIME OF SPILL:** 1905

PRODUCT RELEASED (1): FLAMMABLE LIQUID NOS
QUANTITY (1): 3
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	**GROUNDWATER:**	NO
LAND:	NO	**FIXED FACILITY:**	NO
WATER:	NO	**OTHER:**	NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING:	NO	**EQUIPMENT FAILURE:**	NO
NATURAL PHENOMENON:	NO	**OPERATOR ERROR:**	NO
OTHER CAUSE:	NO	**TRANSP. ACCIDENT:**	NO
UNKNOWN:	NO		

ACTIONS TAKEN: Cleanup by: Co. Health
RELEASE DETECTION: Refinery Abandoned at roadside.
MISC. NOTES: OES Notification:AA/CUPA Previous Case : 99-1562

DISCHARGER INFORMATION
DISCHARGER ID: 634639 **DUN and BRADSTREET :**
TYPE OF DISCHARGER:
NAME OF DISCHARGER:
ADDRESS:
CA

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 5 **DIST/DIR:** NON GC **MAP ID:**

NAME: UNKNOWN
ADDRESS: NB 101 NORTH OF WINCHESTER
WINCHESTER CA 92596
RIVERSIDE
CONTACT:

REV: 5/13/92
ID1: 267292
ID2:
STATUS: HIGHWAY RELATED
PHONE:

SPILL INFORMATION
DATE OF SPILL: 5/13/1992 **TIME OF SPILL:** 0556

PRODUCT RELEASED (1): VALERIC ACID
QUANTITY (1): 2
UNITS (1): BBL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED
AIR: NO **GROUNDWATER:** NO
LAND: YES **FIXED FACILITY:** NO
WATER: NO **OTHER:** NO
WATERBODY AFFECTED BY RELEASE:

SPILL INFORMATION
DATE OF SPILL: 5/13/1992 **TIME OF SPILL:** 0556

PRODUCT RELEASED (1): VALERIC ACID
QUANTITY (1): 2
UNITS (1): BBL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED
AIR: NO **GROUNDWATER:** NO
LAND: YES **FIXED FACILITY:** NO
WATER: NO **OTHER:** NO
WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE
DUMPING: NO **EQUIPMENT FAILURE:** YES
NATURAL PHENOMENON: NO **OPERATOR ERROR:** NO
OTHER CAUSE: NO **TRANSP. ACCIDENT:** NO
UNKNOWN: NO

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 5 **DIST/DIR:** NON GC **MAP ID:**

NAME: UNKNOWN
ADDRESS: NB 101 NORTH OF WINCHESTER
WINCHESTER CA 92596
RIVERSIDE
CONTACT:

REV: 5/13/92
ID1: 267292
ID2:
STATUS: HIGHWAY RELATED
PHONE:

ACTIONS TAKEN: NO WATERWAYS, CALTRANS TO CLEANUP
RELEASE DETECTION: FELL OFF TRUCK
MISC. NOTES:

DISCHARGER INFORMATION
DISCHARGER ID: 267292
TYPE OF DISCHARGER: UNKNOWN
NAME OF DISCHARGER: UNKNOWN
ADDRESS:

DUN and BRADSTREET :

CAUSE OF RELEASE

DUMPING:	NO	**EQUIPMENT FAILURE:**	YES
NATURAL PHENOMENON:	NO	**OPERATOR ERROR:**	NO
OTHER CAUSE:	NO	**TRANSP. ACCIDENT:**	NO
UNKNOWN:	NO		

ACTIONS TAKEN: NO WATERWAYS, CALTRANS TO CLEANUP
RELEASE DETECTION: FELL OFF TRUCK
MISC. NOTES:

DISCHARGER INFORMATION
DISCHARGER ID: 267292
TYPE OF DISCHARGER: UNKNOWN
NAME OF DISCHARGER: UNKNOWN
ADDRESS:

DUN and BRADSTREET :

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 22 **DIST/DIR:** NON GC **MAP ID:**

NAME: MWD LAKE SKINNER WORK AREA 6
ADDRESS: 33740 BOREL ROAD
WINCHESTER CA 92596
RIVERSIDE
CONTACT:

REV: 10/18/07
ID1: T0606592022
ID2:
STATUS: CASE CLOSED
PHONE:

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

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

LEAD AGENCY: *LOCAL AGENCY*
REGIONAL BOARD:
LOCAL CASE NUMBER: *200319299*
RESPONSIBLE PARTY: *SHERRY LAI*
ADDRESS OF RESPONSIBLE PARTY: *P.O. BOX 54153*
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: *AQUIFER AFFECTED*
SUBSTANCE LEAKED: *WASTE OIL*
SUBSTANCE QUANTITY:
LEAK CAUSE: *OTHER CAUSE*
LEAK SOURCE: *OTHER*
HOW LEAK WAS DISCOVERED: *TANK CLOSURE*
DATE DISCOVERED (blank if not reported): *2003-05-28*
HOW LEAK WAS STOPPED: *CLOSE TANK*
STOP DATE (blank if not reported): *2002-09-15*
STATUS: *CASE CLOSED*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): *CLOS*
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported): *2003-05-28*
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): *2003-10-17*
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): *2007-07-11*
REPORT DATE (blank if not reported): *2003-05-28*

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

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: *0*
MTBE FUEL: *0*
MTBE TESTED: *YES*
MTBE CLASS: *

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 21 **DIST/DIR:** NON GC **MAP ID:**

NAME: GTE-MURRIETA PLANT YARD
ADDRESS: 32477 HUAN RD
MURRIETA CA
RIVERSIDE
CONTACT:

REV: 10/18/07
ID1: T0606500529
ID2:
STATUS: CASE CLOSED
PHONE:

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

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

LEAD AGENCY: *LOCAL AGENCY*
REGIONAL BOARD: *08*
LOCAL CASE NUMBER: *971216*
RESPONSIBLE PARTY: *GTE TELEPHONE OPERATIONS*
ADDRESS OF RESPONSIBLE PARTY: *P.O. BOX 725, CHINO CA 91708*
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: *0833031937*
CASE TYPE: *SOIL ONLY*
SUBSTANCE LEAKED: *GASOLINE*
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): *1997-11-18*
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *CASE CLOSED*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): *EXCAVATE AND DISPOSE- REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE*
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): *CLOS*
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): *1998-07-10*
REVIEW DATE (blank if not reported): *1998-07-10*
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): *1997-09-22*
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): *1999-07-14*
REPORT DATE (blank if not reported): *1998-03-06*

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

MTBE DATE(Date of historical maximum MTBE concentration): *1998-06-08*
MTBE GROUNDWATER CONCENTRATION (parts per billion): *EQUAL TO 149(MAX)*
MTBE SOIL CONCENTRATION (parts per million): *EQUAL TO 0.052(MAX)*
MTBE CNTS: *3*
MTBE FUEL: *1*
MTBE TESTED: *YES*
MTBE CLASS: *

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 23 **DIST/DIR:** NON GC **MAP ID:**

NAME: MWD LAKE SKINNER WORK AREA 7
ADDRESS: 33740 BOREL ROAD
WINCHESTER CA 92596
RIVERSIDE
CONTACT:

REV: 10/18/07
ID1: T0606511682
ID2:
STATUS:
PHONE:

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

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

LEAD AGENCY: *REGIONAL BOARD*
REGIONAL BOARD: *09*
LOCAL CASE NUMBER: *200319300*
RESPONSIBLE PARTY: *SHERRY LAI*
ADDRESS OF RESPONSIBLE PARTY: *P.O. BOX 54153*
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: *9UT4162*
CASE TYPE: *AQUIFER AFFECTED*
SUBSTANCE LEAKED: *GASOLINE*
SUBSTANCE QUANTITY:
LEAK CAUSE: *OTHER CAUSE*
LEAK SOURCE: *OTHER*
HOW LEAK WAS DISCOVERED: *NO DESCRIPTION*
DATE DISCOVERED (blank if not reported): *2002-10-01*
HOW LEAK WAS STOPPED: *REMOVE CONTENTS*
STOP DATE (blank if not reported): *2002-10-01*
STATUS:
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): *VE*
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): *2002-11-13*

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

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: *0*
MTBE FUEL: *1*
MTBE TESTED: *YES*
MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 13 **DIST/DIR:** NON GC **MAP ID:**

NAME:	SUNNY FRESH CLEANERS NO 14	**REV:**	09/06/05
ADDRESS:	39605 E LOS ALAMOS RD	**ID1:**	RICOGEN_1793
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	
CONTACT:		**PHONE:**	

RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH HAZARDOUS WASTE GENERATORS LIST:

Please Note: The responsible agency does not provide details for these records. For further information on a site or to schedule a file review, please contact the Riverside County Environmental Health Department at the following phone number: (951) 358-5055

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 12 **DIST/DIR:** NON GC **MAP ID:**

NAME:	SUNNY FRESH CLEANERS	**REV:**	08/07/07
ADDRESS:	39605 E. LOS ALAMOS ROAD	**ID1:**	CAL33720003
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	REFER: 1248 LOCAL AGENCY
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*Evaluation*
Status:	*Refer: 1248 Local Agency*
Status Date:	*2004-07-29 00:00:00*
NPL Site:	*NO*
Funding:	*Not Applicable*
Regulatory Agencies Involved:	*NONE SPECIFIED*
Lead Agency:	*NONE SPECIFIED*
Project Manager:	
Supervisor:	*Referred - Not Assigned*
Branch:	*So Cal - Cypress*
Acres:	
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*NONE SPECIFIED*
Potential Contaminants:	*NONE SPECIFIED*
Confirmed Contaminants:	*NONE SPECIFIED*
Potential Media Affected:	*NONE SPECIFIED*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

33720003

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 14 **DIST/DIR:** NON GC **MAP ID:**

NAME:	THE SCGA MEMBERS CLUB	**REV:**	09/06/05
ADDRESS:	38415 MURRIETA HOT SPRINGS RD	**ID1:**	RICOGEN_1777
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	
CONTACT:		**PHONE:**	

RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH HAZARDOUS WASTE GENERATORS LIST:
Please Note: The responsible agency does not provide details for these records. For further information on a site or to schedule a file review, please contact the Riverside County Environmental Health Department at the following phone number: (951) 358-5055

OTHER SITE

SEARCH ID: 15 **DIST/DIR:** NON GC **MAP ID:**

NAME:	WALGREENS 7410	**REV:**	09/06/05
ADDRESS:	29910 MURRIETA HOT SPRINGS RD	**ID1:**	RICOGEN_1720
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	
CONTACT:		**PHONE:**	

RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH HAZARDOUS WASTE GENERATORS LIST:
Please Note: The responsible agency does not provide details for these records. For further information on a site or to schedule a file review, please contact the Riverside County Environmental Health Department at the following phone number: (951) 358-5055

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 16 **DIST/DIR:** NON GC **MAP ID:**

NAME:	ELEMENTARY SCHOOL NO. 10	**REV:**	08/08/07
ADDRESS:	BEELER ROAD/PATTON AVENUE	**ID1:**	CAL60000105
	WINCHESTER CA 92596	**ID2:**	
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2006-06-01 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*AMIT PATHAK*
Supervisor:	*Shahir Haddad*
Branch:	*School Evaluation - Cypress*
Acres:	*12*
Assessor s Parcel Number:	*461-18-0036*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	*Voluntary Cleanup Program*

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

HEMET USD-PROPOSED ES NO. 10

Proposed Pleasant Valley Elementary School

461-18-0036

60000105

404639-11

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2005-07-15 00:00:00***
Comments:	
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2006-01-18 00:00:00***
Comments:	*NFA*

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 17 **DIST/DIR:** NON GC **MAP ID:**

NAME:	ESPLANADE ELEMENTARY SCHOOL NO. 11	**REV:**	08/08/07
ADDRESS:	ESPLANADE AVENUE/WARREN ROAD	**ID1:**	CAL60000288
	HEMET CA 92596	**ID2:**	
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2006-11-21 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*ANDREA JUAREZ*
Supervisor:	*Tawfiq Deek*
Branch:	*School Evaluation - Cypress*
Acres:	*12*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

404705-11

60000288

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2006-10-24 00:00:00***
Comments:	*PEA approved with no further action.*
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2006-05-15 00:00:00***
Comments:	

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 18 **DIST/DIR:** NON GC **MAP ID:**

NAME:	MIDDLE SCHOOL NO. 8	**REV:**	08/08/07
ADDRESS:	OLIVE AVENUE AND LONGFELLOW STREEET	**ID1:**	CAL70000027
	WINCHESTER CA 92596	**ID2:**	
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2006-03-20 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*NONE SPECIFIED*
Project Manager:	*RANA GEORGES*
Supervisor:	*Tawfiq Deek*
Branch:	*School Evaluation - Cypress*
Acres:	*23*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

70000027

404646-11

20050027

Hemet Unified School District

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2006-03-20 00:00:00***
Comments:	*DTSC issued no further action determination.*
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2005-08-09 00:00:00***
Comments:	

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 19 **DIST/DIR:** NON GC **MAP ID:**

NAME: WINCHESTER 1800 MIDDLE SCHOOL
ADDRESS: WASHINGTON STREET/A STREET
TEMECULA CA 92596
RIVERSIDE
CONTACT:

REV: 08/08/07
ID1: CAL33010065
ID2:
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2002-09-25 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*DTSC*
Lead Agency:	*NONE SPECIFIED*
Project Manager:	
Supervisor:	*Triss Chesney*
Branch:	*School Evaluation - Cypress*
Acres:	*20*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

33010065

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

TEMECULA VALLEY USD-WNCHSTR 1800 MIDSCL

WINCHESTER 1800 MIDDLE SCHOOL

404372-11

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2002-09-25 00:00:00***
Comments:	
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2004-02-27 00:00:00***
Comments:	

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

OTHER SITE

SEARCH ID: 11 **DIST/DIR:** NON GC **MAP ID:**

NAME:	SUNNY FRESH CLEANERS	**REV:**	08/07/07
ADDRESS:	39605 E. LOS ALAMOS ROAD, SUITE E	**ID1:**	CAL33720001
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	REFER: 1248 LOCAL AGENCY
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*Evaluation*
Status:	*Refer: 1248 Local Agency*
Status Date:	*2004-07-29 00:00:00*
NPL Site:	*NO*
Funding:	*Not Applicable*
Regulatory Agencies Involved:	*NONE SPECIFIED*
Lead Agency:	*NONE SPECIFIED*
Project Manager:	
Supervisor:	*Referred - Not Assigned*
Branch:	*So Cal - Cypress*
Acres:	
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*NONE SPECIFIED*
Potential Contaminants:	*NONE SPECIFIED*
Confirmed Contaminants:	*NONE SPECIFIED*
Potential Media Affected:	*NONE SPECIFIED*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

33720001

SUMNNY FRESH CLEANERS

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

RCRA GENERATOR SITE

SEARCH ID: 1 **DIST/DIR:** NON GC **MAP ID:**

NAME:	NORTH ORANGE COAST PAINTING	**REV:**	6/6/06
ADDRESS:	WINCHESTER RD 1 MILE E OF HWY	**ID1:**	CAR000120980
	FRENCH VALLEY CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	SGN
CONTACT:	JOHN FOTION	**PHONE:**	9092089185

SITE INFORMATION

CONTACT INFORMATION: JOHN FOTION
P O BOX 520
NORCO CA 928600520

PHONE: 9092089185

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

RCRA GENERATOR SITE

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

NAME:	WINCHESTER WEST GUIDANT WEST	**REV:**	6/6/06
ADDRESS:	30590 COCHISE CIRCLE	**ID1:**	CAR000173104
	MURRIETA CA 92563	**ID2:**	
	RIVERSIDE	**STATUS:**	LGN
CONTACT:	MICHAEL A VOLPONE	**PHONE:**	951-914-2332

SITE INFORMATION

CONTACT INFORMATION: MICHAEL VOLPONE
26531 YNEZ RD M/S T560
TEMECULA CA 92591

PHONE: 951-914-2332

UNIVERSE INFORMATION:

NAIC INFORMATION

339112 - SURGICAL AND MEDICAL INSTRUMENT MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste
Corrosive waste
Methanol (I) (OR) Methyl alcohol (I)
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to
Chromium

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 9 **DIST/DIR:** NON GC **MAP ID:**

NAME:	PROPOSED MIDDLE SCHOOL NO. 8	**REV:**	08/07/07
ADDRESS:	NORTHEAST CORNER OF OLIVE AVENUE AND BEELER ROAD	**ID1:**	CAL60000662
	UNINCORPORATED WINCH CA 92596	**ID2:**	SCHOOL
	RIVERSIDE	**STATUS:**	ACTIVE
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*Active*
Status Date:	*2007-06-26*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*ASLAM SHAREEF*
Supervisor:	*Tawfiq Deek*
Branch:	*School Evaluation - Cypress*
Acres:	*24*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*NONE SPECIFIED*
Potential Contaminants:	*NONE SPECIFIED*
Confirmed Contaminants:	*NONE SPECIFIED*
Potential Media Affected:	*NONE SPECIFIED*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

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

404752-11

60000662

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2007-07-06***
Comments:	*Signed agreement sent (FedEx) to District*

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 8 **DIST/DIR:** NON GC **MAP ID:**

NAME: MIDDLE SCHOOL NO. 8
ADDRESS: OLIVE AVENUE AND LONGFELLOW STREEET
WINCHESTER CA 92596
RIVERSIDE
CONTACT:

REV: 08/07/07
ID1: CAL70000027
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2006-03-20*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*NONE SPECIFIED*
Project Manager:	*RANA GEORGES*
Supervisor:	*Tawfiq Deek*
Branch:	*School Evaluation - Cypress*
Acres:	*23*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Contaminants:	*NONE SPECIFIED, UNKNOWN CODE-31001*
Confirmed Contaminants:	*No Contaminants found*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

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

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

70000027

404646-11

20050027

Hemet Unified School District

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2005-08-09***
Comments:	
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2006-03-20***
Comments:	*DTSC issued no further action determination.*

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 7 **DIST/DIR:** NON GC **MAP ID:**

NAME: ESPLANADE ELEMENTARY SCHOOL NO. 11
ADDRESS: ESPLANADE AVENUE/WARREN ROAD
HEMET CA 92596
RIVERSIDE
CONTACT:

REV: 08/07/07
ID1: CAL60000288
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type: *School Investigation*
Status: *No Further Action*
Status Date: *2006-11-21*
NPL Site: *NO*
Funding: *School District*
Regulatory Agencies Involved: *SMBRP*
Lead Agency: *SMBRP*
Project Manager: *ANDREA JUAREZ*
Supervisor: *Tawfiq Deek*
Branch: *School Evaluation - Cypress*
Acres: *12*
Assessor s Parcel Number: *NONE SPECIFIED*
Past Uses: *AGRICULTURAL - ROW CROPS*
Potential Contaminants: *Arsenic, Chlordane, DDD, DDE, DDT, Lead, Toxaphene, Aldrin, Antimony and compounds, Barium and compounds, Beryllium and compounds, Cadmium and compounds, Chromium III, Chromium VI, Cobalt, Copper and compounds, Dieldrin, Endosulfan, Heptachlor, Heptachlor epoxide, Lead, Organic (tetraethyl lead), Mercury and compounds, Methoxychlor, Molybdenum, Nickel, Selenium, Thallium and compounds, Vanadium and compounds, Zinc*
Confirmed Contaminants: *Selenium-NO,Thallium and compounds-NO,Toxaphene-NO,Aldrin-NO,Antimony and compounds-NO,Barium and compounds-NO,Beryllium and compounds-NO,Cadmium and compounds-NO,Chromium III-NO,Chromium VI-NO,Cobalt-NO,Copper and compounds-NO,Dieldrin-NO,Endosulfan-NO,Heptachlor-NO,Heptachlor epoxide-NO,Lead, Organic (tetraethyl lead)-NO,Mercury and compounds-NO,Methoxychlor-NO,Molybdenum-NO,Nickel-NO,Arsenic-NO,Chlordane-NO,DDD-NO,DDE-NO,DDT-NO,Lead-NO,No Contaminants found,Vanadium and compounds-*
Potential Media Affected: *NMA*
Restricted Use: *NO*
Site Management Required: *NONE SPECIFIED*
Special Programs Associated with this Site:

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

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

404705-11

60000288

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

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2006-10-24***
Comments: *PEA approved with no further action.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Environmental Oversight Agreement***
Completion Date: ***2006-05-15***
Comments:

- Continued on next page -

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 7 **DIST/DIR:** NON GC **MAP ID:**

NAME:	ESPLANADE ELEMENTARY SCHOOL NO. 11	**REV:**	08/07/07
ADDRESS:	ESPLANADE AVENUE/WARREN ROAD	**ID1:**	CAL60000288
	HEMET CA 92596	**ID2:**	SCHOOL
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 6 **DIST/DIR:** NON GC **MAP ID:**

NAME:	ELEMENTARY SCHOOL NO. 10	**REV:**	08/07/07
ADDRESS:	BEELER ROAD/PATTON AVENUE	**ID1:**	CAL60000105
	WINCHESTER CA 92596	**ID2:**	SCHOOL
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*No Further Action*
Status Date:	*2006-06-01*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*AMIT PATHAK*
Supervisor:	*Shahir Haddad*
Branch:	*School Evaluation - Cypress*
Acres:	*12*
Assessor s Parcel Number:	*461-18-0036*
Past Uses:	*AGRICULTURAL - ROW CROPS*
Potential Contaminants:	*Arsenic, Chlordane, Total Chromium (1:6 ratio Cr VI:Cr III), DDD, DDE, DDT, Endrin, Lead, Dieldrin*
Confirmed Contaminants:	*Arsenic-NO,Chlordane-NO,Total Chromium (1:6 ratio Cr VI:Cr III)-NO,DDD-NO,DDE-NO,DDT-NO,Endrin-NO,Lead-NO,Dieldrin-NO*
Potential Media Affected:	*NMA*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	*Voluntary Cleanup Program*

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

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

Proposed Pleasant Valley Elementary School

461-18-0036

60000105

404639-11

HEMET USD-PROPOSED ES NO. 10

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

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2005-07-15***
Comments:	
Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Preliminary Endangerment Assessment Report***
Completion Date:	***2006-01-18***
Comments:	*NFA*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

STATE

SEARCH ID: 6 **DIST/DIR:** NON GC **MAP ID:**

NAME:	ELEMENTARY SCHOOL NO. 10	**REV:**	08/07/07
ADDRESS:	BEELER ROAD/PATTON AVENUE	**ID1:**	CAL60000105
	WINCHESTER CA 92596	**ID2:**	SCHOOL
	RIVERSIDE	**STATUS:**	NO FURTHER ACTION
CONTACT:		**PHONE:**	

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

SOLID WASTE LANDFILL SITE

SEARCH ID: 10 **DIST/DIR:** NON GC **MAP ID:**

NAME: AGRISCAPE, INCORPORATED
ADDRESS: 18712 BRIDGE STREET
LAKEVIEW CA 92563
RIVERSIDE
CONTACT:

REV: 09/24/07
ID1: SWIS33-AA-0307
ID2:
STATUS: ACTIVE
PHONE:

SITE OPERATOR INFORMATION:

Operator: *Agriscape, Inc.*
Operator Address: *37760 Borel Road Murrieta CA 92563*
Permit Date: *5/17/2006*
Permit Status: *Notification*
Land Use Name: *Industrial,Commercial,Agricultural*
GIS Source for LAT and LONG: *Map*

SITE ACTIVITY INFORMATION:

Activity: *Composting Operation (Green Waste)*
Accepted Waste: *Green Materials,Wood waste*
Operational Status: *Active*
Regulatory Status *Notification*
Program Type
Closure Date:
Closure Type:
Permitted Throughput with Units: *100 Cu Yards/day*
Permitted Capacity with Units: *20000 Cu Yards/year*
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: *20*
Permitted Disposal Acreage:
Last Tire Inspection Count:
Last Tire Inspection Count Date:
Original Tire Inspection Count:
Last Tire Inspection Count Date:
Inspection Frequency: *Quarterly*

SITE OWNER INFORMATION:

Owner: *Almejo, Richardo*
Owner Phone: *9516960651*
Owner Address: *37760 Borel Road*

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 20 **DIST/DIR:** NON GC **MAP ID:**

NAME:	RANCHO CALIF COUNTRY CLUB	**REV:**	01/01/94
ADDRESS:	29480 MURRIETA HOT SPRINGS	**ID1:**	TISID-STATE36617
	MURRIETA CA 92563	**ID2:**	
	Riverside	**STATUS:**	ACTIVE
CONTACT:		**PHONE:**	

UST HISTORICAL DATA

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

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

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

Environmental FirstSearch Descriptions

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

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

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

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

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

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

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

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.
FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

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

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

State/Tribal Sites: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

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

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

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

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The

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

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

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: ***NTIS*** NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

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

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Environmental FirstSearch Database Sources

NPL: ***EPA*** Environmental Protection Agency

Updated quarterly

NPL DELISTED: ***EPA*** Environmental Protection Agency

Updated quarterly

CERCLIS: ***EPA*** Environmental Protection Agency

Updated quarterly

NFRAP: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA TSD: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA GEN: ***EPA*** Environmental Protection Agency.

Updated quarterly

RCRA NLR: ***EPA*** Environmental Protection Agency

Updated quarterly

Federal IC / EC: ***EPA*** Environmental Protection Agency

Updated quarterly

ERNS: ***EPA/NRC*** Environmental Protection Agency

Updated semi-annually

Tribal Lands: ***DOI/BIA*** United States Department of the Interior

Updated annually

State/Tribal Sites: ***CA EPA*** The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

Updated quarterly/when available

State Spills 90: ***CA EPA*** The California State Water Resources Control Board

Updated when available

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

Updated quarterly/when available

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

Updated quarterly/when available

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building

INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture
LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA:
* Environmental Health Department
MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA:
* Health Department
MENDOCINO COUNTY CUPA:
* Environmental Health Department
MERCED COUNTY CUPA:
* Division of Environmental Health
MODOC COUNTY CUPA:
* Department of Agriculture
MONO COUNTY CUPA:
* Health Department
MONTEREY COUNTY CUPA:
* Environmental Health Division
NAPA COUNTY CUPA:
* Hazardous Materials Section
NEVADA COUNTY CUPA:
* Environmental Health Department
ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA:
* Environmental Health Department
RIVERSIDE COUNTY CUPA:
* Environmental Health Department
SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA:
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
*City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA:

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

Updated quarterly/annually/when available

State/Tribal IC: ***CA EPA*** The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: ***CA EPA*** The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: ***NTIS*** Environmental Protection Agency, National Technical Information Services

Updated periodically

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

Updated quarterly/when available

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

Updated quarterly/when available

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

Target Property: WINCHESTER ROAD
MURRIETA CA 92563

JOB: P61100414

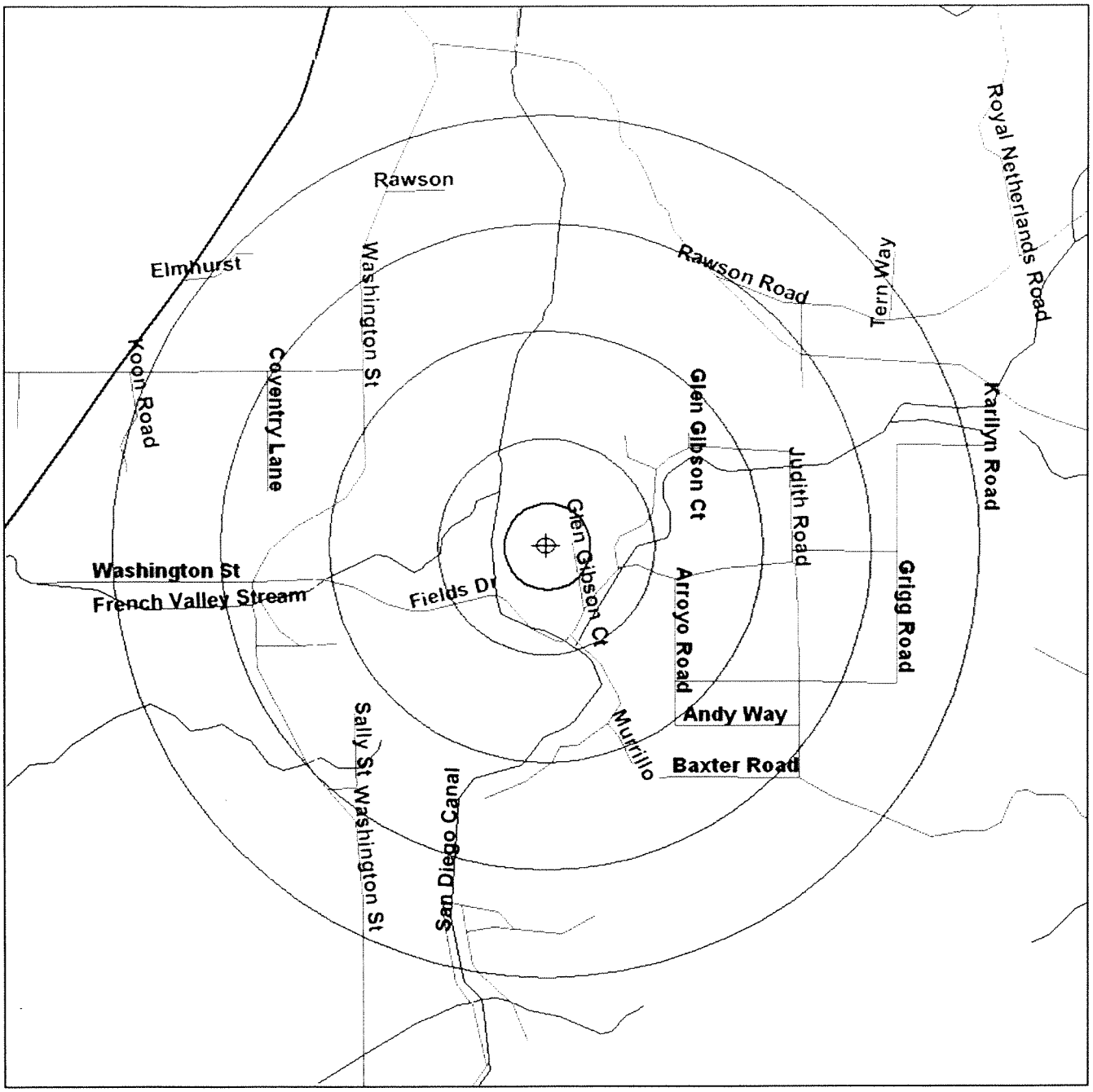
Street Name	Dist/Dir	Street Name	Dist/Dir
Fields Dr	0.16 SE		
Glen Gibson Ct	0.06 NE		
Rebecca St	0.22 SE		
Sidney Cir	0.18 SE		

Environmental FirstSearch

1 Mile Radius

Single Map:

WINCHESTER ROAD , MURRIETA CA 92563



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177) .....

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

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

Triballand.....

Railroads .....

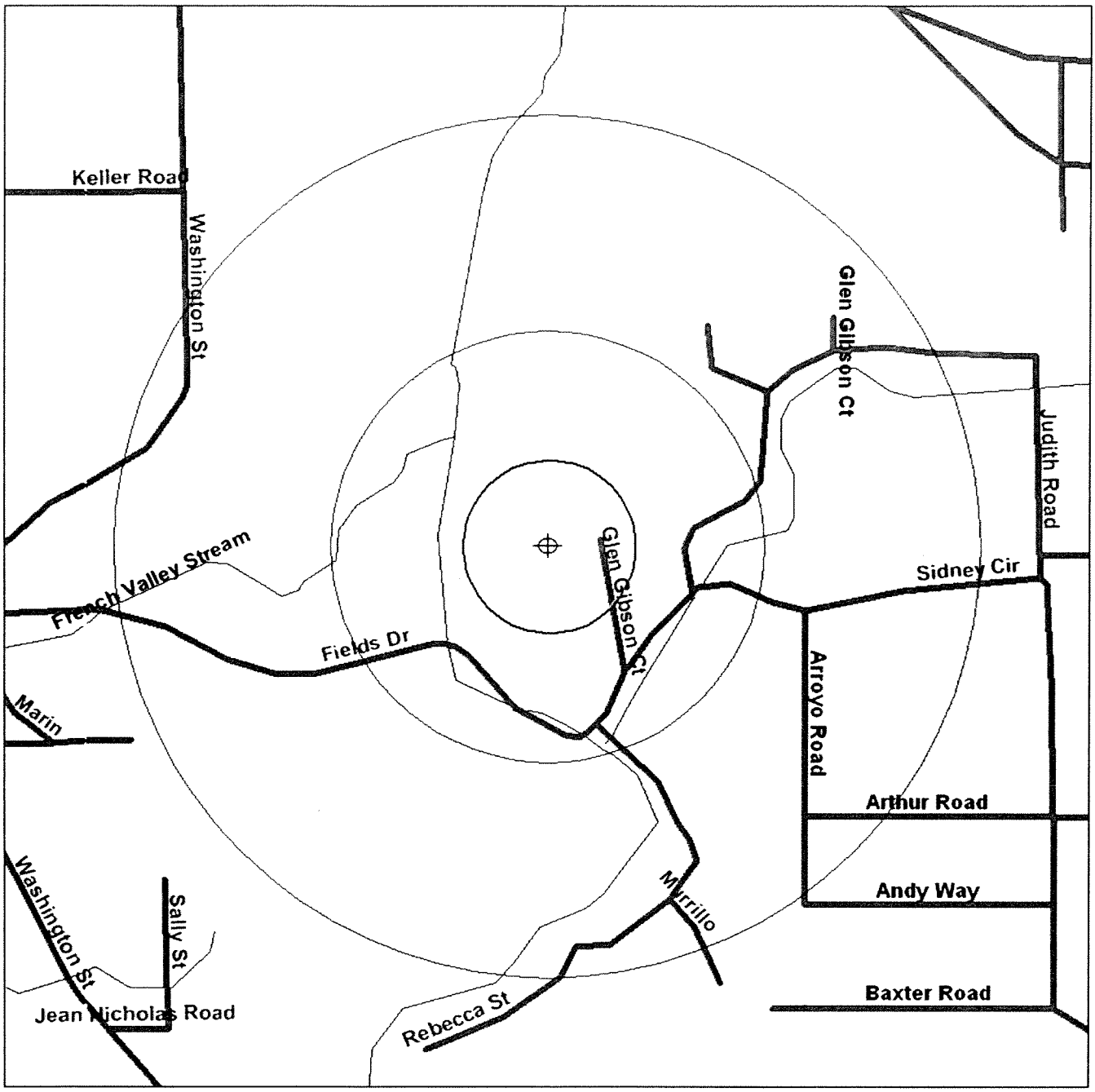
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

Single Map:

WINCHESTER ROAD , MURRIETA CA 92563



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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

Environmental FirstSearch

.25 Mile Radius

Single Map:

WINCHESTER ROAD , MURRIETA CA 92563

Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

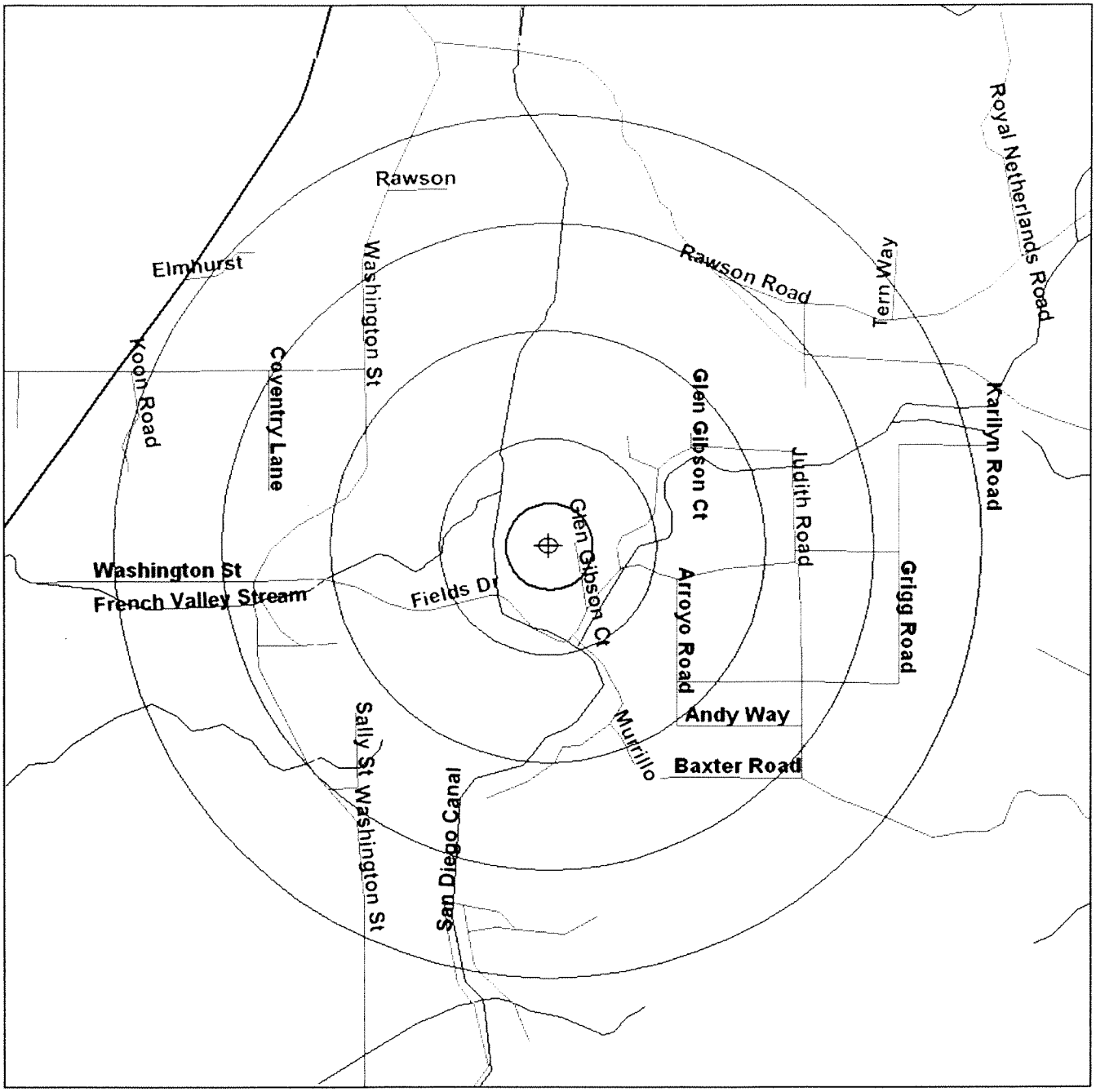
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

WINCHESTER ROAD , MURRIETA CA 92563



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177) .....

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

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

Triballand.....

Railroads .....

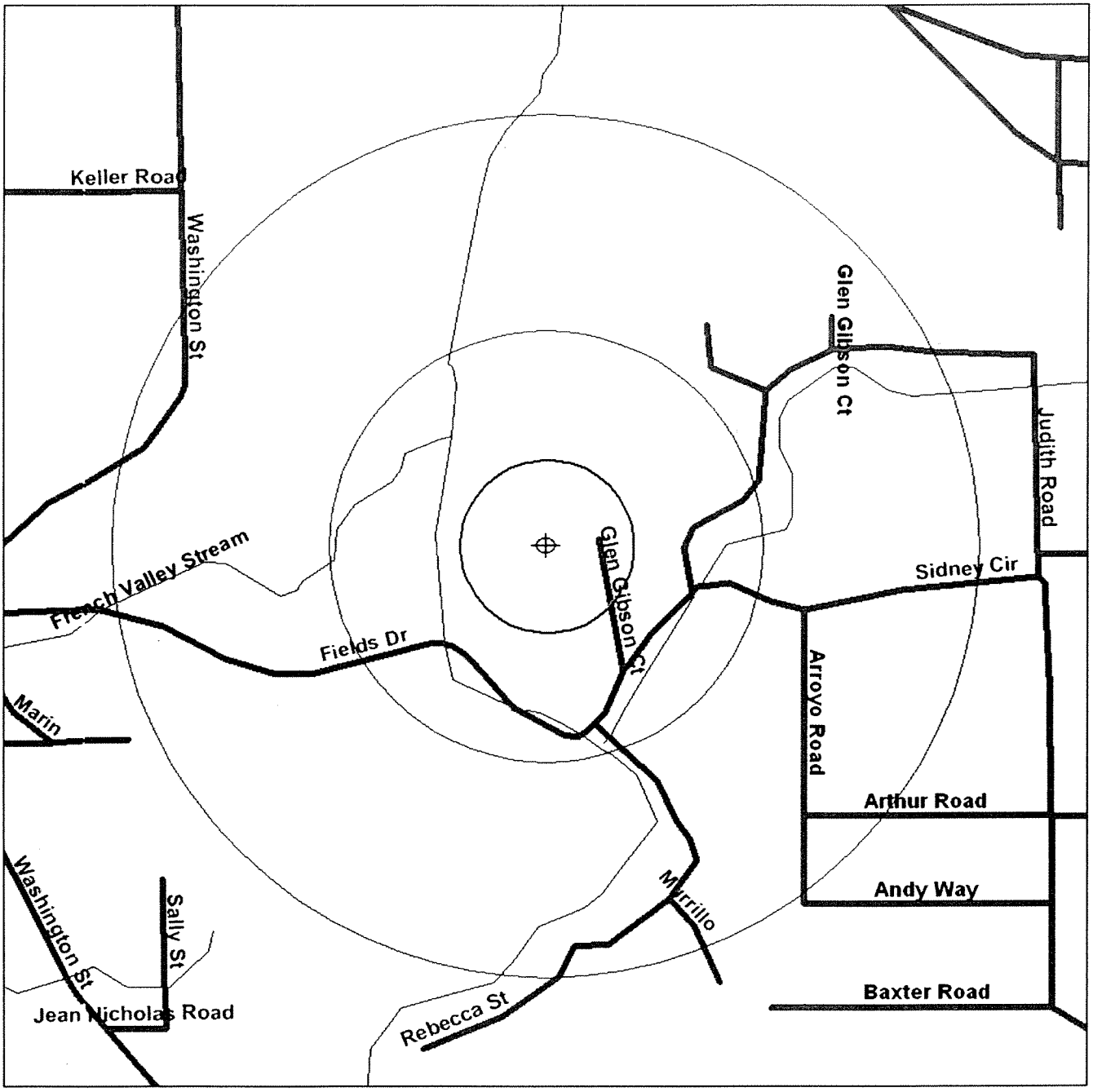
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases

WINCHESTER ROAD , MURRIETA CA 92563



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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

Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, PERMITS, OTHER

WINCHESTER ROAD , MURRIETA CA 92563

Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

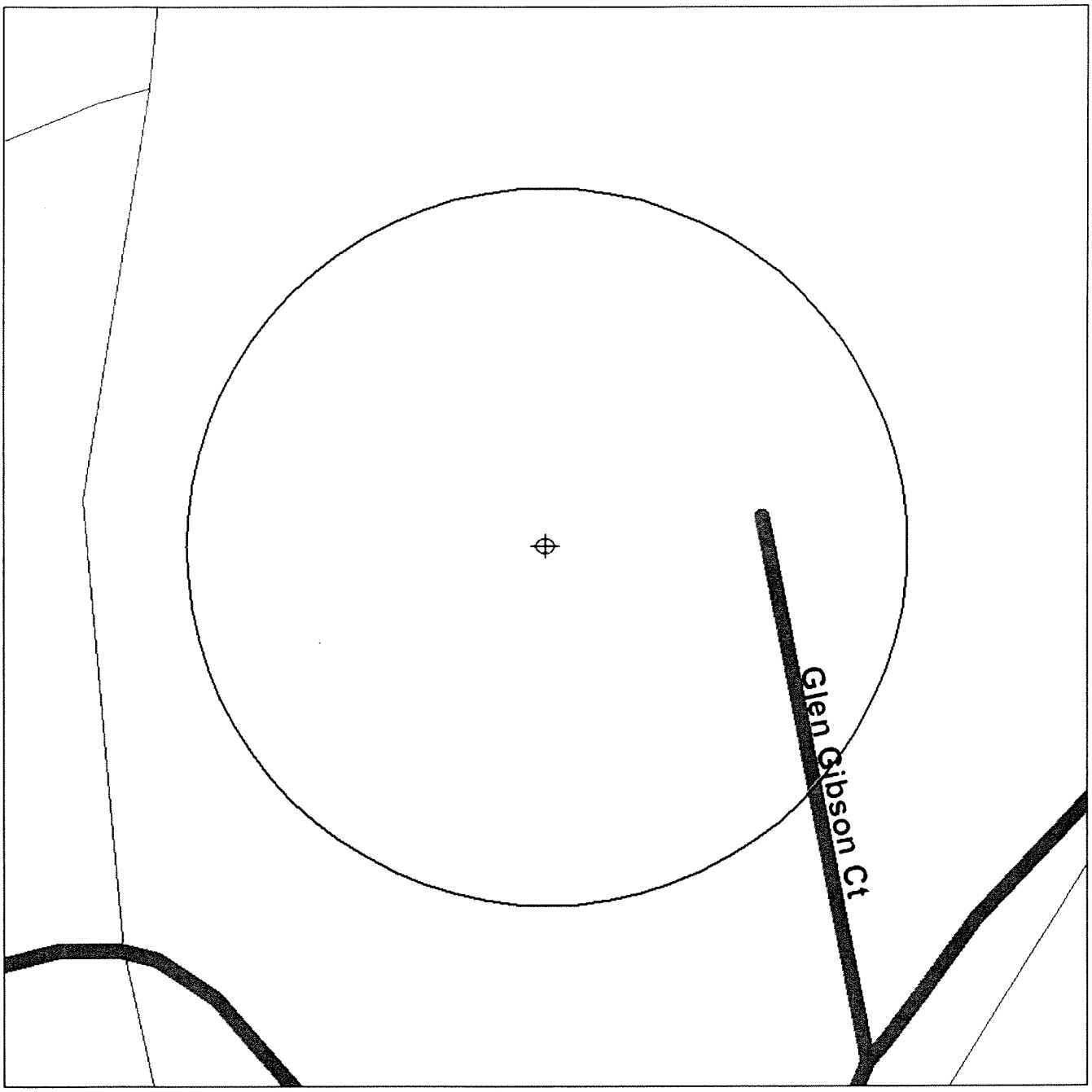
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM-05: SPILLS90, ERNS, RCRANLR

WINCHESTER ROAD , MURRIETA CA 92563



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.621188 Longitude: -117.076177)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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

UPDATE #1

First American Title Company

9130 Anaheim Pl., Suite 230
Rancho Cucamonga, CA 91730

Joyce Crosby
Ocean Springs, LLC c/o The Garrett, Group, LLC
One BetterWorld Circle, Ste 300
Temecula, CA 92590

Order Number:	NHRV-2107915 (22)
Title Officer:	Matt Hooks
Phone:	(909)477-5657
Fax No.:	(866)566-3980
E-Mail:	mhooks@firstam.com
Buyer:	
Property:	Vacant Land Riverside, 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 January 16, 2008 at 7:30 A.M.

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

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:

Paul Garrett, trustee of the Paul Garrett 1994 Revocable Trust, as to Parcels A and B,

PG Acquisitions LLC, a California limited liability company, as to Parcel C

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

A fee as to Parcel(s) A, B1 and C, an easement as to Parcel(s) B2.

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 2008-2009, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	$729.00, PAID
Penalty:	$NONE
Second Installment:	$729.00, OPEN
Penalty:	$NONE
Tax Rate Area:	071-077
A. P. No.:	472-170-008-3

Affects Parcel A

3. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	$1,059.48, PAID
Penalty:	$NONE
Second Installment:	$1,059.48, OPEN
Penalty:	$NONE
Tax Rate Area:	071-077
A. P. No.:	472-170-001-6

Affects a portion of Parcel B

4. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	$407.01, PAID
Penalty:	$NONE
Second Installment:	$407.01, OPEN
Penalty:	$NONE
Tax Rate Area:	071-077
A. P. No.:	472-170-003-8

Affects a portion of Parcel B

5. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	$102.66, PAID
Penalty:	$NONE
Second Installment:	$102.66, OPEN
Penalty:	$NONE
Tax Rate Area:	071-077
A. P. No.:	476-010-040-4

Affects: a portion of Parcel B

6. General and special taxes and assessments for the fiscal year 2007-2008.

First Installment:	$534.70, PAID
Penalty:	$NONE
Second Installment:	$534.70, OPEN
Penalty:	$NONE
Tax Rate Area:	071-077
A. P. No.:	472-180-003-9

Affects: Parcel C

7. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

8. Rights of the public in and to that portion of the land lying within any public street or road.

The Following Matters Affect Parcel A:

9. The effect of a recital on said Map stipulating that the areas designated as floodway and natural water courses must be kept free of all dwelling units, obstructions and encroachments by land fill.

10. An easement shown or dedicated on the Map as referred to in the legal description
For: Road purposes and incidental purposes.

11. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded February 8, 1978 as Instrument No. 24783 of Official Records.
In Favor of: Southern California Edison Company, a Corporation
Affects: The land

12. A non-exclusive easement for ingress, egress, public utilities and incidental purposes reserved in the document recorded May 9, 1979 as Instrument No. 94322 of Official Records.

Reserved by: Lake Skinner Ranch, a Limited Partnership.
Affects: The Northerly, Southerly, Easterly and Westerly 30 feet.

The terms and provisions contained in the document entitled "Affidavit", executed by Sidney O. Fields, recorded November 10, 1993 as Instrument No. 449910 of Official Records.

A document recorded November 10, 1993 as Instrument No. 449931 of Official Records provides that the interest of the easement holder was transferred to Tavarr, Incorporated, a California Corporation.

13. The effect of a map purporting to show the land and other property, filed in Book 87, Page 99 of Parcel Maps.

14. The effect of a map purporting to show the land and other property, filed in Book 93, Page 50 of Parcel Maps.

15. The terms and provisions contained in the document entitled "Affidavit" recorded November 10, 1993 as Instrument No. 449918 of Official Records.

The Following Matters Affect Parcels B and C:

16. An easement for public utilities and incidental purposes, recorded January 29, 1947 as Book 819 Page 97 of Official Records.
In Favor of: California Electric Power Company
Affects: Parcel B

17. An easement for public utilities and incidental purposes, recorded August 25, 1960 as Instrument No. 75219 of Official Records.
In Favor of: California Water and Telephone Company
Affects: Parcel B

18. An easement for ingress, egress and incidental purposes, recorded July 2, 1964 as Instrument No. 81236 of Official Records.
In Favor of: Shannon Management Company, an Arizona Corporation
Affects: Parcels B and C

19. An easement for ingress, egress and incidental purposes, recorded August 3, 1973 as Instrument No. 102366 of Official Records.
In Favor of: Sidney O. Fields, a single man and Lee Tully, a married man as tenants in common
Affects: Parcel B

20. An easement for ingress and egress and incidental purposes, recorded August 3, 1973 as Instrument No. 102368 of Official Records.

In Favor of: Sidney O. Fields, a single man and Lee Tully, a married man, as tenants in common

Affects: Parcel C

21. The effect of a map purporting to show the land and other property, filed in Book 23, Page 37 of Parcel Maps.

(Affects Parcel B)

22. An offer of dedication for public roads and incidental purposes, recorded January 11, 1978 as Instrument No. 5400 of Official Records.

To: The County of Riverside

(Parcel B)

23. The effect of a map purporting to show the land and other property, filed in Book 45, Page 26 of Parcel Maps.

(Affects Parcel B)

24. The effect of a map purporting to show the land and other property, filed in Book 45, Page 82 of Parcel Maps.

(Affects Parcel B)

25. The effect of a map purporting to show the land and other property, filed in Book 87, Page 99 of Parcel Maps.

(Affects Parcel B)

26. The effect of a map purporting to show the land and other property, filed in Book 91, Page 99 of Parcel Maps.

(Parcel B)

27. The effect of a map purporting to show the land and other property, filed in Book 93, Page 80 of Parcel Maps.

(Affects Parcel B)

28. The terms and provisions contained in the document entitled "Resolution No. 2002-238" recorded July 12, 2002 as Instrument No. 2002-382638 of Official Records.

(Affects Parcel B)

29. The terms and provisions contained in the document entitled "Easement Agreement" recorded April 1, 2004 as Instrument No. 2004-0231200 of Official Records.

(Affects Parcel B)

30. The effect of a deed of trust to secure an original indebtedness of $23,346,585.00 recorded June 30, 2006 as instrument no. 2006-0478482 of Official Records.

Dated:	June 27, 2006
Trustor:	Garrett Cattle Co., a California corporation
Trustee:	First American Title Company
Beneficiary:	Bank Midwest N.A.

(Affects a portion of Parcel B)

Prior to the issuance of any policy of title insurance, the Company will require:

31. **One of the following, in accordance with the Subdivision Map Act (Section 66410 et seq. of the California Government Code):**
a. A certificate of compliance recorded in the public records.
b. Filing of a final map or parcel map.
c. A waiver of a final map or parcel map.

32. With respect to PG Aquisitions LLC, a limited liability company:
a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

33. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

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.

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.

WIRE INSTRUCTIONS
for
First American Title Company, Sub-Escrow Deposits
Riverside County, California

First American Trust, FSB
5 First American Way
Santa Ana, CA 92707

ABA 122241255
Credit to First American Title Company Special Trust Account
Account No. 2000018012
Reference Title Order Number 2107915, and Title Officer Matt Hooks

Please wire the day before recording. Also, notify the Title Officer of your intent to wire.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL A: (472-170-008-3)

PARCEL 6, AS SHOWN BY AMENDED PARCEL MAP 9718, ON FILE IN BOOK 45 PAGE(S) 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: (472-170-001-6, 472-170-003-8 AND 476-010-040-4)

PARCEL B1:

THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH OF THE EAST LINE OF SAID SECTION 1335.2 FEET TO A POINT IN THE CENTER LINE OF THE COUNTY ROAD; THENCE SOUTH 46° 48' 30" WEST, ON THE CENTER LINE OF SAID ROAD, 349.47 FEET;
THENCE DEFLECTING TO THE LEFT ON A CURVE HAVING A RADIUS OF 120 FEET, A TANGENT OF 57.53 FEET, A DISTANCE OF 107.29 FEET;
THENCE SOUTH 4° 25' EAST, ON THE CENTER LINE OF SAID ROAD, 1004.67 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE NORTH 89° 23' EAST, ON SAID SOUTH LINE, 215 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

A. A STRIP OF LAND 400 FEET WIDE LYING 200 FEET, MEASURED AT RIGHT ANGLES OR RADIALLY, ON EACH SIDE OF THE FOLLOWING DESCRIBED TRAVERSE LINE:

IN THE FOLLOWING TRAVERSE LINE DESCRIPTION ALL CURVES ARE TANGENT TO THE STRAIGHT LINES WHICH THEY JOIN:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING DISTANT NORTH 89° 34' 50" EAST, ALONG SAID NORTH LINE, 1913.54 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE SOUTH 13° 38' 17" WEST, 699.52 FEET TO A POINT HEREIN DESIGNATED "POINT A";
THENCE CONTINUING SOUTH 13° 38' 17" WEST, 299.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE, 157.61 FEET;
THENCE SOUTH 16° 27' 51" EAST, 138.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 300 FEET;
THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 162.09 FEET;
THENCE SOUTH 14° 29' 37" WEST, 656.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO

THE EAST AND HAVING A RADIUS OF 250 FEET;
THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 178.58 FEET;
THENCE SOUTH 26° 26' 01" EAST, 199.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 250 FEET;
THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 222.53 FEET;
THENCE SOUTH 24° 33' 59" WEST, 17.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 250 FEET;
THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 196.35 FEET;
THENCE SOUTH 20° 26' 01" EAST, 108.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250 FEET;
THENCE SOUTHERLY, ALONG SAID LAST MENTIONED CURVE, 146.71 FEET;
THENCE SOUTH 54° 03' 28" EAST, 304.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 200 FEET;
THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 87.27 FEET;
THENCE SOUTH 79° 03' 28" EAST, 196.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200 FEET;
THENCE EASTERLY, ALONG SAID LAST MENTIONED CURVE, 108.46 FEET;
THENCE SOUTH 47° 58' 16" EAST, 601.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVE A RADIUS OF 180 FEET;
THENCE SOUTHEASTERLY, ALONG SAID LAST MENTIONED CURVE, 268.15 FEET;
THENCE SOUTH 37° 22' 56" WEST, 514.13 FEET TO A POINT HEREIN DESIGNATED "POINT B", SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300 FEET;
THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 217.96 FEET;
THENCE SOUTH 79° 00' 33" WEST, 97191 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 300 FEET;
THENCE WESTERLY, ALONG SAID LAST MENTIONED CURVE, 253.93 FEET;
THENCE SOUTH 30° 28' 24" WEST, 207.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300 FEET;
THENCE SOUTHWESTERLY, ALONG SAID LAST MENTIONED CURVE, 259.17 FEET;
THENCE SOUTH 79° 58' 14" WEST, 373.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 350 FEET;
THENCE WESTERLY, ALONG SAID LAST MENTIONED CURVE, 384.82 FEET;
THENCE SOUTH 16° 58' 28" WEST, 8.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 27, SAID LAST MENTIONED POINT BEING DISTANT SOUTH 89° 42' 29" EAST, ALONG SAID SOUTH LINE, 1188.96 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27;

THE SIDE LINES OF SAID 400 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTH LINE OF SAID SECTION 27 AND SO AS TO TERMINATE SOUTHERLY IN A LINE WHICH IS AT RIGHT ANGLES TO SAID ABOVE DESCRIBED TRAVERSE LINE AT SAID "POINT B".

B. A STRIP OF LAND 200 FEET WIDE LYING 100 FEET, MEASURED AT RIGHT ANGLES OR RADIALLY, ON EACH SIDE OF SAID TRAVERSE LINE DESCRIBED IN PARCEL A HEREOF.

THE SIDE LINES OF SAID 200 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN THE SOUTH LINE OF SAID SECTION 27 AND SO AS TO TERMINATE NORTHERLY IN SAID LINE WHICH IS AT RIGHT ANGLES TO SAID TRAVERSE LINE AT SAID "POINT B".

C. A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT A OF SAID TRAVERSE LINE DESCRIBED IN PARCEL A HEREOF;

THENCE NORTH 76° 21' 43" WEST, AT RIGHT ANGLES TO SAID TRAVERSE LINE, 200.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 630 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING ANGLES, FROM THE NORTH LINE OF SAID SECTION 27, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 34' 50" WEST, ALONG SAID PARALLEL LINE, 400.00 FEET; THENCE NORTH 0° 25' 10" WEST, 630.00 FEET TO SAID NORTH LINE OF SECTION 27;
THENCE NORTH 89° 34' 50" EAST, ALONG SAID NORTH LINE OF SECTION 27, A DISTANCE OF 557.74 FEET TO A LINE WHICH IS PARALLEL WITH AND 200 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TRAVERSE LINE;
THENCE SOUTH 13° 53' 17" WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, 649.44 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL B2:

AN EASEMENT OVER THAT PORTION OF SAID LAND AS CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AND SHOWN AS AN EXCEPTION IN PARCEL A ABOVE, DESCRIBED AS FOLLOWS:

AN EASEMENT ACROSS THE SIPHON LOCATED AT APPROXIMATE STA. 979+32 FOR INGRESS AND EGRESS FROM AND TO THE LANDS CONVEYED IN PARCEL A AND THE RIGHT TO MAINTAIN AND OPERATE IRRIGATION LINES OVER, UPON AND ACROSS SAID SIPHON; PROVIDED, SUCH FACILITIES SHALL BE LOCATED, OPERATED AND MAINTAINED IN SUCH A MANNER AS NOT TO INTERFERE WITH METROPOLITAN WATER DISTRICT OF SOUTHERN CLAIFORNIA'S USE OF SAID LAND OR STRUCTURES ERECTED THEREON OR THEREIN BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA.

PARCEL C: (472-180-003-9)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLATS THEREOF; LYING EASTERLY OF THE EASTERLY LINE OF THE PROPERTY CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 4, 1958 IN BOOK 2375, PAGE 63 OF OFFICIAL RECORDS.

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)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

1. Taxes or assessments which 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. Proceedings by a public agency which may result in taxes or assessments, or notice 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 which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are 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.

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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but 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; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
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 and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
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 and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970 WITH REGIONAL EXCEPTIONS

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but 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 (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
   (e) resulting in loss or damage which 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 the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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 statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
   (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
   (a) to timely record the instrument of transfer; or
   (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
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; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
   (a) to timely record the instrument of transfer; or
   (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
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:
   * land use
   * land division
   * improvements on the land
   * 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 notice of exercising the right appears in the public records on the Policy Date
* 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:
* that are created, allowed, or agreed to by you
* that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
* that result in no loss to you
* 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:
* to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
* in streets, alleys, or waterways that touch your land
This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation). 15 (Building Permit). 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

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 ordinances, laws and regulations concerning:
   a. building
   b. zoning
   c. land use
   d. improvements on the land
   e. land division
   f. environmental protection

   This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
   This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

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 apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.

3. The right to take the Land by condemning it, unless:
   a. a notice of exercising the right appears in the Public Records at the Policy Date; or
   b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they appear 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.d, 22, 23, 24 or 25.

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 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 14:	1% of Policy Amount or $5,000.00 (whichever is less)	$10,000.00
Covered Risk 15:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 16:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00

Covered Risk 18: 1% of Policy Amount or $2,500.00 (whichever is less) $5,000.00

12. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
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 (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
   (e) resulting in loss or damage which 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 the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8 (e) and 26.
7. 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 limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
   (a) The time of the advance; or
   (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
   This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

13. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)
WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

14. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006

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).

15. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006

WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 14 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which 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.

16. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006
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 which 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 Risks 9 and 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.

17. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006
WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 16 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which 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.

PRIVACY POLICY

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 parent company, The First American Corporation, 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 which 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*, a copy of which can be found on our website at www.firstam.com.

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.

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Leighton and Associates, Inc.

Phase I ESA Users Questionnaire

Project Name: ~~FRENCH~~ VALLEY ~~EAST~~ **Project Address or APN:** 472-170-003-8
472-170-008-3
472-180-003-9

Client (or user of the Phase I Environmental Site Assessment): THE GARRETT GROUP

Name/Title: WILL ROGERS / PROJECT MANAGER

Client Phone: 951-506-05556

Reason Phase I is required: REQUESTING A FOUNDATION CHANGE FROM THE COUNTY OF RIVERSIDE.

Type of property: VACANT

Type of property transaction (e.g., Sale, purchase, exchange): PURCHASE

Complete and Correct Address of the property and APN(s): 472-170-003-8 472-180-003-9
472-170-008-3

Any scope of services beyond the ASTM Practice E 1527: NONE

All Parties that will rely on the Phase I report: 1. CLIENT
2. COUNTY OF RIVERSIDE

Name and Contact Information for Site Contact: WILL ROGERS, PROJECT MANAGER
ONE BETTER WORLD CIRCLE
TEMECULA, CA 92590

Any special terms or conditions: NONE

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property): NONE

Total Pages when Complete:

Phase I ESA Users Questionnaire

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes | ☒ No

If Yes, Describe:

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes | ☒ No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☐ Yes | ☒ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☐ Yes | ☒ No

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☐ Yes | ☒ No

If Yes, Describe: _____

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user of this ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property?* ☐ Yes | ☒ No

If Yes, Describe: _____

Continuation of any answer:

Question # _____

Question # _____

Question # _____

Leighton and Associates, Inc

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: NIL ROGERS Title: PROJECT MANAGER

Address: CUSTOMER WORLD CIRCLE Phone: 951-506-6556
TEMECULA, CA 92590

Relationship to Property: EMPLOYEE OF OWNER

Name and Address of Owner of the Property: CARRETT HOLDING, LLC

Date of Ownership: 10/04/02 Site Name: ~~FRENCH~~ VALLEY EAST

Property Address: VACANT PROPERTY OFF OF FIELDS ROAD

Previous Street Names/Numbers: NONE

General Business Type/Present Property Use: VACANT LAND

Assessor Parcel Number: 472-170-003-8
472-180-005-4 Total # of Buildings: NONE

Grand Total Square Footage: NA Date Built: NA

Current Property Use (include beginning date) VACANT LAND

Past Property Uses (include dates): VACANT LAND

Source of Potable Water Supply (municipal/groundwater wells): EMWD

Sewage Disposal (municipal/septic) (provide name of utility): EMWD

Means of Heating/Cooling (gas, electric, heating oil, etc.): NA

Fuel Source for Heating/Air Conditioning (provide name of utility): NA

Neighboring Property Types (commercial/industrial/residential): SINGLE FAMILY

Current Uses of Adjoining Properties: North: VACANT LAND

South: VACANT LAND

East: SINGLE FAMILY HOMES

West: SD AQUEDUCT

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials/Chemical Usage on Site **(if so attached list of chemicals used on property)**		X		
Hazardous Waste		X		
MSDS Sheets		X		
Underground Storage Tanks		X		
Aboveground Storage Tanks		X		
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		X		
Odors		X		
Drums		X		
Electrical or hydraulic equipment known to contain PCBs		X		
Stained soil or surfaces		X		
Drains		X		
Sumps		X		
Clarifier		X		
Pits, ponds, or lagoons		X		
Stressed vegetation		X		
Areas for dumping solid waste (landfill)		X		
Wastewater		X		
Wells (oil or gas)		X		
Septic Systems		X		
Fill Material (if fill material is on site, please state source of fill)		X		

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.		X		
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?		X		
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		X		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		X		
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?		X		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		X		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		X		

Current Property Owner's Time Period of Ownership: 6 YRS

Property Utilization During Ownership: VACANT LAND

Name and Address of Past Owners: CARRETT TRUST

ONE BETTER WORLD CIRCLE, TEMECULA CA 92590

Additional Comments:

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

Signature

1/4/08

Date

1938

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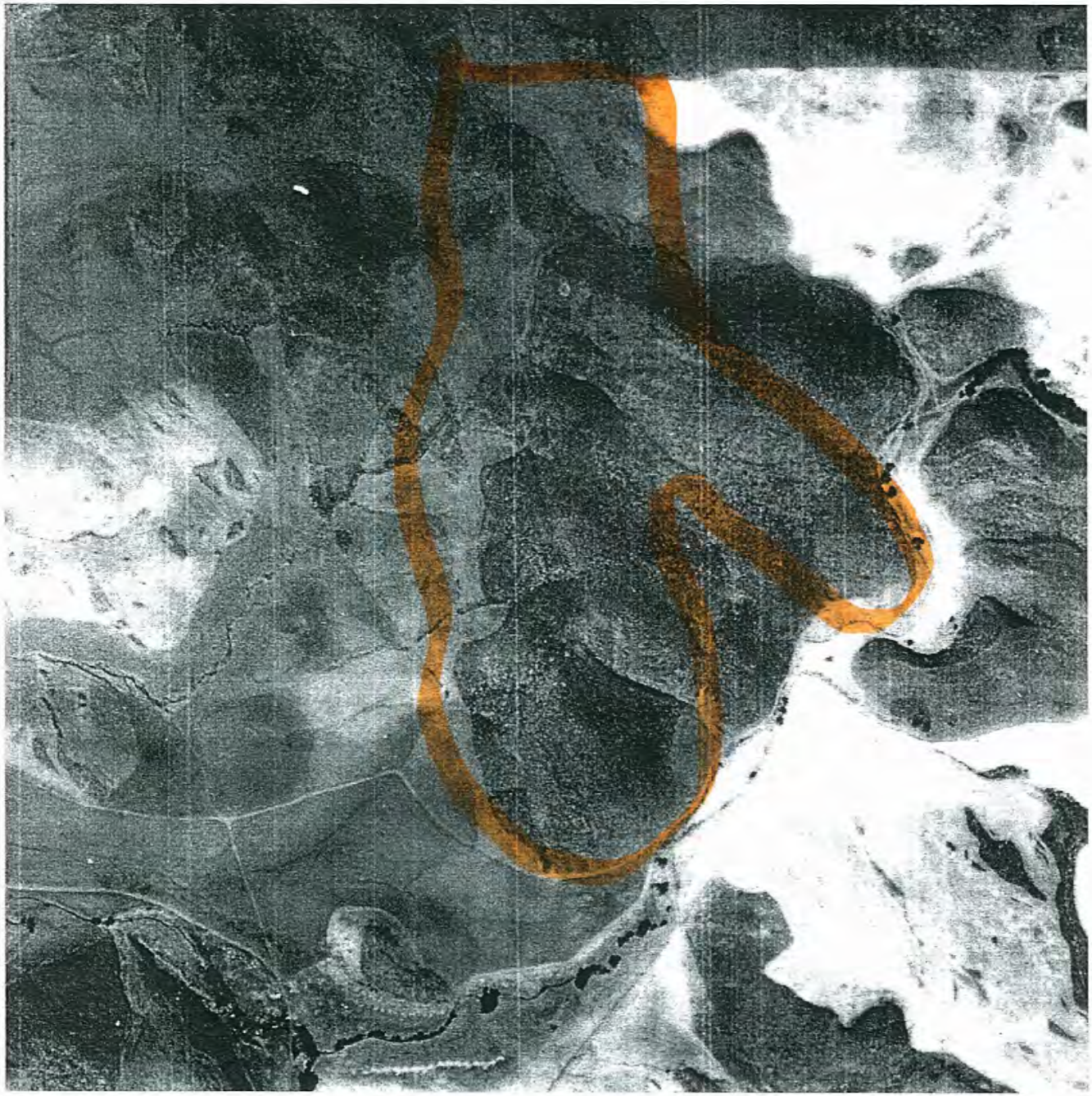

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2002

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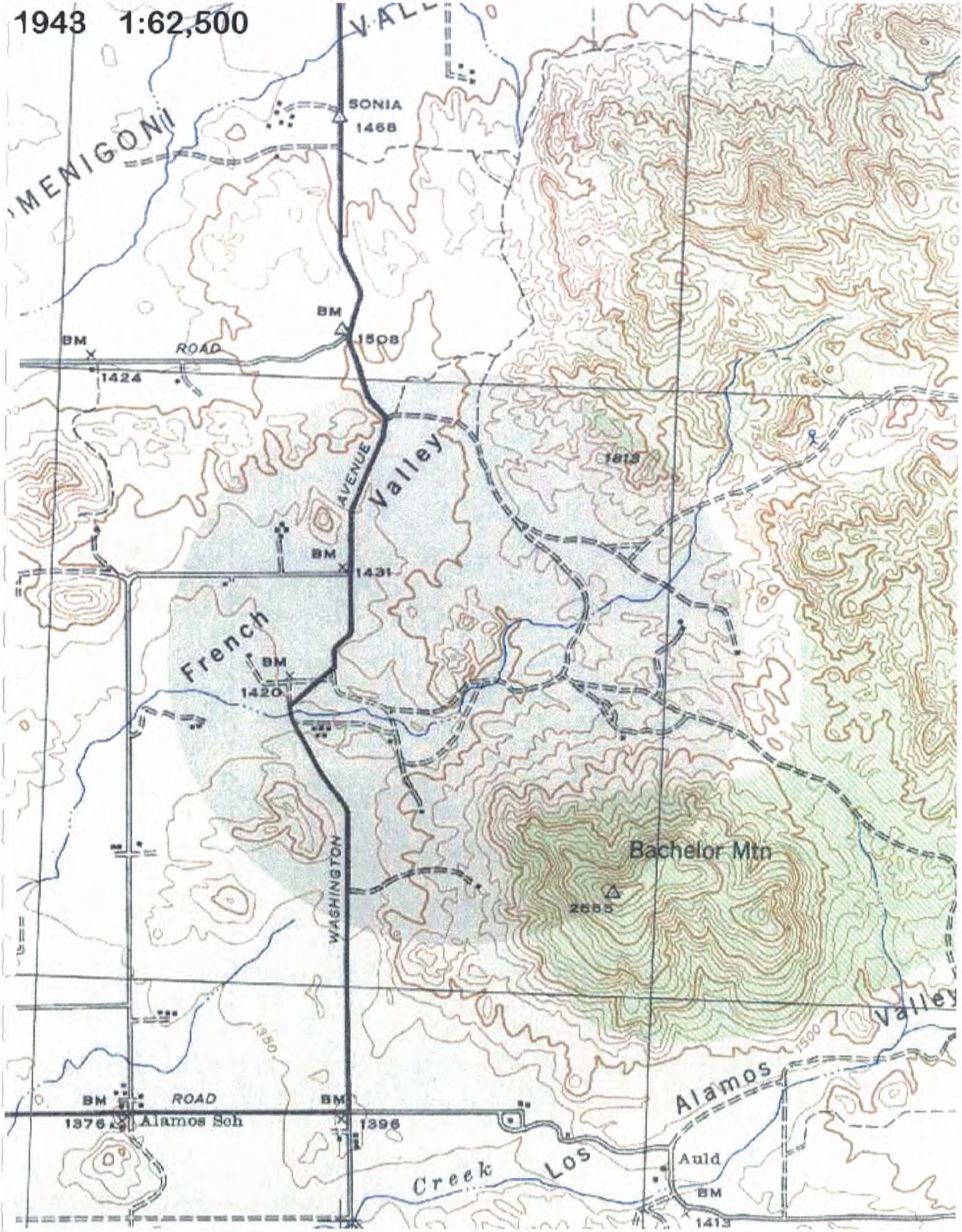
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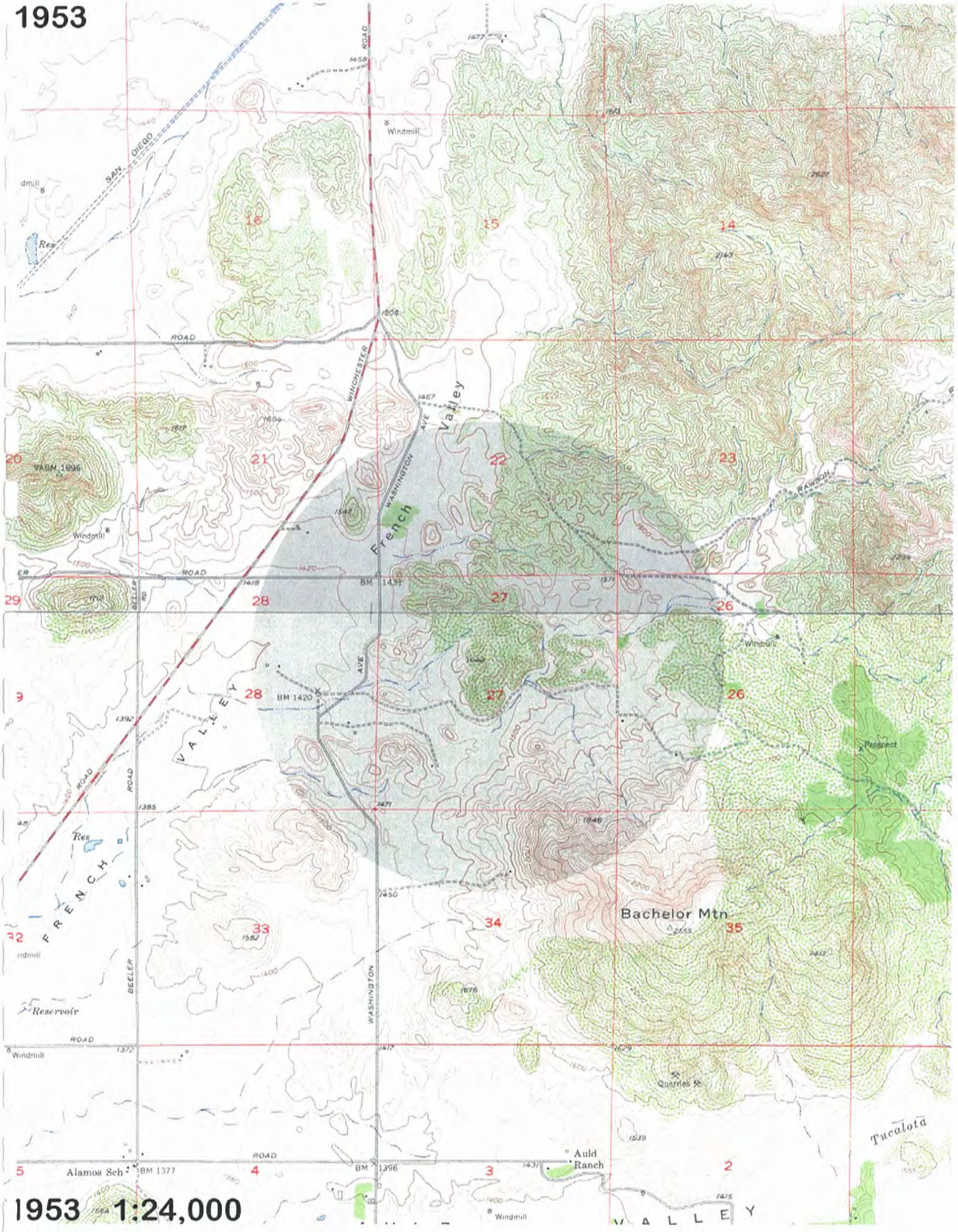
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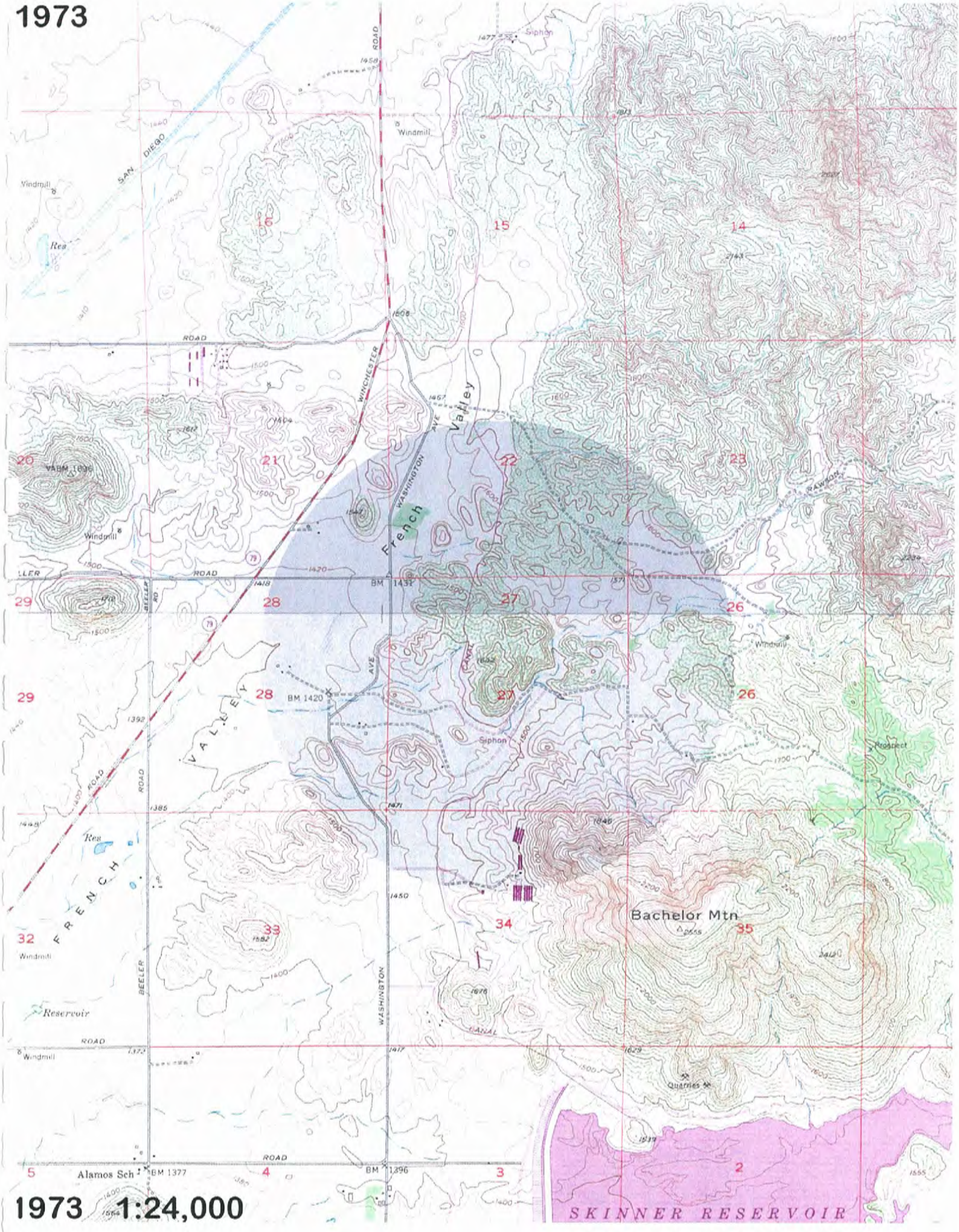
1973



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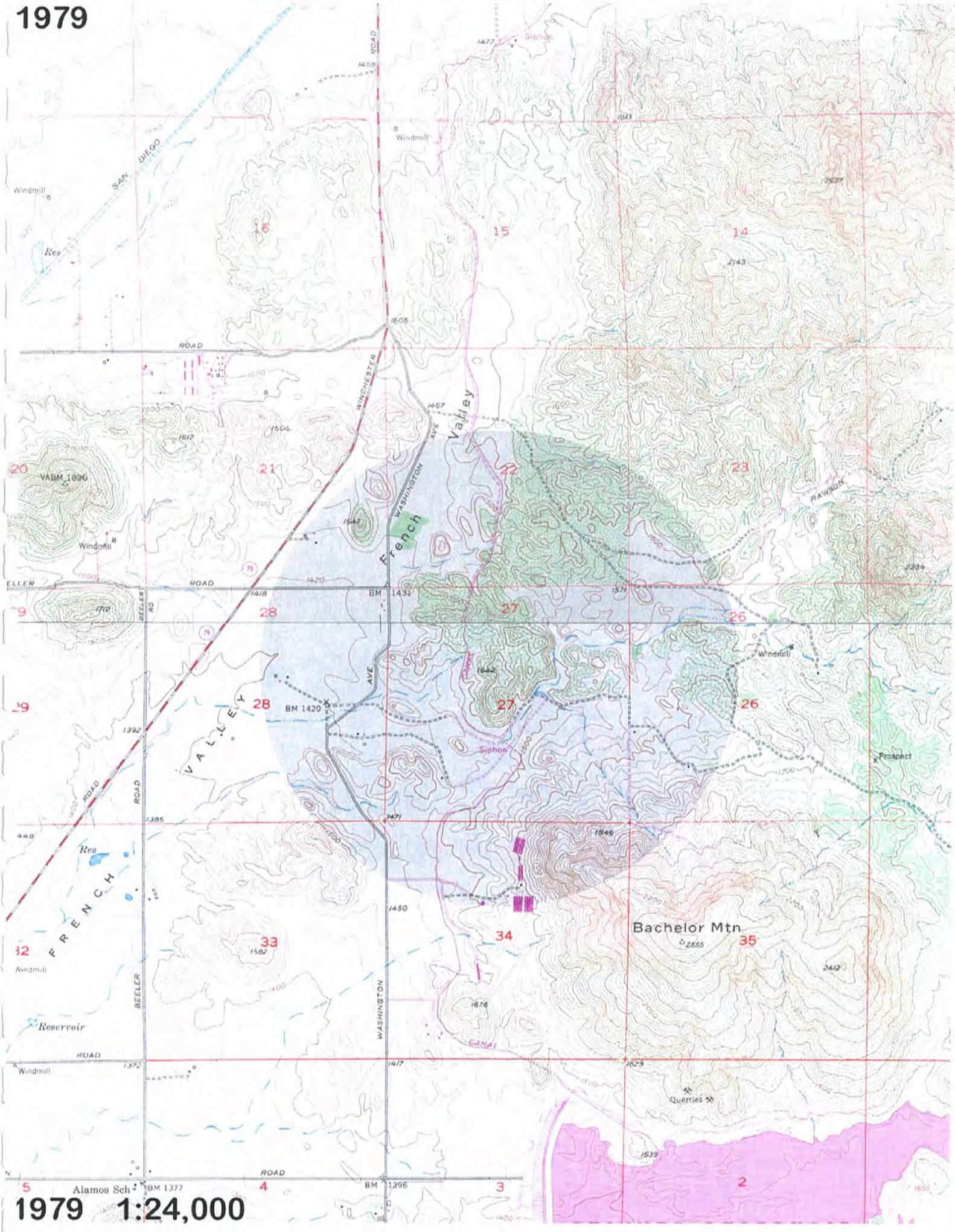

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Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

December 21, 2007

Ms. Jone Barrio
Department of Toxic Substances Control
1011 North Grand Avenue
Glendale, CA 91201
VIA FACSIMILE: (818) 551-2976

Subject: **File Review. French Valley East Phase 1**

Dear Ms. Barrio:

Leighton and Associates, Inc. is requesting information for a property located at Assessor Parcel Numbers (APN's) 472-170-003, 472-170-008, and 472-180-003 on Fields Drive and Rebecca Street, Murrieta, California. **French Valley East Phase 1.**

Included is a copy of a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 899, Grid G4.

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.
Abraham Marquez
Staff Environmental Scientist
(951) 252-8928
amarquez@leightongroup.com

Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Maureen F. Gorsen, Director
1011 North Grandview Avenue
Glendale, California 91201

Arnold Schwarzenegger
Governor

January 1, 2008

Mr. Abraham Marquez, Staff Environmental Scientist
Leighton and Associates, Inc.
41715 Enterprise Circle N., Suite 103
Temecula, CA 92590-5661

VARIOUS SITES
PR31227071

Dear Mr. Marquez:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced below.

- 472-170-003 on Fields Drive and Rebecca Street, Murrieta, CA - French Valley East Phase I.
- 472-170-008 on Fields Drive and Rebecca Street, Murrieta, CA - French Valley East Phase I.
- 1472-180-003 on Fields Drive and Rebecca Street, Murrieta, CA - French Valley East Phase I.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request or would like an appointment to visit Glendale's Central Files, please contact me at (818) 551-2886.

Sincerely,

Jone Barrio/jv
Regional Records Coordinator

Printed on Recycled Paper

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

December 21, 2007

Ms. Julie Johnson
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
VIA FACSIMILE: (714) 484-5318

Subject: **File Review. French Valley East Phase 1**

Dear Ms. Johnson:

Leighton and Associates, Inc. is requesting information for a property located at Assessor Parcel Numbers (APN's) 472-170-003, 472-170-008, and 472-180-003 on Fields Drive and Rebecca Street, Murrieta, California. **French Valley East Phase 1.**

Included is a copy of a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 899, Grid G4.

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.
Abraham Marquez
Staff Environmental Scientist
(951) 252-8928
amarquez@leightongroup.com

Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

December 28, 2007

Mr. Abraham Marquez
Staff Environmental Scientist
Leighton and Associates, Inc.
41715 Enterprise Circle N. Suite 103
Temecula, California 92590-5661

FIELDS DRIVE AND REBECCA STREET, MURRIETA, CA
PR#41227071

Dear Mr. Marquez:

The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available at each DTSC Regional File Room for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact our Regional Records Coordinators at (714) 484-5337.

Sincerely,

Julie Johnson
Regional Records Coordinator

bm

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Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

December 21, 2007

Mrs. Lisa Dowdy
Office of the State Fire Marshall
Fax No. 916.445.8526

Subject: Pipeline Location Certification Form

Dear Lisa,

Leighton and Associates, Inc. is conducting a Phase I ESA. I am requesting the completion of a Pipeline Certification by an engineer for the subject property.

Included is a copy of a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 899, Grids G4.

I am interested in the presence of high pressure oil and gas pipelines or other hazardous materials pipelines identified within approximately 500 feet of the subject property.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.
Abraham Marquez
Staff Environmental Scientist
(951) 252-8928
amarquez@leightongroup.com

Office of the State Fire Marshal

Pipeline Safety Division
P.O. Box 944246
Sacramento, CA 94244-2460

Request ID: 01032008SFM005

TO: LEIGHTON & ASSOC
ABRAHAM MARQUEZ
41715 ENTERPRISE CIRCLE N #103
TEMECULA, CA 92590

Phone: 951 296 0530
Fax: 951 296 0534

FROM: Lisa Dowdy
Phone: (916) 445-8477
Fax: (916) 445-8526

PIPELINE LOCATION REQUEST FOR:

FIELDS DRIVE & REBECCA STREET
WINCHESTER, CA 92596

RIVERSIDE Thomas Brothers Book
Page 899, Grid F4

THERE ARE NO PIPELINES JURISDICTIONAL TO THE STATE FIRE MARSHAL IN THE AREA FOR WHICH YOU HAVE INQUIRED.

- FOR NATURAL GAS PIPELINES PLEASE CONTACT YOUR LOCAL GAS COMPANY

- FOR OTHER TYPES OF PIPELINE PLEASE CONTACT THE DIVISION OF OIL AND GAS AT (714) 816-6847

- FOR PUBLIC UTILITIES PLEASE CONTACT THE PUBLIC UTILITIES COMMISSION AT (415) 703-2782

Lisa Dowdy
Research Analyst I
Office fo the State Fire Marshal

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

December 21, 2007

Ms. Suzanne Cauffiel
Riverside County Environmental Health Department
Fax No. 951.358.5017

Subject: **File Review. French Valley East Phase 1**

Dear Suzanne,

Leighton and Associates, Inc. (Leighton) is conducting a Phase I ESA on the property located at Assessor Parcel Numbers (APN's) 472-170-003, 472-170-008, and 472-180-003 on Fields Drive and Rebecca Street, Murrieta, California. Leighton understands that we will be billed for $67.00 per site location researched. Please send us a bill in the amount of **$67.00** referencing **Project: French Valley East Phase 1.** Thank you for your assistance.

Included is a copy of a Thomas Guide Map with the Site Location noted. The subject site is located on Thomas Guide Page Number 899, Grids G4.

We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.
Abraham Marquez
Staff Environmental Scientist
(951) 252-8928
amarquez@leightongroup.com

COUNTY OF RIVERSIDE • COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

Release of Records Response

February 4, 2008

Request No: 10231

Leighton & Associates
41715 Enterprise Circle
North #103
Temecula, CA 92590
Attn: Abraham Marquez

Your request dated 12/20/07 concerning **Hazardous Materials Management Records** has been received and a file search has been conducted. The appropriate action has been taken.

Records were (NOT) found for the following site(s).

Site Located Fields Drive & Rebecca Street Murrieta

Please direct questions or correspondence to:

Address: Department of Environmental Health
Hazardous Materials Management Division
Attention: Suzanne Cauffiel, Records Clerk
4065 County Circle Drive, Room 104
P.O. Box 7489
Riverside, CA 92513-7489
Telephone: (951) 358-5055

Important Information About Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at

adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.

ASFE
THE BEST PEOPLE ON EARTH

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGR06055.0M

M: Title Records

No documents have been associated with this appendix.

N: Other Supporting Documents

French Valley

ENVIRONMENTAL PRE-SURVEY QUESTIONNAIRE

GRS GROUP

Property Location Street, City & State, Zip: NE INT. WASHINGTON ST / JEAN NICOLAS / BAXTER Rd			Tax ID:
Site Area +/- 365 acres	Building Area ϕ	Number of Buildings ϕ	Number of Tenants ϕ
Current uses of the Property: Vacant land / agriculture		Past uses of the Property: Dry farming / grazing	

(Y) / N	Has an environmental risk study ever been performed for the property? Leighton, MAR 2007 / Petra 2000	
Y / (N)	Are you aware of the current or past use, storage, generation, treatment, emission, disposal or cleanup of a hazardous substance or petroleum product at the property?	
Y / (N)	If yes, are you aware of any of the following relative to the subject or surrounding properties - past or present.	
	☐ Activity and Use Limitation	Regulatory
	☐ Engineering Control	☐ Violation
	☐ Environmental Cleanup Lien	☐ Corrective Action Notice
	☐ Judgment resulting from environmental conditions	☐ Citation
	☐ Legal action	☐ Demand
	☐ Other related public or generally known information	☐ Enforcement Action
	☐ Covenant, Condition or Restriction	☐ Other Regulatory action

Y / (N) Are you aware of the current or past presence of: (Mark all which apply)

☐ Underground storage tank(s),	☐ Above ground storage tank(s),	☐ Vent pipes,
☐ Fill or evacuation ports,	☐ Fuel islands,	☐ Underground pipelines,
☐ Clarifiers, pits or sumps	☐ Drums, or containers >30 gallons	☐ Parts washer,
☐ Lagoons, or ponds	☐ Distressed vegetation,	☐ Septic systems,
☐ Oil or gas wells,	☐ Water wells,	☐ Dry wells,
☐ Monitoring wells,	☐ Stained soils or paving,	☐ Stockpiled soils,
☐ Hazardous waste storage,	☐ Electrical transformers	☐ Electrical capacitors
☐ Hydraulic equipment	☐ Stained floor drains or walls	☐ Unusual odors
☐ Fill dirt	☐ Solid Wastes (tires, batteries, etc.)	

Y / (N) Are you aware of the following past or present activities at the property? (Mark all which apply)

☐ Gas station,	☐ Dry cleaning,	☐ Convenience store with underground tanks
☐ Metal fabrication,	☐ Metal plating,	☐ Auto repair/wrecking,
☐ Manufacturing,	☐ Re-manufacturing,	☐ Salvage yard,
☐ Painting,	☐ Recycling,	☐ Commercial printing,
☐ Photo developing,	☐ Chemical processes,	☐ Landfill,
☐ Equipment rental, sales, service, repair or salvage,		☐ Liquid or solid waste disposal,
☐ Mining, milling, processing, treating or refining of natural resources,		

Y / (N) Are you aware of the following at the property (Past or Present): (Mark all which apply)

☐ Asbestos-containing materials	☐ Lead-based paint
☐ Lead in drinking water	☐ Radon gas in elevated concentrations
☐ Presence of mold	☐ Flooding

Y / (N)	Do you have specialized knowledge which would lead you to suspect a release at the subject or surrounding properties?
Y / (N)	Do you have any reason to believe the purchase or sale price of the property is or was discounted to reflect an existing or past release of a hazardous substance or petroleum product?
Y / (N)	Are you aware of any obvious evidence of a release of the of a hazardous substance or petroleum product at the subject or surrounding properties?
Y / (N)	Are you aware of public or generally known information relative to the known or suspected use, storage, generation, treatment, emission or disposal of a hazardous substance or petroleum product at the property or surrounding area?
Y / (N)	Has a search been conducted for environmental cleanup liens and judgments?

Attach clarification and comments as necessary Send the completed questionnaire to Marcus Breuer (mbreuer@grs-global.com)

Name/Title/Company Sam Kraus / Regent Properties	Phone 310-806-9810
Signature:	Date 3-7-11

O: Qualifications

Matt Hohne, REA

Professional

Education: Bachelor of Science, Geology
Western State College of Colorado, 1996

Licenses/Registrations: CA EPA Registered Environmental Assessor, No. 07830
EPA AHERA Asbestos Inspector

Years of Experience: 12 years

Summary of Professional Experience

Mr. Hohne has been conducting Phase I Environmental Assessments, Phase II Subsurface Investigations, Regulatory Compliance Audits and Property Condition Assessments for property transactions involving industrial, commercial and residential properties throughout the United States, Canada and Mexico since 1996. Mr. Hohne is experienced in the design, management and performance of various soil and groundwater sampling projects, drycleaner investigations, underground storage tank closures and upgrades, the delineation of contaminant plumes including the remediation of impacted areas, and the execution of geophysical surveys utilizing magnetometers and ground penetrating radar. Mr. Hohne has also provided such services as acting as a liaison between local, state and federal regulatory agencies and providing remedial alternatives and cost estimations. Mr. Hohne has also developed and implemented asbestos, lead-based paint and radon operation and maintenance plans.

For a national consulting firm Mr. Hohne was the West Coast Regional Manager responsible for nationwide environmental due diligence. Other responsibilities included business development, proposal preparation, management of staff, project estimating, project budget management, peer reviews, and developing project work plans.

In addition, Mr. Hohne was Assistant Vice President of Environmental Risk Underwriting for a major lender on the East Coast. Mr. Hohne was responsible for assessing and mitigating environmental risk on a total securitization portfolio value of over $1 Billion.

Additional professional duties have included working for insurance services, a national drilling company, and a local environmental service company providing support on an EPA Superfund project.

Mr. Hohne's diversity across public and private industrial environments is a major contribution to Global Realty Services Group Contractor team in the Western United States.

Hitesh Patel

Associate Director

Education: B.S., Environmental Science, Rutgers University, 1992

Licenses/Registrations: OSHA 29 CFR 1910.120 HAZWOPER – 40 Hr and 8-Hr Annual Updates

Years of Experience: 18 years

Summary of Professional Experience

Mr. Patel has over 18 years of experience in the due diligence industry. He has performed and managed over 750 environmental site assessments for residential, commercial and industrial properties to undergo real estate transactions and financial transactions throughout the continental United States. This included Phase I and Phase II ESAs, PCA and desktop review portfolios of properties up to 250 sites ranging in size from small vacant lots to ski resorts. Many of the assessments completed on industrial sites were performed in accordance with New Jersey's Property Transfer Law known as Industrial Site Recovery Act, the Voluntary Cleanup Program and the Brownfield's Program.

In addition to due diligence assessments, Mr. Patel has also performed and managed compliance audits, Phase II site investigations, underground storage tank management and closure activities, remedial investigations and cleanups under various regulatory programs. The clients serviced for these projects included industrial and commercial clients, financial institutions, real estate developers, individual investors, municipal agencies and non-profit organization. Furthermore, Mr. Patel has prepared and successfully implemented soil and groundwater remedial investigation and remedial action work plans for the cleanup of facilities including large bulk petroleum and industrial facilities, gasoline service stations, dry cleaner facilities and vacant and/or undeveloped properties. Management responsibilities included consulting clients, negotiations with the regulatory agencies and the use of innovative remedial technologies for cost effective mitigation of the project sites.