



Appendix N

PHASE I ENVIRONMENTAL SITE ASSESSMENT





**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
SAN DIEGO CORPORATE CENTER
SAN DIEGO, CALIFORNIA 92130
CONTRACT NO. KIL-P1AGR-007**

PREPARED FOR:

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PREPARED BY:

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November 30, 2007
Project No. 100077001



November 30, 2007
Project No. 100077001

M. Randall McRoberts, Esq.
McRoberts, Roberts & Rainer, L.L.P.
4550 Belleview Avenue
Kansas City, Missouri 64111

Subject: Phase I Environmental Site Assessment
San Diego Corporate Center
San Diego, California 92130
Contract No. KIL-P1AGR-007

Dear Mr. McRoberts:

In accordance with your request and authorization, Arden Environmental Group, Inc. has conducted a Phase I Environmental Site Assessment of the above-referenced property. The following report documents our findings, and provides opinions, conclusions, and recommendations regarding the environmental status of the Site.

We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this report, please contact the undersigned at your convenience.

Sincerely,
Arden Environmental Group, Inc.

A handwritten signature in black ink, appearing to read "Craig A. Metheny".

Craig A. Metheny, R.E.A.
Principal Geologist

A handwritten signature in black ink, appearing to read "Paul A. Roberts".

Paul A. Roberts, P.G., R.E.A. I/II
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CM/PAR/paw

Distribution: (1) Addressee
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1. INTRODUCTION

Ardent Environmental Group, Inc. (Ardent) was authorized by McRoberts, Roberts & Rainer, L.L.P. (McRoberts or client) to conduct a Phase I Environmental Site Assessment (ESA) of an irregularly shaped parcel consisting of approximately 23 acres of land (Site). The Site is located on the southwest corner of the intersection of Del Mar Heights Road and El Camino Real, in the Del Mar Heights area of San Diego, California (Figure 1). The Site is currently a rough graded vacant lot. This Phase I ESA has been performed in accordance with the Agreement for Phase I Environmental Site Assessment and Report, dated October 18, 2007 (Agreement).

1.1. Executive Summary

Ardent performed a Phase I Environmental Site Assessment (ESA) for the property identified as the San Diego Corporate Center in San Diego, California 92130 (Figure 1). Historical research, document review, and Site assessment activities were conducted between October 18, 2007, and November 5, 2007. In summary, the following items were noted:

- The Site is an approximately 23 acre irregularly shaped property located on the southwest corner of Del Mar Heights Road and El Camino Real. The Site consists of a vacant rough graded terraced lot. The three terraces are at different elevations with sloped sides.
- The Site has historically been vacant undeveloped land covered by native vegetation or pasture until the Site was graded in the 1980s.
- Based on the results of the Phase I ESA, on-site recognized environmental conditions have not been identified.
- Based on the findings of this Phase I ESA, no actual, potential, or suspected off-site environmental concerns have been identified.
- No off-site sources of environmental concern were identified.

Ardent has performed a Phase I ESA, in conformance with the scope and limitations of the American Society for Testing and Materials Practice (ASTM) ASTM E 1527-05, for the property identified as San Diego Corporate Center, San Diego, California. No evidence or

indication of recognized environmental conditions (RECs) in connection with the property has been revealed.

Based on the findings of this Phase I ESA, Ardent Environmental Group, Inc. makes no recommendation for further investigation, regulatory reporting, or other actions at the Site.

1.2. Purposes

The purposes of this Phase I ESA are: To identify existing or potential Recognized Environmental Conditions (RECs) (as defined by American Society for Testing and Materials [ASTM] Standard E-1527-05, hereinafter defined) affecting the Site that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the Site or require a material change in the use thereof; 3) require clean-up, remedial action, or other response with respect to hazardous substances or petroleum products on or affecting the Site under any applicable environmental law; 4) may affect the value of the Site; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in this ESA report will be used by the Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout, or seller financing; 2) evaluate the Site's overall development potential, the associated market value, and the impact of applicable laws that restrict financial and other types of assistance for the future development of the Site; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout, or seller financing of the Site.

1.3. Scope of Work

The environmental services described in this report have been conducted in general accordance with current ASTM regulatory guidelines, the Phase I ESA and Report Scope of Work listed in the Agreement (Appendix 8.6), and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note

that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ardent should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our conclusions, recommendations, and opinions are based on an analysis of the observed Site conditions and the referenced literature. It should be understood that the conditions of a Site can change with time as a result of natural processes or the activities of man at the subject Site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ardent Environmental has no control.

1.4. Investigation Requirements Not Satisfied

Ardent Environmental has conducted this ESA in accordance with the Phase I ESA Scope of Work listed in the Agreement (Appendix 8.6) and ASTM E 1527-05. The requirements of the Scope of Work have been satisfied and no gaps or failures in the data have been identified.

2. USER PROVIDED INFORMATION

2.1. Title Records

Kilroy provided Ardent with a preliminary title report for the Site. The preliminary title report was prepared by Chicago Title Company and dated September 10, 2007. The preliminary title report was reviewed and environmental liens or activity and use limitations are discussed in the following Section 2.2 and other title information is discussed in Section 3.7. A copy of the title report is presented in Appendix 8.1.

2.2. Environmental Liens or Activity and Use Limitation

Our review of the preliminary title report did not reveal records of environmental liens or activity and use limitations (AULs) associated with the Site. In addition, Kilroy was not aware of any environmental liens or AULs against the Site that are filed or recorded under federal, state, or local law.

2.3. Specialized Knowledge

Mr. Garry Jackson of Kilroy provided Site location and background information. No other specialized knowledge or experience pertaining to RECs on the subject Site was communicated to Ardent by Kilroy for purposes of this assessment.

2.4. Valuation Reduction for Environmental Issues

In accordance with AAI requirements, in a transaction involving the acquisition of a parcel of commercial real estate, the user shall consider the relationship of the sales price of the property to fair market value of the property if the property is not affected by hazardous substances or petroleum products. Mr. Jackson has communicated to Ardent that, to his knowledge, the proposed sales price of the Site does not contain a valuation reduction for environmental issues.

2.5. Identification of Key Site Managers

Mr. Jackson identified Mr. Ron Brockhoff, of Pardee Homes as the key Site manager and owner representative and provided contact information for Mr. Brockhoff.

3. SITE INFORMATION

3.1. Site Name and Address

The Site does not have an address. The Site name is San Diego Corporate Center. The Site is located in the Del Mar Heights area of the city of San Diego, California on the southwest corner of the intersection of Del Mar Heights Road and El Camino Real (Figure 1).

The Site consists of the following four San Diego County Assessor's Parcel Numbers (APNs):

- 304-070-43,
- 304-070-49,
- 304-070-52, and
- 304-070-57.

3.2. Loan Number and Asset Number

Information regarding a loan or asset number was not provided to Ardent.

3.3. Legal Description

The legal description of the site is provided in the preliminary title report for the Site in Appendix 8.1.

3.4. Site Description

The Site is an approximately 23.049 acre irregularly shaped property. The Site is currently a vacant rough graded lot. The Site slopes down from west to east and consists of three relatively flat terraces (Figure 2).

3.5. Current Uses of Site

The Site is currently vacant land.

3.6. Owners & Occupants of Site

According to the preliminary title report, the Site is currently owned by Pardee Homes, formerly known as Pardee Construction Company, a California corporation. The site is not occupied.

3.7. Recorded Land Title Records

The preliminary title report was reviewed and environmental liens or activity and no environmental liens, land use restrictions, or other possible environmental issues have been recorded on the Site.

4. RECORDS REVIEW

The following sections describe the records review.

4.1. Physical Setting Sources

The following sections describe the physical setting of the subject property.

4.1.1. Topography

The general Site vicinity is moderately hilly. The Site slopes downward to the east. The Site consists of a series of three relatively flat terraces with each lot at a different elevation. Based on the review of the United States Geological Survey (USGS) Topographic Map, Del Mar California Quadrangle, 1994, the Site has approximate elevations ranging between 200 and 250 feet above mean sea level (msl). The north, south, and west sides of the Site and the sides of the terraces are steeply sloped.

4.1.2. Soils

Based on the review of the United States Department of Agriculture, Natural Resources Conservation Service' website, Web Soil Survey, the Site is mapped as belonging to the Coralitos Loamy Sand series. This soil series exists on 5 to 9 percent slopes between elevations of 30 to 1,000 feet msl and consists of somewhat excessively drained fine sands and loamy sands formed on alluvial fans from calcareous sandstone.

4.1.3. Geology

The Site is located in the Peninsular Ranges Geomorphic Province of southern California. This geomorphic province extends 125 miles, from the Transverse Ranges and the Los Angeles Basin south into Baja Mexico. In general, the province consists of rugged mountains underlain by Mesozoic-age igneous and metamorphic rocks to the east and a dissected coastal plain underlain by Cenozoic-age sediments to the west. The Site vicinity is underlain by Quaternary alluvium and Eocene marine sedimentary rocks comprised of the Torrey Sandstone Formation (Kennedy and Tan, 2005). The Site is underlain by artificial fill that ranges from approximately 2 to 15 feet thick. The fill is underlain by bedrock of the Torrey Sandstone Formation which consists of silty sandstone and sandy siltstone. A more detailed analysis of geologic conditions, including faults, landslides, or other geologic hazards, was not part of the scope of work for this environmental assessment.

4.1.4. Hydrology

The Site is located within the Miramar Reservoir Hydrologic Area of the Penasquitos Hydrologic Unit. Based on review of groundwater information contained in the San Diego regional basin plan, the existing beneficial uses of groundwater in the Hydrologic Area include municipal, agricultural and industrial service purposes. Based on the topography of the area of the Site vicinity, groundwater beneath the Site is likely to flow locally to the east. Regionally, groundwater flow may flow to the west or southwest. Depth to groundwater in the Site area is unknown and is expected to be less than 50 feet deep.

Based on a reconnaissance of the Site and vicinity and a review of the USGS Topographic Map, San Marcos California Quadrangle, 1996, the nearest surface water feature is Carmel Valley Creek located approximately 1 mile south of the Site.

4.2. Historical Use Information

The following sections describe the historical land use at the Site.

4.2.1. Prior Uses of Site

Based on our review of previous and historic land use resources, the Site has been vacant undeveloped land covered by native vegetation or pasture until the Site was terraced and graded in the 1980s.

4.2.2. Summary of Prior ESAs and Environmental Checklists

Prior environmental assessment reports or checklists for the Site were not provided to Ardent. Ardent is not aware of the existence of any previous environmental assessments at the Site.

4.2.3. Aerial Photographs

Historical aerial photographs for selected years between 1939 and 2002 were provided by Track Info Services of Montrose, California. A more recent photograph (2006 or 2007) was provided by the Google Earth website. Copies of the aerial photographs are presented in Appendix 8.1. The following presents a summary of our review of the aerial photographs.

1939 and 1953 – The Site and adjacent properties appeared to be a hillside consisting of vacant undeveloped land with scattered native vegetation. Portions of the Site appeared to have been cleared of native vegetation for pasture land. There were no apparent structures on the Site. A residence and related out buildings that appeared to be a ranch were present south of the Site. A previous alignment of El Camino Real was present along the east side of the Site.

1963, 1974, and 1980 – The Site and adjacent properties appeared similar to that observed in the 1953 photograph except that Del Mar Heights Road was constructed on the north side of the Site sometime between 1953 and 1963. Additional ranch-type structures were present in the Site vicinity east of the Site, across El Camino Real.

1990 and 2002 – The Site and adjacent properties to the south appeared as vacant graded terraced lots. Properties to the west and southwest were developed with com-

mercial offices. Properties to the north, across Del Mar Heights Road were developed with residences. The property to the east, across El Camino Real, was partially graded in 1990 and was developed with a shopping center in 2002, including a car wash/gas station near the entrance to the shopping center.

2006/2007 – The Site and surrounding properties appeared similar to that observed during the Site reconnaissance. A car wash/gas station is present in the shopping center to the east, across El Camino Real.

4.2.4. Fire Insurance Maps

Sanborn Fire Insurance maps were not requested for the Site area. According to Ardent's previous experience in the immediate Site vicinity, historic fire insurance map coverage is not available for the vicinity of the Site.

4.2.5. City Directories

The Site has historically been vacant undeveloped land. The surrounding properties were developed in the 1980s and 1990s with commercial office, residential, and commercial retail developments. Based on this information, Ardent determined that a review of current or historical city directories would not provide any useful information for the purposes of this report.

4.2.6. Other Maps and Data

Ardent Environmental reviewed the USGS Topographic Map, Del Mar California Quadrangle, 1994. This map showed the Site as undeveloped land and the surrounding properties with the current developments.

4.2.7. Chain of Title

A historical chain-of-title search was not requested by the client.

4.3. Properties and Areas Surrounding the Site

4.3.1. Current Uses of Adjacent Properties

The adjacent properties generally consist of vacant, undeveloped land to the north and west, a single-family residential neighborhood to the east and vacant, graded land, followed by undeveloped land to the south.

The Site is bordered by the following:

Table 1 – Adjacent Properties

Direction from Site	Description
North	Del Mar Heights Road followed by residential developments.
East	El Camino Real followed by a regional retail shopping center. A car wash/gas station is present in the shopping center.
South	Commercial office and research and development.
West	Landscaped area followed by High Bluff Drive.

4.3.2. Past Uses of Adjacent Properties

Based on our review of historical aerial photographs, adjacent properties to the north, east, and west have generally consisted of vacant undeveloped land until the current improvements were constructed in the 1980s and 1990s. The adjacent property to the south appeared to be a ranch from at least the 1930s to the 1980s. The adjacent office building to the south was constructed in 2006.

4.3.3. Current Uses of Surrounding Area

The surrounding areas are currently used for office, residential, and commercial retail purposes.

4.3.4. Past Use of Surrounding Properties

Based on Ardent's review of historic land use, the surrounding areas have consisted of vacant land with some sparse residential or ranch properties from before 1939 until the 1980s.

4.4. Environmental Records Review and Interviews

The following sections describe the environmental record reviews and interviews.

4.4.1. Mapped Database Records Search

A computerized, environmental information database search was performed by Track Info Services (Track Info) on October 19, 2007. The Track Info report included a search of federal, state, tribal, and local databases. A copy of the Track Info report, including descriptions of the databases searched, their corresponding search radii, the search results, and a description of the assumptions and approach to the database search is provided in Appendix 8.2. The review was conducted to evaluate whether the Site or properties within the vicinity of the Site have been reported as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects to the site. Maps in the Track Info report indicate approximate locations of sites, which may pose environmental concerns.

Twenty-nine unmapped (non-geocoded) properties were identified in the Track Info report. Non-geocoded properties are properties that cannot be mapped due to incomplete or inaccurate address information. These properties were included in the Track Info report because they were suspected to be in the site vicinity based on zip code or other partial address information. Ardent has reviewed each of the non-geocoded properties and has concluded that these properties are not within the specified radii for the databases searched, with the exception of one. One of the non-geocoded properties, Del Mar Highlands Car Wash, was determined to be located adjacent to the Site,

across El Camino Real to the east. This property is discussed in the respective database sections below.

The following table summarizes the results of the database search and the following paragraphs describe the databases that contain listed properties of potential environmental concern and include a discussion of the regulatory status of the listed facilities and potential environmental impact to the Site.

Summary of Environmental Database Search

Database Name	Search Radius	Subject Site	Adjacent Properties	0.125-0.25 mile	0.25-0.5 mile	0.5-1 mile
EPA NPL	1 mile	No	0	0	0	0
EPA NPL Delisted	0.5 mile	No	0	0	0	NS
EPA CERCLIS List	0.5 mile	No	0	0	0	NS
EPA NFRAP	0.5 mile	No	0	0	0	NS
EPA RCRA Generators	0.25 mile	No	1	4	NS	NS
EPA RCRA TSD	0.5 mile	No	0	0	0	NS
EPA RCRA COR	1 mile	No	0	0	0	0
EPA RCRA NLR	0.5 mile	No	0	NS	NS	NS
Federal IC/EC	0.25 mile	No	0	0	NS	NS
State/Tribal Sites	1 mile	No	0	0	0	1
State Spills 90	Site and adjacent properties	No	0	NS	NS	NS
State/Tribal IC/EC	0.25 mile	No	0	0	NS	NS
State/Tribal LUSTs	0.5 mile	No	1	0	1	NS
State/Tribal SWL	0.5 mile	No	0	0	0	NS
ERNS	Site and adjacent properties	No	0	NS	NS	NS
State/Tribal Registered USTs and ASTs	Site and adjacent properties	No	1	NS	NS	NS
Permits	Site and adjacent properties	No	1	NS	NS	NS
Tribal Lands	1 mile	No	0	0	0	0
State Other	0.25 mile	No	1	0	NS	NS

Summary of Environmental Database Search

Database Name	Search Radius	Subject Site	Adjacent Properties	0.125-0.25 mile	0.25-0.5 mile	0.5-1 mile
Notes: NPL = National Priority List CERCLIS = Comprehensive Environmental Response Compensation and Liability Information System NFRAP = No Further Remedial Action Planned EPA = United States Environmental Protection Agency RCRA = Resource Conservation and Recovery Act IC/EC = Institutional Controls/Engineering Controls TSD = Treatment Storage and Disposal facility COR = Corrective Action Sites NLR = No Longer Regulated LUST = Leaking Underground Storage Tank SWL = Solid Waste Landfills ERNS = Emergency Response Notification System UST = Underground Storage Tank AST = Aboveground Storage Tank Permits = San Diego County HE17 Permits Database NS = Not Searched						

4.4.1.1. *National Priorities List (NPL): Distance Searched – 1 Mile*

The NPL identifies hazardous material sites confirmed or proposed for cleanup under the federally sponsored Superfund program. These sites receive remedial funding under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Neither the Site nor properties located within a 1-mile radius of the Site were listed.

4.4.1.2. *Federal Delisted National Priorities List (NPL): Distance Searched – 0.5 Mile*

This database contains delisted NPL properties under the Superfund program. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete properties from the NPL. In accordance with 40 Code of Federal Regulations (CFR) 300.425 (e), properties may be deleted from the NPL where no further response is appropriate.

Neither the Site nor properties located within a 0.5-mile radius from the Site were listed on this database.

4.4.1.3. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List: Distance Searched – 0.5 Mile

The CERCLIS database contains properties which are either current or potential Superfund sites and properties which are in the screening and assessment phase for possible inclusion on the NPL.

Neither the Site nor properties located within a 0.5-mile radius from the Site were listed on this database.

4.4.1.4. No Further Remedial Action Planned (NFRAP) List: Distance Searched – 0.5 Mile

Database of archived 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 NPL.

Neither the Site nor properties located within a 0.5-mile radius from the Site were listed on this database.

4.4.1.5. Resource Conservation and Recovery Act (RCRA) Generators List: Distance Searched – 0.25 Mile

The RCRA generators database includes facilities that have obtained an EPA hazardous waste generator identification number. This list identifies sites that generate hazardous waste as defined by RCRA. Inclusion on this list is for tracking purposes and does not indicate a release.

The Site was not listed on this database. One adjacent property, Neurocrine Biosciences, was listed as a RCRA large quantity generator. Four other prop-

erties within 0.25 mile of the Site were listed as RCRA small quantity generators. Neurocrine Biosciences is a new (2006) bioscience research and development facility located in the downgradient direction from the Site. Based on the type of listing and distance or direction from the Site, these facilities are not considered an environmental concern to the Site.

4.4.1.6. Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – 0.5 Mile

The RCRA TSD database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

Neither the Site nor properties located within a 0.5-mile radius from the Site were listed on this database.

4.4.1.7. RCRA Corrective Action (COR) Facilities List: Distance Searched – 1 Mile

Database of RCRA facilities with reported violations and subject to corrective actions.

Neither the Site nor properties located within a 1-mile radius from the Site were listed on this database.

4.4.1.8. RCRA No Longer Regulated (NLR) Facilities List: Distance Searched – Site and Adjoining Properties

This database identifies RCRA sites that generate less than 100 kilograms of hazardous waste per month or do not meet other RCRA requirements.

Neither the Site nor adjacent properties were listed.

4.4.1.9. Federal Brownfields and Institutional Controls (IC)/Engineering Controls (EC): Distance Searched – 0.25 Mile

The EPA's Brownfield Management System (BMS) database is used by the EPA to collect, track, and update information, as well as reporting on major activities, of the various Brownfields grant programs and on Superfund sites with either institutional controls (IC) or engineering controls (EC). The IC/EC data includes the control method (such as capping or land use limitations) and the media contaminated. Deed restrictions can be required as part of the institutional controls.

Neither the Site nor properties within 0.25 mile of the Site were listed.

4.4.1.10. State (EnviroStore)/Tribal Sites: Distance Searched – 1 Mile

This California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC) has developed a database system, known as the Site Mitigation and Brownfields Reuse Program Database, also known as EnviroStor, with information about sites that are known to be contaminated with hazardous substances, information on uncharacterized properties where further studies may reveal contamination issues, properties where a No Further Action determination has been made, and properties performing voluntary assessment and remediation under DTSC's oversight under the DTSC's Voluntary Cleanup Program (VCP). Equivalent tribal databases are also searched, depending on jurisdiction and availability.

The Site was not listed under this database. One facility located between 0.5 and 1 mile from the Site was listed. Torrey Pines High School was listed due to a school expansion or modernization project. The DTSC reviewed a Phase I ESA for the school site and determined that no further action was required. Based on the regulatory status and distance of the listed facility from the Site, it is not considered to be an environmental concern to the Site.

4.4.1.11. State Spills 90: Distance Searched – Site and Adjoining Properties

The California Regional Water Quality Control Boards (RWQCBs) maintain a database of properties that have records of spills, leaks, investigations, or cleanups (SLIC).

Neither the Site nor adjacent properties were listed.

4.4.1.12. State/Tribal Institutional Controls (IC)/Engineering Controls (EC): Distance Searched – 0.25 Mile

The DTSC 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 contamination issues. Tribal IC/EC databases are also searched, depending on jurisdiction and availability.

Neither the Site nor properties located within a 0.25 mile radius of the Site were listed.

4.4.1.13. State/Tribal Leaking Underground Storage Tank (LUST) List: Distance Searched – 0.5 Mile

The Leaking Underground Storage Tanks Information System, maintained by the State Water Resources Board, is a database of confirmed or unconfirmed LUSTs. Tribal LUST databases were also searched, depending on availability and jurisdiction.

The Site was not listed. Two LUST cases were listed within 0.5 mile of the Site. One LUST case, the Del Mar Highlands Car Wash, located in the shopping center east of the Site, across El Camino Real, was listed 4 times and a Texaco station located approximately 0.25-mile west of the Site was listed 3 times. The Del Mar Highlands Car Wash is also a gas station. Both cases have been closed by the regulatory agencies indicating that remedial activi-

ties have been complete and/or the facilities are not considered a significant threat to the environment by the regulatory agencies. Based on the case status and/or distance from the Site, the listed LUST cases are not considered an environmental concern to the Site.

4.4.1.14. Solid Waste Landfill Sites (SWL): Distance Searched – 0.5 Mile

The SWLF database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Board's Solid Waste Information System (SWIS) and the SWRCB's Waste Management Unit Database (WMUD) database.

Neither the Site nor properties located within a 0.5-mile radius from the Site were listed on this database.

4.4.1.15. Emergency Response Notification System (ERNS): Distance Searched – Site and Adjoining Properties: Distance Searched – Site and Adjoining Properties

The ERNS database is a national database of emergency response actions by public agencies, such as the fire department.

Neither the Site nor adjacent properties were listed.

4.4.1.16. State/Tribal Underground Storage Tank (UST) and Above-ground Storage Tank (AST) Registration List: Distance Searched – Site and Adjoining Properties

This list identifies sites containing registered USTs and ASTs. Inclusion on this list is for permitting purposes and is not indicative of a release. Tribal UST/AST databases were also searched, depending on availability and jurisdiction.

The Site was not listed. One adjacent property, the Del Mar Highlands Car Wash, was listed. This facility is located east of the Site, in the shopping center across El Camino Real. Previous reported releases from the USTs at this facility have been closed by the regulatory agencies. Based on the case status, this facility is not considered an environmental concern to the Site.

4.4.1.17. San Diego County HE17 Permits (State Permits): Distance Searched – 0.5 Mile

The HE17 database tracks established 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 storage tanks, violations, or unauthorized releases. Inclusion on this list is for tracking purposes and is not indicative of a release.

The Site was not listed. Four facilities located within 0.25-mile of the Site were listed. These facilities include the Del Mar Highlands Car Wash, City of San Diego Department of Parks and Recreation – Carmel Valley Pool, Laser Power Optics, and Ralph's grocery store. These facilities were listed for a variety of County permit tracking requirements. Based on the nature of the listing, these facilities are not considered an environmental concern to the Site.

4.4.1.18. Tribal Lands: Distance Searched – 1 Mile

The Tribal Lands database, maintained by the Department of the Interior, Bureau of Indian Affairs, is a database of 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 and Federally-administered lands of 640 acres or

more within a reservation which may or may not be considered part of the reservation.

Tribal lands were not identified within 1-mile of the Site.

4.4.1.19. State Other/County: Distance Searched – 0.25 Mile

The DTSC's Site Mitigation and Brownfields Reuse Program Database contains information from selected databases maintained by local county agencies, including Los Angeles, Orange, Riverside, and Sacramento Counties. The County of Los Angeles Public Health Investigation Complaint Control Log was searched.

The Site was not listed. One facility, Del Mar Highlands Car Wash, located east of the Site, across El Camino Real was listed. This facility was listed due to an investigation related to the gas station and USTs. The case was referred to a local regulatory agency. Based on the case status and the information provided on this facility in the LUST database, this facility is not considered an environmental concern to the Site.

4.4.2. Regulatory Agency Information

The City of San Diego Fire Department (SDFD) and the County of San Diego Department of Environmental Health were contacted for information regarding environmental issues at the Site. According to representatives of these agencies, files are maintained for properties by address. Because the Site has not been developed yet and does not have an address associated with it, there are no files maintained at these agencies for the Site.

5. SITE RECONNAISSANCE AND INVESTIGATION

Mr. Craig Metheny of Ardent Environmental conducted the Site reconnaissance on October 24, 2007, and performed interviews. The Site was open and access to the Site was unrestricted. Dur-

ing the Site reconnaissance, the weather was sunny and clear. There were no access restrictions or obstructions during the reconnaissance.

5.1. General Site Characteristics

The Site consists of a vacant terraced graded lot (Figure 2). Each terrace sits at a different elevation with sloped sides. The Site is rough graded and generally void of vegetation with the exception of landscaping around the north, west and east perimeters of the Site. The only features on the Site were runoff and erosion control temporary catchbasins. There was no equipment parked on the Site, and no equipment maintenance or fueling areas on the Site.

The following sections describe the general property characteristics.

5.1.1. Solid Waste Disposal

No solid waste collection or disposal areas or bins were observed at the Site.

5.1.2. Sewage Discharge and Disposal

Sewage service is not yet provided to the Site.

5.1.3. Surface Water Drainage

Surface water drainage at the Site is via sheet flow into temporary silt and storm-water catchbasins. A separate temporary catchbasin is maintained at each of the three terraces (Figure 2). There was no debris or evidence of dumping in the catchbasins.

5.1.4. Heating and Cooling

At the time of this report, building structures were not located at the Site. Heating and cooling systems were not observed on the Site.

5.1.5. Wells and Cisterns

No wells or cisterns were observed at the Site during the Site reconnaissance.

5.1.6. Wastewater

Wastewater systems were not observed on the Site during the reconnaissance.

5.1.7. Additional Site Observations

No additional general Site observations were made.

5.2. Environmental Hazards

The following sections discuss possible environmental hazards.

5.2.1. Hazardous/Regulated Substances/Waste and Petroleum Products Used or Stored at the Site

Hazardous or regulated substances or wastes or petroleum products were not observed to be used or stored at any part of the Site during the Site reconnaissance.

5.2.1.1. Labeled Containers and Drums

Labeled containers or drums were not observed at any part of the Site during the Site reconnaissance.

5.2.1.2. Unlabeled Containers and Drums

Unlabeled containers and drums were not observed at the Site during the reconnaissance.

5.2.1.3. Disposal Locations of Regulated/Hazardous Waste

On-site disposal of regulated, hazardous, or petroleum-based wastes was not observed during the Site reconnaissance. Collection areas for such wastes were not observed on any part of the Site.

5.2.2. Evidence of Releases

Evidence of releases, such as stained soil, pools of liquid, or distressed vegetation, were not observed at the Site during the Site reconnaissance.

5.2.3. Polychlorinated Biphenyls (PCBs)

Potential PCB-containing equipment, such as transformers, were not observed on or adjacent to the Site.

5.2.4. Asbestos Containing Materials (ACMs)

At the time of this report, building structures were not located at the Site. ACMs were not observed on the Site during the reconnaissance.

5.2.5. Radon

Based on a review of the Radon Database for California (DHS, 2002), 15 individual indoor radon measurements have been logged into the Department of Health Services (DHS) Radon Database for California for zip code 92130 (Site zip code) in San Diego County. Of the 15 measurements taken within the zip code, no measurements were recorded that equals or exceeds 4 picocuries per liter. Based on the measurements reported in the Radon Database for California, there is a low potential for significant concentrations of radon gas in the area of the Site.

5.2.6. Lead-based Paint (LBP)

At the time of this report, building structures were not located at the Site. Structures that may contain lead-based paint were not observed on the Site during the reconnaissance.

5.2.7. Lead in Drinking Water

At the time of the Site reconnaissance, there was no drinking water service to the Site.

5.2.8. Landfills

According to the Track Info report, landfills are not located within a 1-mile radius of the Site.

5.2.9. Pits, Ponds, Lagoons, Sumps, Drywells, and Catchbasins

No pits, ponds, lagoons, or drywells were observed at the Site. Three temporary silt and storm-water catchbasins were located on the Site. These catchbasins were associated with temporary drainage and erosion control for the rough graded terraces.

5.2.10. On-Site Aboveground and Underground Storage Tanks

No USTs or AST that contain hazardous materials or petroleum were observed on-site during the Site reconnaissance.

5.2.11. Radiological Hazards

No visual evidence of radiological hazards (i.e., radiation storage or warning signs) was observed at the Site.

5.2.12. Limited Mold Inspection

No visual evidence of mold or water damaged materials was observed at the Site.

5.2.13. Additional Hazard Observations

Additional hazards were not observed.

5.3. Interviews

Mr. Ron Brockhoff of Pardee Homes (current owner), was interviewed. Mr. Brockhoff reported that Pardee Homes has owned the property for over 30 years and that the site has not been used for any purpose other than the rough grading that was done in the 1980s. Mr. Brockhoff stated that he was not aware of any spills or releases of hazardous material or petroleum products on the Site or of environmental concerns associated with the Site or surrounding properties.

Based on the results of the historical land use research and based on the lack of environmental concerns at nearby properties in the environmental database search, it was judged

that interviews of regulatory agency officials would not provide any additional or meaningful information.

5.4. Additional Services

No additional services were deemed necessary for this report.

6. SUMMARY AND RECOMMENDATIONS

The following sections detail the summary and recommendations regarding the Site.

6.1. Findings and Conclusions

6.1.1. On-Site Environmental Concerns

Based on the results of the Phase I ESA, on-site recognized environmental conditions have not been identified.

6.1.2. Off-Site Environmental Concerns

Based on the findings of this Phase I ESA, no actual, potential, or suspected off-site environmental concerns have been identified.

6.1.3. Previously Resolved Environmental Concerns

Based upon the results of this Phase I ESA, no previously resolved environmental concerns that may impact the subject property were identified at the subject property or at adjacent or nearby properties.

6.2. Recommendations

6.2.1. Recommendations for Further Investigation

Based on the findings of this Phase I ESA, there are no recommendations for further investigation at this time.

6.2.2. Recommendations for Regulatory Reporting

Based on the findings of this Phase I ESA, no recommendation is made for other regulatory reporting.

6.2.3. Recommendations for Any Other Actions

Based on the findings of this Phase I ESA, no recommendation is made for any other actions at the Site.

7. CONSULTANT INFORMATION


7.1. Project Personnel

- Project Manager and Report Preparer: Mr. Craig Metheny, Ardent Environmental
- Database Search: Track Info Services, LLC
- Report Reviewer: Mr. Paul Roberts, Ardent Environmental

7.2. Report Certification

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

Craig A. Metheny, R.E.A.
Principal Geologist



Paul A. Roberts, P.G., R.E.A. I/II
Principal Geologist

7.3. Certification/Licensing

Ardent Environmental team members and subcontractors are properly licensed and/or certified to do the work described herein. Copies of the registration certifications are included in the Appendix 8.5.

7.4. Report Reliance

This assessment was performed at McRoberts request utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. This report may be distributed and relied upon by McRoberts, Kilroy Realty, LP, its successors and assigns, KRCC, LLC, a California limited liability company, and Conduit to be named by Kilroy Realty, its successors and assigns, with respect to loan upon the Project, together with any rating agency or any issuer or purchaser of any security collateralized or otherwise backed by such loan. The independent conclusions represent Ardent's best professional judgment based on the conditions that existed and the information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by Kilroy Realty, the owners, or their representative has been assumed to be correct and complete.

8. APPENDIX TO REPORT

8.1. Property Background Attachments



Photograph No. 1: View east of southern portion of upper terrace.



Photograph No. 2: View east of northern portion of upper terrace.



Photograph No. 3: View east of northern portion of middle terrace.



Photograph No. 4: View south of slope between upper (right) and lower (left) terraces.



Photograph No. 5: View southwest of stormwater catchbasin on upper terrace, adjacent property to south visible in background.



Photograph No. 6: Stormwater catchbasin on lower terrace.



Photograph No. 7: Stormwater catchbasin on middle terrace.



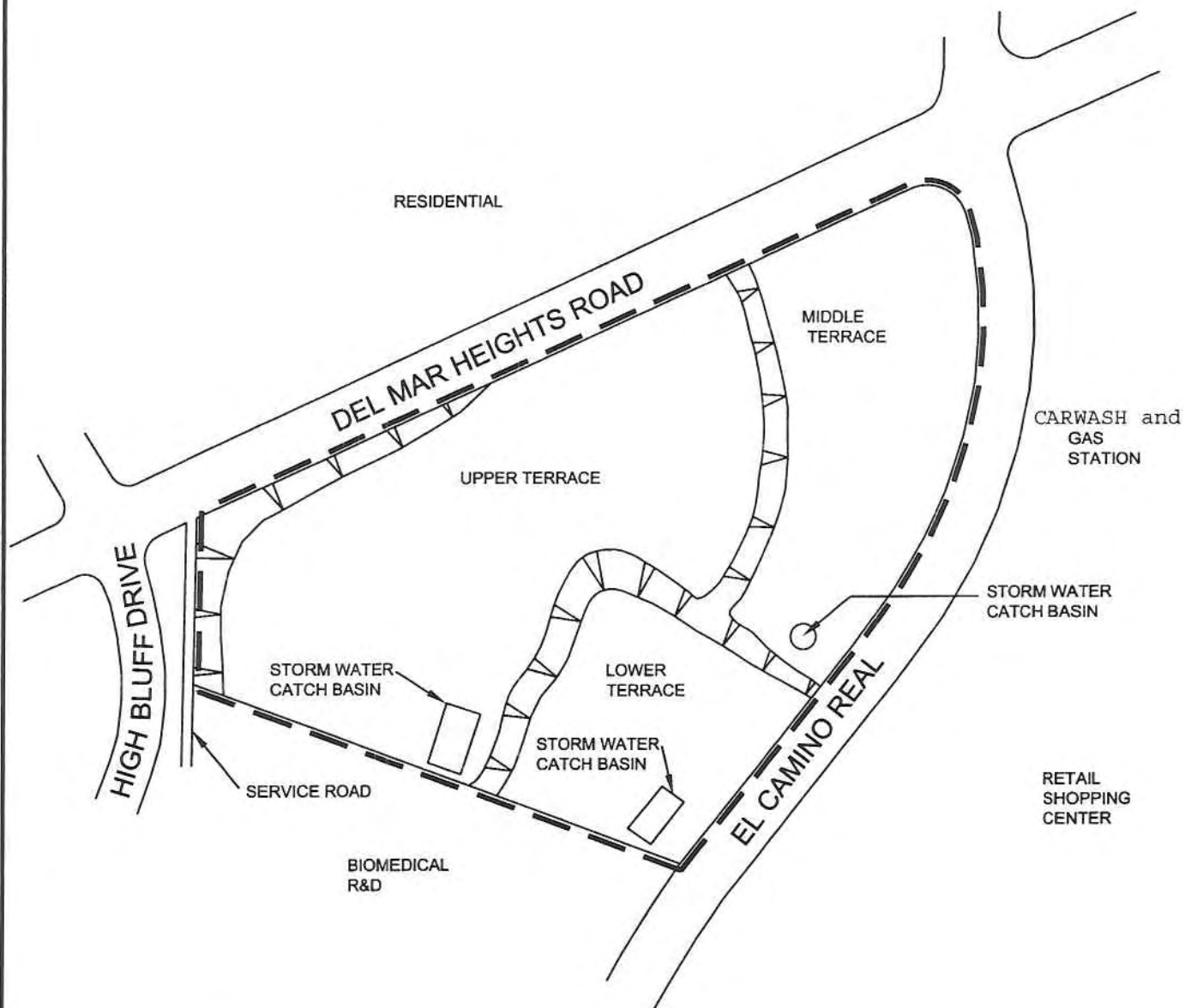
Photograph No. 8: View east of shopping center across El Camino Real from Site.



Photograph No. 9: View northeast of Del Mar Heights Road, Site is on right.



Photograph No. 10: View northeast of El Camino Real, site on the left and shopping center on the right.

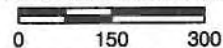


LEGEND

--- BOUNDARY



APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.



PROJECT NO.

100077001

DATE

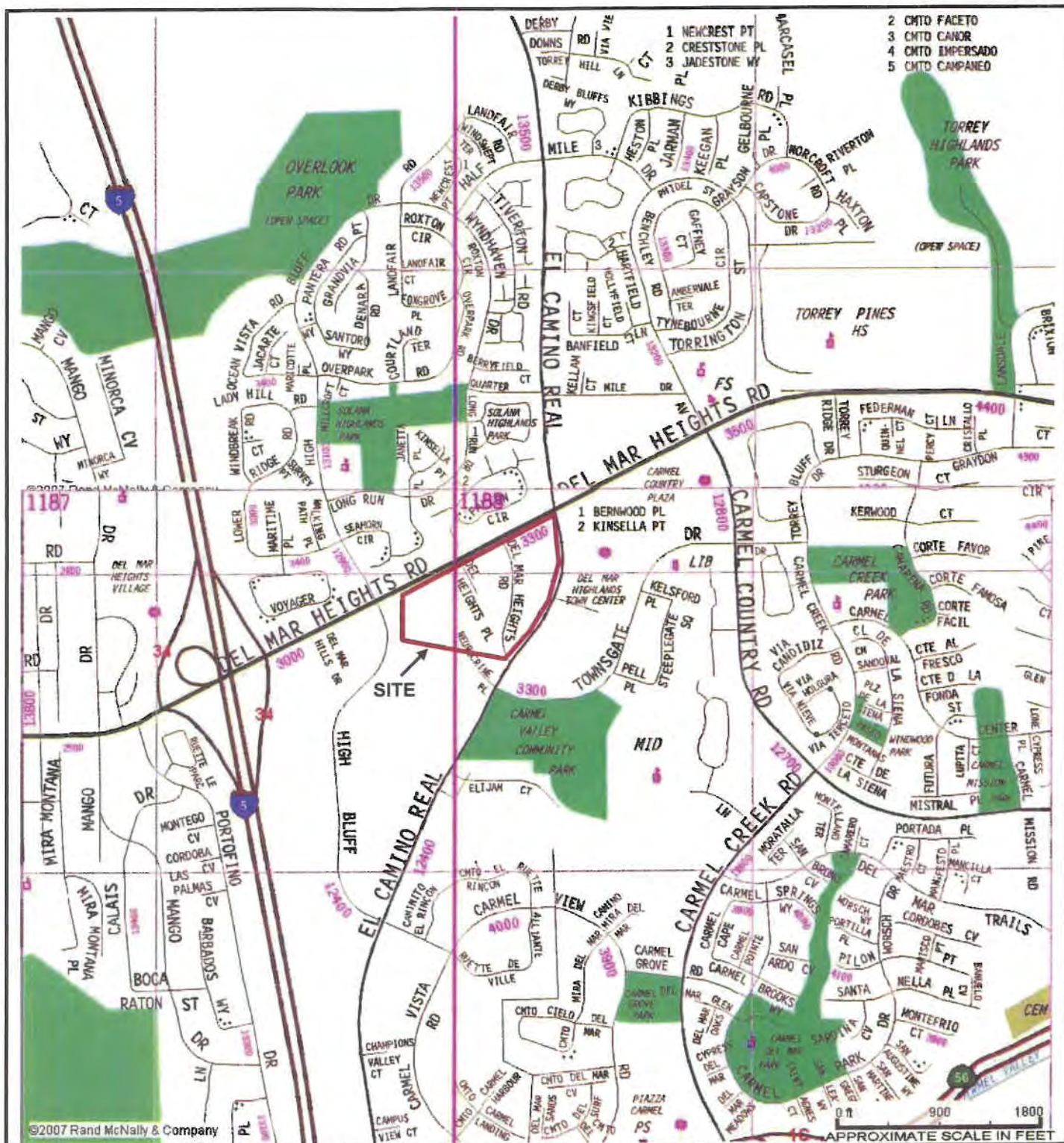
11/07

SITE PLAN

SAN DIEGO CORPORATE CENTER
SAN DIEGO, CALIFORNIA

FIGURE

2



NOTE: ALL DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE

ARDENT
ENVIRONMENTAL GROUP, INC.

PROJECT NO.

100077001

DATE


11/07

SITE LOCATION MAP

SAN DIEGO CORPORATE CENTER
SAN DIEGO, CALIFORNIA

FIGURE

1


An aerial photograph showing a landscape with a mix of dark, textured areas (possibly forest or dense vegetation) and lighter, more uniform areas (possibly cleared land or water). A rectangular area is outlined with thin lines, and the word "SITE" is printed in a box within this area. A winding road or path is visible in the lower half of the image.

SITE

NORTH




1939

An aerial photograph showing a landscape with a mix of dark, textured areas (likely forest or dense vegetation) and lighter, more uniform areas (possibly fields or cleared land). A rectangular area is outlined in the center-left portion of the image. Inside this rectangle, the word "SITE" is written in a white box. A road or path runs diagonally across the lower half of the image, passing through the outlined area. The overall image has a grainy, high-contrast appearance typical of older aerial photography.

SITE

NORTH
→

1953


An aerial photograph showing a landscape with a road and a site boundary. The road runs diagonally from the top left towards the bottom right. A rectangular area is outlined with a thin line, and the word "SITE" is written inside it. The surrounding area is a mix of dark, textured patches (possibly trees or vegetation) and lighter, more uniform areas (possibly fields or bare ground).

SITE

NORTH

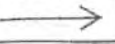


1963


An aerial photograph showing a landscape with a mix of dark, textured areas (possibly forest or dense vegetation) and lighter, more uniform areas (possibly fields or cleared land). A prominent, light-colored, linear feature, likely a road or canal, runs diagonally from the top right towards the bottom right. A rectangular area is outlined in the center-left portion of the image. Inside this rectangle, the word "SITE" is written in a white box. The overall image has a grainy, high-contrast appearance typical of older aerial photography.

SITE

NORTH



1974


An aerial photograph showing a landscape with a mix of dark, textured areas (possibly forest or dense vegetation) and lighter, more uniform areas (possibly fields or cleared land). A prominent, light-colored, linear feature, likely a road or a canal, runs diagonally from the top center towards the bottom right. A black-outlined polygon is drawn on the image, enclosing a specific area in the upper-left quadrant. Inside this polygon, the word "SITE" is written in a white box. The overall image has a grainy, high-contrast appearance typical of older aerial photography.

SITE

NORTH




1980

An aerial photograph of a landscape. A large, light-colored, irregularly shaped area is outlined with a thin black line. This area is labeled 'SITE' in a small black box. To the right of the site, there is a dense residential or commercial development with many small, dark-roofed buildings. A major road or highway runs diagonally from the top left towards the bottom right, passing between the site and the developed area. Another road runs horizontally across the middle of the image, intersecting the diagonal road. The bottom left corner shows a more open, less developed area with some trees and a small body of water or wetland.

SITE

NORTH
→
1990



SITE

NORTH
→

2002



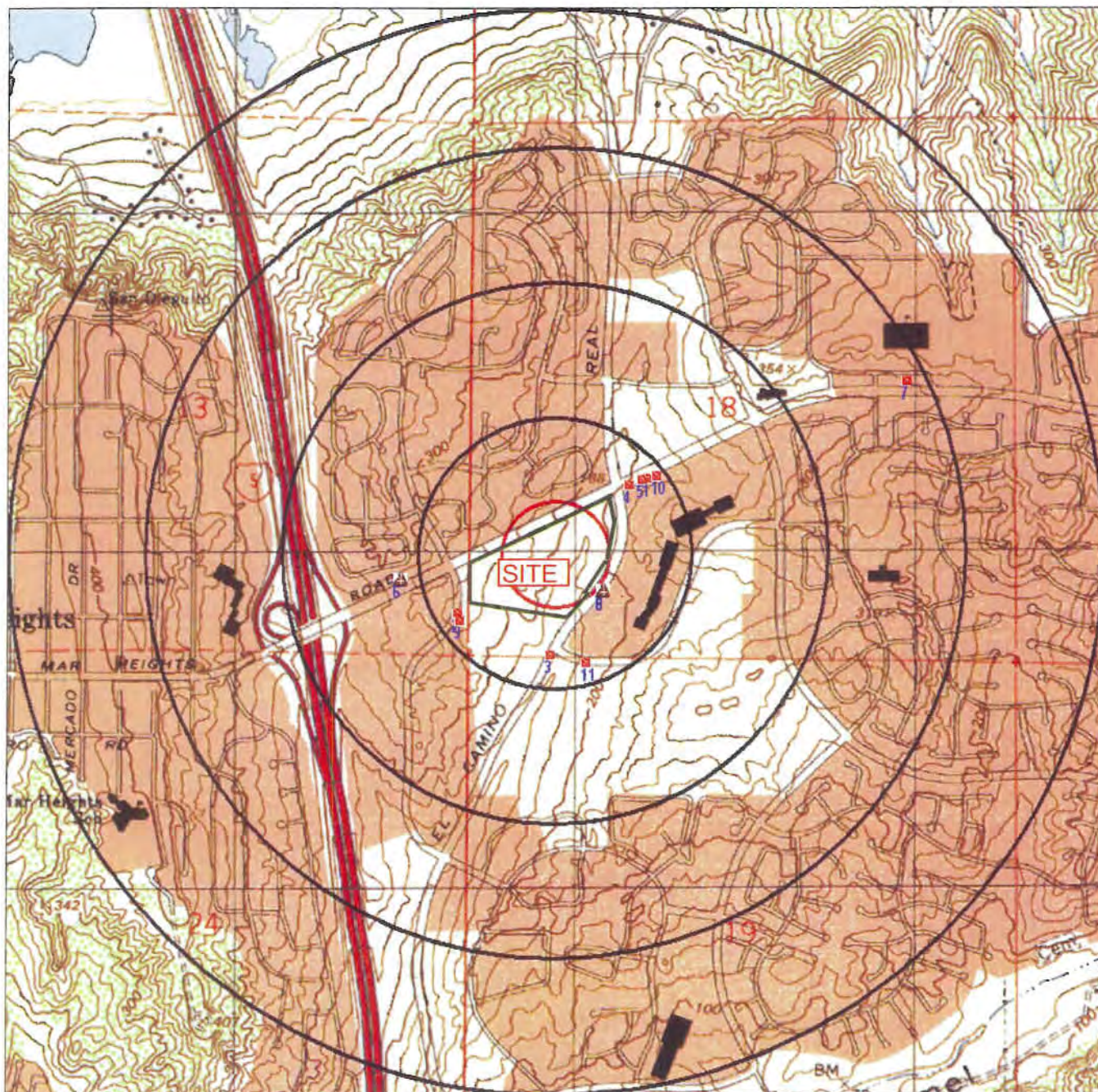


Environmental FirstSearch

Topo : 1.00 Mile Radius

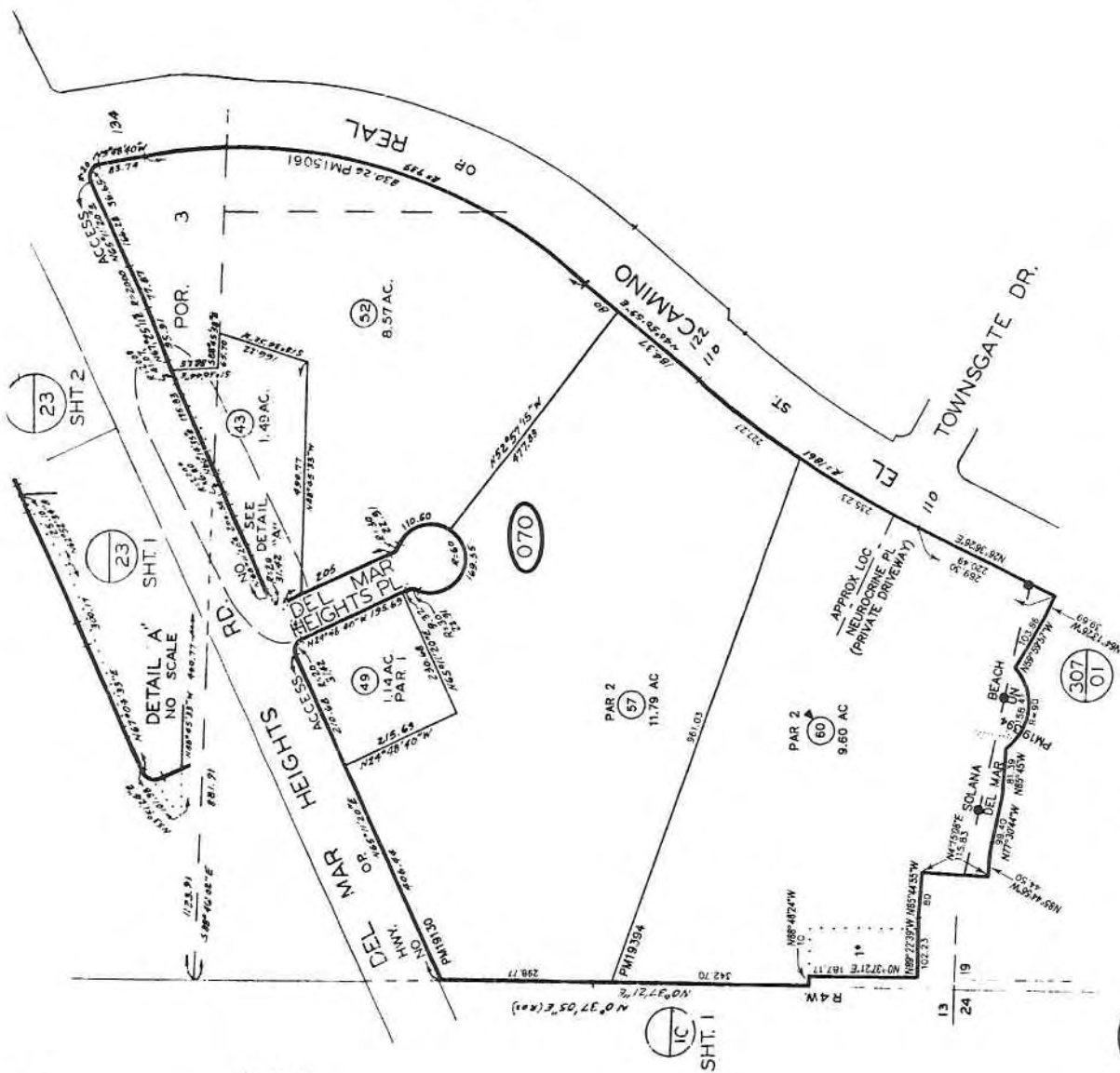
Single Map

, SAN DIEGO CA 92130



Source:
Target Site (Latitude: 32.952 Longitude: -117.236)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
Tribal Land.....
Map Name: DEL MAR Date Created: 1994-- Date Revised: None--
Map Reference Code: 32117-H2-TF-024
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





CHANGES			
BIK	OLD	NEW	YR CUT
070	25	38-39	70 4154
070	11	35-36	63 330
070	12	41-42	64 3171
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070	100	38-39	65 1672

1. OPEN SPACE

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 19 - T14S - R3W - POR NW 1/4
SEC 18 - T14S - R3W - POR SW 1/4
ROS 3779, 4051, 7823, 8545, 8903, 9457, 10147



Chicago Title Company

Builders Services Division
2365 Northside Drive, Suite 500, San Diego, CA 92108 (619) 521-3400

Title Department:

Chicago Title Company
Attn: Tom Votel/Ken Cyr
Email: votelt@ctt.com & cyrk@ctt.com
Phone: (619) 521-3673
Fax: (619) 521-3608
Order No.: 73014990-U50

FIRST AMENDED PRELIMINARY REPORT

Property Address: APN: 304-070-43

Dated as of: September 10, 2007 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago Title 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. 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 Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

SCHEDULE A

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

A Fee

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

Pardee Homes formerly known as Pardee Construction Company, a California corporation

3. The land referred to in this report is situated in the State of California, County of San Diego and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

PARCEL A: (APN 304-070-49)

PARCEL 1 OF PARCEL MAP NO. 15061, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 16, 1987.

EXCEPTING THEREFROM ALL OIL RIGHTS ON HEREIN DESCRIBED PROPERTY TO BE RESERVED BY THE GRANTOR HER HEIRS AND ASSIGNS, FOREVER, AND FURTHER THAT THE SAID GRANTOR, HER HEIRS OR ASSIGNS AGREE TO PAY A REASONABLE COMPENSATION TO THE SAID GRANTEE OR THEIR ASSIGNS, SHOULD THE GRANTOR, HER HEIRS OR ASSIGNS, ENTER THE HEREIN DESCRIBED LAND FOR THE PURPOSE OF DIGGING OR DRILLING FOR OIL, AS RESERVED IN DEED FROM TILLIE M. LACY, ALSO KNOWN AS TILLIE WATERS LACY TO MEAD-HASKELL COMPANY, DATED JULY 29, 1919 RECORDED JULY 29, 1919 IN BOOK 789, PAGE 78 OF DEEDS.

PARCEL B: (APN 304-070-43 AND 304-070-52)

PARCEL 2 OF PARCEL MAP NO. 15061, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 16, 1987.

EXCEPTING THEREFROM ALL OIL RIGHTS ON HEREIN DESCRIBED PROPERTY TO BE RESERVED BY THE GRANTOR HER HEIRS AND ASSIGNS, FOREVER, AND FURTHER THAT THE SAID GRANTOR, HER HEIRS OR ASSIGNS AGREE TO PAY A REASONABLE COMPENSATION TO THE SAID GRANTEE OR THEIR ASSIGNS, SHOULD BE GRANTOR, HER HEIRS OR ASSIGNS, ENTER THE HEREIN DESCRIBED LAND FOR THE PURPOSE OF DIGGING OR DRILLING FOR OIL, AS RESERVED IN DEED FROM TILLIE M. LACY, ALSO KNOWN AS TILLIE WATERS LACY TO MEAD-HASKELL COMPANY DATED JULY 29, 1919 AND RECORDED JULY 29, 1919 IN BOOK 789 PAGE 78 OF DEEDS.

PARCEL C: (APN 304-070-57)

PARCEL 2 OF PARCEL 19130 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED DECEMBER 20, 2002.

END OF LEGAL DESCRIPTION

SCHEDULE B

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

1. Property taxes, including any assessments collected with taxes, for the fiscal year 2007 - 2008 that are a lien not yet due.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California
3. A pending assessment for the District shown below. When notice of the assessment is recorded with the County Recorder the assessment shall become a lien on said land.

District:	Proposed Boundaries of Community Facilities District No. 1 of the North City West School Facilities Financing Authority in the City of San Diego, County of San Diego, State of California
Disclosed By:	Assessment District Boundary of Community Facilities
Recorded:	<u>June 28, 1988 as Instrument No. 88-309185, of Official Records</u>

4. The terms and provisions contained in the document entitled "**Declaration of Covenants for Public Improvements**" recorded October 18, 1968 as Instrument No. 183330, of Official Records.
5. An Agreement, and the terms and conditions as contained therein

Dated:	July 26, 1978
By and Between:	City of San Diego and Herman Eckstein
Recorded:	<u>August 10, 1978 as Instrument No. 78-339835, of Official Records</u>
Regarding:	Contract for temporary water service connections

Reference is hereby made to said document for full particulars.

6. An Agreement, and the terms and conditions as contained therein

Dated:	September 12, 1983
By and Between:	Pardee Construction Company and the City of San Diego
Recorded:	<u>October 6, 1983 as Instrument No. 83-359578, of Official Records</u>
Regarding:	Pardee North City West Development Agreement

Reference is hereby made to said document for full particulars.

7. The terms and conditions of the amendment to the San Diego Corporate Center Comprehensive Sign Plan, made pursuant to the Planning Commission Resolution No. 4850, recorded April 11, 1984 as Instrument No. 84-131789, of Official Records.
8. An agreement between the City of San Diego and Pardee Construction Company, owner, recorded June 14, 1984 as Instrument No. 84-223374, Official Records, relating to the installation, maintenance and possible removal of landscaped and paved median over, under and across Del Mar Heights Road.

SCHEDULE B
(continued)

9. An agreement between the City of San Diego and Pardee Construction Company, owner, recorded June 14, 1984 as Instrument No. 84-223375, Official Records, relating to the installation, maintenance and possible removal of landscaped and paved medians over, under and across El Camino Real.

10. An agreement between the City of San Diego and Pardee Construction Company, owner, recorded June 14, 1984 as Instrument No. 84-223376, Official Records, relating to the installation, maintenance and possible removal of private drains over, under and across El Camino Real.

11. An Agreement, and the terms and conditions as contained therein

Dated: September 12, 1983
By and Between: Pardee Construction Company, a California corporation and the City of San Diego, a municipal corporation
Recorded: August 8, 1984 as Instrument No. 84-302293, of Official Records
Regarding: Pardee North City West Development Agreement

Reference is hereby made to said document for full particulars.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 17, 1985 as Instrument No. 85-16056, of Official Records
Affects: The exact location and extent of said easement is not disclosed of record

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 17, 1985 as Instrument No. 85-016057, of Official Records
Affects: The exact location and extent of said easement is not disclosed of record

Note: Portion vacated by document recorded January 22, 1988 as Instrument No. 88-029823, of Official Records.

14. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: June 17, 1986 as Instrument No. 86-243093, of Official Records
Affects: Parcel 3 of Parcel Map No. 15061

The route thereof affects a portion of said land and is more fully described in said document.

SCHEDULE B
(continued)

15. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the Map of said Tract.

Affects: Del Mar Heights Road, adjacent to Parcels 1, 2 and 3 of Parcel Map No. 15061

Said land, however, abuts upon a public thoroughfare other than the road referred to above, over which rights of vehicular ingress and egress have not been relinquished.

16. An easement for the purpose shown below and rights incidental thereto as shown or as offered for dedication on the recorded Map shown below.

Map No.: Parcel Map No. 15061
Easement
Purpose: water
Affects: Parcel 3 as shown on said Parcel Map

17. Covenants, conditions and restrictions ("but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry" as set forth in the document

Recorded: January 27, 1988 as Instrument No. 88-037675, of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. 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."

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

18. Intentionally omitted

19. Intentionally omitted

SCHEDULE B
(continued)

20. Any private easements or lesser rights in, to, or over the street, highway, or public service easement vacated as referred to below, that were not affected by the proceedings vacating said easement referred to below, including but not limited to private easements for ingress and egress over said land, such easement having been acquired by owners of other lots under conveyances which were made by reference to the map shown below.

Parcel Map No.: 15061
Recorded: December 16, 1987
Affects: Del Mar Heights Place and Del Heights Road

21. An Agreement, and the terms and conditions as contained therein

Dated: Not shown
By and Between: Pardee Construction Company, a California corporation and Kilroy Realty L.P.
Recorded: September 21, 2001 as Instrument No. 2001-0681166, of Official Records
Regarding: San Diego Corporate Center Traffic Improvement Agreement

Reference is hereby made to said document for full particulars.

22. A pending assessment for the District shown below. When notice of the assessment is recorded with the County Recorder the assessment shall become a lien on said land.

District: Facilities Benefit Assessment Carmel Valley – Phase 1 Plat No. 3983
Disclosed By: Assessment District Diagram
Recorded: February 7, 2007 as Instrument No. 2007-0086290, of Official Records

Notice of Assessment Lien recorded February 7, 2007 as Instrument No. 2007-0086292, of Official Records.

23. Rights of parties in possession of said land.
Matters affecting the rights of said parties are not shown herein.
24. Matters which may be disclosed by an inspection or survey of said land or by inquiry of the parties of possession thereof.

END OF SCHEDULE B

SCHEDULE B
(continued)

Note No. 1) Information in possession of this company indicates that the policy when issued will show the following additional item in Schedule B.

Covenants, conditions and restrictions ("but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry" as set forth in the document

Recorded: April 7, 1989 as File No. 89-181579

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. 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."

Note: If you should request a copy of the document referred to above, California Law requires that a county recorder, title insurance company, escrow company, real Estate broker, real Estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover Page over, or stamp on the first Page of the previously recorded document or documents a statement, in at least 14-point boldface type, relating to unlawful restrictions.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or Deed of Trust made in good faith and for value.

The provisions of said covenants, conditions and restrictions were extended to include the herein described land by an instrument

Recorded: <k>

INFORMATIONAL NOTES

Note No. 2: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but **are** not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 3: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, 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.

Note No. 4: This company will require the following in order to insure title in, or a conveyance from, the entity named below.

Name: Pardee Homes formerly known as Pardee Construction Company, a California corporation

A copy of the resolution of the corporation approving the present transaction and identifying the subject land.

Note No. 5: Property taxes, for the fiscal year 2006 - 2007 are paid. For information purposes the amounts are:

1 st Installment:	\$3,265.20 Paid
2 nd Installment:	\$3,265.20 Paid
Exemption:	\$None
Code Area:	08140

Assessors Parcel Number: 304-070-43

Property taxes, for the fiscal year 2006 - 2007 are paid. For information purposes the amounts are:

1 st Installment:	\$12,589.32 Paid
2 nd Installment:	\$12,589.32 Paid
Exemption:	\$None
Code Area:	08140

Assessors Parcel Number: 304-070-49

INFORMATIONAL NOTES

(continued)

Property taxes, for the fiscal year 2006 - 2007 are paid. For information purposes the amounts are:

1 st Installment:	\$26,708.77 Paid
2 nd Installment:	\$26,708.77 Paid
Exemption:	\$None
Code Area:	08140

Assessors Parcel Number: 304-070-52

Property taxes, for the fiscal year 2006 - 2007 are paid. For information purposes the amounts are:

1 st Installment:	\$36,743.15 Paid
2 nd Installment:	\$36,743.15 Paid
Exemption:	\$None
Code Area:	08140

Assessors Parcel Number: 304-070-57

GP

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Exclusions From Coverage are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement July 1, 2001

We recognize and respect the privacy of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates or others;
- From our Internet web sites;
- From the public records maintained by government entities that we wither obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when your direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

ATTACHMENT ONE

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

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

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

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

1. Any right, interests, or claims of parties in possession of the land not shown by the public records.
2. Any easements or liens not shown by the public records. This does not limit the lien coverage in Item 8 of Covered Title Risks.
3. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This does not limit the forced removal coverage in Item 12 of Covered Title Risks.
4. Any water rights or claims or title to water in or under the land, whether or not shown by the public records.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 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 or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (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 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 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 claim, which arises out of the transaction vesting in the insured the estate of interest insured by this 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.

SCHEDULE B, PART I 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 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 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.

**ATTACHMENT ONE
(CONTINUED)**

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA 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) 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

to 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 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.

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

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) 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 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 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.

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

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

**ATTACHMENT ONE
(CONTINUED)**

- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

EXCEPTIONS FROM COVERAGE

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

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

**AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
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.

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

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) 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 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 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.

**ATTACHMENT ONE
(CONTINUED)**

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

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) ~~not Known~~ to the Company, not recorded in the Public Records at ~~Date of Policy~~, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) ~~resulting in~~ no loss or damage to the Insured Claimant;
- (d) ~~attaching or~~ created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 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.

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

EXCEPTIONS FROM COVERAGE

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

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

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
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 protectionThis 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.

**ATTACHMENT ONE
(CONTINUED)**

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For 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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 14:	<u>1.00% of Policy Amount or \$ 2,500.00</u> (whichever is less)	<u>\$ 10,000.00</u>
Covered Risk 15:	<u>1.00% of Policy Amount or \$ 5,000.00</u> (whichever is less)	<u>\$ 25,000.00</u>
Covered Risk 16:	<u>1.00% of Policy Amount or \$ 5,000.00</u> (whichever is less)	<u>\$ 25,000.00</u>
Covered Risk 18:	<u>1.00% of Policy Amount or \$ 2,500.00</u> (whichever is less)	<u>\$ 5,000.00</u>

**ALTA 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 areas 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 the 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.

8.1.10 References

- California Department of Health Services (DHS), 2002, Radon Database for California, dated October.
- Kennedy, M. P. and Tan, S. S., 2005, Geologic Map of the San Diego 60' x 30' Quadrangle, California: California Geological Survey, Scale 1:100,000.
- TRACK Info Services, LLC, 2007, FirstSearch Report, dated October 19.
- United States Geological Survey (USGS), 1994, Topographic Map, Del Mar California Quadrangle: Scale 1:24,000.

8.2. Governmental Agency Records Attachments

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

SAN DIEGO CA 92130

Job Number: 100077001

PREPARED FOR:

Ardent Environmental Group, Inc.

1141 Pomona Road, Suite E

Corona, CA 92882

10-19-07



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site:

SAN DIEGO CA 92130

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-18-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-18-07	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	5	-	-	0	5
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	07-17-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.12	0	0	-	-	-	0	0
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	1	2	3
State Spills 90	Y	01-03-07	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	09-24-07	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	04-24-07	0.50	0	4	0	3	-	0	7
State/Tribal UST/AST	Y	01-03-07	0.25	0	1	0	-	-	0	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	03-27-06	0.50	0	0	0	0	-	0	0
State Permits	Y	03-29-07	0.25	0	1	3	-	-	26	30
State Other	Y	08-08-07	0.25	0	0	0	-	-	1	1
- TOTALS -				0	6	8	3	1	29	47

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: 10-19-07
Requestor Name: Craig Metheny
Standard: ASTM-05

Search Type: COORD
Job Number: 100077001
Filtered Report

Target Site:

SAN DIEGO CA 92130

Demographics

Sites: 47	Non-Geocoded: 29	Population: NA
Radon: 0.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.236	-117:14:10	Easting:	477941.425
Latitude:	32.952	32:57:7	Northing:	3645799.418
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
92014	DEL MAR	CA	0.45 SW	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	10-19-07
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	10-19-07

Environmental FirstSearch Sites Summary Report

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

TOTAL: 47

GEOCODED: 18

NON GEOCODED: 29

SELECTED: 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	DEL MAR HIGHLANDS CAR WASH HE17H32254	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
2	LUST	DEL MAR HIGHLANDS CAR WASH T0608110263/CASE CLOSED	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
3	LUST	DEL MAR HIGHLANDS CAR WASH T0607366006/CASE CLOSED	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
4	LUST	DEL MAR HIGHLANDS CAR WASH T0607302455/CASE CLOSED	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
5	PERMITS	DEL MAR HIGHLANDS CAR WASH HE17132254	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
6	UST	DEL MAR HIGHLANDS CAR WASH HE17H32254	12889 EL CAMINO REAL SAN DIEGO CA 92130	0.11 SE	8
9	RCRAGN	OGDENS CLEANERS CAD982459778/SGN	3485 DEL MAR HTS DR DEL MAR CA 92130	0.18 NE	4
10	RCRAGN	NEUROCRINE BIOSCIENCES INC CAR000155085/LGN	12780 EL CAMINO REAL SAN DIEGO CA 92130	0.18 SW	3
11	RCRAGN	RITE AID NO 5666 CA0001006915/SGN	3515 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	0.21 NE	5
12	PERMITS	SDCTY - PandR- CARMEL VALLEY POO HE17203801	3777 TOWNSGATE DR SAN DIEGO CA 92130	0.21 SE	11
12	PERMITS	LASER POWER OPTICS HE17115468	12777 HIGH BLUFF DR SAN DIEGO CA 92130	0.21 SW	9
13	RCRAGN	LASER POWER OPTICS CAD981403330/SGN	1277 HIGH BLUFF DDRIVE SAN DIEGO CA 92130	0.21 SW	2
14	RCRAGN	FOTO FINISH CAD983626045/SGN	3525 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	0.22 NE	1
15	PERMITS	RALPHS GROCERY CO 167 HE17123010	3455 DEL MAR HEIGHTS RD DEL MAR CA 92014	0.23 NE	10
15	LUST	TEXACO/DEL MAR HEIGHTS RD SRVC HE17H12555	3015 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	0.29 SW	6
16	LUST	TEXACO/DEL MAR HEIGHTS RD SRVC T0607301308/CASE CLOSED	3015 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	0.29 SW	6
17	LUST	TEXACO/DEL MAR HEIGHTS RD SRVC T0607300060/CASE CLOSED	3015 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	0.29 SW	6
18	STATE	TORREY PINES HIGH SCHOOL CAL37820024/NO ACTION - FOR CALM	3710 DEL MAR HEIGHTS ROAD SAN DIEGO CA 92130	0.71 NE	7

Environmental FirstSearch

Sites Summary Report

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

TOTAL: 47

GEOCODED: 18

NON GEOCODED: 29

SELECTED: 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
19	OTHER	DEL MAR HIGHLANDS CAR WASH CAL37550007/REFER: 1248 LOCAL AG	12889 AND 12911 EL CAMINO R SAN DIEGO CA 92130	NON GC	
20	PERMITS	DEL MAR GATEWAY OFFICE BLDG HE17139034	11978 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
20	PERMITS	CARMEL VALLEY ORTHODONTICS HE17152319	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
21	PERMITS	CATHEDRAL CATHOLIC HIGH SCHOOL HE17205408	5555 DEL MAR HEIGHTS RD SAN DIEGO CA 92130	NON GC	
24	PERMITS	CHILDRENS PRIMARY CARE MED GRP HE17151561	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
24	PERMITS	MERCY HEALTH CENTERS HE17154248	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
24	PERMITS	TORREY PINES ORAL SURGERY HE17152494	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
25	PERMITS	SCRIPPS MEMORIAL MEDICAL BLDG HE17151584	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
25	PERMITS	SCRIPPS CLINIC, DEL MAR HE17154849	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
25	PERMITS	SCRIPPS CLINIC DEL MAR RADIOLO HE17133147	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
26	PERMITS	SCRIPPS CLINIC and RESEARCH HE17152622	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
26	PERMITS	SAN DIEGO MARRIOTT HOTEL DEL M HE17139121	11966 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
26	PERMITS	SAMMIS PROPERTIES HE17124719	12555 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
27	PERMITS	ROBERT CHERNEY M.D. HE17152070	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
27	PERMITS	THE CTR FOR COSMETIC SURGandDERM HE17153399	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
27	PERMITS	DEL MAR DERMATOLOGY HE17152094	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
28	PERMITS	PATHOLOGY MEDICAL LABORATORIES HE17151699	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
28	PERMITS	DEL MAR FAMILY PRACTICE HE17151879	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
28	PERMITS	MARYROSE HAWKINS, D.D.S. HE17151585	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
29	PERMITS	LESLIE FARMS INC HE17199610	EL CAMINO REAL and DER SAN DIEGO CA 92130	NON GC	

***Environmental FirstSearch
Sites Summary Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

TOTAL: 47 **GEOCODED:** 18 **NON GEOCODED:** 29 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
29	PERMITS	LARRY POLLACK, MD HE17153974	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
29	PERMITS	JAYE S VENU TI, D.D.S HE17151852	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
30	PERMITS	DR KAREN LEE HE17152072	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
30	PERMITS	AIDAN M CLARKE MD HE17153044	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
30	PERMITS	DEL MAR OB/GYN HE17151716	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
31	PERMITS	DEL MAR MEDICAL CLINIC HE17152723	2395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
31	PERMITS	SUZANNE MILLS MD PEDIATRICS HE17152071	12395 EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
32	STATE	SCHOOL SITE NO. 6 (PROPOSED) CAL37010013/VOLUNTARY CLEANUP PR	OLD EL CAMINO REAL SAN DIEGO CA 92130	NON GC	
33	STATE	CARMEL CREEK SCHOOL SITE 6 CAL37650009/NO ACTION - FOR CALM	TOWNSGATE DRIVE/PELL PLACE SAN DIEGO CA 92130	NON GC	

***Environmental FirstSearch
Site Detail Report***

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 12

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH

REV: 08/21/00

ADDRESS: 12889 EL CAMINO REAL

ID1: HE17H32254

SAN DIEGO CA 92130

ID2:

San Diego

STATUS:

CONTACT:

PHONE: (858)793-8388

Release Occurance Number:

001

Historical Name:

DEL MAR HIGHLANDS CARWASH

Date Release Began:

7/23/98

Lead Agency:

DEH

Case Type:

TANK, Release

Case Status:

CLOSED

Case Status Date:

1/25/99

Environmental FirstSearch Site Detail Report

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 15

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH
ADDRESS: 12889 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO

REV: 04/24/07
ID1: T0608110263
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

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: 09
LOCAL CASE NUMBER: H32254-002
RESPONSIBLE PARTY: Permit Desk
ADDRESS OF RESPONSIBLE PARTY: 450 B Street, Suite 1900
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER:
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: UNLEADED GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: OTHER CAUSE
LEAK SOURCE: OTHER
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): 2001-10-08 00:00:00
HOW LEAK WAS STOPPED: OTHER MEANS
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):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
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): 2003-02-21 00:00:00
REPORT DATE (blank if not reported): 2001-10-08 00:00:00

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: SITE NOT TESTED FOR MTBE, INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 14

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH

REV: 04/24/07

ADDRESS: 12889 EL CAMINO REAL

ID1: T0607366006

SAN DIEGO CA 92130

ID2:

SAN DIEGO

STATUS: CASE CLOSED

CONTACT:

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: 09

LOCAL CASE NUMBER: H32254-003

RESPONSIBLE PARTY: Tom Fetter

ADDRESS OF RESPONSIBLE PARTY: c/o Donahue Schriber, 12925 El Camino Re

SITE OPERATOR:

WATER SYSTEM:

CASE NUMBER:

CASE TYPE: SOIL ONLY

SUBSTANCE LEAKED: UNLEADED GASOLINE

SUBSTANCE QUANTITY:

LEAK CAUSE: STRUCTURE FAILURE

LEAK SOURCE: TANK

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported): 2003-01-09 00:00:00

HOW LEAK WAS STOPPED: NEW TANK

STOP DATE (blank if not reported): 2003-01-09 00:00:00

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): NOR

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): 2006-01-10 00:00:00

REPORT DATE (blank if not reported): 2003-03-18 00:00:00

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:

SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 13

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH
ADDRESS: 12889 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT:

REV: 04/24/07
ID1: T0607302455
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: 09
LOCAL CASE NUMBER: H32254-001
RESPONSIBLE PARTY: Tom Fetter
ADDRESS OF RESPONSIBLE PARTY: 2550 Fifth Ave., Ste. 629
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT3688
CASE TYPE: SOIL ONLY
SUBSTANCE LEAKED: UNLEADED GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): 1998-07-23 00:00:00
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):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
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): 1999-01-25 00:00:00
REPORT DATE (blank if not reported): 1998-07-27 00:00:00

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: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 7

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH

REV: 03/29/07

ADDRESS: 12889 EL CAMINO REAL

ID1: HE17132254

SAN DIEGO CA 92130

ID2: CAL000239860

SAN DIEGO

STATUS:

CONTACT: DEL MAR HIGHLANDS CAR WASH,INC

PHONE: 858-793-8388

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

Target Property: SAN DIEGO CA 92130

JOB: 100077001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 11 **DIST/DIR:** 0.11 SE **MAP ID:** 8

NAME: DEL MAR HIGHLANDS CAR WASH	REV: 05/16/05
ADDRESS: 12889 EL CAMINO REAL	ID1: HE17H32254
SAN DIEGO CA 92130	ID2: CAL000239860
SAN DIEGO	STATUS:
CONTACT: DEL MAR HIGHLANDS CAR WASH, INC	PHONE: 858-793-8388

TANK ID s

Permit Number:	H32254
Tank Number:	T001
Tank ID Number:	NT1644

TANK CHARACTERISTICS INFORMATION

Capacity:	12000.00
Manufacturer Code:	
Year Installed:	
Contents:	REGULAR UNLEADED
Tank Content Chemical Name:	
Tank Content CAS Number:	

Tank System Type:	DOUBLE WALL
Primary Tank Material:	FIBERGLASS/PLASTIC
Tank Interior Lining or Coating:	
Tank Exterior Corrosion Protection:	FIBERGLASS REINFORCED PLASTIC
Overfill Device:	HI LEVEL ALARM and BALL FLT
Spill Buckets:	SPILL BASIN
Is Groundwater Greater Than 20 Feet (Y/N):	

TANK TESTING and MONITORING INFORMATION

Below Grade Equipment:	
Is System 1998 Standards Certified (Y/N):	
Tank Monitor Device:	VEEDER ROOT
Automatic Tank Gauges:	
Tank Test Status:	
Tank Test Date:	

PIPING INFORMATION

Piping Corrosion Protection:	
Pressure Pipe Loss Leak Detector Type:	
Pipe System Type:	
Pipe Construction:	DOUBLE WALL
Pipe Primary Material:	FIBERGLASS
Pipe Monitor Device:	VEEDER ROOT

PIPING INFORMATION

Pipe Test Date:

REGULATORY INFORMATION

Tank Exempt Indicator:	
Hazard Category 1:	
Regulatory Status Code Description:	ACTIVE

TANK ID s

Permit Number:	H32254
Tank Number:	T002
Tank ID Number:	NT1644

TANK CHARACTERISTICS INFORMATION

Capacity:	12000.00
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- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 11

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH

REV: 05/16/05

ADDRESS: 12889 EL CAMINO REAL

ID1: HE17H32254

SAN DIEGO CA 92130

ID2: CAL000239860

SAN DIEGO

STATUS:

CONTACT: DEL MAR HIGHLANDS CAR WASH,INC

PHONE: 858-793-8388

Manufacturer Code:

Year Installed:

Contents:

MIDGRADE UNLEADED

Tank Content Chemical Name:

Tank Content CAS Number:

Tank System Type:

DOUBLE WALL

Primary Tank Material:

FIBERGLASS/PLASTIC

Tank Interior Lining or Coating:

Tank Exterior Corrosion Protection:

FIBERGLASS REINFORCED PLASTIC

Overfill Device:

HI LEVEL ALARM and BALL FLT

Spill Buckets:

SPILL BASIN

Is Groundwater Greater Than 20 Feet (Y/N):

TANK TESTING and MONITORING INFORMATION

Below Grade Equipment:

Is System 1998 Standards Certified (Y/N):

Tank Monitor Device:

VEEDER ROOT

Automatic Tank Gauges:

Tank Test Status:

Tank Test Date:

PIPING INFORMATION

Piping Corrosion Protection:

Pressure Pipe Loss Leak Detector Type:

Pipe System Type:

Pipe Construction:

DOUBLE WALL

Pipe Primary Material:

FIBERGLASS

Pipe Monitor Device:

VEEDER ROOT

PIPING INFORMATION

Pipe Test Date:

REGULATORY INFORMATION

Tank Exempt Indicator:

Hazard Category 1:

Regulatory Status Code Description:

ACTIVE

TANK ID s

Permit Number:

H32254

Tank Number:

T003

Tank ID Number:

NT1644

TANK CHARACTERISTICS INFORMATION

Capacity:

12000.00

Manufacturer Code:

Year Installed:

Contents:

PREMIUM UNLEADED

Tank Content Chemical Name:

Tank Content CAS Number:

Tank System Type:

DOUBLE WALL

Primary Tank Material:

FIBERGLASS/PLASTIC

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: SAN DIEGO CA 92130

JOB: 100077001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 11

DIST/DIR: 0.11 SE

MAP ID: 8

NAME: DEL MAR HIGHLANDS CAR WASH
ADDRESS: 12889 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT: DEL MAR HIGHLANDS CAR WASH,INC

REV: 05/16/05
ID1: HE17H32254
ID2: CAL000239860
STATUS:
PHONE: 858-793-8388

Tank Interior Lining or Coating:

Tank Exterior Corrosion Protection:

Overfill Device:

Spill Buckets:

Is Groundwater Greater Than 20 Feet (Y/N):

FIBERGLASS REINFORCED PLASTIC

HI LEVEL ALARM and BALL FLT

SPILL BASIN

TANK TESTING and MONITORING INFORMATION

Below Grade Equipment:

Is System 1998 Standards Certified (Y/N):

Tank Monitor Device:

Automatic Tank Gauges:

Tank Test Status:

Tank Test Date:

VEEDER ROOT

PIPING INFORMATION

Piping Corrosion Protection:

Pressure Pipe Loss Leak Detector Type:

Pipe System Type:

Pipe Construction:

Pipe Primary Material:

Pipe Monitor Device:

PIPING INFORMATION

Pipe Test Date:

DOUBLE WALL

FIBERGLASS

VEEDER ROOT

REGULATORY INFORMATION

Tank Exempt Indicator:

Hazard Category 1:

Regulatory Status Code Description:

ACTIVE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

RCRA GENERATOR SITE

SEARCH ID: 4	DIST/DIR: 0.18 NE	MAP ID: 4
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NAME: OGDENS CLEANERS	REV: 6/6/06
ADDRESS: 3485 DEL MAR HTS DR	ID1: CAD982459778
DEL MAR CA 92014	ID2:
SAN DIEGO	STATUS: SGN
CONTACT: ENVIRONMENTAL MANAGER	PHONE: 6197920875

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
 3485 DEL MAR HTS DR
 DEL MAR CA 92130

PHONE: 6197920875

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

RCRA GENERATOR SITE

SEARCH ID: 3 **DIST/DIR:** 0.18 SW **MAP ID:** 3

NAME: NEUROCRINE BIOSCIENCES INC ADDRESS: 12780 EL CAMINO REAL SAN DIEGO CA 92130 SAN DIEGO CONTACT: KEITH G HARRISON	REV: 6/6/06 ID1: CAR000155085 ID2: STATUS: LGN PHONE: 858-617-7788
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SITE INFORMATION

CONTACT INFORMATION: KEITH HARRISON
12790 EL CAMINO REAL
SAN DIEGO CA 92130

PHONE: 858-617-7788

UNIVERSE INFORMATION:

NAIC INFORMATION

54171 - RESEARCH AND DEVELOPMENT IN THE PHYSICAL, ENGINEERING, AND LIFE SCIENCES

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b
Ethanamine, N,N-diethyl (OR) Triethylamine

Lead

Ignitable waste

Reactive waste

Methyl ethyl ketone

Potassium cyanide (OR) Potassium cyanide K(CN)

Cadmium

Carbon oxyfluoride (R,T) (OR) Carbonic difluoride

The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene,

1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane

Sodium azide

Silver cyanide (OR) Silver cyanide Ag(CN)

Silver

Benzene, (trichloromethyl)- (OR) Benzotrichloride (C,R,T)

Acetonitrile (I,T)

Corrosive waste

Pyridine

Benzenamine, 4-chloro- (OR) p-Chloroaniline

Chromium

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.21 NE

MAP ID: 5

NAME: RITE AID NO 5666
ADDRESS: 3515 DEL MAR HEIGHTS RD
 SAN DIEGO CA 92130
 SAN DIEGO
CONTACT: GAIL RATAJCZAK

REV: 6/6/06
ID1: CA0001006915
ID2:
STATUS: SGN
PHONE: 8007695845

SITE INFORMATION

CONTACT INFORMATION: GAIL RATAJCZAK
 8795 FOLSOM BLVD STE 108
 SACRAMENTO CA 95826

PHONE: 8007695845

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 10 **DIST/DIR:** 0.21 SE **MAP ID:** 11

NAME: SDCTY - PandR- CARMEL VALLEY POO	REV: 03/29/07
ADDRESS: 3777 TOWNSGATE DR	ID1: HE17203801
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: CITY OF SAN DIEGO AQUATIC DIST	PHONE: 858-552-1623

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 8 **DIST/DIR:** 0.21 SW **MAP ID:** 9

NAME: LASER POWER OPTICS	REV: 03/29/07
ADDRESS: 12777 HIGH BLUFF DR	ID1: HE17115468
SAN DIEGO CA 92130	ID2: CAD981403330
SAN DIEGO	STATUS:
CONTACT: LASER POWER OPTICS CORP	PHONE: 858-755-0700

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

RCRA GENERATOR SITE

SEARCH ID: 2 **DIST/DIR:** 0.21 SW **MAP ID:** 2

NAME: LASER POWER OPTICS ADDRESS: 1277 HIGH BLUFF DDRIVE SAN DIEGO CA 92130 SAN DIEGO	REV: 6/6/06 ID1: CAD981403330 ID2: STATUS: SGN PHONE:
CONTACT:	

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
1277 HIGH BLUFF DDRIVE
SAN DIEGO CA 92130

PHONE: 6197550700

UNIVERSE INFORMATION:

NAIC INFORMATION

333314 - OPTICAL INSTRUMENT AND LENS MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

VIOLATION NUMBER:	0001	RESPONSIBLE:	B - STATE CONTRACTOR
DETERMINED:	11/13/1991	DETERMINED BY:	B - STATE CONTRACTOR
CITATION:	262.10-12.A		
RESOLVED:	12/29/1992		
TYPE:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)		

VIOLATION NUMBER:	0002	RESPONSIBLE:	B - STATE CONTRACTOR
DETERMINED:	12/29/1992	DETERMINED BY:	B - STATE CONTRACTOR
CITATION:	262.10-12.A		
RESOLVED:	5/24/1994		
TYPE:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)		

VIOLATION NUMBER:	0003	RESPONSIBLE:	B - STATE CONTRACTOR
DETERMINED:	5/24/1994	DETERMINED BY:	B - STATE CONTRACTOR
CITATION:	262.10-12.A		
RESOLVED:	5/24/1999		
TYPE:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)		

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

RCRA GENERATOR SITE

SEARCH ID: 1	DIST/DIR: 0.22 NE	MAP ID: 1
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NAME: FOTO FINISH ADDRESS: 3525 DEL MAR HEIGHTS RD SAN DIEGO CA 92130 SAN DIEGO CONTACT: MARK FRAPWELL	REV: 6/6/06 ID1: CAD983626045 ID2: STATUS: SGN PHONE: 6197553686
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SITE INFORMATION

CONTACT INFORMATION: MARK FRAPWELL
 3525 DEL MAR HEIGHTS RD
 SAN DIEGO CA 92130

PHONE: 6197553686

UNIVERSE INFORMATION:

NAIC INFORMATION

541921 - PHOTOGRAPHY STUDIOS, PORTRAIT

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 9 **DIST/DIR:** 0.23 NE **MAP ID:** 10

NAME: RALPHS GROCERY CO 167	REV: 03/29/07
ADDRESS: 3455 DEL MAR HEIGHTS RD	ID1: HE17123010
DEL MAR CA 92014	ID2:
SAN DIEGO	STATUS:
CONTACT: RALPHS GROCERY CO	PHONE: 858-259-1077

DETAILS NOT AVAILABLE

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 16 **DIST/DIR:** 0.29 SW **MAP ID:** 6

NAME: TEXACO/DEL MAR HEIGHTS RD SRVC	REV: 08/21/00
ADDRESS: 3015 DEL MAR HEIGHTS RD	ID1: HE17H12555
SAN DIEGO CA 92130	ID2: CAD981965734
San Diego	STATUS:
CONTACT: EQUILON ENTERPRISES LLC	PHONE: (858)755-2114

Release Occurance Number:	001
Historical Name:	DEL MAR EXXON
Date Release Began:	9/12/88
Lead Agency:	DEH
Case Type:	TANK, Release (W)
Case Status:	CLOSED
Case Status Date:	10/31/89

Release Occurance Number:	002
Historical Name:	TEXACO/DEL MAR HEIGHTS 3015
Date Release Began:	2/1/90
Lead Agency:	DEH
Case Type:	TANK, Release (W)
Case Status:	CLOSED
Case Status Date:	12/3/97

Environmental FirstSearch
Site Detail Report

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 17

DIST/DIR: 0.29 SW

MAP ID: 6

NAME: TEXACO/DEL MAR HEIGHTS RD SRVC
ADDRESS: 3015 DEL MAR HEIGHTS RD
SAN DIEGO CA 92130
SAN DIEGO

REV: 04/24/07
ID1: T0607301308
ID2:
STATUS: CASE CLOSED
PHONE:

CONTACT:

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

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LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 09
LOCAL CASE NUMBER: H12555-001
RESPONSIBLE PARTY: KEVIN HUNTER
ADDRESS OF RESPONSIBLE PARTY: PO BOX 4415
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT2561
CASE TYPE: OTHER
SUBSTANCE LEAKED: WASTE OIL
SUBSTANCE QUANTITY:

LEAK CAUSE:

LEAK SOURCE:

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported): 1988-09-12 00:00:00

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported): 1988-09-12 00:00:00

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): NOR

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): 1989-10-31 00:00:00

REPORT DATE (blank if not reported): 1988-09-12 00:00:00

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: NOT REQUIRED TO BE TESTED

MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: SAN DIEGO CA 92130

JOB: 100077001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 18 **DIST/DIR:** 0.29 SW **MAP ID:** 6

NAME: TEXACO/DEL MAR HEIGHTS RD SRVC	REV: 04/24/07
ADDRESS: 3015 DEL MAR HEIGHTS RD	ID1: T0607300060
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS: CASE CLOSED
CONTACT:	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: 09
LOCAL CASE NUMBER: H12555-002
RESPONSIBLE PARTY: ROGER JOHNSON
ADDRESS OF RESPONSIBLE PARTY: 10 UNIVERSAL CITY PLAZA
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 9UT1045
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): 1990-02-01 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1990-02-01 00:00:00
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): NOR
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): 1997-12-03 00:00:00
REPORT DATE (blank if not reported): 1990-02-01 00:00:00

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: I
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

Environmental FirstSearch

Site Detail Report

Target Property: SAN DIEGO CA 92130

JOB: 100077001

STATE

SEARCH ID: 6 DIST/DIR: 0.71 NE MAP ID: 7

NAME: TORREY PINES HIGH SCHOOL
ADDRESS: 3710 DEL MAR HEIGHTS ROAD
SAN DIEGO CA 92130
SAN DIEGO
CONTACT:
REV: 07/18/05
ID1: CAL37820024
ID2:
STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

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

TORREY PINES HIGH SCHOOL

SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): TORREY PINES HIGH SCHOOL
Status: NO ACTION - FOR CALMORTGAGE ONLY
AWP Site Type: SCHOOL SITE PROPERTY
NPL Site:
Fund:
Status Date: 08152003
Lead: DEPT OF TOXIC SUBSTANCES CONTROL
Staff: TDEEK
DTSC Region and RWQCB : CYPRESS
Branch: SCHOOL EVALUATION
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 404456-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The site is comprised of numerous buildings and recreational facilities generally associated with a high school site. The site and surrounding properties generally consists of light commercial operations and residential housing. Prior to 1976, the site was vacant undeveloped land. There was one UST at the site, which was removed by the district in 1999. The soil sample collected from beneath the former UST did contain petroleum hydrocarbons. Petroleum impacted soil was excavated by the district and removed from the site. The local oversight agency granted a No Further Action status for the former UST site in 1992.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES
Activity Status: NO ACTION - FOR CALMORTGAGE ONLY
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 08152003
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

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

Comments Date: 08152003

: DTSC reviewed a Phase 1 Environmental Assessment and has made a No Action determination for this Site.

**Environmental FirstSearch
Site Detail Report**

Target Property: SAN DIEGO CA 92130

JOB: 100077001

OTHER SITE

SEARCH ID: 47

DIST/DIR: NON GC

MAP ID:

NAME: DEL MAR HIGHLANDS CAR WASH
ADDRESS: 12889 AND 12911 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO

REV: 08/07/07
ID1: CAL37550007
ID2:
STATUS: REFER: 1248 LOCAL AGENCY
PHONE:

CONTACT:

GENERAL SITE INFORMATION

Site Type:	<i>Evaluation</i>
Status:	<i>Refer: 1248 Local Agency</i>
Status Date:	<i>2001-10-16 00:00:00</i>
NPL Site:	<i>NO</i>
Funding:	<i>Not Applicable</i>
Regulatory Agencies Involved:	<i>NONE SPECIFIED</i>
Lead Agency:	<i>NONE SPECIFIED</i>
Project Manager:	
Supervisor:	<i>Referred - Not Assigned</i>
Branch:	<i>So Cal - Cypress</i>
Acres:	
Assessor's Parcel Number:	<i>NONE SPECIFIED</i>
Past Uses:	<i>NONE SPECIFIED</i>
Potential Contaminants:	<i>NONE SPECIFIED</i>
Confirmed Contaminants:	<i>NONE SPECIFIED</i>
Potential Media Affected:	<i>NONE SPECIFIED</i>
Restricted Use:	<i>NO</i>
Site Management Required:	<i>NONE SPECIFIED</i>
Special Programs Associated with this Site:	

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

37550007

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 27	DIST/DIR: NON GC	MAP ID:
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NAME: DEL MAR GATEWAY OFFICE BLDG	REV: 03/29/07
ADDRESS: 11978 EL CAMINO REAL	ID1: HE17139034
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: PRENTISS PROPERTIES	PHONE: 858-792-6500

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 22	DIST/DIR: NON GC	MAP ID:
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NAME: CARMEL VALLEY ORTHODONTICS	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17152319
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT:	PHONE:

DETAILS NOT AVAILABLE

**Environmental FirstSearch
Site Detail Report**

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 23 **DIST/DIR:** NON GC **MAP ID:**

NAME: CATHEDRAL CATHOLIC HIGH SCHOOL	REV: 03/29/07
ADDRESS: 5555 DEL MAR HEIGHTS RD	ID1: HE17205408
SAN DIEGO CA 92130	ID2: CAL000025430
SAN DIEGO	STATUS:
CONTACT: ROMAN CATHOLIC BISHOP OF SAN D	PHONE: 858-523-4000

INDUSTRY / FACILITY INFORMATION NAMES

Business Description and SIC Code: 6HK56
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: 205408
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

INDUSTRY / FACILITY INFORMATION NAMES

Business Description and SIC Code: 6HK56
Gas Station:
Fire Department District:

PERMIT INFORMATION

Permit Number: 205408
Inactive / Active Facility Indicator:
Annual Expiration Date:
Status:
Map Code / Business Plan on File:
Business Plan Acceptance Date:

GENERAL INSPECTION and VIOLATION INFORMATION

Inspection Date: 8/18/2005 0:00:00
Reinspection Date:
Inspector Name: MMANN
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/21/2007 0:00:00
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

GENERAL INSPECTION and VIOLATION INFORMATION

Inspection Date: 8/18/2005 0:00:00
Reinspection Date:
Inspector Name: MMANN
Notice of Violation Issued:
Delinquent Flag:
Last Update: 3/21/2007 0:00:00
Last Delinquent Letter:

PROPERTY OWNER INFORMATION

Property Owner Name:
Property Owner Address:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 23 **DIST/DIR:** NON GC **MAP ID:**

NAME: CATHEDRAL CATHOLIC HIGH SCHOOL	REV: 03/29/07
ADDRESS: 5555 DEL MAR HEIGHTS RD	ID1: HE17205408
SAN DIEGO CA 92130	ID2: CAL000025430
SAN DIEGO	STATUS:
CONTACT: ROMAN CATHOLIC BISHOP OF SAN D	PHONE: 858-523-4000

WASTE STREAMS GENERATED BY BUSINESS

Waste Name and Code:	LABORATORY WASTE CHE (551)
Inspection Date:	8/18/2005
Waste Quantity Present at Inspection:	
Annual Quantity:	
Measurement Unit:	
Treatment Method:	007 INCINERATION
Storage Method:	PLASTIC DRUM
Carcinogen Indicator:	
Hauler:	9998 UNKNOWN HAZ WST HAUL
Waste Description:	

WASTE STREAMS GENERATED BY BUSINESS

Waste Name and Code:	LABORATORY WASTE CHE (551)
Inspection Date:	8/18/2005
Waste Quantity Present at Inspection:	
Annual Quantity:	
Measurement Unit:	
Treatment Method:	007 INCINERATION
Storage Method:	PLASTIC DRUM
Carcinogen Indicator:	
Hauler:	9998 UNKNOWN HAZ WST HAUL
Waste Description:	

WASTE STREAMS GENERATED BY BUSINESS

Waste Name and Code:	INFECTIOUS WASTE, SH (902)
Inspection Date:	8/18/2005
Waste Quantity Present at Inspection:	
Annual Quantity:	
Measurement Unit:	
Treatment Method:	999 UNKNOWN
Storage Method:	
Carcinogen Indicator:	
Hauler:	0001 NO HAULER
Waste Description:	SHARPS

WASTE STREAMS GENERATED BY BUSINESS

Waste Name and Code:	INFECTIOUS WASTE, SH (902)
Inspection Date:	8/18/2005
Waste Quantity Present at Inspection:	
Annual Quantity:	
Measurement Unit:	
Treatment Method:	999 UNKNOWN
Storage Method:	
Carcinogen Indicator:	
Hauler:	0001 NO HAULER
Waste Description:	SHARPS

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name:	HCL ACID HYDROCHLORIC ACID
CAS :	7647-01-0
Annual Quantity:	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 23 **DIST/DIR:** NON GC **MAP ID:**

NAME: CATHEDRAL CATHOLIC HIGH SCHOOL	REV: 03/29/07
ADDRESS: 5555 DEL MAR HEIGHTS RD	ID1: HE17205408
SAN DIEGO CA 92130	ID2: CAL000025430
SAN DIEGO	STATUS:
CONTACT: ROMAN CATHOLIC BISHOP OF SAN D	PHONE: 858-523-4000

Quantity Stored at One Time:

Measurement Unit:

Carcinogen Indicator:

Storage Method:

Material Data Safety Sheet:

First Hazard Category: ACUTE

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: HCL ACID HYDROCHLORIC ACID

CAS : 7647-01-0

Annual Quantity:

Quantity Stored at One Time:

Measurement Unit:

Carcinogen Indicator:

Storage Method:

Material Data Safety Sheet:

First Hazard Category: ACUTE

Second Hazard Category:

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYPOCHLORITE

CAS : 7681-52-9

Annual Quantity:

Quantity Stored at One Time:

Measurement Unit:

Carcinogen Indicator:

Storage Method:

Material Data Safety Sheet:

First Hazard Category: FIRE

Second Hazard Category: ACUTE

DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT

Chemical Name: SODIUM HYPOCHLORITE

CAS : 7681-52-9

Annual Quantity:

Quantity Stored at One Time:

Measurement Unit:

Carcinogen Indicator:

Storage Method:

Material Data Safety Sheet:

First Hazard Category: FIRE

Second Hazard Category: ACUTE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 24 **DIST/DIR:** NON GC **MAP ID:**

NAME:	CHILDRENS PRIMARY CARE MED GRP	REV:	03/29/07
ADDRESS:	12395 EL CAMINO REAL	ID1:	HE17151561
	SAN DIEGO CA 92130	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:	CHILDRENS PRIMARY CARE MED GRP	PHONE:	858-793-1011

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 35 **DIST/DIR:** NON GC **MAP ID:**

NAME:	MERCY HEALTH CENTERS	REV:	03/29/07
ADDRESS:	12395 EL CAMINO REAL	ID1:	HE17154248
	SAN DIEGO CA 92130	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:	SCRIPPS HEALTH	PHONE:	858-259-8806

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 46 **DIST/DIR:** NON GC **MAP ID:**

NAME:	TORREY PINES ORAL SURGERY	REV:	03/29/07
ADDRESS:	12395 EL CAMINO REAL	ID1:	HE17152494
	SAN DIEGO CA 92130	ID2:	CAL000152737
	SAN DIEGO	STATUS:	
CONTACT:	ROGER S KINGSTON D.D.S.	PHONE:	858-793-3393

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 43

DIST/DIR: NON GC

MAP ID:

NAME: SCRIPPS MEMORIAL MEDICAL BLDG

REV: 03/29/07

ADDRESS: 12395 EL CAMINO REAL

ID1: HE17151584

SAN DIEGO CA 92130

ID2:

SAN DIEGO

STATUS:

CONTACT: SCRIPPS MEMORIAL HOSPITAL

PHONE: 619-481-1151

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 42

DIST/DIR: NON GC

MAP ID:

NAME: SCRIPPS CLINIC, DEL MAR

REV: 03/29/07

ADDRESS: 12395 EL CAMINO REAL

ID1: HE17154849

SAN DIEGO CA 92130

ID2:

SAN DIEGO

STATUS:

CONTACT: SCRIPPS HEALTH

PHONE: 858-794-0160

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 41

DIST/DIR: NON GC

MAP ID:

NAME: SCRIPPS CLINIC DEL MAR RADIOLO

REV: 03/29/07

ADDRESS: 12395 EL CAMINO REAL

ID1: HE17133147

SAN DIEGO CA 92130

ID2: CAD983655721

SAN DIEGO

STATUS:

CONTACT: SCRIPPS CLINICS

PHONE: 858-794-1320

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 40 **DIST/DIR:** NON GC **MAP ID:**

NAME: SCRIPPS CLINIC and RESEARCH	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17152622
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: SCRIPPS CLINIC AND RESEARCH	PHONE: 858-794-0160

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 39 **DIST/DIR:** NON GC **MAP ID:**

NAME: SAN DIEGO MARRIOTT HOTEL DEL M	REV: 03/29/07
ADDRESS: 11966 EL CAMINO REAL	ID1: HE17139121
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: MARRIOT HOTEL	PHONE: 858-369-6020

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 38 **DIST/DIR:** NON GC **MAP ID:**

NAME: SAMMIS PROPERTIES	REV: 03/29/07
ADDRESS: 12555 EL CAMINO REAL	ID1: HE17124719
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: SAMMIS PROPERTIES	PHONE:

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 37 **DIST/DIR:** NON GC **MAP ID:**

NAME: ROBERT CHERNEY M.D. ADDRESS: 12395 EL CAMINO REAL SAN DIEGO CA 92130 SAN DIEGO CONTACT: ROBERT CHERNEY M.D.	REV: 03/29/07 ID1: HE17152070 ID2: STATUS: PHONE: 858-755-0084
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DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 45 **DIST/DIR:** NON GC **MAP ID:**

NAME: THE CTR FOR COSMETIC SURGandDERM ADDRESS: 12395 EL CAMINO REAL SAN DIEGO CA 92130 SAN DIEGO CONTACT: STEVEN M KERN MD	REV: 03/29/07 ID1: HE17153399 ID2: STATUS: PHONE: 858-259-9858
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DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 25 **DIST/DIR:** NON GC **MAP ID:**

NAME: DEL MAR DERMATOLOGY ADDRESS: 12395 EL CAMINO REAL SAN DIEGO CA 92130 SAN DIEGO CONTACT: DEL MAR DERMATOLOGY (S-KERN)	REV: 03/29/07 ID1: HE17152094 ID2: STATUS: PHONE: 858-259-9858
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DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 36

DIST/DIR: NON GC

MAP ID:

NAME: PATHOLOGY MEDICAL LABORATORIES
ADDRESS: 12395 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT: PATHOLOGY MEDICAL LABORATORIES

REV: 03/29/07
ID1: HE17151699
ID2:
STATUS:
PHONE: 858-259-9209

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 26

DIST/DIR: NON GC

MAP ID:

NAME: DEL MAR FAMILY PRACTICE
ADDRESS: 12395 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT: LAWRENCE SCHLITT MD

REV: 03/29/07
ID1: HE17151879
ID2: CAL000123894
STATUS:
PHONE: 858-793-2727

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 34

DIST/DIR: NON GC

MAP ID:

NAME: MARYROSE HAWKINS, D.D.S.
ADDRESS: 12395 EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT: MARYROSE HAWKINS, D.D.S.

REV: 03/29/07
ID1: HE17151585
ID2: CAL000068748
STATUS:
PHONE: 858-481-2596

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 33 **DIST/DIR:** NON GC **MAP ID:**

NAME:	LESLIE FARMS INC	REV:	03/29/07
ADDRESS:	EL CAMINO REAL and DER	ID1:	HE17199610
	SAN DIEGO CA 92130	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:	CITY OF SAN DIEGO	PHONE:	760-519-4340

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 32 **DIST/DIR:** NON GC **MAP ID:**

NAME:	LARRY POLLACK, MD	REV:	03/29/07
ADDRESS:	12395 EL CAMINO REAL	ID1:	HE17153974
	SAN DIEGO CA 92130	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:	LARRY H. POLLACK, M.D.	PHONE:	858-350-1301

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 31 **DIST/DIR:** NON GC **MAP ID:**

NAME:	JAYE S VENUTI, D.D.S	REV:	03/29/07
ADDRESS:	12395 EL CAMINO REAL	ID1:	HE17151852
	SAN DIEGO CA 92130	ID2:	
	SAN DIEGO	STATUS:	
CONTACT:	JAYE S VENUTI	PHONE:	858-259-0331

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 30 **DIST/DIR:** NON GC **MAP ID:**

NAME: DR KAREN LEE	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17152072
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: KAREN E LEE M D	PHONE: 858-259-9900

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 21 **DIST/DIR:** NON GC **MAP ID:**

NAME: AIDAN M CLARKE MD	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17153044
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: AIDAN M CLARKE MD	PHONE: 858-481-4330

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 29 **DIST/DIR:** NON GC **MAP ID:**

NAME: DEL MAR OB/GYN	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17151716
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: K B LIM MD	PHONE: 858-481-3391

DETAILS NOT AVAILABLE

***Environmental FirstSearch
Site Detail Report***

Target Property: SAN DIEGO CA 92130

JOB: 100077001

PERMITS SITE

SEARCH ID: 28	DIST/DIR: NON GC	MAP ID:
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NAME: DEL MAR MEDICAL CLINIC	REV: 03/29/07
ADDRESS: 2395 EL CAMINO REAL	ID1: HE17152723
SAN DIEGO CA 92130	ID2: CAL000078723
SAN DIEGO	STATUS:
CONTACT: DEL MAR MEDICAL CLINIC INC	PHONE: 858-793-4999

DETAILS NOT AVAILABLE

PERMITS SITE

SEARCH ID: 44	DIST/DIR: NON GC	MAP ID:
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NAME: SUZANNE MILLS MD PEDIATRICS	REV: 03/29/07
ADDRESS: 12395 EL CAMINO REAL	ID1: HE17152071
SAN DIEGO CA 92130	ID2:
SAN DIEGO	STATUS:
CONTACT: SUZANNE MILLS, MD	PHONE: 858-481-1151

DETAILS NOT AVAILABLE

**Environmental FirstSearch
Site Detail Report**

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

STATE

SEARCH ID: 20

DIST/DIR: NON GC

MAP ID:

NAME: SCHOOL SITE NO. 6 (PROPOSED)
ADDRESS: OLD EL CAMINO REAL
SAN DIEGO CA 92130
SAN DIEGO
CONTACT:

REV: 07/18/05
ID1: CAL37010013
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

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

SCHOOL SITE NO. 6 (PROPOSED)

SOLANO BEACH SCHOOL DISTRICT

OLD EL CAMINO REAL

GENERAL SITE INFORMATION

File Name (if different than site name): SCHOOL SITE NO. 6 (PROPOSED)
Status: VOLUNTARY CLEANUP PROGRAM
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY
NPL Site:
Fund:
Status Date: 09222000
Lead: DEPT OF TOXIC SUBSTANCES CONTROL
Staff: PGARCIA
DTSC Region and RWQCB : CYPRESS
Branch: SCHOOL EVALUATION
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 404136-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The Site consists of 45 acres located in the San Dieguito Valley area of San Diego. The Site was used for tomato production since 1997. Pesticides and hydrocarbons were identified as chemicals of potential concern.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA
Activity Status: VOLUNTARY CLEANUP PROGRAM
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 09222000
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

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

Comments Date: 09222000

: DTSC entered into an Environmental Oversight Agreement (Docket Number HSA-A 00/01-093) with the Solano Beach School District to provide oversight for a Preliminary Endangerment Assessment for the proposed School Site No. 6 (Old El Camino Real Road).

Environmental FirstSearch

Site Detail Report

Target Property: SAN DIEGO CA 92130

JOB: 100077001

STATE

SEARCH ID: 19

DIST/DIR: NON GC

MAP ID:

NAME: CARMEL CREEK SCHOOL SITE 6
ADDRESS: TOWNSGATE DRIVE/PELL PLACE
SAN DIEGO CA 92130
SAN DIEGO

REV: 07/18/05
ID1: CAL37650009
ID2:
STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

CONTACT:

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

SCHOOL SITE 6

SOLANA BEACH UNIFIED SCHOOL DISTRICT

CARMEL CREEK SCHOOL SITE 6

GENERAL SITE INFORMATION

File Name (if different than site name): CARMEL CREEK SCHOOL SITE 6

Status: NO ACTION - FOR CALMORTGAGE ONLY
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY
NPL Site: U
Fund:
Status Date: 12132001
Lead: DEPT OF TOXIC SUBSTANCES CONTROL
Staff: AORTEGA
DTSC Region and RWQCB : CYPRESS
Branch: SCHOOL EVALUATION
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 404280-11

BACKGROUND INFORMATION (blank below = not reported by agency)

Due to lack of available resources, historical records have not been reviewed prior to 1953. The site consists of graded but undeveloped land. Review of aerial photographs show that in 1953 the site remained vacant and undeveloped. Currently, the site is located in a residential area. Residences are located west of the site on Townsgate Drive and also directly east of the northern two-thirds of the site.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES
Activity Status: NO ACTION - FOR CALMORTGAGE ONLY
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 12132001
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

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

Comments Date: 12132001

: Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed a review of a Phase I Environmental Assessment and has made a No Action determination for this Site.

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property:

SAN DIEGO CA 92130

JOB: 100077001

STATE

SEARCH ID: 19

DIST/DIR: NON GC

MAP ID:

NAME: CARMEL CREEK SCHOOL SITE 6
ADDRESS: TOWNSGATE DRIVE/PELL PLACE
SAN DIEGO CA 92130
SAN DIEGO

REV: 07/18/05
ID1: CAL37650009
ID2:
STATUS: NO ACTION - FOR CALMORTGAGE ON
PHONE:

CONTACT:

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

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.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of 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 facilities not currently classified by the EPA but are still included in the RCRIS 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 - Database of emergency response actions. 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 UNDERGROUND 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; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

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

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system 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: SAN DIEGO CA 92130

JOB: 100077001

Street Name	Dist/Dir	Street Name	Dist/Dir
Candela Pl	0.18 NW		
Del Mar Heights Pl	0.03 SW		
Del Mar Heights Rd	0.06 NW		
El Camino Real	0.07 SE		
Fallon Cir	0.16 NW		
High Bluff Dr	0.19 SW		
Janetta Pl	0.22 NW		
Kinsella Point	0.16 NW		
Long Run Dr	0.19 NW		
Pell Pl	0.25 SE		
Seahorn Cir	0.18 NW		
Townsgate Dr	0.17 SE		

, SAN DIEGO CA 92130



Source: U.S. Census TIGER Files

Target Site (Latitude: 32.952 Longitude: -117.236)

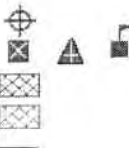
Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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



SAN DIEGO CA 92130



Source: U.S. Census TIGER Files

Target Site (Latitude: 32.952 Longitude: -117.236)

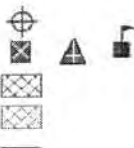
Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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





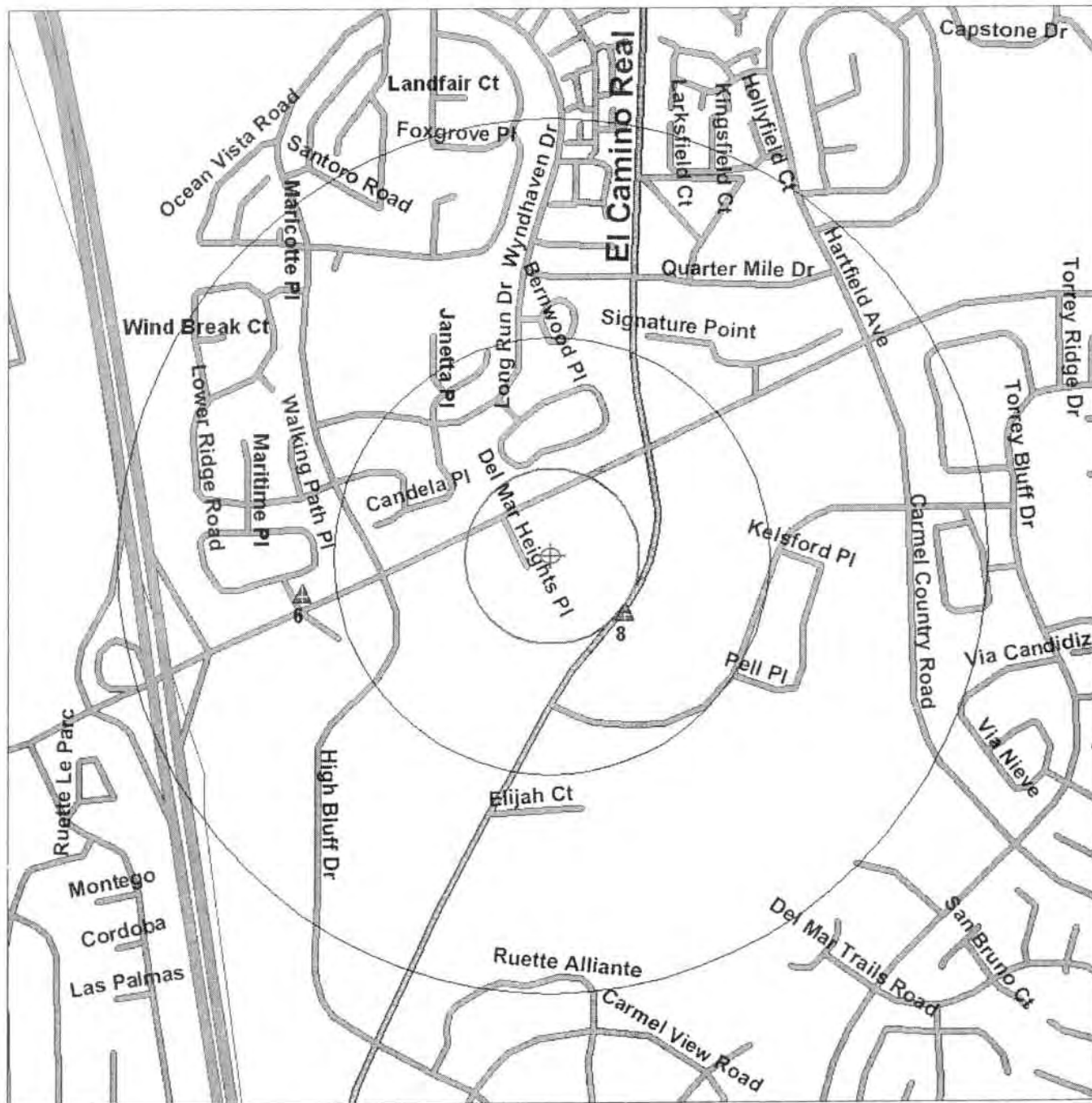
Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases



, SAN DIEGO CA 92130



Source: U.S. Census TIGER Files

Target Site (Latitude: 32.952 Longitude: -117.236)

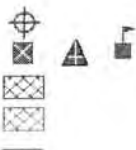
Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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



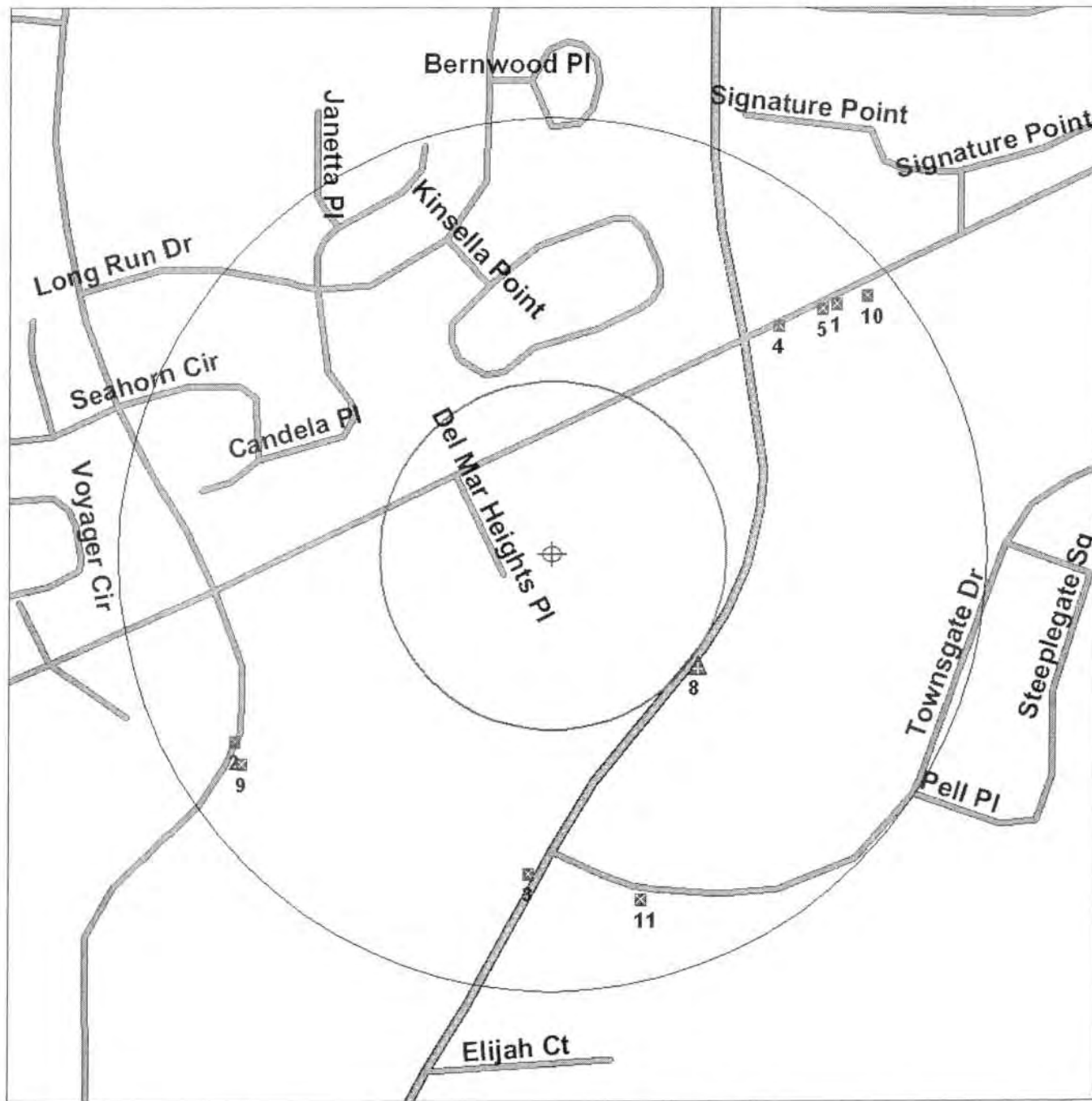


Environmental FirstSearch
.25 Mile Radius
ASTM-05: RCRAGEN, UST, PERMITS, OTHER

Environmental
FIRSTSEARCH



, SAN DIEGO CA 92130



Source: U.S. Census TIGER Files

Target Site (Latitude: 32.952 Longitude: -117.236).....

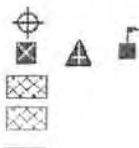
Identified Site, Multiple Sites, Receptor

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

Environmental
FIRSTSEARCH



, SAN DIEGO CA 92130



Source: U.S. Census TIGER Files

Target Site (Latitude: 32.952 Longitude: -117.236)

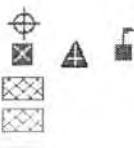
Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads

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





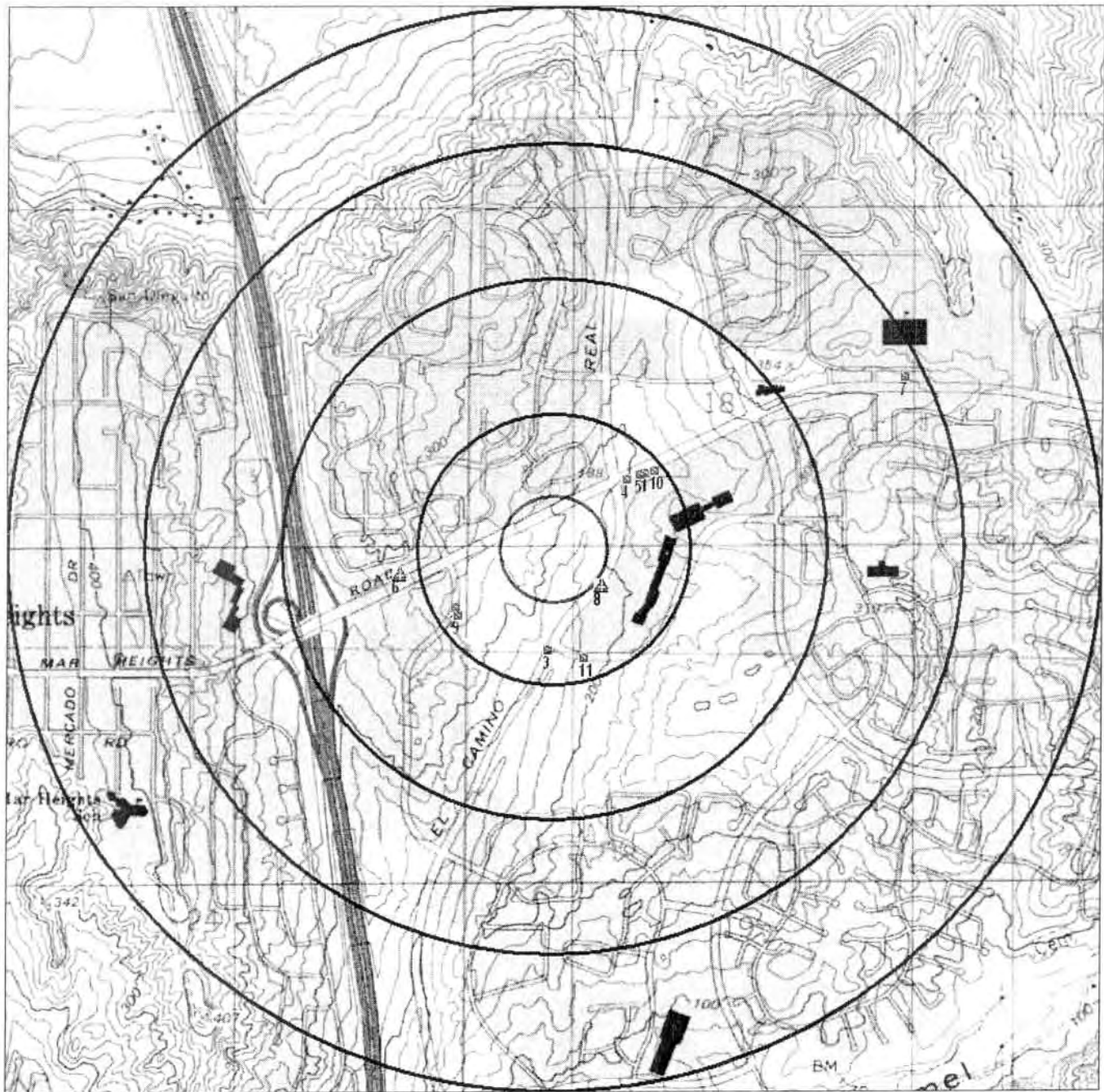
Environmental FirstSearch

Topo : 1.00 Mile Radius

Single Map

, SAN DIEGO CA 92130

Environmental
FIRSTSEARCH



Source:

Target Site (Latitude: 32.952 Longitude: -117.236)

Identified Site, Multiple Sites, Receptor

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

Tribal Land

Map Name: DEL MAR Date Created: 1994-- Date Revised: None--

Map Reference Code: 32117-H2-TF-024

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



8.3. Interview Records Attachments



TELEPHONE CONVERSATION RECORD

AUTHOR: CM DATE: 11-5-07 TIME: 11:30
PROJECT NAME: Kilroy / SD Corp. Center PROJECT NUMBER: 100077001
TO/FROM: Ron Brockhoff
FIRM/ASSOCIATION: Pardee Homes PHONE NUMBER: 858 794-2574

CONVERSATION:

Q - How long has Pardee Homes owned the site?
A - Over 30 years

Q - Has the site been used for any purpose?
A - None other than grading in 1980s

Q - Are you aware of any releases of hazardous materials at the site?
A - No

Q - Are you aware of any environmental concerns or issues at the site or surrounding properties?
A - No.

ACTION ITEMS:

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) USER QUESTIONNAIRE


In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user of the Phase I ESA* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

Project Information	
Facility Name and Address:	San Diego Corporate Center, San Diego, California
Reason for the Phase I ESA:	Acquisition
Type of Property:	Vacant
Site Owner and Contact Information:	Pardee Homes Ron Brockhoff Direct: 858.794.2574 Mobile: 858.752.4664 Ron.Brockhoff@pardeehomes.com
Site Contact Name and Contact Information:	Same as Site Owner
Tax Assessors Parcel Number (APN):	304-07-043, 049, 052, & 057

	Yes	No
1. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, state, or local law?		X
2. Are you aware of any activity use limitations, such as engineering controls (engineered caps, liners, treatment methods, etc.), land use restrictions, or institutional controls (administrative measures restricting groundwater use, construction, or property use, etc.) that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?		X
3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property so that you would have specialized knowledge of the chemicals or processes used by this type of business?		X
4a. Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property?	X	
4b. If you conclude that there is a difference in fair market price, have you considered whether the lower purchase price is because contamination is known or believed to be present at the <u>property</u> ?		
5. Are you aware of any commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as a user,		X
5 (a) Do you know of the past uses of the property?		X
5 (b) Do you know of any specific chemicals that are present or were once present on the subject property?		X

5 (c) Do you know of spills or other chemical releases that have taken place at the subject property?	X
5 (d) Do you know of any environmental cleanups that have taken place at the subject property?	X
6. As the user of this ESA, based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?	X

If you answered "yes" to any of the questions (except 4a) above, please provide more detail below, or attach additional information to this document:

Name and title of person completing questionnaire: (Please Print)	
GARRY R. JACKSON - VICE PRESIDENT	
Signature of person completing questionnaire:	Date:
	10-25-07

8.4. Property Reconnaissance and Investigation Attachments

8.5. Certifications

State of California
California Environmental Protection Agency
Department of Toxic Substances Control

REGISTERED ENVIRONMENTAL ASSESSOR II

Issued to: Paul Roberts, REA II - 20167

Expires on: February 28, 2008

Signature:





State of California

California Environmental Protection Agency

Office of Environmental Health Hazard Assessment

Craig A. Metheny

has fulfilled the requirements for registration as a
Registered Environmental Assessor I (REA I).

Date Registered: August 1991

Joan E. Denton, Ph.D.

Joan E. Denton, Ph.D.

Director

Office of Environmental Health Hazard Assessment

REA - Class I Number: 03186

Peter M. Rooney

Peter M. Rooney

Secretary for Environmental Protection

California Environmental Protection Agency



8.6. Scope of Work

EXHIBIT "A"

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND REPORT SCOPE OF WORK

I. OVERVIEW & GENERAL PROVISIONS

A. INTRODUCTION. The Environmental Consultant's ("Consultant") general duties under the Basic Ordering Agreement for Phase I Environmental Site Assessment and Report or Agreement for Phase I Environmental Site Assessment and Report (the "Agreement") to which this Phase I Environmental Site Assessment And Report Scope of Work ("Scope of Work") is attached are to provide environmental hazard substance investigation and analysis to Client with respect to each Site listed on the Agreement or Task Orders subsequently issued by Client, and to provide the results and conclusions of the investigation to Client in a comprehensive, confidential report, as specified herein (the "Report"). Consultant shall perform the services in accordance with the Agreement, and the terms, conditions and obligations of the Agreement are to be read and interpreted in accordance with this Scope of Work.

B. PURPOSE OF ASSESSMENT. The purposes of this Phase I Environmental Site Assessment ("ESA") are: To identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05, hereinafter defined) affecting the Site that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the Site or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the Site under any applicable environmental law; 4) may affect the value of the Site, and; 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing, 2) evaluate the Site's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the Site, and or; 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the Site.

C. DEFINITIONS. Unless specifically defined herein, all capitalized terms in this Scope of Work shall have the same meaning as defined in the Agreement and the American Society for Testing and Materials Standard E-1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (hereinafter "ASTM Standard E-1527-05"), and as amended. In the event of a conflict, the definition contained in the Agreement shall prevail.

1. The term "Hazardous Substance" shall mean any substance defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 USC § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a Hazardous Substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

2. The term "Petroleum Products" means: Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 USC § 9601(14), as interpreted by the courts and

EPA, that is petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a Hazardous Substance under Subparagraphs (A) through (F) of 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word "fraction" refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

3. The term "Recognized Environmental Condition" (REC) means 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.

4. The term "Historical Recognized Environmental Condition" (HREC) means an environmental condition which in the past would have been considered an REC, but which may or may not be considered a REC currently.

5. The term "data failure" means a failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

6. The term "data gap" means a lack of or inability to obtain information required by the ASTM practice despite good faith efforts by the Consultant to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM standard, including but not limited to site reconnaissance and interviews.

D. INFORMATION PACKAGE. The Consultant will be furnished with the following information:

1. An Agreement or Task Order which includes a Site Information Sheet which provides to Consultant: the Site's name; common address; legal description and lot, block and subdivision where applicable and known; the Client's Loan Number or Asset Number for the Site; Client's contact person and telephone number, and the Site's on-site contact name and telephone number, if any.

2. The Consultant may receive copies of prior environmental site assessments, environmental screening checklists of the Site, and environmental database reports, if any are in Client's possession. If none have been provided to Consultant, it may assume none are in Client's possession. Consultant shall be entitled to rely upon the foregoing items in the performance of the services, provided that such is consistent with information developed by the Consultant during performance of the services. In the event the provided information is refuted by or is substantially inconsistent with information developed by Consultant, Consultant shall rely upon that information which, in the professional judgment and opinion of Consultant, is most trustworthy and reliable under the circumstances.

E. SUPPORTING DOCUMENTATION. The findings, opinions and conclusions in the Phase I ESA Report shall be fully supported by documentation. If the Consultant has chosen to exclude certain documentation from the Report, the Consultant shall identify in the Report the reasons for doing so. All relevant supporting documentation shall be included in the appropriate section of the Report, or if such that a copy of such documentation could not be obtained, this documentation shall be adequately referenced along with providing a reason in the Report, to facilitate reconstruction of the assessment by an environmental professional other than the Consultant. Sources that revealed no findings shall also be documented. The Report shall also include references to identify published sources relied upon in preparing the Report. Each referenced source shall be adequately annotated to facilitate retrieval by another party.

F. SUPPLEMENTATION OF ESA REPORT. If the Consultant receives any information about the Site within ninety (90) days after its submission of the final Report, Consultant shall immediately notify the Client of the substance of such information and its impact on the Site and shall mail or deliver to the Client all written information so received within five (5) business days from the Consultant's receipt of such information.

II. ENVIRONMENTAL SITE ASSESSMENT PROCEDURES AND METHODS.

This Scope of Work is intended to exceed, and therefore by implication, meet all minimum requirements set forth in ASTM Standard E-1527-05. Accordingly, this Scope of Work is comprised of four general substantive components: 1) Assimilation of General Site Information; 2) Records Review; 3) Site Reconnaissance, and; 4) Interviews. Pursuant to the designated assessment procedures set forth in Section II of this Scope of Work, all four components of ASTM Standard E-1527-05 will be discussed in detail in the Report in the exact format specified in Section III of this Scope of Work. **If any investigation requirement contained herein cannot be met, the Consultant must indicate such fact and state in Section 1.4 of the Report Format the reason the requirement was not met and the estimated date upon which the requirement can be met. If access issues are encountered, Consultant should contact Client or Client representative for assistance immediately. All data gaps shall be discussed in Section 1.4 of the Report Format.**

A. GENERAL SITE INFORMATION AND DESCRIPTION.

1. Identify Site by legal description (including lot, block and subdivision), street address, municipality, county, state and zip code;

2. Indicate type of property (office, retail, multifamily, warehouse, nursing home, congregate care, hotel/motel, industrial, undeveloped land, etc.), Site size (acres/square feet), number of building structures on Site, building size (square feet), number of units, number of stories in building, building age, and the number of subterranean floors present.

3. Identify year Site buildings were constructed and substantially remodeled or rehabilitated, if applicable, and discuss construction type.

4. Identify current use(s) of the Site.

5. Indicate names of owner(s), operator(s), manager(s), and all non-residential tenants/occupants pursuant to the guidelines set forth in Section II,C,1,m of this Scope of Work, and the nature of their business/operations, occupancy status ; and

6. Prior Environmental Site Assessments. Summarize findings, conclusions and recommendations contained in any environmental site assessments, environmental checklists or other environmental studies provided to Consultant. If available, copies of this information shall be provided by Consultant.

B. RECORDS REVIEW. Review and interpret federal, state and local public records, as prescribed below, to assess the Site and areas surrounding the Site to identify RECs and HRECs.

1. General Public Records Review. The Consultant's review should include, but not be limited to, the following public records:

a) Physical Setting Sources.

(1) Topography. Report on regional, vicinity, and Site topography including significant physiographic features, such as ridges, streams and valleys within one (1) mile of the Site. Include in the Appendix to the Report a color United States Geologic Survey ("USGS") topographic

map (7.5 minute, 1:24,000 scale) with the Site's boundaries delineated on the map. Report on the range of Site elevations, overall Site topography or slope.

(2) Soils. Identify soil types and general characteristics, such as drainage, permeability.

(3) Geology. Examine geologic data to determine the physiographic province within which the Site is located as it pertains to the regional geologic setting. Determine the type and approximate thickness of unconsolidated materials (materials beneath soils and above bedrock). Identify the characteristics (e.g., rock types, impermeable layers, bedrock characteristics) of local geologic formations. Identify depth to bedrock.

(4) Hydrology. Examine hydrologic data to determine approximate depth to shallow groundwater and direction of flow.

b) Historical Use Information.

(1) Identify all prior uses of the Site since 1940 or first developed use, whichever is earlier at approximately five-year (5-year) intervals, including the nature of businesses or operations that were on the Site. A reasonable attempt should be made to identify uses of the Site prior to 1940, back until a time when the Site was not yet developed, intervals to be determined by the Consultant, based upon available record sources. At a minimum, the following record sources shall be obtained and reviewed to determine historic use of Site.

(a) Recorded Land Title Records. Consultant shall review publicly recorded records of fee ownership, land contracts, liens, activity and use limitations and other encumbrances currently affecting or filed of record against the Site, particularly noting any recorded document evidencing RECs.

(b) Chain of Record Title. Consultant shall obtain and review a minimum fifty-year (50-year) chain of record title search for the Site, noting any past or present owners/grantees indicating a potential RECs affecting the Site only in one or both of the two following circumstances: 1) Consultant is expressly directed to obtain such chain of record title by Client in the Agreement, Task Order or Exhibit A-1 of this Scope of Work (if applicable), or; 2) Consultant recommends such chain of record title be obtained because, in their best professional judgment, other sources of historical information hereunder do not provide adequate data or representation of the historical uses of the Site, or state law requires such record chain of title be obtained to qualify for any innocent purchaser or secured lender exemptions from state environmental law liability. In either of these two circumstances, Consultant shall immediately notify Client of Consultant's opinion and recommendation that Client obtain such chain of record title. Despite Consultant's obligation hereunder to make such recommendation, Consultant shall not obtain such chain of record title until expressly authorized to do so by Client.

(c) Aerial Photographs. Obtain and review aerial photographs of the Site, and surrounding and adjacent areas. The Consultant should obtain the oldest useful photographs, dating back to 1940 or earlier if possible, or to the time in which the Site was originally developed. In the Report, provide at least three original-quality aerial photographs with a minimum 10 to 15-year interval between photographs, if possible. At a minimum, the frequency of aeriels shall represent periods with evidence of Site activity or Site development. All aerial photographs shall have the Site boundaries clearly outlined, and be labeled with a north arrow, scale, and date of the photograph.

(d) Fire Insurance Maps. Obtain and review Fire Insurance Maps for potential RECs affecting the Site, and to help assess present and historical uses on the Site and at adjacent/nearby properties. Include in the Appendix to the Report copies of such maps

obtained and reviewed. Site boundaries shall be clearly defined. Each map shall be labeled with the date and a north arrow.

(e) City Directories. Obtain and review historical city directories for potential RECs affecting the Site, and to help assess present and historical uses on the Site and adjacent/nearby properties. Consultant shall research the Site use of any listings that could be a potential environmental concern. Include in the Appendix to the Report copies of relevant pages of such city directories obtained and reviewed. The Site shall be identified and all pages should be dated. If copies of the documents are not permitted, notes taken during the directory review shall be included in the Appendix to the Report along with an explanation as to why copies were not obtained.

(f) Maps and Other Data. Obtain and review other documents and maps such as Property Tax Files, Field Cards, Assessor's Maps, Building Department Records, Zoning/Land Use Records, Local Historical Records, Fire Marshal Records, Business License Records, and other maps to help assess past and present historical uses on the Site and adjacent/nearby properties. Include in the Appendix to the Report, any map or document, which indicates a potential for RECs that may adversely impact the Site (for example, those involving the manufacture, generation, use, storage and/or disposal of Hazardous Substances or Petroleum Products). The area surrounding the Site that will be researched will be at a search distance and time period determined by the Consultant in its professional judgment. At a minimum, Consultant shall include a review of all adjacent and/or contiguous properties and attempt to determine current and past uses, tenants, and occupants for such properties. Factors to consider in making a determination of search distance and time period for previous uses of the properties in the surrounding area include: the extent to which information is reasonably ascertainable; the extent to which information is useful, accurate and complete in light of the review of the government agency records; hydrogeologic/geologic conditions of the Site that may indicate a high probability of Hazardous Substance or Petroleum Product migration to the Site; how recently local development has taken place; information obtained from interviews; and the extent to which history and/or uses of properties in the area surrounding the Site are generally researched, pursuant to local standards for good commercial or customary practice in environmental site assessments in real estate transactions.

If any observation or information indicates a reasonable possibility that Hazardous Substances or Petroleum Products that are located upon adjacent or nearby properties within one-quarter (1/4) mile radius of the Site may migrate to the Site, topographic observations shall be analyzed in connection with geologic, and hydrogeologic information obtained pursuant to Records Reviewed and Interviews to determine whether Hazardous Substances or Petroleum Products are likely to migrate to or from the Site through groundwater or soil. Additionally, Consultant shall provide the common street address for each off-site property so discussed in the Report. All assumptions used in Consultant's analysis should be presented in the Report.

2. Environmental Records Review.

a) Environmental Database Search. The Consultant will obtain and review a commercially-available mapped, environmental government database report ("Database Report") for the Site from a nationally recognized vendor, which shall include, at a minimum, a search of the following databases at the prescribed search distances (the current ASTM E 1527 standard shall take precedence in the event the below search distances differ from such current ASTM E 1527 standard) and the results of such search depicted on the map:

Database Searched	Search Distance
Federal NPL Site List	1.0 mile/1.6 kilometer
Federal Delisted NPL Site List	0.5 mile/0.8 kilometer
Federal CERCLIS List	0.5 mile/0.8 kilometer
Federal CERCLIS NFRAP List	0.5 mile/0.8 kilometer
Federal RCRA CORRACTS TSD Facilities List	1.0 mile/1.6 kilometer

Federal RCRA Non-CORRACTS TSD Facilities List	0.5 mile/0.8 kilometer
Federal RCRA Generators List	Site and Adjoining properties
Federal Institutional Control/Engineering Control Registries	Site
Federal ERNS List	Site
State and Tribal Lists of Hazardous Waste Sites	
Identified for Investigation or Remediation:	
State and Tribal NPL-equivalent	1.0 mile/1.6 kilometer
State and Tribal Equivalent CERCLIS-equivalent	0.5 mile/0.8 kilometer
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile/0.8 kilometer
State and Tribal Leaking UST Lists	0.5 mile/0.8 kilometer
State and Tribal Registered UST Lists	Site and Adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Site
State and Tribal Voluntary Cleanup Sites	0.5 mile/0.8 kilometer
State and Tribal Brownfield Sites	0.5 mile/0.8 kilometer
Other Local, State or Federal databases as recommended	As recommended by Consultant

Consultant shall determine if any of the unmappable/non-geocoded/"orphan" sites listed in the Database Report are located within the prescribed search radii, and Consultant shall ensure that all such sites listed in the Database Report are mapped or otherwise discussed in the analysis of the Database Report. The results of the Database Search on areas surrounding the Site shall be additionally discussed in the section of the Report detailing Surrounding Properties.

b) Environmental Regulatory Agency Records Review. Obtain and review information from applicable governmental agencies in a timely manner regarding environmental violations, spills, releases, or incidents and/or status of enforcement actions at the Site and at nearby properties within one-quarter (1/4) mile radius of the Site. This regulatory records review shall be performed for all on-site environmental violations, spills, releases, and incidents, and all off-site active environmental violations, spills, releases, and incidents. This regulatory records review shall also be performed for any on-site or off-site environmental violations, spills, releases, and incidents, which Consultant identifies as RECs. Information to be obtained through these inquiries should, at a minimum, include information sufficient to enable Consultant to express an opinion, with justification, as to the likelihood or probability that identified RECs originating upon or under nearby properties may impact the Site.

C. SITE RECONNAISSANCE.

1. General Site Characteristics. Consultant shall perform Site Reconnaissance of the interior and exterior of the Site and a visual inspection of the exterior of adjacent properties and areas (Consultant shall attempt to avoid inspecting the Site on an inclement weather day), specifically noting the following conditions:

a) General Site Information. Observe and determine and/or confirm information specified in Section II.A. of this Scope of Work.

b) Observe for additional indications of current and past uses of the Site.

c) Observe for additional indications of current and past uses of adjoining Properties and surrounding areas.

d) Topographic Conditions. Observe topographic conditions and features of Site and areas surrounding the Site.

e) Potable Water Supply. Determine the source of potable water for the Site. If the source is other than a public water supply system, indicate whether a public supply system is available for the Site's use.

f) Sewage Discharge & Disposal. Identify current and historical methods of sewage discharge or disposal (sanitary sewer, septic system, cesspool, etc.). If other than a municipal system, identify the system age and whether such system appears to be in compliance with applicable state or local laws and regulations. Additionally, indicate whether a municipal system is available to the subject site, and if there are any local or state regulatory issues affecting the same.

g) Wastewater Discharge. Identify any wastewater generated at the Site and discuss the disposal and treatment of such wastewater. Identify whether the discharge is in substantive compliance with applicable regulatory requirement.

h) Solid Waste Disposal. Describe method of solid waste disposal.

i) Surface Water Drainage. Describe any observed evidence of discharge of surface or wastewater into any drain, ditch, and stream on or adjacent to the Site.

j) Drains. Note all drains located in the interior or exterior of the Site and determine point of discharge if possible. Note if any staining or discoloration of the drains is observed and if any odors are associated with the drains.

k) Method of Heating/Cooling. Identify the current and historical methods of heating and cooling the buildings located upon the Site, including the fuel source (fuel oil, natural gas, electric, etc.).

l) Wells and Cisterns. Describe any wells or cisterns located or observed upon the Site, including groundwater monitoring wells, supply wells, dry wells, etc., and indicate the status of any such structures (active, inactive, abandoned, etc.). Also, determine depth, construction, regulatory requirements and compliance for all wells (including any abandonment requirements for inactive and/or abandoned wells).

m) Current Occupants. Identify all current non-residential occupants of Site. Except for Multifamily residential properties, if the Site has five or fewer occupants, a reasonable attempt shall be made to inspect all Occupant spaces and conduct interviews with all Occupants. If there are five or more current Occupants, a reasonable attempt shall be made to inspect the space of and interview the Major Occupants and all those other Occupants whose operations indicate or are likely to pose RECs in connection with the Site. The Report shall identify the Occupants interviewed and the duration of their Occupancy. For Multifamily residential properties, a representative number of individual units (approximately 10% of all units unless in the professional judgment of Consultant inspection of less than 10% of the individual units will provide an adequate representation), plus all common areas, shall be inspected.

n) Additional General Site Observations. Note any additional relevant general Site characteristics observed which are not included in the above.

o) Site Drawing. Prepare a site drawing at not less than 1:600 scale depicting the Site, the improvements on the Site, locations of all environmentally sensitive areas observed during Site Reconnaissance or otherwise identified during the performance of this ESA (such as LUSTs, USTs, wells, drains, discarded debris or drums, etc.) and all areas of known or potential RECs. The drawing need not be drawn to scale or based upon a survey, but must be sufficiently accurate to inform Client of the general locations of the listed areas or items. Include on the site drawing (or an additional site area drawing) all adjacent properties, and all nearby properties anticipated to contain RECs

potentially impacting the Site. This drawing shall be professional quality (hand-drawings are not acceptable), preferably drawn via CADD system.

p) Color Photographs. As part of the reconnaissance of the Site and surrounding areas, take at least one (1), twenty-four (24) exposure roll of color photographs of all relevant aspects of the Site, including but not limited to photographs of the improvements, interiors and exteriors of the improvements, all environmental hazards, potential environmental hazards noted on the Site, adjacent properties and surrounding areas. Provide as many relevant photographs as possible in the Report. For each photograph, provide a brief written summary of subject (including the facing of the outdoor photographs) and relevance of photograph.

2. Investigation for Specific Environmental Hazards.

a) Hazardous Substances and Petroleum Products Used In The Ordinary Course of Occupants' Business. Visually examine all interior and exterior areas of the Site and review appropriate on-site records for any Hazardous Substances or Petroleum Products currently or previously located on or at the Site. Provide determination as to whether storage of any hazardous substance or Petroleum Products is substantially within federal, State or local regulations. Specifically discuss:

(1) Any containers or drums observed on the Site labeled as containing Hazardous Substances or Petroleum products and identify the approximate quantities involved, types of containers and condition of containers, any containment devices, storage conditions, and evidence of leaking. For any Hazardous Substances or Petroleum Products observed, identify the locations and approximate quantities involved, types of containers and storage conditions, and provide any existing Site EPA Identification (ID) numbers, Material Safety Data Sheets, permits, manifests, contracts and/or methods used to dispose of Hazardous Substances, solid wastes, residual or waste materials and sanitary and process waste waters.

(2) Any containers or drums observed on the Site that are not labeled but suspected as containing or having once contained Hazardous Substances or Petroleum Products. For any suspected Hazardous Substances or Petroleum Products observed, identify the locations and approximate quantities involved, types of containers, condition of containers, any containment devices, storage conditions, and evidence of leakage.

(3) Disposal locations of waste Hazardous Substances and waste Petroleum Products. Include brief comments on whether such disposal and treatment methods seem appropriate and appear to meet applicable standards.

b) Hazardous Substances and Petroleum Products: Evidence of Releases. Observe all areas of the Site for visual evidence of releases, spills, dumping, significant air emissions or other illegal or improper disposition of Hazardous Substances or Petroleum Products, including but not limited to evidence of stained or corroded floors or paved surfaces, sumps or drains in storage areas, stained soil, stained or stressed vegetation, etc. Also observe all operations and/or equipment, which generates or controls air emissions. Discuss all such areas in the Report and include reference to such areas in the Site Drawing.

c) Polychlorinated Biphenyls. Identify electrical or hydraulic equipment known or suspected to contain Polychlorinated Biphenyls ("PCBs") based on observation and review of facility records of the Site. For electrical equipment located upon the Site, determine the ownership and the year of manufacture (or age) of the equipment; identify any evidence of past or current leakage, and whether the equipment is marked as "Non-PCB Containing". If the equipment is utility-owned and there is evidence of past or current leakage, Consultant shall contact the utility to determine PCB content of the equipment unless the equipment has been verified to have been manufactured in or after 1980 or is clearly marked "Non-PCB Containing". If the equipment is not utility-owned and such equipment either cannot

be verified to have been manufactured in or after 1980 or the transformer is not clearly marked "Non-PCB Containing", attempt to determine whether or not the transformer contains PCBs. If the equipment is not utility-owned and is not clearly marked "Non-PCB Containing", and evidence of past or current leakage is present, recommend appropriate actions, including testing for PCB content. For other equipment observed which is likely to contain PCBs, attempt to identify the type of equipment, age or manufacture date, condition and any evidence of past or current leakage. Fluorescent light ballasts likely to contain PCBs do not need to be identified or discussed.

d) Asbestos Containing Materials. For all building types constructed prior to 1981, the Consultant will perform a limited asbestos-containing material ("ACM") inspection ("ACM Inspection") to identify the location, quantities, and condition of all obvious and accessible suspect ACM and presumed ACM ("PACM"), and estimate repair, replacement and maintenance costs of all such ACM and PACM. A representative number of individual units (approximately 10% of all units or areas unless in the professional judgment of Consultant, inspection of less than 10% of the individual units or areas will provide an adequate representation), plus a representative number of common areas (hereinafter collectively the "Representative Areas"), shall be inspected and sampled according to the protocol specified below. The ACM Inspection and Report shall be performed by or under the direct supervision of an AHERA or state-equivalent certified inspector.

(1) The ACM Inspection should include the following: (a) a general review of building construction drawings/specifications and/or renovation plans and specifications, if readily available, to assist in identification and documentation of ACMs; (b) an inspection of all reasonably accessible and observable representative building areas; (c) documentation of the location of all friable and non-friable suspect ACM and PACM; (d) assessment of the condition of all suspect ACM and PACM; and (e) collection of bulk samples of only suspect damaged friable materials observed, using appropriate sampling protocols and submittal to a qualified analytical laboratory for asbestos content analysis by US EPA PLM methodology. No more than a total of twenty (20) individual or quality control samples may be obtained for analysis without the prior written authorization of Client. However, if in the professional judgment of the Consultant additional samples are recommended, Consultant shall immediately attempt to obtain Client's consent to collect and analyze such additional samples while still on site, or Consultant may collect additional samples and request Client's consent to analyze such additional samples prior to laboratory analysis. Where possible within the confines of this ACM testing protocol, Consultant shall attempt to obtain at least three (3) samples of each homogeneous, friable, thermal system insulation and surfacing material ACM observed. Note, ceiling tile is to be defined as a surfacing material for the purposes of this survey.

(2) The Consultant shall prepare and present a written compilation of data in tabular form (substantially similar to the ACM sample table presented in Section IV of this SOW) in the text section of the Report which provides the following information: 1) exact locations of all suspect ACM observed and/or sampled; 2) type of observed suspect ACM (ceiling tile, floor tile, pipe wrap, etc.) observed and/or sampled; 3) friability ("friable" or "non-friable") of the suspect ACM observed and/or sampled; 4) condition of the suspect ACM observed and/or sampled as defined by guidelines under the Asbestos Hazard Emergency Response Act ("AHERA") as implemented by 40 C.F.R. Part 763, Subparts E and F (i.e. "good," "damaged," or "significantly damaged"); 5) potential for disturbance observed and/or assumed to exist on or in the Site; 6) recommendations to be considered with respect to all confirmed ACM or PACM, and; 7) cost estimates for each recommendation requiring action.

The ranges of recommendations to be considered by the Consultant for confirmed, suspect ACM, or PACM shall at a minimum include removal, repair, encapsulation, enclosure, or the implementation of an Operations and Maintenance ("O&M") Plan for maintenance in place and shall be consistent with the OSHA "Occupational Exposure to Asbestos" Final Rule, 29 CFR Parts 1910 and 1926, et al. All recommendations shall include the Consultant's cost estimate for such recommendation. The Consultant shall recommend the least costly response action that protects the health and safety of the building

occupants for each homogeneous area consistent with the hazard assessment criteria in AHERA and in accordance with the OSHA Final Rule referenced above.

e) Radon. For all residential or multifamily residential Properties located in areas of EPA-determined high concentration of radon gas (sites located in areas identified by the US EPA as Radon Zone 1) or within a state or local jurisdiction requiring radon testing, Consultant shall perform a radon gas test which meets EPA or applicable state requirements. Consultants shall perform one radon gas test for each building (up to a total of three tests; if more than three buildings are located upon the Site, Consultant shall select three representative buildings within which to perform the radon testing). The test(s) shall be performed in the habitable area(s) (within a residential housing unit) most susceptible to radon gas accumulation (generally the lowest habitable area of the building). If radon is detected in concentrations greater than that allowed by federal, state or local statutes or regulations or the EPA recommended action levels, the Consultant shall so state in the Report and provide recommendations, with cost estimates for remedial actions.

f) Lead Based Paint. For all residential or multifamily residential properties, schools, churches or day care facilities constructed prior to 1980, Consultant shall perform lead-based paint ("LBP") sampling and analysis by crushed swab/ampule methodology ("Swab Test") with confirmatory paint chip analysis for positive Swab Tests according to the specific testing methodology specified below.

(1) LBP Testing Methodology. Chemical crushed swab or ampule test kits capable of detecting the presence of lead greater than 0.5% by weight shall be used. Consultant must ensure that the Swab Tests are performed in strict conformance with the manufacturer's instructions (e.g., that all painted surfaces to be tested are appropriately scored through all layers of paint). All positive Swab Tests shall be confirmed by laboratory analysis of paint chip samples collected from that area. Notwithstanding the foregoing, in the event that a different testing methodology is required under applicable state or local law or regulation, Consultant shall contact Client with recommendations consistent with such applicable state or local laws or regulations prior to conducting the Site reconnaissance/lead-based paint sampling.

(2) Number of Units to be Sampled. Consultant shall analyze a Representative Number (approximately 10% of all units or areas unless in the professional judgment of Consultant, inspection of less than 10% of the individual units or areas will provide an adequate representation) of randomly selected living units and common areas of the Site. Consultant may test less than the number of units and common areas specified above if, in the professional judgment of Consultant, inspection of less units and common areas will provide an adequate general representation of the levels of LBP at the Site.

(3) Building Components to be Sampled. In those units and common areas selected for testing, a representative portion of the painted or lacquered surfaces of building components likely to contain LBP shall be tested, with emphasis on those surfaces subject to friction (e.g., window sills and door jams) and surfaces that are reasonably accessible to children under the age of seven (7). Representative building component surfaces in individual living units include, but are not necessarily limited to, woodwork/molding, doors, door jams and trim, window sills and sashes, cabinets, walls, ceilings, counter tops, stair railings, floors, radiators, balcony railings, and baseboards. Representative building component surfaces in common areas include, but are not necessarily limited to, stair treads, stair risers, entry doors, entry door casings, window ledges, newel posts, garage doors and porch trims.

(4) Number of Samples. From among the units and common areas selected for testing, the Consultant shall attempt to perform three (3) Swab Tests for each homogeneous building component identified to likely contain LBP. For example, regardless of the number of units and common areas that are inspected, the Consultant shall perform only three Swab Tests

on walls inside units, three Swab Tests on common area baseboards, etc. Thus, this testing methodology will result in three Swab Tests for each homogeneous building component identified in the Site chosen from among those units and common areas inspected. Notwithstanding the above, no more than a total of 75 Swab Tests and 10 chip samples shall be collected. However, if in the professional judgment of the Consultant additional Swab Tests or paint chip samples are recommended, Consultant shall immediately attempt to obtain Client's consent to perform a greater number of Swab Tests or collect a greater number of paint chip samples while still on site. The Consultant shall randomly select units and common areas to be tested, however completion of all the required Swab Tests on the different homogeneous areas at the Site shall result in some Swab Tests being performed in all of the Representative Number of randomly selected living units and common areas of the Site. The Consultant shall use reasonable efforts to minimize destruction or defacement of building components.

(5) Results, Conclusions, and Recommendations. Accurate records and notes shall be kept by the testing personnel of the number of units, unit numbers, sample ID, sample location, type of substrate, condition of paint, accessibility to children, and quantity for all tests performed. Results shall be provided in tabular format (substantially similar to the sample table presented in Section IV of this SOW) in the text section of the Report that includes the information specified above. Based upon the test kit and other relevant information, the Consultant shall indicate whether the Site is in compliance with applicable state or local laws, regulations, and ordinances regarding LBP inspection, abatement, and notification requirements. If local ordinances apply, the Consultant shall include a copy of the relevant provisions of such ordinances in the Report. Consultant shall provide cost estimates for any further actions recommended.

Additionally, the LBP survey results shall contain Consultant's recommended corrective actions (removal and replacement, encapsulation, enclosure, manage in place, etc.) for each unit or common area in which LBP was identified above applicable regulatory levels and cost estimates for Consultant's recommended corrective action. Estimated LBP corrective action costs shall be calculated based upon requirements specified in the state or local regulations for the jurisdiction in which the Site is located, if applicable. The average value of the cost estimates calculated for the units that were tested shall be used as a representative corrective estimate for units that were not selected for testing. The average estimated cost per unit shall be assigned to the untested units to calculate an estimated corrective cost for the entire structure. All field inspection sheets, custody forms, and laboratory reports must be included in the Report.

g) Lead in Drinking Water. Determine the potable water source for the Site. If the potable water source is a public utility, Consultant shall contact the utility to confirm that such utility is in compliance with current EPA requirements for lead concentrations in drinking water.

For all residential or multifamily residential properties, schools, churches or day care facilities not served by a municipal water system, Consultant shall collect one static (unpurged) and one dynamic (purged at least 3 minutes prior to sampling) drinking water sample from the Site for analysis (in accordance with EPA Method 239.2, as amended) to determine the lead content of the Site's potable drinking water. Consultant shall indicate whether such lead content exceeds EPA or other applicable state or local standards for drinking water. Prior to collecting water samples, Consultant shall ensure that an appropriate number of water taps be flushed and sealed to ensure the static water samples are collected from taps idle for at least 6 hours but no more than 48 hours.

h) Landfills. Identify whether the Site is located on or within a one-half mile (0.5 mi)/0.8 kilometer (0.8 km) radius of a known licensed or unlicensed landfill, or a federal or state-permitted hazardous waste/disposal site. Indicate whether it is an open or closed landfill. Observe for any indications of on-site land filling.

i) Pits, Sumps, Surface Impoundments, Catchbasins and Pools of Liquid. Identify the location, condition and contents of all pits, sumps, surface impoundments, catchbasins and

pools of liquid observed on the Site. Note the current disposition of each in the Report and indicate their locations on the Site Map.

j) On-Site Aboveground and Underground Storage Tanks. Identify all confirmed and possible, current and past Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) located on or under the Site. Note any vent pipes, fill pipes, concrete pads, saw cuts in paved areas, or other customary apparatus or indications of storage tanks. For each existing tank system, attempt to determine or identify year installed, size or capacity, material of construction (tanks and associated piping), age of material stored, corrosion protection method (tank and piping), leak detection method, presence or absence of overfill protection, containment facilities, and any evidence of more than de minimus leakage, spillage or staining. State whether the tank is empty or contains product. If not empty, identify the type of product and estimate quantity so contained. Indicate whether registration/permitting of the tank is required by federal, state or local requirements and when the tank has been registered with the appropriate regulatory agency. Identify whether the tanks meet current regulatory requirements and whether the tanks meet the December 1998 UST standards. Obtain copies of leak test reports and inventory reports, if available, and include them in the Report. Also, identify where the facility maintains such inventory records. If tanks have been removed or abandoned in place, also include available information describing the removal or abandonment procedure, and soil analytical data, as well as date of removal or abandonment. If possible, determine through interviews or reviews of regulatory records, the date when any removed or abandoned tanks were last operated, the name of the last owner and operator, and when they were removed or otherwise abandoned or made inoperable. Include locations of existing and former USTs and ASTs in the Site Drawing. A table (substantially similar to the sample table presented in Section IV of this SOW) shall be provided in the text section of the Report summarizing current and former on-site tanks.

k) Radiological Hazards. Identify the use, storage, generation or disposal of any radiological substance or equipment not considered a Hazardous Substance. Indicate whether such use, storage, generation or disposal of the radiological substance appears to be within applicable federal or state statute and/or regulation.

l) Mold. For all building types, the Consultant will perform a limited inspection ("Mold Inspection") of interior building components to identify any visual and/or olfactory indications of mold growth or water damage only if Consultant is expressly directed to perform this survey by Client in the Agreement, Task Order or Exhibit A-1 of this Scope of Work (if applicable).

For residential properties, the inspection should minimally include ten percent (10%) of all units plus, minimally, ten percent (10%) of all common areas (hereinafter collectively the "Representative Areas").

For all other property types, the inspection shall minimally include ten percent (10%) of all areas (hereinafter collectively the "Representative Areas").

The Mold Inspection shall include the following:

(1) Visual and olfactory assessment for mold colonization and water-damaged areas [for multi-family properties, the following building components/areas in the representative number of units/common areas shall be inspected, at minimum: interior walls and ceilings (bathrooms, kitchens, and bedrooms); in-unit and common mechanical closets; areas under kitchen and bathroom sinks; flat roofs (for evidence of water ponding); and operative status of ventilation equipment (kitchen and bathroom fans). For all other property types, the following building components/areas in the representative areas shall be inspected, at minimum: interior walls and ceilings; mechanical rooms; and flat roofs (for evidence of water ponding)].

(2) Perform interviews with site personnel for information related to: water damage/intrusion, mold growth, and tenant complaints; maintenance responsibility and (outsourced

or in-house staff) history of HVAC equipment, and whether any operational problems related to moisture accumulation have been identified.

(3) Document the location of all suspect mold growth or conditions conducive to mold growth.

(4) Photograph all affected areas observed.

(5) The Consultant shall prepare and present a written compilation of data, in tabular form, in the text section of the Report which provides the following information: 1) exact locations of all suspect mold growth; 2) type of building material impacted; 3) visual moisture assessment (dry, damp, moist, wet); 4) dimensions of area(s) impacted; 5) recommendations to be considered; and; 6) cost estimates for each recommendation requiring action.

m) Additional Hazard Observations. Note additional relevant observations indicating a REC not discussed above.

D. INTERVIEWS. Consultant shall conduct appropriate interviews with persons familiar with the Site, surrounding properties and the general areas.

1. **Site.** Interview individuals associated and/or familiar with the Site to determine the present and historical land use activities at the Site. Such individuals shall may include, but are not limited to, present and former Site owners operators and occupants, employees, key onsite managers, and occupants. Identify possible Hazardous Substances used or released, waste streams and prior use and ownership of the Site and facilities. Maintain names, addresses and telephone numbers of all persons interviewed and include notes of such conversations in the Appendix to the Report.

2. **Surrounding Area.**

a) Interview persons at the immediate Site to determine the historical land use activities in the area surrounding the Site and to identify operations previously and currently conducted on properties in the vicinity of the Site.

b) Interview adjoining or hydrologically upgradient property owners (or other persons, such as occupants or key property managers having knowledge of the Site in question) within the surrounding area that may affect the Site (up to one mile) to obtain information about historic land use activities and conditions and to determine whether any RECs are known to have affected the Site in the past. The Consultant shall include the names, telephone numbers, and interview summary (including questions asked and interviewee's response) of the key persons interviewed.

3. **Regulatory Agency Officials.** Conduct inquiries by telephone, in writing or through visits with applicable municipal, county and state environmental regulatory agencies for information on existing and suspected RECs that were not available from the environmental database search and regulatory file review.

4. **ADDITIONAL SERVICES:** Consultant shall perform such additional services as defined on Exhibit "A-1 ", if any, attached to this Scope of Work or Task Order.

III. **REPORT FORMAT.** The Report shall discuss each component enumerated in Section II, "Environmental Site Assessment Procedures and Methods" of this Scope of Work in exactly the format stated below. For each component enumerated in Section II and summarized below, if the item is inapplicable or response information does not exist, the Report shall nevertheless enumerate that item and so state its inapplicability.

NOTE: The section content descriptions provided in this following report format are intended to be general descriptions only of the components required in Section II of the Scope of Work and not an exhaustive list of all required subcomponents. Ensure that all components required in Section II of the Scope of Work are discussed in the report.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Performed on:
Loan or Asset #: _____
[Site Name]
[Address]
[City, State, Zip Code]
Contract #: _____
Task Order #: _____ (if applicable)

Prepared for:
[Client]
[Client Address]
[Client City, State, Zip]

Prepared by:
[Consultant's Name]
[Address]
[City, County, State, Zip Code]
[Phone Number]
[Fax Number]
[Email Address of Primary Contact]

[Report Date (a different date shall be used for each version of the report issued unless specifically agreed upon otherwise)]

1.0 INTRODUCTION.

1.1 Executive Summary.

[Describe the key findings and conclusions of the Report, significant potential liabilities emanating from environmental hazards or special resources identified, recommendations and cost estimates].

1.2 Purpose.

[State the purpose of the investigation substantially in the same manner as provided in Section I,B of this Scope of Work].

1.3 Scope of Work.

[Include a brief discussion of the assumptions used in conducting the ESA in determining its scope, including any limitations or qualifications on the findings, conclusions or recommendations of the Report. Identify whether this report meets the current ASTM E 1527 standard.]

1.4 Investigation Requirements Not Satisfied

[Discuss any investigation requirement that was not satisfied, or information on any resource that was not available and the reasons why the requirement was not satisfied or the information on any resource that was not available. Discuss all identified data gaps. For all outstanding/pending information requests, also provide a professional opinion as to the likelihood that the outstanding information, when received, would change the conclusions and recommendation based on the currently available information.]

2.0 USER PROVIDED INFORMATION.

[Discuss the results of inquiries with the Client regarding the following:

2.1 Title Records

2.2 Environmental Liens or Activity and Use Limitation

2.3 Specialized Knowledge

2.4 Valuation Reduction for Environmental Issues

2.5 Identification of Key Site Manager

3.0 SITE INFORMATION.

3.1 Site Name and Address.

[Identify Site name, address, city, county, state and zip code];

3.2 Loan Number or Asset Number.

[Identify Client's Loan Number or Asset number (Use either "Asset Number" or "Loan Number" as appropriate)];

3.3 Legal Description

[Identify legal description];

3.4 Site Description

[Identify the Site type, size of Site, number of buildings, number of stories, square footage of buildings, number of units. Describe the Site improvements and year improvement(s) were constructed and substantively remodeled];

3.5 Current Uses of Site

[Identify current use(s) of Site];

3.6 Owners & Occupants of Site

[Identify the current owner(s) of the Site, and identify the current non-residential tenants/occupants and their use of the Site];

3.7 Recorded Land Title Records

[Discuss the results of your review of recorded land title records. Identify whether any environmentally related liens, easements, deed restrictions, etc. were identified. Identify the source of this information.];

4.0 RECORDS REVIEW.

[Include in the following subsections, an evaluation of all general public and government environmental records reviewed under Section II, B, and a summary of the results of all verbal and written inquiries of federal, state or local regulatory authorities, including:]

4.1 Physical Setting Sources

4.1.1 Topography

[Discuss Site elevation range, slope, and any significant features. If streams or rivers are discussed, identify direction of flow.];

4.1.2 Soils

[Discuss Site soils];

4.1.3 Geology

[Discuss Site geology, including unconsolidated materials, bedrock, and estimated depth to bedrock];

4.1.4 Hydrology

[Discuss Site hydrology including depth to shallow groundwater and groundwater flow direction; be sure to identify the source/basis of this information].

4.2 Historical Use Information

4.2.1 Prior Uses of Site

[Provide a detailed discussion and chronology of the history of the Site and its uses (this section should be compiled from all available information reviewed)];

4.2.2 Summary of Prior ESAs, and Environmental Checklists

[Discuss and summarize the findings, conclusions and recommendations of prior ESAs, environmental checklists, etc. provided to Consultant by Client].

4.2.3 Aerial Photographs

[Identify the source of the information. Discuss the findings of your review of historical aerial photographs for the Site, adjacent and surrounding properties.];

4.2.4 Fire Insurance Maps

[Discuss the findings of your review of historical fire insurance maps for the Site, adjacent and surrounding properties.];

4.2.5 City Directories

[Identify the source, and publisher. Discuss the findings of your review of historical city directories (provide a tabular report of findings where possible) for the Site and adjacent and nearby properties.];

4.2.6 Other Maps and Data

[Discuss the findings of your review of any other maps and data].

4.2.7 Chain of Title

[If performed, discuss the findings of your 50-year chain of title search. Else, indicate that a 50-year chain of title search was not required to be completed by the SOW.];

4.3 Properties and Areas Surrounding the Site.

4.3.1 Current Uses of Adjacent Properties

[Discuss the adjacent properties and their uses];

4.3.2 Past Uses of Adjacent Properties

[Discuss the past uses and occupants of all adjacent properties based on the findings from all sources of information reviewed. This section should be a compilation and summary of all historical data for the adjacent properties.];

4.3.3 Current Uses of Surrounding Areas;

[Discuss the current uses of the surrounding areas up to one-quarter mile.];

4.3.4 Past Uses of Surrounding Areas

[Discuss the past uses of the surrounding areas. This section should be a compilation and summary of all historical data for the surrounding properties (up to one-quarter mile).];

4.4 Environmental Records Review and Interviews

4.4.1 Mapped Database Records Search

[Discuss the results of your **mapped** database records search. Be sure to provide conclusions as to the risk posed to the Site by the sites identified in this search. Also, for each site with documented environmental problems, please identify the name of the site, actual distance from the Site, and **hydraulic** gradient of the site relative to the Site. Include a table summarizing the findings which shall identify, for each database, all database listings found to apply to the Site, adjacent to the Site, one-eighth mile, one-quarter mile, one-half mile and one mile from the subject Site. Note – detailed discussion and analysis of sites with potential significant environmental concerns should be located in Section 3.4.2.];

4.4.2 Regulatory Agency Information

[Discuss the findings of your review of the regulatory records/files reviewed, and interviews with regulatory agency personnel.];

5.0 SITE RECONNAISSANCE AND INVESTIGATION.

[Identify the inspector, date of the Site reconnaissance, weather conditions, and person(s) accompanying the inspector. Identify all areas observed, all substantive areas not assessed and why; and any other limiting conditions.]

5.1 General Site Characteristics.

[Include an evaluation of the following characteristics of the Site as more explicitly set forth in Section II,C,1:]

5.1.1 Solid Waste Disposal

[Discuss Site's solid waste disposal practices];

5.1.2 Sewage Discharge & Disposal

[Discuss Site's current and historical sewage discharge and disposal practices];

5.1.3 Surface Water Drainage

[Discuss Site's surface water drainage];

5.1.4 Heating and Cooling

[Discuss Site's current and historical heating and cooling sources];

5.1.5 Wells and Cisterns

[Identify all wells and cisterns located at the Site. For all wells, identify type, use, status (active or abandoned), depth, and regulatory requirements (registration and closure)];

5.1.6 Wastewater

[Discuss any Site wastewater generation, treatment and disposal.]

5.1.7 Additional Site Observations

[Discuss any other significant Site observations not discussed elsewhere in the Report].

5.2 Environmental Hazards.

[Include an evaluation of the following environmental hazards of the Site as more explicitly set forth in Section II,C,2:]

5.2.1 Hazardous/Regulated Substances/Wastes and Petroleum Products Used or Stored at Site

[Identify and discuss hazardous/regulated substances and wastes, and petroleum products used at the Site in the following subsections.];

5.2.1.1 Labeled Containers and Drums

[Identify and discuss all labeled containers and drums at the Site; be sure to identify the quantities of each material];

5.2.1.2 Unlabeled Containers and Drums

[Identify and discuss all unlabeled containers and drums at the Site; be sure to identify the quantities of each material];

5.2.1.3 Disposal Locations of Regulated/Hazardous Wastes

[Discuss the disposal practices of hazardous substances/wastes and petroleum products/wastes used/generated at the Site];

5.2.2 Evidence of Releases

[Discuss any evidence of releases of hazardous substances and petroleum products];

5.2.3 Polychlorinated Biphenyls (PCBs)

[Identify and discuss any potentially PCB-containing equipment at the Site];

5.2.4 Asbestos Containing Materials (ACM)

[Discuss the findings of your ACM survey; be sure to include the ACM Inspection Results Table in this section];

5.2.5 Radon

[For residential properties or as required, discuss the radon potential of the Site and radon testing results (if testing performed)];

5.2.6 Lead-based Paint

[Discuss the findings of your LBP screening; be sure to include the Lead-based Paint Testing Results Table in this section];

5.2.7 Lead in Drinking Water

[Identify the potable drinking water supplier to the Site, whether the supplier is in compliance with EPA's lead in drinking water standard, and drinking water testing results (if testing performed)];

5.2.8 Landfills

[Identify and discuss any evidence of on-site landfilling activities observed or discovered.];

5.2.9 Pits, Ponds, Lagoons, Sumps, Drywells and Catchbasins

[Identify and discuss all pits, ponds, lagoons, sumps, drywells and catchbasins at the Site];

5.2.10 On-site Aboveground and Underground Storage Tanks

[Identify and discuss all historical and current on-site tanks; be sure to include the on-site Tank Information Table in this section];

5.2.11 Radiological Hazards

[Identify and discuss any radiological hazards];

5.2.12 Limited Mold Inspection

[Discuss the limited mold inspection performed and its results. Present a written compilation of data, in tabular form, which provides the following information: 1) exact locations of all suspect mold growth; 2) type of building material impacted; 3) visual moisture assessment (dry, damp, moist, wet); 4) approximate dimensions of area(s) impacted; 5) recommendations to be considered; and; 6) cost estimates for each recommendation requiring action.]

5.2.13 Additional Hazard Observations

[Discuss any additional hazard observations not previously noted].

5.3 Interviews.

[Identify all persons interviewed and discuss significant interview findings.]

5.4 Additional Services

[Include a description of any Additional Services performed (if any, and such that there is not an appropriate report section to discuss such additional services) and the Consultant's results, conclusions and recommendations from such Additional Services.]

6.0 SUMMARY AND RECOMMENDATIONS

6.1 Findings and Conclusions

6.1.1 On-Site Environmental Concerns

[Based on the results of the assessment, identify whether there are any significant and material environmental hazards and RECs (as defined by the ASTM E 1527) associated with the Site including whether the Site contains or could contain any contamination

above federal, state or local regulatory levels; actual or potential significant sources of liability; and actual or potential significant noncompliance issues with environmental laws, regulations or standards, including any potential impact on the future use of the Site. Discuss the findings and conclusions, focusing on on-site areas where there are potential or suspected environmental concerns, actual or potential sources of liability and non-compliance issues. All findings and conclusions must be supported by, and referenced to, the preceding content of the ESA. When applicable, the Consultant's findings shall include a statement of the exceeded threshold for each hazard, as defined by federal, state or local law.]

6.1.2 Off-Site Environmental Concerns

[Based on the results of the assessment, identify whether there are any significant and material environmental hazards and RECs (as defined by the ASTM E 1527) associated with adjacent and nearby properties which may impact the Site. Discuss the findings and conclusions, focusing on off-site areas where there are potential or suspected environmental concerns. All findings and conclusions must be supported by, and referenced to, the preceding content of the ESA. When applicable, the Consultant's findings shall include a statement of the exceeded threshold for each hazard, as defined by federal, state or local law.]

6.1.3 Previously Resolved Environmental Concerns

[Based on the result of the assessment, identify HRECs that are currently not considered an environmental concern to the Site (either on-site or off-site). Provide a detailed discussion and explanation of the resolution of each concern including specifically why Consultant considers the historical environmental condition resolved and requires no further action.]

6.2 Recommendations

6.2.1 Recommendations for Further Investigation

[Include recommendations for further investigations, testing or analysis, if necessary, to evaluate if contamination exists on the Site. The recommended further investigations shall be supported by the Report's findings and the professional opinions of the Consultant regarding the potential for environmental contamination, or hazards on the Site. The Consultant must present cost estimates for the recommended further investigations or response action(s) and the length of time required to complete the recommended further investigations or response action(s).]

6.2.2 Recommendations for Regulatory Reporting

[Include recommendations for regulatory reporting which may be required by results of this investigation, including: Name of the agency, contact individual, telephone number, facsimile number (if available), street and mailing address; Law or regulation which requires such reporting; Time periods during which such reports must be made; and copy of reporting forms.]

6.2.3 Recommendations for Any Other Actions

[Include recommendations on any other actions necessary to comply with any federal, state or local law, ordinance, regulation or permit requirements or restrictions that may be applicable to the Site in connection with identified environmental hazards (such as Operations and Maintenance Plans). The Consultant must present cost estimates for the recommended action(s) and the length of time required to complete the recommended response action(s).]

7.0 CONSULTANT INFORMATION

7.1 Project Personnel

[Include the names and titles of all persons who substantively worked on the ESA. Indicate which of these persons was the project manager for the study and Report].

7.2 Report Certification

[Include a statement by a licensed engineer or certified environmental professional with a degree in geology, chemistry, or industrial hygiene that the ESA was performed under his or her direct supervision, that he or she has reviewed and approved the Report, and that the methods and procedures employed in the development of the Report conform to minimum industry standards. The statement shall indicate: "[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312". And "[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. [I,We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312." Include a signature block for this person to sign.]

7.3 Certification/Licensing

[Include a statement that the Consultant and all subcontractors are properly licensed and/or certified to do the work described herein where required.]

7.4 Report Reliance

[Include a statement identifying the parties who may rely on this report. If applicable, see Agreement or Task Order for required report reliance language.]

8.0 APPENDICES

[This Section shall include, but not be limited to, the following separately numbered documents and attachments:]

8.1 Site Background Attachments:

8.1.1 Photographs

[All copies of the Report must have color original or original-quality prints of photographs. At minimum, a photo of each side of the Site, each adjacent property and all potentially environmentally related issues/items shall be provided];

8.1.2 Site Drawing

[Site Drawing shall include the Site, all adjacent properties and north arrow; see Section II, C, 1, o for details];

8.1.3 Area Map

[Include map which shows major streets or roads (copy of street map with Site identified is acceptable) with north arrow];

8.1.4 Aerial Photographs

[All copies of the Report must have original, original-quality or legible copies with Site boundaries delineated and a north arrow];

8.1.5 Topographical Map

[Include a color copy of the USGS map with Site boundaries delineated, a north arrow, and scale];

8.1.6 Fire Insurance Maps

[Include copies of all fire insurance maps reviewed with Site boundaries delineated and a north arrow];

8.1.7 City Directories

[Include copies of representative city directories reviewed with the Site and adjacent property listings (or where the Site listing would appear if it were listed) highlighted. The year of each directory shall also be denoted. If copies are not allowed, notes taken during the course of the directory review shall be provided.];

8.1.8 Other Maps and Data

[Include copies of other maps and other data described in Section II,B,1,b,(1),(f)];

8.1.9 Title Search Records

[Include copies of the abstract of title or other written title search materials].

8.1.10 References

[Include a list of all references cited or otherwise utilized for the ESA].

8.2 Governmental Agency Records Attachments

8.2.1 General Public Records

[Attach general public records (including regulatory file review information) obtained and reviewed pursuant to Section II,B,1];

8.2.2 Mapped Database Report

[Attach Mapped Database Report];

8.2.3 Regulatory Agency Records

[Attach all regulatory agency related records and correspondence generated, obtained and/or reviewed. Include list of agencies contacted for records search and name of persons contacted.];

8.3 Interview Record Attachments

[Attach a record of communication (ROC) for each and all persons interviewed for this assessment. The ROCs should include the date of the conversation and identity of individuals present during the conversation, the relationship of each person to the Site, and the results of the interview (including all issues discussed and responses received)].

8.4 Site Reconnaissance and Investigation

8.4.1 Reporting/Notification Forms

[Attach reporting or completed notification/registration forms submitted to State or local regulatory authorities];

8.4.2 Permits

[Attach copies of permit applications or permits provided];

8.4.3 Asbestos Survey Results

[Attach results of all documentation such as laboratory test results, chain of custody forms, copies of previous asbestos testing results, etc.];

8.4.4 Lead-Based Paint Survey Results

[Attach results of all documentation such as laboratory test results, chain of custody forms, field notes, copies of previous lead-based paint testing results, etc.];

8.4.5 Radon Survey Results

[Attach results of all documentation such as laboratory test results, chain of custody forms, field notes, copies of previous radon testing results, etc.];

8.4.6 Lead in Drinking Water Survey Results

[Attach results of all documentation such as laboratory test results, chain of custody forms, field notes, copies of previous lead testing results, etc.];

8.4.7 UST Tests

[Attach results of any available leak tests for USTs, as well as inventory information];

8.4.8 Corrective Action Plans

[Attach copies of existing corrective action plans, communication or public interaction plans];

8.4.9 Reference Documents

[Attach copies of reference documents such as soil or water studies];

8.4.10 Other Information

[Attach list of references and copies of any other appropriate information or documentation including copies of prior ESAs and checklists].

8.5 Certifications.

8.5.1 Certification/Qualifications

[Attach copies of current certifications of all required licenses and certifications required of the Consultant and referenced above in Report Section 6; also attach copies of résumés of personnel conducting this ESA];

8.5.2 Sampling/Testing Certifications

[Attach current certifications of asbestos inspector, asbestos management planner, and current National Voluntary Laboratory Accreditation Program (NVLAP) certificates from the analytical laboratories, and any certifications required to perform any other testing or procedure set forth in this Scope of Work].

8.6 Scope of Work

[Attach a copy of this Scope of Work].

IV. TABLES. The following contains sample tables to be included in the appropriate sections of the Report. The tables provided in the Report minimally must contain the information as presented in the following sample tables.