

Appendices

Appendix 5.7-1 Phase I Environmental Site Assessment

Appendices

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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED SOLANA BEACH SENIOR
959 GENEVIEVE STREET
SOLANA BEACH, CALIFORNIA**

**D3G PROJECT NUMBER:
2015-0536**

**REPORT ISSUE DATE:
JANUARY 29, 2016**

**INSPECTION DATE:
APRIL 18, 2015**

**PREPARED FOR:
DK DEVELOPMENT/PACIFIC SOUND INVESTMENTS
1855 FREDA LANE
CARDIFF, CALIFORNIA 92007**

Jesse R. Cottrell
Site Assessor/Project Manager

Signature

A handwritten signature in black ink, appearing to read 'Jesse R. Cottrell', written over a horizontal line.

Ashley J. Miller
Environmental Professional

Signature

A handwritten signature in blue ink, appearing to read 'Ashley Miller', written over a horizontal line.

EXECUTIVE PROPERTY DESCRIPTION

Property: Proposed Solana Beach Senior
959 Genevieve Street
Solana Beach, San Diego County, California

Site Description: The subject property consists of a single-story residential structure constructed prior to 1953 that is situated on 2.913 acres of undeveloped land. In addition, a small shed and a greenhouse are located at the subject property. The subject property is bounded to the north by Genevieve Street, an office building, and a plant nursery; to the south by single-family residential properties; to the east by Marine View Avenue and single-family residential properties; and to the west by I-5. The on-site residential structure will be demolished and the subject property is the proposed location of a three-story, 89-unit assisted living facility structure. Utilities were observed in the vicinity of the subject property.



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION.....	3
2.1	Purpose	3
2.2	Detailed Scope of Services	3
2.3	Significant Assumptions	4
2.4	Limitations and Exceptions	4
2.5	Special Terms and Conditions.....	5
2.6	User Reliance	5
3.0	SUBJECT PROPERTY DESCRIPTION.....	6
3.1	Location and Legal Description	6
3.2	Site and Vicinity General Characteristics	6
3.3	Current Use of the Subject Property.....	6
3.4	Description of Structures, Roads, and Other Improvements	6
3.5	Current Uses of Adjoining Properties	7
4.0	USER PROVIDED INFORMATION.....	8
4.1	Title Records	8
4.2	Environmental Liens or Activity and Use Limitations (AULs)	8
4.3	Specialized Knowledge	8
4.4	Commonly Known or Reasonably Ascertainable Information	8
4.5	Valuation Reduction for Environmental Issues	8
4.6	Owner, Property Manager, and Occupant Information.....	9
4.7	Reason for Performing Phase I ESA	9
4.8	Previous Environmental Reports	9
5.0	RECORDS REVIEW	10
5.1	Standard Environmental Record Sources	10
5.2	Additional Environmental Record Sources	12
5.3	Physical Setting Sources	12
5.4	Historical Use Information on the Subject Property.....	13
5.5	Historical Use Information on Adjoining Properties.....	14



5.6	Tier 1 Vapor Encroachment Screening	15
6.0	SITE RECONNAISSANCE	17
6.1	Methodology and Limiting Conditions	17
6.2	General Site Setting	18
6.3	Exterior Observations	18
6.4	Interior Observations	19
7.0	INTERVIEWS	19
7.1	Prospective Landowner/User Questionnaire	19
7.2	Current Landowner Questionnaire	19
7.3	Previous Landowner Questionnaire	19
7.4	Key Site Manager Questionnaire	20
7.5	Occupant Questionnaire	20
7.6	Local Agencies Contacted	20
7.7	Additional Persons Interviewed.....	20
8.0	INVESTIGATION FOR NON-SCOPE CONSIDERATIONS	21
8.1	Asbestos-Containing Materials	21
8.2	Lead-Based Paint.....	23
8.3	Radon Gas.....	23
8.4	Flood Zone.....	23
8.5	Wetlands	24
9.0	FINDINGS	24
10.0	OPINION	25
11.0	CONCLUSIONS	27
12.0	DEVIATIONS	28
13.0	ADDITIONAL SERVICES.....	28
14.0	REFERENCE MATERIALS.....	29
15.0	SIGNATURE OF ENVIRONMENTAL PERSONNEL	30
16.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....	31
17.0	APPENDICES.....	32



1.0 EXECUTIVE SUMMARY

The following table summarizes the conclusions and opinions representing Dominion Due Diligence Group's (D3G's) best professional judgment based on information accessed during the course of this investigation. D3G performed a Phase I Environmental Site Assessment that included subject property observations of Proposed Solana Beach Senior on April 18, 2015 located at 959 Genevieve Street in Solana Beach, San Diego County, California (subject property).

OBSERVED CONDITIONS	SECTION REFERENCE	ACCEPTABLE	RECOMMENDED RESPONSE ACTION
STANDARD ENVIRONMENTAL RECORDS REVIEW	5.1	√	
UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)	6.3	√	
PAST INDUSTRIAL/DETRIMENTAL OPERATIONS	5.4 5.5	√	
VAPOR ENCROACHMENT CONDITION	5.6	√	
STORED HAZARDOUS MATERIALS	6.3 6.4	√	
POLYCHLORINATED BIPHENYLS (PCBS)	6.3 6.4	√	
ABOVEGROUND STORAGE TANK(S) (AST)	6.3 6.4	√	
DUMPING, LANDFILLS	6.3	√	
HAZARDOUS RUN-OFF	6.3	√	
ASBESTOS-CONTAINING MATERIALS	8.1		(1)
LEAD-BASED PAINT	8.2		(2)
FLOOD ZONE	8.4	√	
OTHER: CONSTRUCTION CONSIDERATIONS	5.4.4		(3)

(√) = there are no environmental concerns associated with the observed condition

- (1) California state regulations require notifications prior to the removal of ACM. A California certified supervisor shall be onsite during all asbestos removal activities and all asbestos removal work shall be conducted by California certified asbestos workers. All asbestos shall be removed according to applicable California regulations and in accordance with any additional local and federal regulations.



The U.S. Environmental Protection Agency (USEPA) regulations do not require removal of asbestos-containing materials that are in good condition. However, personnel who may be involved with building renovations will need to be advised of the presence of asbestos and appropriate measures may be warranted in order to assure the identified asbestos-containing materials are not disturbed during renovation activities. If the asbestos-containing materials left in place are disturbed during renovation activities, the materials must be handled and disposed of in accordance with applicable State and Federal regulations.

- (2) Removal or disturbance of material with any detectable amount of lead must be handled in accordance with the Cal/OSHA lead, Title 8, California Code of Regulations (CCR), Section 1532.1 (8 CCR 1532.1). Therefore, "negative" XRF readings i.e. those below the HUD/EPA definition of what constitutes LBP (1.0 mg/cm² or 0.5%) **DO NOT** relieve contractors from performing exposure assessments (personal air monitoring) on their employees per the OSHA Lead Standard (29 CFR 1926.62) and should not be interpreted as lead is not present.

Building materials with intact lead containing paint must be characterized for lead and other potentially hazardous materials before transportation off site. Testing may include, but not limited to, Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC) and Toxicity Characteristic Leaching Procedure (TCLP) criteria. Paint chips and debris must be disposed of as lead containing hazardous waste.

- (3) California state regulations require notifications prior to the removal of ACM. A California certified supervisor shall be onsite during all asbestos removal activities and all asbestos removal work shall be conducted by California certified asbestos workers. All asbestos shall be removed according to applicable California regulations and in accordance with any additional local and federal regulations.



2.0 INTRODUCTION

2.1 Purpose

DK Development/Pacific Sound Investments contracted Dominion Due Diligence Group (D3G) to perform a Phase I Environmental Site Assessment (ESA) of the Proposed Solana Beach Senior located at 959 Genevieve Street in Solana Beach, San Diego County, California (subject property). As such, DK Development/Pacific Sound Investments is considered the "User" of this report as defined under ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13 (ASTM E 1527 13).

The purpose of the Phase I ESA is to provide appropriate inquiry into the previous ownership and uses of the subject property and to identify recognized environmental conditions (RECs), which are the presence or likely presence of any hazardous substances or petroleum products at the subject property under conditions that indicate an existing release, a past release, or a material threat of a release into structures, the ground, groundwater or surface water of the subject property. In addition, this report assesses non-scope considerations as directed by the client. Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete.

This investigation was conducted in accordance with ASTM E 1527-13 published guidelines, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, and accepted Phase I ESA industry standards.

2.2 Detailed Scope of Services

The ASTM E 1527-13 scope of work for this Phase I ESA consisted of the following:

- site reconnaissance of the subject property and a visual survey of the adjacent properties to evaluate the potential for RECs;
- review of applicable and reasonably ascertainable information about the subject property, including aerial photography, USGS topographic map, state and federal databases, Sanborn maps, property assessment information and other governmental sources that are publically available, practically reviewable, and obtainable within reasonable time and cost constraints;
- interviews with selected individuals knowledgeable about the subject property and vicinity properties; and
- if provided, a review of existing environmental reports documenting previous assessment and remediation efforts completed at the subject property.



D3G also evaluated the following ASTM Non-Scope Considerations such as Tier 1 Vapor Encroachment Screening in general compliance with ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation: E 2600-10, asbestos-containing materials, lead-based paint, floodplain hazards, and wetlands.

This Phase I ESA did not include the collection or analysis of soil or groundwater samples.

2.3 Significant Assumptions

Factual information regarding on-site business operations, conditions, and historical data provided to D3G is assumed to be correct and complete. D3G assumes no responsibility for hidden or latent conditions or misrepresentation by the property owner, its representatives, public information officials or any authority consulted in connection with the compilation of this report.

D3G assumes that all information provided by Environmental Risk Information Service (ERIS) regarding the regulatory status of facilities within the approximate minimum search distance is complete, accurate and current.

2.4 Limitations and Exceptions

D3G encountered the following limitations, exceptions, and/or data gaps during the performance of this Phase I ESA:

- Our on-site observations pertain only to specific locations at specific times on specific dates. This report and conclusions herein are based upon data collection between March 30, 2015 and April 29, 2015. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.
- In order for the prospective purchaser to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, the acquisition of the subject property should be completed within 180 days after the subject property inspection date.
- According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.
- This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA, Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements in 101(35)(B) of CERCLA (42 U.S.C. 9601(35)) of the Federal Register.



- No significant data gaps in historical information were identified that would impact D3G's ability to identify RECs. Collectively the sources considered and consulted during the course of this assessment allowed D3G to adequately determine the subject property history. Therefore, these data gaps are not considered to be significant.
- In regards to the Tier 1 Vapor Encroachment Screening, D3G has reduced the approximate minimum search distance for up-gradient and cross-gradient off-site contaminated properties based on actual plume data collected for dry cleaners, state hazardous waste sites, and evaluation of actual gas station LUST data as outlined in the article, *A Smaller Intrusion*, by Anthony J. Buonicore, P.E. published in the May 2009 Issue of Pollution Engineering magazine.
- During the subject property reconnaissance, the subject property was covered with dense vegetation. Therefore, D3G was unable to identify items including, but not limited to, stained areas, stressed vegetation, monitoring wells, vent pipes, fill ports, or manhole covers. However, based on a review of historical aerial photographs, a records review of state and federally-regulated facilities provided by Environmental Risk Information Service (ERIS), interviews with the Current Landowner Representative, D3G believes that this limitation is not significant and does not represent a REC to the subject property.
- Historical information was not reasonably ascertainable to the subject property's first developed use. D3G obtained historical information to 1947 at which time the subject property was developed with two (2) residential structures and a tree grove. Due to the residential nature of the subject property and surrounding area in 1947, this limitation is not significant.

2.5 Special Terms and Conditions

This investigation was conducted in accordance with ASTM E 1527-13 published guidelines and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule.

2.6 User Reliance

This report has been prepared for, and can be relied upon by the Client, DK Development/Pacific Sound Investments. This report is not to be relied upon or reproduced, either in whole or in part, without written consent from D3G.



3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 959 Genevieve Street in Solana Beach, San Diego County, California and contains a total of 2.913 acres of land. The subject property is situated at an elevation of approximately 110-140 feet above mean sea level and is located at Latitude, 32.988541 and Longitude, -117.254679.

SUBJECT PROPERTY MUNICIPAL IDENTIFICATION	
PARCEL NUMBER	298-390-51-00
SOURCE - San Diego County assessment documents	

A copy of the tax card and a map illustrating the legal property boundary is included in Appendix A of this report.

3.2 Site and Vicinity General Characteristics

The subject property is located in an area of residential and office development.

3.3 Current Use of the Subject Property

The subject property currently consists of a single-story residential structure and undeveloped land.

3.4 Description of Structures, Roads, and Other Improvements

The following section describes general conditions and features as noted during D3G's inspection:

GENERAL SITE DESCRIPTION AND IMPROVEMENTS	
SUBJECT PROPERTY ACREAGE	2.913 acres
BUILDING(S) DESCRIPTION	One (1) single-story residential structure
ADJOINING ROADS	Genevieve Street, Marine View Avenue, and I-5
CONSTRUCTION DATE(S)	Prior to 1947
EXTERIOR IMPROVEMENTS	A small shed and a greenhouse
UNIMPROVED AREAS	The southern and eastern portions of the property consist of undeveloped land



D3G was provided with an ALTA/ACSM Land Title Survey by Pasco Laret Sutor and Associates dated April 28, 2011. The ALTA/ACSM Land Title Survey depicts the subject property boundaries, current site structures, adjacent properties, and topography. A copy of the ALTA/ACSM Land Title Survey is included in Appendix B.

D3G was provided with a Draft Copy of Topographic Survey by Pasco Laret Sutor and Associates dated April, 2011. The Draft Copy of Topographic Survey depicts the subject property boundaries, current site structures, adjacent properties and adjacent structures, and topography. A copy of the Draft Copy of Topographic Survey is included in Appendix B.

D3G was provided with an undated proposed Site Plans by Douglas Pancake Architects. The proposed Site Plans depict the subject property boundaries, topography, and proposed development as well as structures and notable features on adjacent parcels. A copy of the proposed Site Plans is included in Appendix B.

3.4.1 Subject Property Utilities

SUBJECT PROPERTY UTILITIES	
ELECTRICITY	San Diego Electric and Gas
NATURAL GAS	NA
WATER	Solana Beach Sanitation District
SANITARY SEWER	Solana Beach Sanitation District
INDUSTRIAL WASTEWATER	NA
SOLID WASTE	NA (Will be privately contracted upon redevelopment)

HEATING SOURCE	AGE
Electricity	Prior to 1947 - current

COOLING SOURCE	AGE
Electricity	Prior to 1947 - current

3.5 Current Uses of Adjoining Properties

DIRECTION	LAND USAGE
NORTH	Genevieve Street, an office building (The Timbers), and a plant nursery
SOUTH	Single-family residential properties
EAST	Marine View Avenue and single-family residential properties
WEST	I-5

See Appendix B for a copy of the Site Plan, which identifies the subject property boundaries and general vicinity characteristics.



4.0 USER PROVIDED INFORMATION

4.1 Title Records

OWNER	PURCHASE DATE	DEED BOOK/PAGE
Pacific Sound Investors LLC	10/5/06	Unknown
SOURCE - San Diego County and City of Solana Beach assessment documents		

Due to the nature of the tax assessment documents and deed records, a thorough chain-of-title was not reasonably ascertainable.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

It is the User's responsibility to provide D3G with information pertaining to environmental liens or AULs. According to information provided in the completed User Questionnaire, there are no environmental liens or AULs associated with the subject property. A copy of the completed Property Questionnaire is included in Appendix F.

4.3 Specialized Knowledge

According to the completed User Questionnaire, the Current Landowner Representative did not indicate to D3G that they were aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property. The Current Landowner Representative was unaware of any environmental liens or activity use limitations (AULs) encumbering the property or in connection with the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The Current Landowner Representative did not indicate to D3G, in the completed User Questionnaire, that they were aware of commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property.

4.5 Valuation Reduction for Environmental Issues

D3G has not been provided any knowledge of valuation reduction for environmental issues pertaining to the subject property by the User or Current Landowner Representative.



4.6 Owner, Property Manager, and Occupant Information

The subject property is currently owned by Pacific Sound Investments LLC and the Current Landowner questionnaire is discussed further in Section 7.2. The subject property consists of undeveloped land and a vacant residential structure, therefore, Property Management and occupant information is not required.

4.7 Reason for Performing Phase I ESA

The user informed D3G that the Phase I ESA is being performed because the subject property is being developed into a three-story, 89-unit assisted living facility structure.

4.8 Previous Environmental Reports

D3G was not provided additional information from the User.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

5.1.1 State Regulatory Records

DATABASE	FINDINGS
STATE AND TRIBAL LEAKING UNDERGROUND STORAGE TANK DATA (LUST)	On-Site: None Adjacent: None 0.50 Mile Radius: None
STATE AND TRIBAL UNDERGROUND STORAGE TANK DATA (UST)	On-Site: None Adjacent: None 0.25 Mile Radius: None
STATE AND TRIBAL VOLUNTARY CLEANUP PROGRAM SITES (VCP)	On-Site: None Adjacent: None 0.50 Mile Radius: None
STATE AND TRIBAL BROWNFIELD SITES (BROWNFIELDS)	On-Site: None Adjacent: None 0.50 Mile Radius: None
STATE AND TRIBAL HAZARDOUS WASTE SITES (SHWS)	On-Site: None Adjacent: None 1.00 Mile Radius: One (1)
STATE AND TRIBAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)	On-Site: None Adjacent: None 0.50 Mile Radius: None
STATE AND TRIBAL REGISTERED SOLID WASTE LANDFILLS (SWL)	On-Site: None Adjacent: None 1.00 Mile Radius: None
Source - State of California governmental records accessed by Environmental Risk Information Service (ERIS)	

The state-regulated facilities are not located on-site or adjacent and are not of environmental concern to the subject property. The closest facility is located approximately 0.38 miles west-northwest of and topographically down-gradient from the subject property. Based on the listed distances, topographic relationships, and/or current regulatory statuses, the vicinity state-regulated facilities are not suspected to present environmental concerns to the subject property. A copy of the ERIS Report is included in Appendix E of this report.



5.1.2 Federal Regulatory Records

DATABASE	FINDINGS
EPA NATIONAL PRIORITIES LISTING (NPL – SUPERFUND)	On-Site: None Adjacent: None 1.00 Mile Radius: None
EPA NATIONAL PRIORITIES LISTING (NPL – DELISTED SITES)	On-Site: None Adjacent: None 0.50 Mile Radius: None
EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLIS)	On-Site: None Adjacent: None 0.50 Mile Radius: None
EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLIS) NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)	On-Site: None Adjacent: None 0.50 Mile Radius: None
EPA RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)	On-Site: None Adjacent: None 0.25 Mile Radius: None
EPA RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) TREATMENT, STORAGE, AND DISPOSAL (TSD)	On-Site: None Adjacent: None 0.50 Mile Radius: None
FEDERAL INSTITUTIONAL/ENGINEERING CONTROLS (IC/EC)	On-Site: None Adjacent: None 0.50 Mile Radius: None
EPA EMERGENCY RESPONSE NOTIFICATION-SITES (ERNS)	On-Site: None Adjacent: None 0.15 Mile Radius: None
EPA RCRA CORRECTIVE ACTION REPORT (CORRACTS)	On-Site: None Adjacent: None 1.00 Mile Radius: None
SOURCE – Environmental Protection Agency records accessed by Environmental Risk Information Service (ERIS)	

No federally-regulated facilities were identified in the ERIS Report. A copy of the ERIS Report is included in Appendix E of this report.

5.1.3 Database Orphan Sites

In addition, five (5) orphan sites were listed in the ERIS Report. After reviewing the five (5) orphan sites, it was determined that they are not located on-site or adjacent to the subject property and are therefore not suspected to present environmental concerns to the subject property.



5.2 Additional Environmental Record Sources

Forty-six (46) additional environmental records were identified in the ERIS Report. The additional environmental records were not located on-site or adjacent and are not of environmental concern to the subject property. Based on the listed distances, topographic relationships, and/or current regulatory statuses, the vicinity additional environmental records are not suspected to present environmental concerns to the subject property.

5.3 Physical Setting Sources

5.3.1 Topography and Regional Surface Water

TOPOGRAPHY AND REGIONAL SURFACE WATER	
ELEVATION (feet above mean sea level)	110-140
SLOPE	Northwest
APPROXIMATE GROUNDWATER FLOW	Northwest
REGIONAL SURFACE WATER	The Pacific Ocean is located approximately one (1) mile to the west of the subject property.
SOURCE - USGS Topographic Quadrangle – <i>Del Mar OE W, California</i> 2015	

Located in Appendix A is a topographic map depicting subject property elevations and drainage patterns. Depth to groundwater fluctuates depending on hydrological and weather conditions.

On-site drainage at the subject property is suspected to consist of surface percolation and flow along the natural topography.

5.3.2 Soil Characteristics

SOIL CHARACTERISTICS	
SOIL TYPES	<i>Carlsbad gravelly loamy sand (CbD)</i> : This map unit consists of moderately well-drained soils on hillslopes. Available water is very low and water movement is high. Shrink-swell potential is low. This soil is not flooded or ponded. This soil does not meet hydric criteria.
	<i>Corralitos loamy sand (CsD)</i> : This map unit consists of somewhat excessively drained soils on valleys and alluvial fans. Available water is low and water movement is high. Shrink-swell potential is low. This soil is not flooded or ponded. This soil does not meet hydric criteria.
SOURCE - Web Soil Survey accessed at http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx	

A copy of the Web Soil Survey is included in Appendix A of this report.



5.4 Historical Use Information on the Subject Property

5.4.1 Review of Aerial Photographs

YEAR	SUBJECT PROPERTY
1947	One (1) residential structure, silvicultural land, and undeveloped land
1953*	Two (2) residential structure, silvicultural land, and undeveloped land
1967	Same as 1953
1972	Same as 1953
1980	Same as 1953
1994	Same as 1953
2005	Current residential structure and silvicultural land
2014	Current residential structure and undeveloped land
SOURCE - www.historicaerials.com and ERIS	

**The 1953 aerial was reviewed at www.historicaerials.com; however, a copy is not included in this report.*

A copy of the aerial photography is included in Appendix D of this report. A review of the photography is included in Section 5.4.4.

5.4.2 Fire Insurance Maps

Sanborn Maps generally cover areas of urban and industrial development from the 1800s to the 1990s. According to the Fire Insurance Map Research prepared by ERIS, the subject property and surrounding properties are not included in Sanborn Map coverage. A copy of the Certified Sanborn Map Report is included in Appendix D.

5.4.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.

5.4.4 Summary of Subject Property History

According to the reviewed subject property historical information, the subject property consisted of a residential structures and silvicultural land (crops and nursery activity) since at least 1947 until approximately 2009, when the remaining trees were removed from the property. In addition, a trail system for getting around the property appears from 1972 through 2005. The residential structure located on the eastern portion of the subject property along Marine View Avenue was demolished between 1994 and 2003. The use of pesticides and fertilizers are often associated with silvicultural activities. The former silvicultural land use may also have produced surface run-off of farm wastes high in nitrates and other nutrients. Subject property observations did not indicate that previous agricultural activities have negatively impacted the environmental condition of the subject property.



No soil staining was observed during D3G's site reconnaissance. If stained soils are discovered during site construction operations at the subject property, they should be tested; and, if necessary, removed according to federal, state and local guidelines.

None of the accessed data depicts underground storage tanks (USTs) at the former structure; however, there exists the possibility that the former structure utilized underground or aboveground storage tanks (USTs/ASTs). No visual evidence of USTs (fill ports/vent pipes) or ASTs was observed during the site inspection. If ASTs or USTs were formerly located at the subject property, they should have been removed during the demolition of the structure. If USTs or ASTs are discovered during site construction operations at the subject property, they should be tested; and, if necessary, removed according to federal, state and local guidelines.

No evidence of septic systems was identified at the subject property. None of the accessed data depicts a septic systems at the former structures; however, there exists the possibility that the former structures utilized septic systems. If septic systems were formerly located at the subject property, they should have been removed during the demolition of the structures. If septic systems are discovered during site construction operations at the subject property, they should be tested; and, if necessary, removed according to federal, state and local guidelines.

5.5 Historical Use Information on Adjoining Properties

5.5.1 Review of Aerial Photographs

YEAR	NORTH	SOUTH	EAST	WEST
1947	Undeveloped and agricultural land	Undeveloped land	Agricultural and silvicultural land	Residential structures, silvicultural land, and undeveloped land
1953*	Same as 1947	Same as 1947	Same as 1947	Same as 1947
1967	Undeveloped land	Undeveloped land	Residential structures, silvicultural land, and cleared land	Interstate
1972	Same as 1967	Same as 1967	Same as 1967	Same as 1967
1980	Undeveloped and silvicultural land	Same as 1967	Same as 1967	Same as 1967
1994	Office building and silvicultural land	Residential structures	Residential structures	Same as 1967
2005	Same as 1994	Same as 1994	Same as 1994	Same as 1967
2014	Same as 1994	Same as 1994	Same as 1994	Same as 1967
SOURCE - www.historicaerials.com and ERIS				

*The 1953 aerial was reviewed at www.historicaerials.com; however, a copy is not included in this report.



A copy of the aerial photography is included in Appendix D of this report.

5.5.2 Fire Insurance Maps

Sanborn Maps generally cover areas of urban and industrial development from the 1800s to the 1990s. According to the Fire Insurance Map Research prepared by ERIS, the subject property and surrounding properties are not included in Sanborn Map coverage. A copy of the Certified Sanborn Map Report is included in Appendix D.

5.5.3 Other Historical Sources

No additional historical sources were reasonably ascertainable.

5.6 Tier 1 Vapor Encroachment Screening

D3G performed a Tier 1 Vapor Encroachment Screening in compliance with ASTM E 2600-10 "ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" as amended. The purpose of the Tier 1 Vapor Encroachment Screening is to conduct an initial screen to determine if a Vapor Encroachment Condition (VEC) exists in connection with the subject property. A VEC is defined as the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

D3G reviewed standard environmental record sources to identify if there are known or suspected sources of contamination within the area of concern (AOC). According to ASTM E 2600-10, the area of concern is defined by the approximate minimum search distance which is based upon the chemical of concern (i.e. petroleum hydrocarbons vs. non-petroleum hydrocarbons) and the location of a known or suspected source of contamination with respect to the subject property.



According to ASTM E 2600-10 8.2.1 *"The area of concern is one third of a mile around the subject property, unless the use of a shorter distance is appropriate."* In addition, according to ASTM E 2600-10 8.3.1, *"The approximate minimum search distance may be expanded or reduced in the up-gradient, down-gradient, and/or cross-gradient directions by the environmental professional conducting the Vapor Encroachment Screening based upon experience in the local area."* Therefore, D3G has reduced the approximate minimum search distance for up-gradient and cross-gradient contaminated properties based on actual plume data collected for dry cleaners, state hazardous waste sites, and evaluation of actual gas station LUST data as outlined in the article, *A Smaller Intrusion*, by Anthony J. Buonicore, P.E. published in the May 2009 Issue of Pollution Engineering magazine. A copy of the article is provided in Appendix E. The revised approximate minimum search distances are provided in the table below. Unless otherwise stated, groundwater flow/gradient is approximated based on surface topography.

D3G was not provided information from the User, Current Landowner, or Key Site Manager, regarding specialized knowledge or experience or commonly known or reasonably ascertainable information within the local community about the subject property that is material to the assessment of a VEC in connection with the subject property.

Subject Property

Based on a review of the ERIS Report, the subject property is not identified in the State Records Search or in the Federal Records Search. In addition, according to a review of subject property historical use information that is reasonably ascertainable, there are no known or suspect potentially contaminated sources having chemicals of concern (petroleum hydrocarbons or non-petroleum hydrocarbons) associated with the subject property. Therefore, a Vapor Encroachment Condition (VEC) does not exist or is not likely to exist at the subject property.



Contaminated Properties within the Area of Concern

The following table identifies contaminated properties within the revised approximate minimum search distances, based on a review of the ERIIS Report and a review of adjacent historical use information that is reasonably ascertainable.

	UP-GRADIENT SOURCES: NUMBER OF IDENTIFIED RECORDS		DOWN-GRADIENT SOURCES: NUMBER OF IDENTIFIED RECORDS		CROSS-GRADIENT SOURCES: NUMBER OF IDENTIFIED RECORDS	
Search Distance	COC : 1/3 mile	Petroleum: 1/10 mile	COC : 0.02 mile (100 ft)	Petroleum: 0.02 mile (100 ft)	COC: 0.07 mile (365 ft)	Petroleum: 0.03 mile (165 ft)
State Standard Environmental Record Sources						
LUST	--	--	--	--	--	--
VCP	--	--	--	--	--	--
BROWNFIELDS	--	--	--	--	--	--
SHWS	--	--	--	--	--	--
SWL	--	--	--	--	--	--
Federal Standard Environmental Record Sources						
NPL	--	--	--	--	--	--
CERCLIS	--	--	--	--	--	--
RCRA CORRACTS	--	--	--	--	--	--
RCRA TSD	--	--	--	--	--	--

Based on the reviewed information, there are no records identified within the area of concern. Therefore, a Vapor Encroachment Condition (VEC) does not exist or is not likely to exist at the subject property from an off-site source.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

D3G's site inspection consisted of visual observations along boundaries and various transects throughout the subject property. The adjacent properties were observed from the subject property and the boundaries of the subject property and public right-of-ways. Refer to Site Inspection Photos in Appendix C.



6.2 General Site Setting

The subject property consists of a single-story residential structure constructed prior to 1953 that is situated on 2.913 acres of undeveloped land. In addition, a small shed and a greenhouse are located at the subject property. The subject property is bounded to the north by Genevieve Street, an office building, and a plant nursery; to the south by single-family residential properties; to the east by Marine View Avenue and single-family residential properties; and to the west by I-5. The on-site residential structure will be demolished and the subject property is the proposed location of a three-story, 89-unit assisted living facility structure. Utilities were observed in the vicinity of the subject property.

6.3 Exterior Observations

EXTERIOR OBSERVATIONS	OBSERVED	NOT OBSERVED
HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS		√
POLYCHLORINATED BIPHENYLS (PCBS)	(1)	
SUBJECT PROPERTY DUMPED MATERIALS/LANDFILLS	(2)	
SOLID WASTE DISPOSAL		√
SPILLS/STAINED SOILS/STAINED PAVEMENT/STRESSED VEGETATION		√
STORAGE TANKS NOT PREVIOUSLY LISTED		√
WELLS NOT PREVIOUSLY LISTED		√
HAZARDOUS RUNOFF		√
PITS, PONDS, OR LAGOONS*		√
ODORS		√

*Excludes stormwater drainage features

- (1) Located at an exterior location of the property is one (1) pole-mounted electrical transformer, which is owned and maintained by San Diego Electric and Gas. The on-site electrical transformer was not affixed with a "Non-PCB" sticker and is therefore assumed to contain regulated levels of PCBs. However, leakage was not visually observed on or around the transformer and in its current physical condition it is not believed to present environmental concerns to the subject property.
- (2) Various dumped debris (tires, construction debris, cut trees, household trash, etc.) was observed throughout the subject property during the site inspection. The dumped debris was observed in *de minimis* amounts and is considered non-hazardous in nature. Based on the non-hazardous nature and *de minimis* amounts, the on-site dumped debris is not suspected to present an environmental concern to the environmental integrity of the subject property. However, the dumped debris should be properly disposed of in accordance with local, state, and federal regulations prior to site development.

No evidence of landfills was identified at the subject property. No evidence of septic systems was identified at the subject property.



6.4 Interior Observations

INTERIOR OBSERVATIONS	OBSERVED	NOT OBSERVED
HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS	(1)	
POLYCHLORINATED BIPHENYLS (PCBS)		√
STORAGE TANKS NOT PREVIOUSLY LISTED		√
ODORS		√
DRAINS AND/OR SUMPS		√
POOLS OF LIQUID		√

(1) No bulk storage of hazardous materials or petroleum products was identified at the subject property. However, paints and cleaning products are stored in the garage and on-site shed. None of the stored materials were observed to be leaking or to have had signs of major spillage. No floor drains or other potential receptors for the release of hazardous materials were observed within the areas of material storage. The on-site chemicals are commercially available, stored in limited quantities, and are not believed to present an environmental concern to the subject property.

7.0 INTERVIEWS

7.1 Prospective Landowner/User Questionnaire

A Property Questionnaire was completed by Mr. John DeWald, Manager for DR Development, LLC and the Current Landowner Representative, and returned to D3G. Mr. DeWald indicated that he has specialized knowledge or experience related to the subject property or nearby properties; that he knows the past uses of the property; and that a title search has been performed. A copy of the title was not provided to D3G. A copy of the completed Property Questionnaire is included in Appendix F.

7.2 Current Landowner Questionnaire

A User Property Questionnaire was completed by Mr. John DeWald, Manager for DR Development, LLC and the Current Landowner Representative; therefore, an additional questionnaire is not warranted.

7.3 Previous Landowner Questionnaire

The current landowner has owned the property for more than two (2) years; therefore, a previous landowner questionnaire is not required.



7.4 Key Site Manager Questionnaire

The subject property consists of undeveloped land and a vacant residential structure and does not have any business operations requiring a key site manager; therefore, a Key Site Manager Questionnaire is not necessary for this investigation.

7.5 Occupant Questionnaire

The subject property is currently utilized for residential purposes; therefore, an Occupant Questionnaire is not necessary for this investigation pursuant to ASTM E 1527 13 Section 10.5.2.1.

7.6 Local Agencies Contacted

D3G contacted the City of Solana Beach Fire Department on April 20, 2015 for a review of their environmental records (i.e. USTs, hazardous materials storage, and spills) for the subject property. According to Ms. Anita Popping, Fire Marshal, no records were available for former or current underground storage tanks or spills at the subject property. A copy of the correspondence is located in Appendix F of this report.

the San Diego County of Environmental – Land and Water Quality Division (858-565-5173) on April 24, 2015 sAs of the date of this report, D3G has not received a response to this inquiry. Upon receipt of the agency response, D3G will forward this information as an addendum to this report. If no response is received or no material information is identified, our report will not be modifie

the San Diego County Department of Environmental Health – Public Records Department on April 24, 2015 and site-specific ,USTs, hazardous materials storage, and spillsAs of the date of this report, D3G has not received a response to this inquiry. Upon receipt of the agency response, D3G will forward this information as an addendum to this report. If no response is received or no material information is identified, our report will not be modified. A copy of the correspondence is located in Appendix F of this report.

7.7 Additional Persons Interviewed

7.7 Additional Persons Interviewed

No additional persons were interviewed.



8.0 INVESTIGATION FOR NON-SCOPE CONSIDERATIONS

8.1 Asbestos-Containing Materials

The existing residential structure was constructed prior to 1947, during a time of asbestos-containing material (ACM) usage. D3G contracted RiskNomics, LLC to conduct a pre-demolition asbestos inspection of the main residence, shed, greenhouse, former boat, and former recreational vehicles located on the property. The objective of the survey was to provide documentation to the developer consisting of a listing of the findings and approximate quantities of asbestos-containing materials that may impact future demolition activities. Inspection activities were performed on October 10, 2011 by John Castorini, a State of California Site Surveillance Technician (CSST) (license #033349).

Inspection, sampling and analytical procedures were performed in general accordance with the Environmental Protection Agency's (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) EPA 40 CFR 61 Subpart M, the EPA Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, the Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101 guidelines, and California Occupational Safety and Health Administration (Cal/OSHA) requirements.

Federal OSHA, Cal/OSHA, and NESHAP define an asbestos-containing material (ACM) as any material containing more than one percent (>1.0%) asbestos. Both agencies have certain classifications for ACM types as well as requirements that apply when ACM is removed and disposed. Additionally, Cal/OSHA includes the term asbestos-containing construction material (ACCM); which is any manufactured construction material containing >0.1% asbestos. The ACCM designation has been established by Cal/OSHA as a criterion for the registration and certification of contractors and consultants who provide services that involve such materials. Friable materials are defined as materials which are able to be crumbled, pulverized or reduced to powder by hand pressure.

Sampled materials included wall materials, wall textures, linoleum, spray-on acoustic ceiling, exterior stucco, window putty and roofing materials on the residence. Roofing materials were also sampled on the shed. All identified suspect asbestos-containing materials were sampled. There were no suspect asbestos-containing materials identified within the greenhouse, boat and recreational vehicles. The following table summarizes the sampled materials and their respective asbestos contents:



SAMPLE #	MATERIAL	FRIABLE/NON-FRIABLE	% ASBESTOS	NESHAP CATEGORY
RESIDENCE				
DW-01 – 03	Wall plaster – skim and scratch coats	NF	None detected	N/A
L-01 – 02	White linoleum – 7x7 print	NF	None detected	N/A
SAC-01 – 03	Spray acoustic ceiling	F	None detected	N/A
ST-01 – 02	Exterior stucco – skim and scratch coats	NF	0.5 – 0.7% chrysotile* (skim coat)	N/A
WP-01 – 02	Window putty	NF	None detected	N/A
RS-01 – 02	Roof shingles	NF	None detected	N/A
PM-01 – 02	Roof penetration mastic	NF	10% chrysotile	Category I NF
SHED				
RR-01 – 02	Roof shingles	NF	None detected	N/A

NF = non-friable; F - friable

* = analyzed via point count method

N/A = not applicable

The identified ACMs are denoted in bold type. The roof penetration mastic is a Category I non-friable material. In addition, the exterior stucco was identified as an ACCM. Any sample indicating a concentration of <1.0% can be subjected to the more stringent Point Count Method of analysis to more precisely determine the actual asbestos content. If this material is found to contain less than 1% asbestos by point counting, then it may be disposed of as non-hazardous waste, as was the case with the exterior stucco. However, Cal/OSHA rules still apply, and the contractor performing removal or demolition must comply with the worker protection, training, and medical surveillance portions of the asbestos standard.

The identified ACMs and ACCMs were observed to be in generally good physical condition at the time of the site inspection. Materials uncovered during demolition activities that are not addressed in this inspection report must be sampled by an accredited asbestos inspector prior to any disturbance.

A copy of the RiskNomics, LLC report is included in Appendix J.

Recommendations are listed in Section 11.0.



8.2 Lead-Based Paint

The existing residential structure was constructed prior to 1947, prior to the 1978 ban on lead-based paint (LBP). D3G contracted RiskNomics, LLC to conduct a Lead-Based Paint inspection of the main residence, shed, greenhouse, former boat, and former recreational vehicles located on the property. The objective of the survey was to provide documentation to the developer consisting of a listing of the findings of lead bearing components that may impact future demolition activities. Inspection activities were performed on October 10, 2011 by John Castorini, a State of California Lead Risk Assessor (license #13642).

Representative painted and/or finished components were tested in general accordance with the protocols for LBP testing in the United States Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 1997) and any applicable Federal, State, and Local regulations. The LBP inspection was conducting using a Keymaster MAP/4-M lead paint analyzer, which is an X-ray fluorescence (XRF) analyzing device.

Federal and California Department of Health Services (DHS) regulations define LBP as any surface coating that contains lead at or above 1.0 milligrams per square centimeter (mg/cm²) or 0.5% by weight. The only substrate identified to contain lead at a concentration at or above 1.0 mg/cm² was the ceramic tile identified in the bathroom of the residence. The tile was observed to be intact at the time of the inspection. Painted surfaces were not identified on the remaining structures; therefore, these structures were not tested.

A copy of the RiskNomics, LLC report is included in Appendix J.

Recommendations are listed in Section 11.0.

8.3 Radon Gas

U.S. EPA RADON DATA	
ZONE	3
ZONE DEFINITION	Average reading less than 2 picocuries/liter (pCi/L)
SOURCE - U.S. EPA Radon Map	

The property does not contain subgrade living areas, which reduces the potential for radon gas.

8.4 Flood Zone

According to FEMA Flood Insurance Rate Map (FIRM) #06073C-1307G, dated May 16, 2012, the subject property is located in Zone X, designated as an area outside the 100 and 500-year flood zones and the flood potential for the subject property is minimal.



8.5 Wetlands

A wetland delineation/determination has not been performed at the subject property; however, according to the USFWS National Wetlands Inventory map accessed at <http://www.fws.gov/wetlands/Data/Mapper.html> and visual observations, there are not suspected to be any wetland areas on the subject property.

9.0 FINDINGS

This Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13, 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries: Final Rule, and accepted Phase I ESA industry standards. This assessment has revealed the following findings based on the subject property inspection, interviews, and review of available records:

OBSERVED CONDITIONS	ON-SITE	ADJACENT
STANDARD ENVIRONMENTAL RECORDS REVIEW	No	No
UNREGULATED UNDERGROUND STORAGE TANK(S) (UST)	No	No
PAST INDUSTRIAL/DETRIMENTAL OPERATIONS	No	No
VAPOR ENCROACHMENT CONDITION	No	No
STORED HAZARDOUS MATERIALS	Yes	NA
POLYCHLORINATED BIPHENYLS (PCBS)	Yes	NA
ABOVEGROUND STORAGE TANK(S) (AST)	No	No
DUMPING, LANDFILLS	Yes	No
HAZARDOUS RUN-OFF	No	No
ASBESTOS-CONTAINING MATERIALS	Yes	NA
LEAD-BASED PAINT	Yes	NA
FLOOD ZONE	No	NA

NA = Not Applicable



10.0 OPINION

Based on the findings of this Phase I ESA, the following environmental concerns were identified in connection with the subject property:

- Construction Considerations

No soil staining was observed during D3G's site reconnaissance. If stained soils are discovered during site construction operations at the subject property, they should be tested; and, if necessary, removed according to federal, state and local guidelines.

None of the accessed data depicts underground storage tanks (USTs) at the former structure; however, there exists the possibility that the former structure utilized underground or aboveground storage tanks (USTs/ASTs). No visual evidence of USTs (fill ports/vent pipes) or ASTs was observed during the site inspection. If ASTs or USTs were formerly located at the subject property, they should have been removed during the demolition of the structure.

No evidence of septic systems was identified at the subject property. None of the accessed data depicts a septic systems at the former structures; however, there exists the possibility that the former structures utilized septic systems. If septic systems were formerly located at the subject property, they should have been removed during the demolition of the structure.

- Asbestos-Containing Materials (ACMs)

The existing residential structure was constructed prior to 1947, during a time of asbestos-containing material (ACM) usage. D3G contracted RiskNomics, LLC to conduct a pre-demolition asbestos inspection of the main residence, shed, greenhouse, boat, and recreation vehicles located on the property. The objective of the survey was to provide documentation to the developer consisting of a listing of the findings and approximate quantities of asbestos-containing materials that may impact future demolition activities. Inspection activities were performed on October 10, 2011 by John Castorini, a State of California Site Surveillance Technician (CSST) (license #033349). ACMs and ACCMs were identified and the results of the inspection are detailed in Section 8.1.

- Lead-Based Paint (LBP)

The existing residential structure was constructed prior to 1947, prior to the 1978 ban on lead-based paint (LBP). D3G contracted RiskNomics, LLC to conduct a Lead-Based Paint inspection of the main residence, shed, greenhouse, boat, and recreation vehicles located on the property. The objective of the survey was to provide documentation to the developer consisting of a listing of the findings of lead bearing components that may impact future demolition activities. Inspection activities were performed on October 10, 2011 by John Castorini, a State of California Lead Risk Assessor (license #13642). Lead coatings were identified on the ceramic tiles in the residential structure. The results of the inspection are further discussed in Section 8.2.



Based on the findings of this Phase I ESA, the following observed conditions are not considered a REC or an environmental concern to the subject property:

- Stored Hazardous Materials

No bulk storage of hazardous materials or petroleum products was identified at the subject property. However, paints and cleaning products are stored in the garage and on-site shed. None of the stored materials were observed to be leaking or to have had signs of major spillage. No floor drains or other potential receptors for the release of hazardous materials were observed within the areas of material storage. The on-site chemicals are commercially available, stored in limited quantities, and are not believed to present an environmental concern to the subject property.

- PCBs

Located at an exterior location of the property is one (1) pole-mounted electrical transformer, which is owned and maintained by San Diego Electric and Gas. The on-site electrical transformer was not affixed with a "Non-PCB" sticker and is therefore assumed to contain regulated levels of PCBs. However, leakage was not visually observed on or around the transformer and in its current physical condition it is not believed to present environmental concerns to the subject property.

- Dumped Debris

Various dumped debris (tires, construction debris, cut trees, household trash, etc.) was observed throughout the subject property during the site inspection. The dumped debris was observed in *de minimis* amounts and is considered non-hazardous in nature. Based on the non-hazardous nature and *de minimis* amounts, the on-site dumped debris is not suspected to present an environmental concern to the environmental integrity of the subject property. However, the dumped debris should be properly disposed of in accordance with local, state, and federal regulations prior to site development.

No evidence of landfills was identified at the subject property.



11.0 CONCLUSIONS

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Proposed Solana Beach Senior located at 959 Genevieve Street in Solana Beach, San Diego County, California (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

D3G has performed a Phase I ESA at the subject property. Based on the identified environmental concerns discussed in Section 10.0, D3G recommends the following:

- Construction Considerations

If stained soils, USTS/ASTs, or septic systems are discovered during site construction operations at the subject property, they should be tested; and, if necessary, removed according to federal, state and local guidelines.

- Asbestos Containing Materials (ACMs)

California state regulations require notifications prior to the removal of ACM. A California certified supervisor shall be onsite during all asbestos removal activities and all asbestos removal work shall be conducted by California certified asbestos workers. All asbestos shall be removed according to applicable California regulations and in accordance with any additional local and federal regulations.

The U.S. Environmental Protection Agency (USEPA) regulations do not require removal of asbestos-containing materials that are in good condition. However, personnel who may be involved with building renovations will need to be advised of the presence of asbestos and appropriate measures may be warranted in order to assure the identified asbestos-containing materials are not disturbed during renovation activities. If the asbestos-containing materials left in place are disturbed during renovation activities, the materials must be handled and disposed of in accordance with applicable State and Federal regulations.

- Lead-Based Paint (LBP)

Removal or disturbance of material with any detectable amount of lead must be handled in accordance with the Cal/OSHA lead, Title 8, California Code of Regulations (CCR), Section 1532.1 (8 CCR 1532.1). Therefore, "negative" XRF readings i.e. those below the HUD/EPA definition of what constitutes LBP (1.0 mg/cm² or 0.5%) **DO NOT** relieve contractors from performing exposure assessments (personal air monitoring) on their employees per the OSHA Lead Standard (29 CFR 1926.62) and should not be interpreted as lead is not present.



Building materials with intact lead containing paint must be characterized for lead and other potentially hazardous materials before transportation off site. Testing may include, but not limited to, Total Threshold Limit Concentration (TTL), Soluble Threshold Limit Concentration (STLC) and Toxicity Characteristic Leaching Procedure (TCLP) criteria. Paint chips and debris must be disposed of as lead containing hazardous waste.

12.0 DEVIATIONS

There are no deviations from the ASTM standard Phase I ESA except for those outlined in Section 2.4 of this report.

13.0 ADDITIONAL SERVICES

No additional services were contracted between the User and D3G.



14.0 REFERENCE MATERIALS

- City of Solana Beach Fire Department
- San Diego County Assessor
- Web Soil Survey accessed at <http://websoilsurvey.nrcs.usda.gov/app/>
- USGS Topographic Quadrangle – *Del Mar OE W, California* 2014
- Environmental Risk Information Service (ERIS) Report, dated April 20, 2015
- FEMA Flood Insurance Rate Map (FIRM) #06073C-1307G, dated May 16, 2012
- USFWS National Wetlands Inventory map accessed at <http://www.fws.gov/wetlands/Data/Mapper.html>
- Delorme Street Atlas USA® 2014
- ERIS and www.historicaerials.com – aerial photographs
- EPA Radon Map
- Fire Insurance Map Research prepared by ERIS
- *A Smaller Intrusion*, by Anthony J. Buonicore, P.E. published in the May 2009 Issue of Pollution Engineering magazine
- ALTA/ACSM Land Title Survey by Pasco Laret Suitor and Associates dated April 28, 2011
- Draft Copy of Topographic Survey by Pasco Laret Suitor and Associates dated April, 2011
- Site Plans by Douglas Pancake Architects



15.0 SIGNATURE OF ENVIRONMENTAL PERSONNEL

Data presented in this report is factual to the best of our knowledge. Available sources of data were comprehensively researched to provide a complete Phase I ESA of the subject property. The Phase I ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation E 1527-13), 40 CFR Part 312 Standards and Practices for All Appropriate Inquiry: Final Rule, and accepted Phase I ESA industry standards.

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the Lender or others in connection with this transaction.

Jesse R. Cottrell
Site Assessor/Project Manager



Signature

Ashley J. Miller
Environmental Professional



Signature



16.0

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Ashley J. Miller qualifies as an **Environmental Professional** as defined in 40 CFR Part 312.10(b). Mrs. Miller has numerous years of extensive training and experience with regards to environmental issues. She received an undergraduate B.S. degree in Environmental Science from Virginia Commonwealth University and has inspected, managed and designed numerous environmental projects throughout the United States. Mrs. Miller also has extensive knowledge of the ASTM E 1527 Phase I Environmental Site Assessment regulations as well as the EPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries regulations. Mrs. Miller qualifies as an Environmental Professional as defined under ASTM E 1527 Section 4.3 and Appendix X2 with over five (5) years of experience performing investigations of surface and subsurface environmental conditions. Mrs. Miller's duties as an Associate Team Leader for Dominion Due Diligence Group include overseeing staff and reviewing Phase I Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, VHDA, and ASTM E 1527) throughout the United States. Mrs. Miller has additionally performed numerous HUD 8-Step Processes and HUD noise assessments throughout the United States.

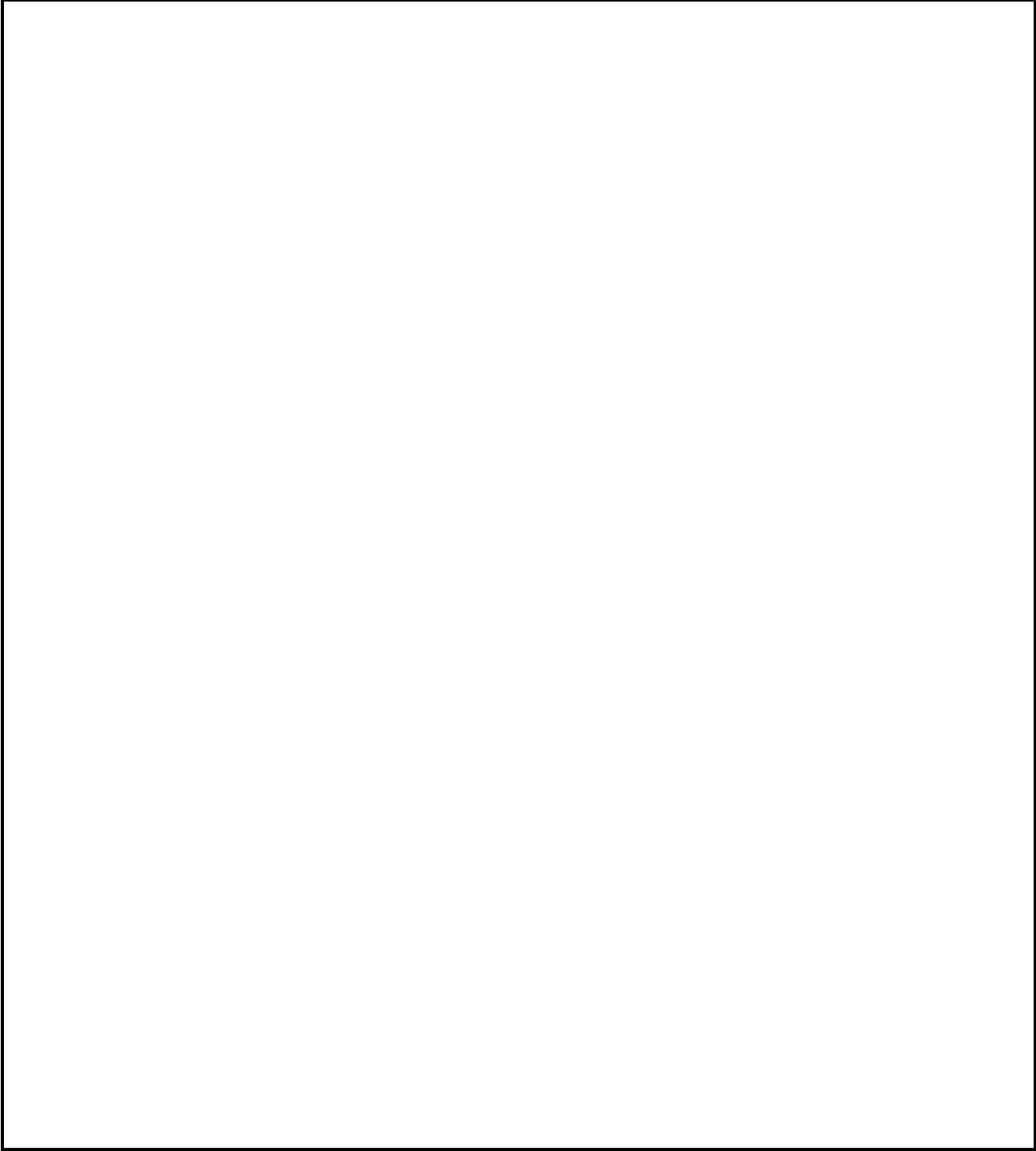


17.0 APPENDICES

Appendix A:	Site (Vicinity) Maps
Appendix B:	Site Plan
Appendix C:	Site Photographs
Appendix D:	Historical Research Documents
Appendix E:	Regulatory Records Documentation
Appendix F:	Interview Documentation
Appendix G:	Special Contractual Conditions Between User and Environmental Professional
Appendix H:	Qualifications of the Environmental Professionals
Appendix I:	Certificate of Liability Insurance
Appendix J:	Asbestos Inspection and Lead-Based Paint Screen Report – RiskNomics, LLC, dated October 20, 2011





			
<u>Appendix A</u> Tax Map	↑ N		DOMINION DUE DILIGENCE GROUP

AS01P002 Parcel Detail Screen 1- 2016 04/24/15 10:20:11
PN: 298-390-51-00 TRA: 18107 RCC: OC Trans: 11-09-06 CD: O Tax St: T
Ctl Doc #: R 2006 709590 ED: 10-05-06 DD: 10-05-06 DT: 001 AD/Src: 09-23-09 OR
FI: 1 CONS PACIFIC SOUND INVESTORS L L C

1131 ROCKINGHAM DR #129 RICHARDSON TX 75080-4366

----- Property Data -----

Situs: 959 GENEVIEVE ST DEL MAR CA 92014-3910

Legal: BLK 3*LOTS 1&2*PAR A OF DOC03-487729 IN

Map: 001774 SD Acrg/Dt: 2.91 / 11-21-03 Units: 2 LUC: 10130 Typ:

----- Values and Exemptions ----- HCY:

1,284,000 Land	Fix	Ex	Ex Cd
16,000 Imps	BPP	Ex	Ex Cd
1,300,000 L+I	OPP	Ex	Ex Cd
1,300,000 Total	1,300,000 Net	Ex Trans Dt:	

----- Codes -----

Appl Area: 04 VCC: W VCD: 01-09-15 SSN1: S/RC: Def Tx Yr:

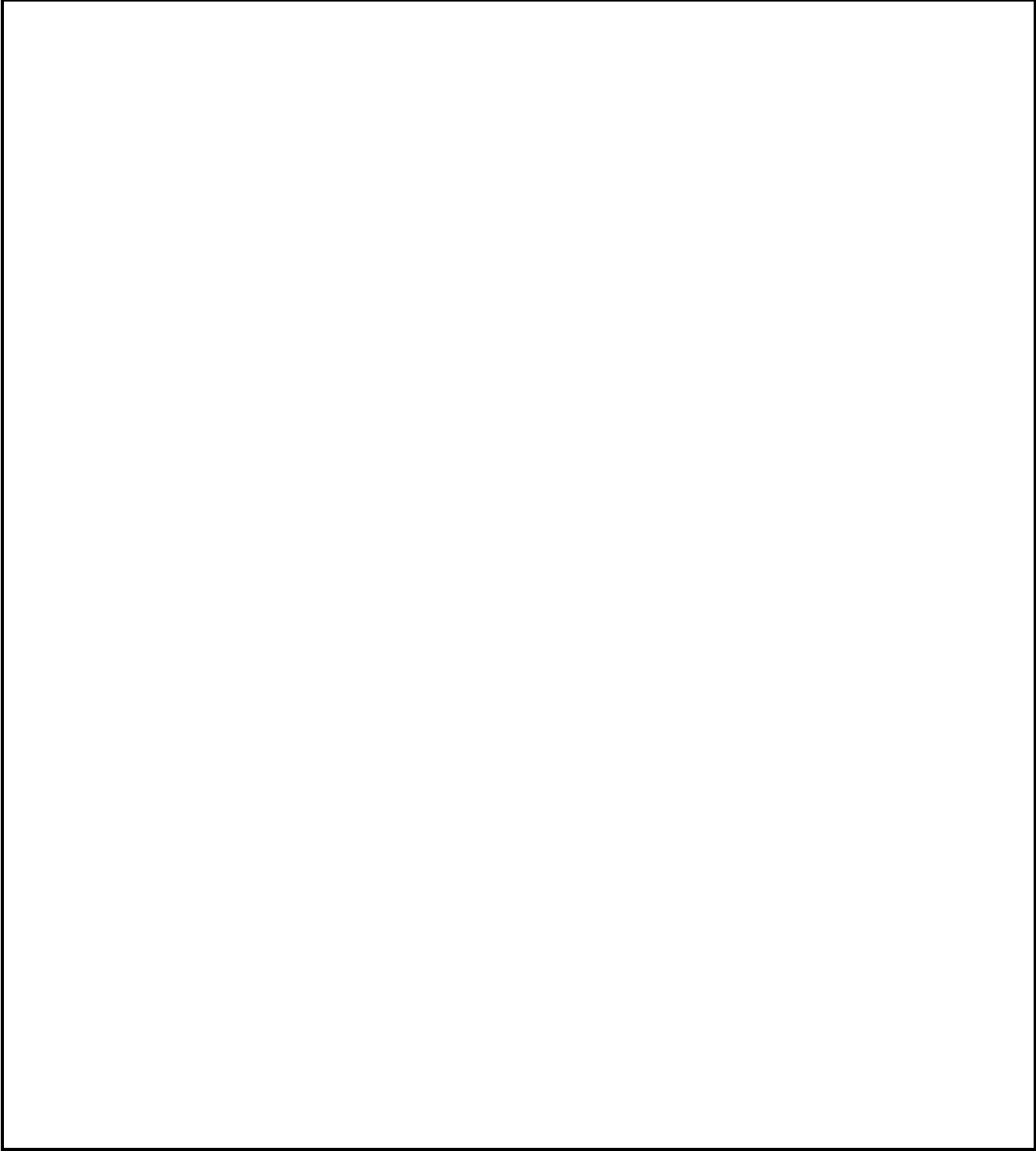
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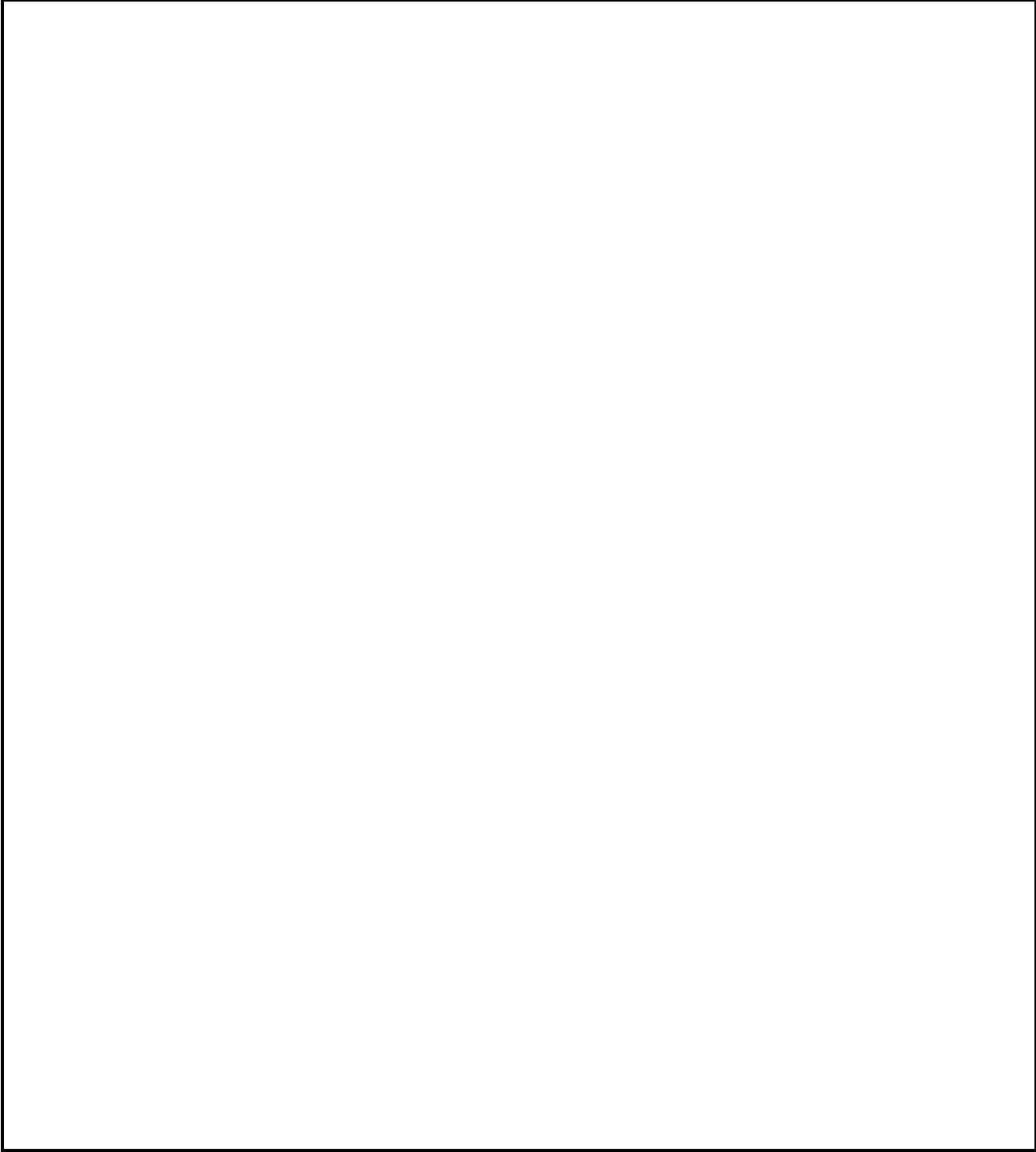
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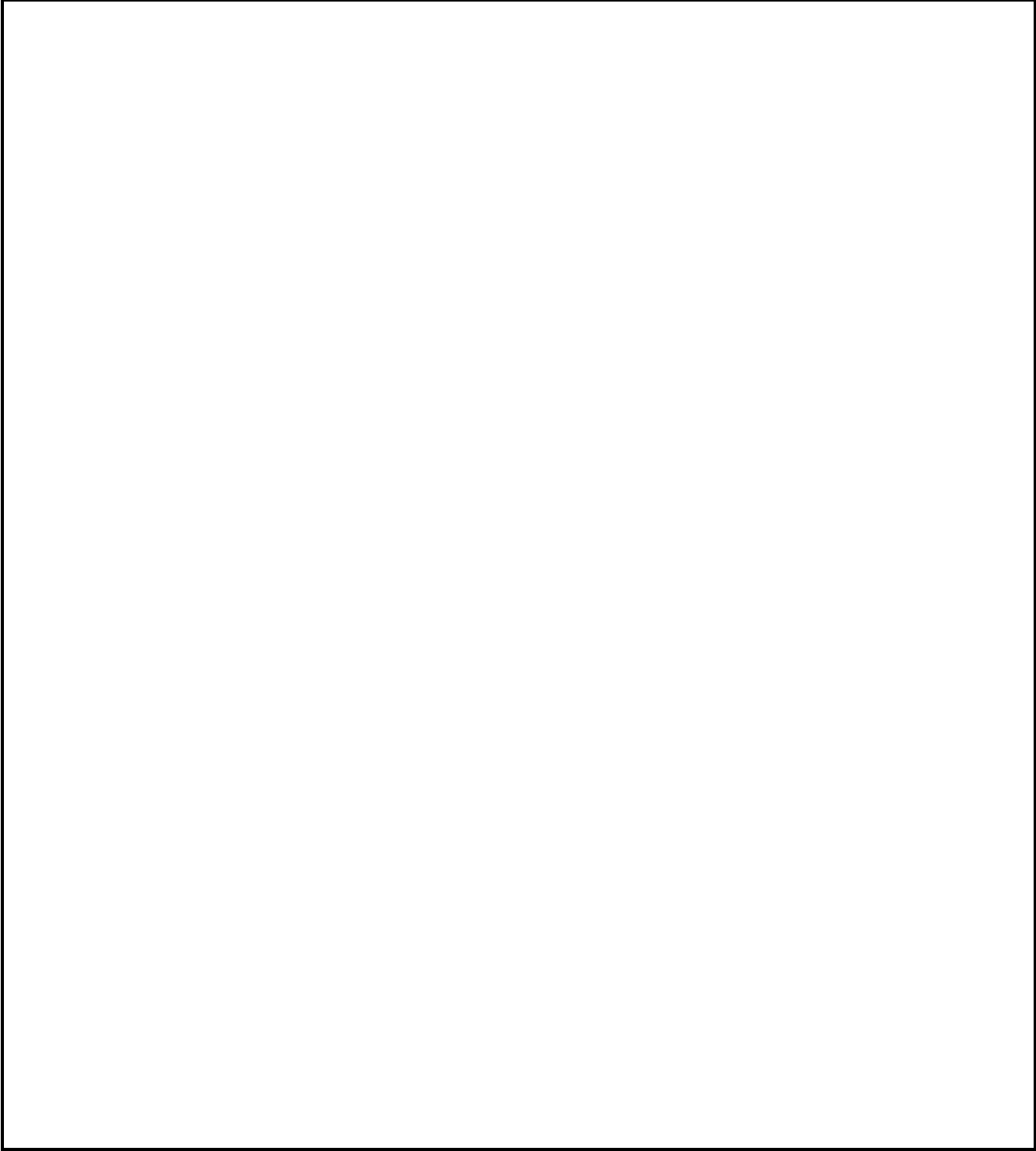
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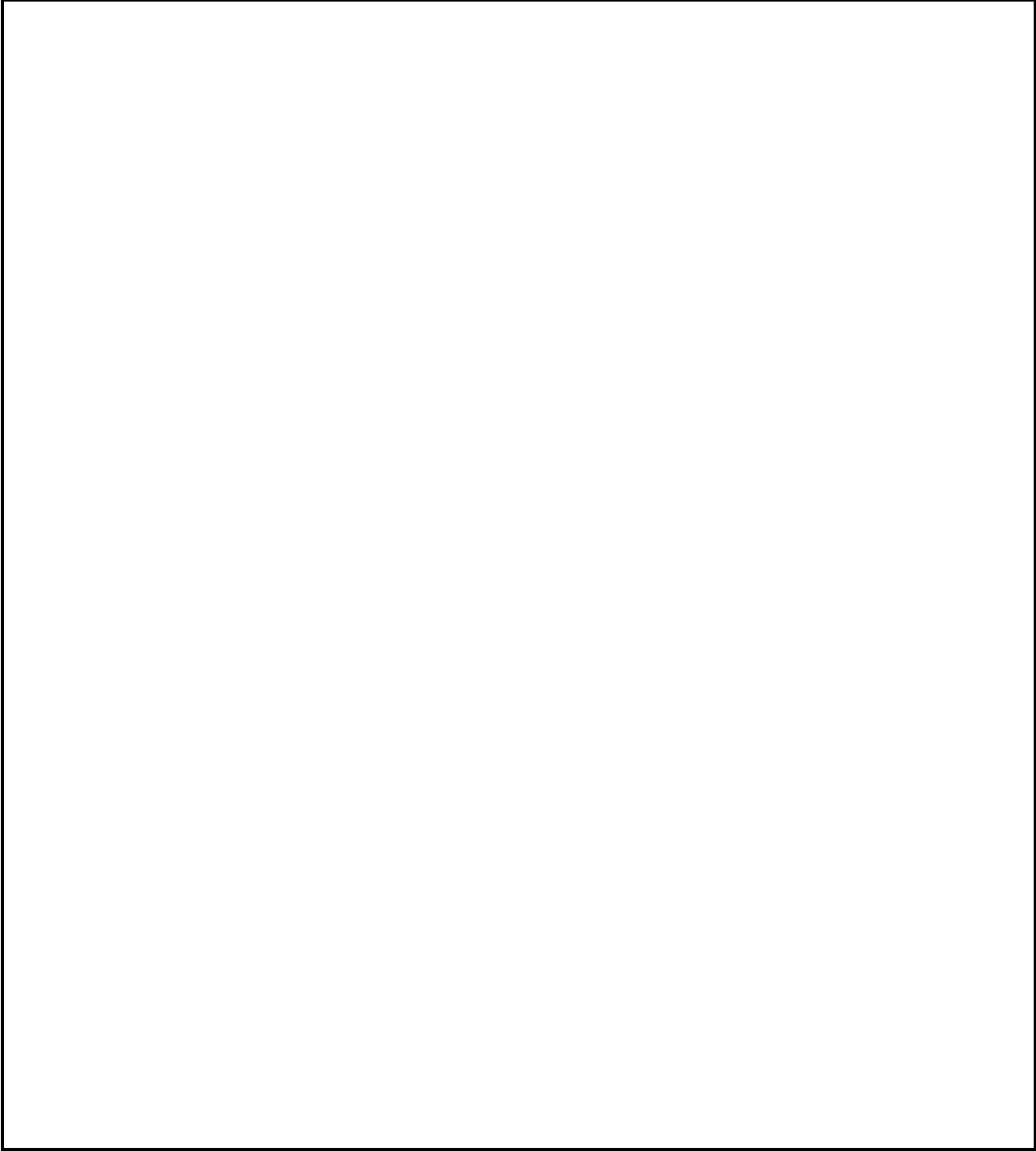
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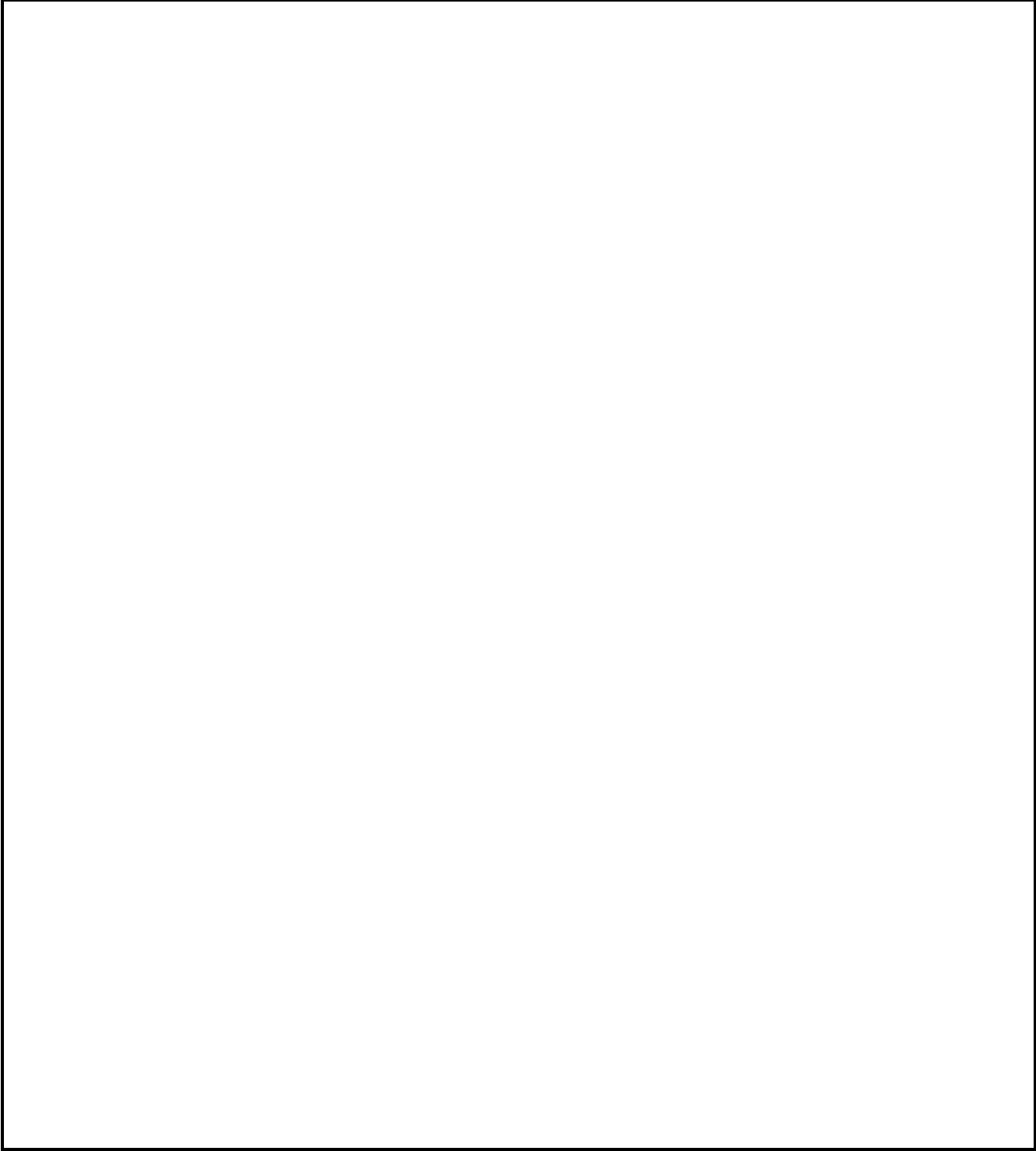
<F2> T/S <F8> SCR2 <F9> XREF <ENTER> MENU AYR _ NEXT _____

			
<p><u>Appendix A</u> Site Topographic Map</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
<u>Appendix A</u> Site Locator Map	↑ N		DOMINION DUE DILIGENCE GROUP

			
<p><u>Appendix A</u> FEMA Flood Insurance Rate Map</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
<p><u>Appendix A</u> Site Soils Map</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
<p><u>Appendix A</u> National Wetland Inventory Map</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>



<u>Appendix B</u> Site Plan	↑ N		DOMINION DUE DILIGENCE GROUP

ALTA/ACSM TABLE A ITEMS

1) MONUMENTS

MONUMENTS PLACED AS SHOWN

2) ADDRESS

959 GENEVIEVE STREET
SOLANA BEACH, CA 92075

3) FLOOD ZONE

THE SURVEY PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X", ON FLOOD INSURANCE RATE MAP NO. 06073C1007 (PANEL, NOT PRINTED), PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WITH AN EFFECTIVE DATE OF JUNE 19, 1997, FOR COMMUNITY NO. 060725 (CITY OF SOLANA BEACH), IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

4) GROSS AREA

2.913 ACRES

6a) CURRENT ZONING

ESTATE RESIDENTIAL (ER2)

6b) CURRENT ZONING

THE SURVEY PROPERTY LIES WITHIN THE ESTATE RESIDENTIAL (ER-2) 1-2 DU/AD ZONE OF THE GENERAL PLAN. THE FOLLOWING SUMMARY OF BUILDING RESTRICTION INFORMATION IS BASED ON CHAPTER 17-03 OF THE GENERAL PLAN, OBTAINED FROM THE CITY OF SOLANA BEACH PLANNING DEPT.

MAXIMUM BUILDING/STRUCTURE HEIGHT: 2 STORIES/25 FEET

FRONT SETBACK: 25'
SIDE SETBACK (INTERIOR): 10'
REAR SETBACK (INTERIOR): 40'
SIDE OR REAR SETBACK ADJUTING A PUBLIC STREET: 10'

FLOOR AREA RATIO (FAR): 23,600

EXCEPTIONS OR CONDITIONS MAY APPLY TO THE ABOVE. REFER TO RESIDENTIAL DEVELOPMENT STANDARDS OR CITY STAFF FOR MORE INFORMATION.

7a) BUILDING DIMENSIONS

AS SHOWN

8) SUBSTANTIAL FEATURES

AS SHOWN

9) STRIPING

NOT APPLICABLE

10a) PARTY WALLS

NOT APPLICABLE

11b) UTILITIES

AS SHOWN

NOTE: UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON OBSERVABLE EVIDENCE, TOGETHER WITH INFORMATION SHOWN ON PLANS OBTAINED FROM THE FOLLOWING AGENCIES:

AT&T CALIFORNIA
SAN DIEGO GAS & ELECTRIC
CITY OF SOLANA BEACH
CALIFORNIA DEPARTMENT OF TRANSPORTATION

ADDITIONAL UNDERGROUND UTILITIES MAY EXIST, AND THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER FROM THAT SHOWN HEREON.

12) SURVEY RELATED REQUIREMENTS

AS SHOWN

13) ADJACENT OWNERS

AS SHOWN

16) EVIDENCE OF CONSTRUCTION

THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17) PROPOSED ST ROWF CHANGES

NONE AT THIS TIME

18) SUMP/LANDFILL

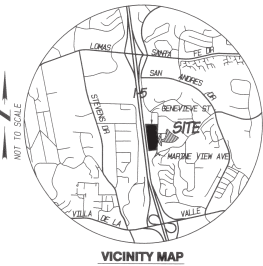
THERE IS NO EVIDENCE THAT THE SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

19) WETLANDS

THERE ARE NO WETLANDS DELINEATED BY THE AUTHORITIES.

20a) OFFSITE IMPROVEMENTS

AS SHOWN



ALTA/ACSM LAND TITLE SURVEY

TO PACIFIC SOUND INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
CHICAGO TITLE CO., US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD):

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5a, 5b, 6, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19, AND 20a OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 22, 2011.

Joseph C. Yuhus 4-28-11
JOSEPH C. YUHUS DATE
PLS 5211



LEGAL DESCRIPTION

PORTION OF LOTS 1 & 2 IN BLOCK 3 OF KENNEY'S MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774 REC 12-31-1923 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, BEING PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 26, 2003 AS DOC. NO. 2003-497729 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK USED TO ESTABLISH SAID ELEVATIONS IS THE CITY OF SOLANA BEACH, CONTROL POINT NUMBER 2004, PER RECORD OF SURVEY 19571.

THE PUBLISHED NAVD88 ELEVATION OF SAID BENCHMARK IS 315.149 FEET. EPOC 2004.0

EASEMENTS

EASEMENTS REFERENCED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 930020099-USG, DATED MARCH 21, 2011:

- 1) PROPERTY TAXES
- 2) PROPERTY TAXES
- 3) TAX LIEN IF ANY
- 4) UTILITY EASEMENT REC 8-12-29 BK1634, PG444 OF DEEDS NO EXACT LOCATION SPECIFIED
- 5) UTILITY EASEMENT REC 10-24-29 BK1680, PG454 OF DEEDS NO EXACT LOCATION SPECIFIED
- 6) UTILITY EASEMENT REC 2-26-30 BK1741, PG182 OF DEEDS NO EXACT LOCATION SPECIFIED
- 7) RELINQUISHMENT OF ACCESS RIGHTS REC 5-14-62 AS INSTRUMENT NO. 80067 OF O.R.
- 8) RELINQUISHMENT OF ACCESS RIGHTS REC 11-6-70 AS INSTRUMENT NO. 203703 OF O.R.
- 9) THE EFFECT OF RECORD OF SURVEY 10172 IF ANY
- 10) SENER EASEMENT REC. 4-20-2004 AS INSTRUMENT NO. 2004-343341 OF O.R.
- 11) THE EFFECT OF AN INSPECTION OR ALTA SURVEY
- 12) RIGHTS OF PARTIES IN POSSESSION IF ANY

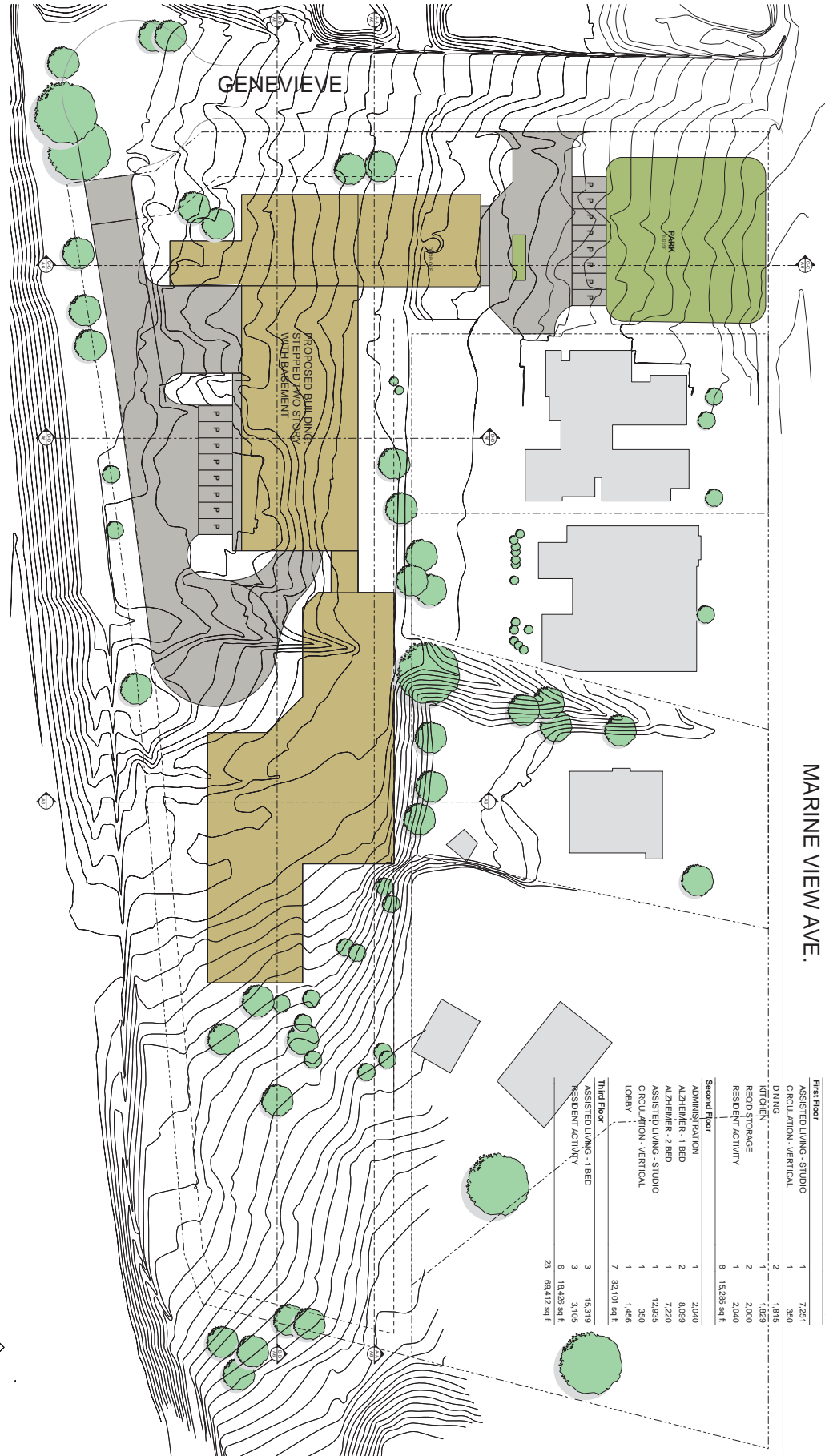


WC

MARINE VIEW AVE.

Building Area Calculations by Floor

Area Type	Qty.	Area (SF)
Basement		
CIRCULATION - VERTICAL	1	350
MECHANICAL	1	3,250
	2	3,600 sq ft
First Floor		
ASSISTED LIVING - STUDIO	1	7,251
CIRCULATION - VERTICAL	1	350
DINING	2	1,915
KITCHEN	1	1,929
REAR STORAGE	2	2,000
RESIDENT ACTIVITY	1	2,040
	8	15,285 sq ft
Second Floor		
ADMINISTRATION	1	2,040
ALZHEIMER - 1 BED	2	8,099
ALZHEIMER - 2 BED	1	7,720
ASSISTED LIVING - STUDIO	1	12,935
CIRCULATION - VERTICAL	1	350
LOBBY	1	1,466
	7	32,101 sq ft
Third Floor		
ASSISTED LIVING - 1 BED	3	15,319
RESIDENT ACTIVITY	3	3,105
	6	18,428 sq ft
	23	69,412 sq ft



Building Area Calculations by Floor		
Area Type	Qty.	Area (SF)
Basement		
CIRCULATION - VERTICAL	1	350
MECHANICAL	1	3,250
	2	3,600 sq ft
First Floor		
ASSISTED LIVING - STUDIO	1	7,251
CIRCULATION - VERTICAL	1	350
DINING	2	1,815
KITCHEN	1	1,829
RECD STORAGE	2	2,000
	1	2,040
Second Floor		
ADMINISTRATION	1	2,040
ADMINISTR - 1 BED	2	8,099
ADMINISTR - 2 BED	1	7,720
ASSISTED LIVING - STUDIO	1	12,955
CIRCULATION - VERTICAL	1	350
LOBBY	1	1,466
	7	32,101 sq ft
Third Floor		
ASSISTED LIVING - 1 BED	3	15,319
RESIDENT ACTIVITY	3	3,105
	6	18,428 sq ft
	23	69,412 sq ft





Proposed Solana Beach Senior

Solana Beach, California

PHOTO #1



View of the subject property residential structure

PHOTO #2



View of the subject property residential structure

Proposed Solana Beach Senior
Solana Beach, California

PHOTO #3



View of the interior of the residential structure

PHOTO #4



View of the interior of the residential structure

Proposed Solana Beach Senior

Solana Beach, California

PHOTO #5



View of the greenhouse at the subject property

PHOTO #6



View of the interior of the greenhouse

Proposed Solana Beach Senior
Solana Beach, California

PHOTO #7



View of the undeveloped portion of the subject property

PHOTO #8



View of the undeveloped portion of the subject property

Proposed Solana Beach Senior
Solana Beach, California

PHOTO #9



View of the undeveloped portion of the subject property

PHOTO #10



View of dumped debris at the subject property

Proposed Solana Beach Senior
Solana Beach, California

PHOTO #11



View of dumped debris at the subject property

PHOTO #12



View of the on-site pole-mounted electrical transformer

Proposed Solana Beach Senior

Solana Beach, California

PHOTO #13



View of the northern adjacent Genevieve Street and office building

PHOTO #14



View of the southern adjacent single-family residential properties

Proposed Solana Beach Senior

Solana Beach, California

PHOTO #15



View of an eastern adjacent single-family residential property

PHOTO #16



View of the western adjacent I-5





FIRE INSURANCE MAP RESEARCH RESULTS

Date: 2015-04-20

Order Number:20150417095

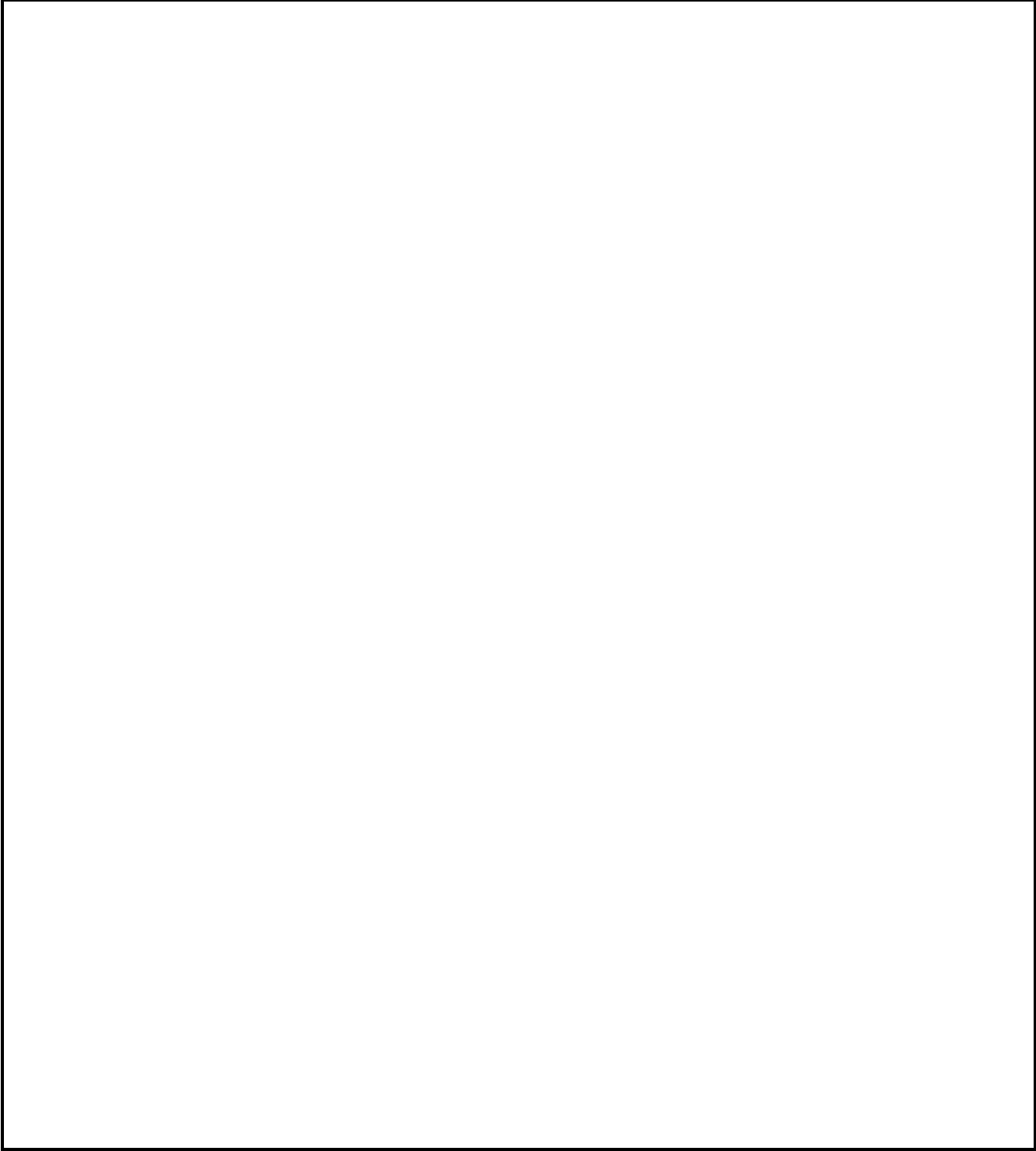
959 Genevieve Street, Solana Beach, CA

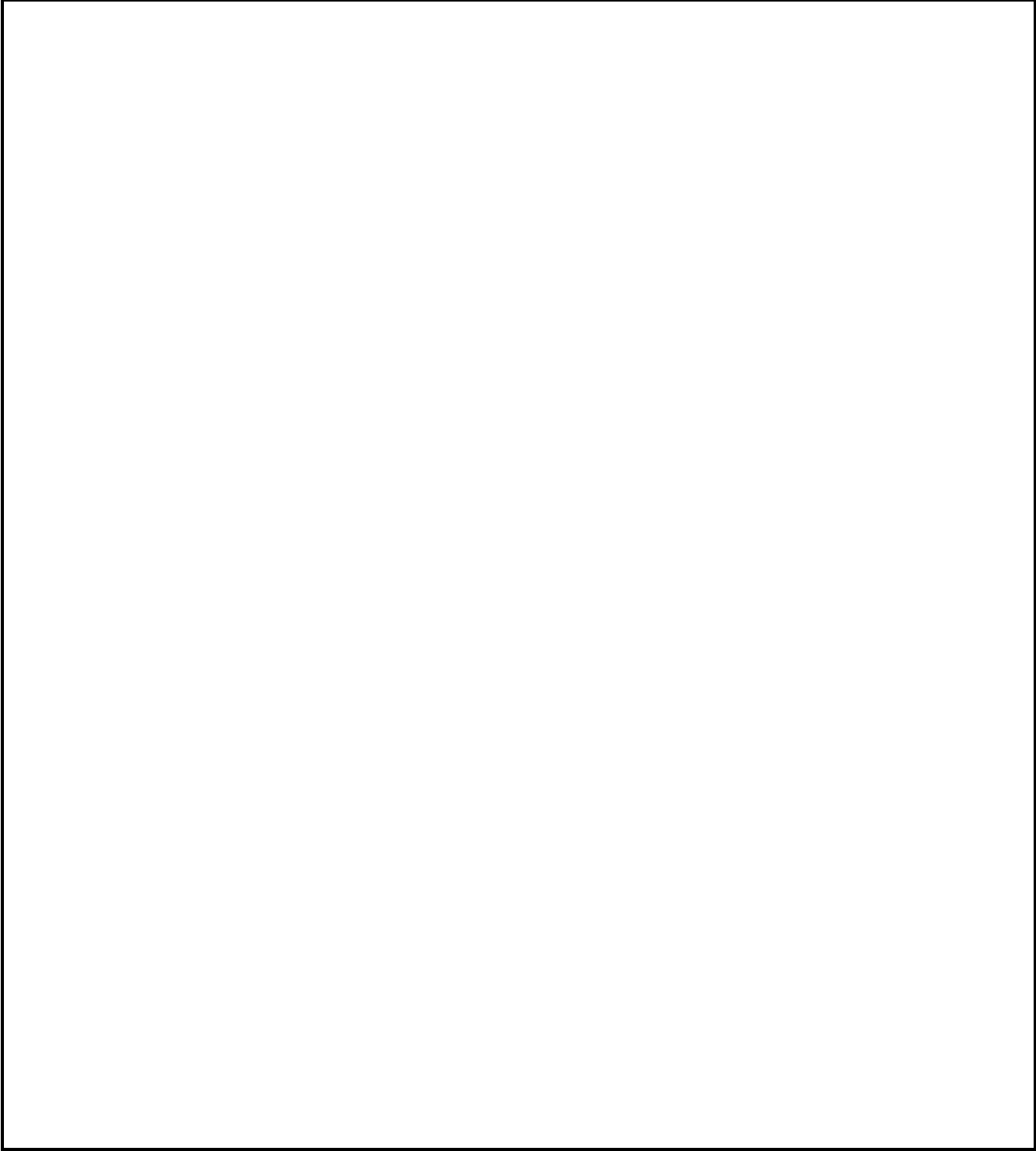
ERIS has searched our in-house collection of close to 1 million Fire Insurance Maps for the address at 959 Genevieve Street, Solana Beach, CA.

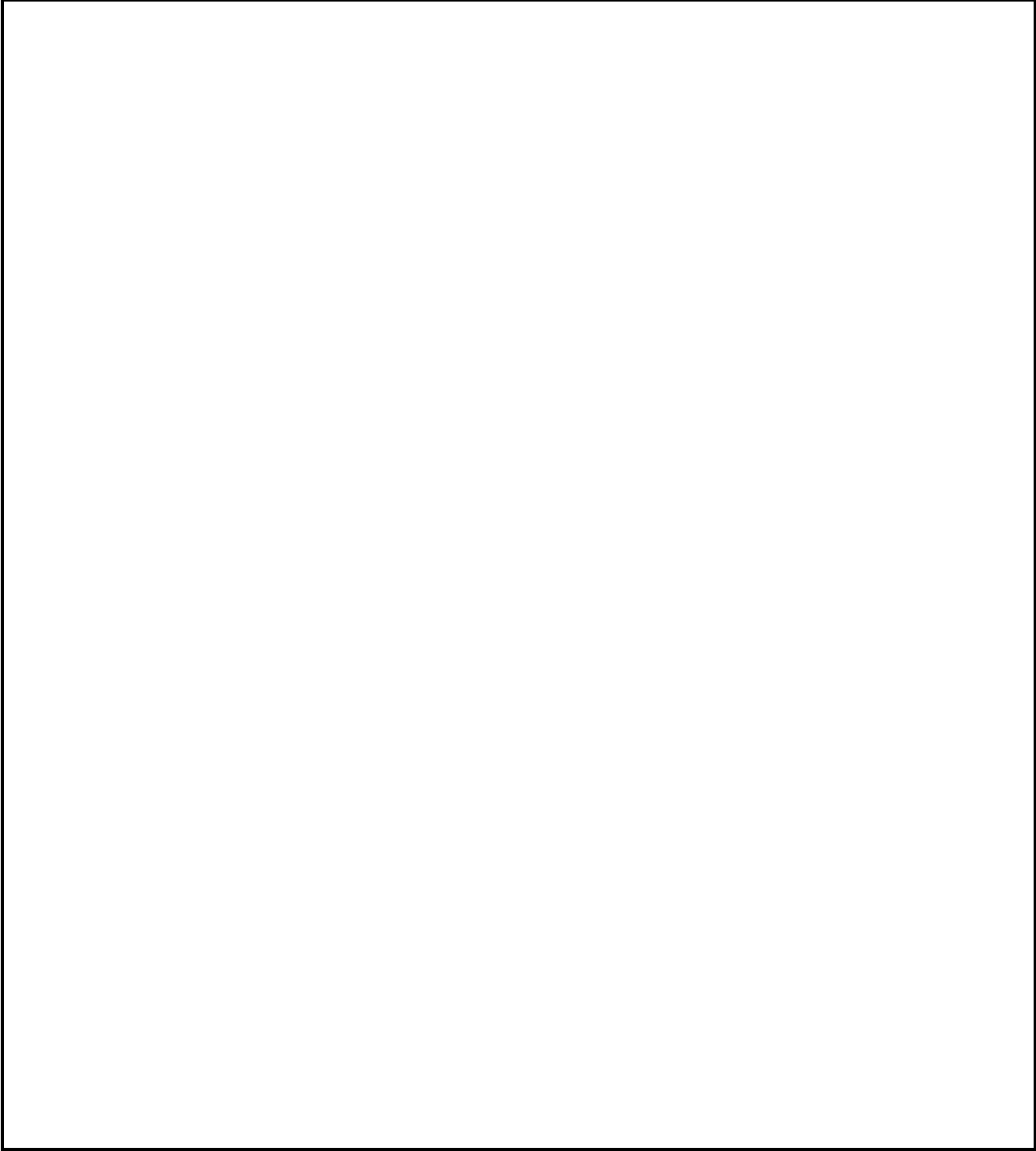
Please note that no information was found for your site or adjacent properties.

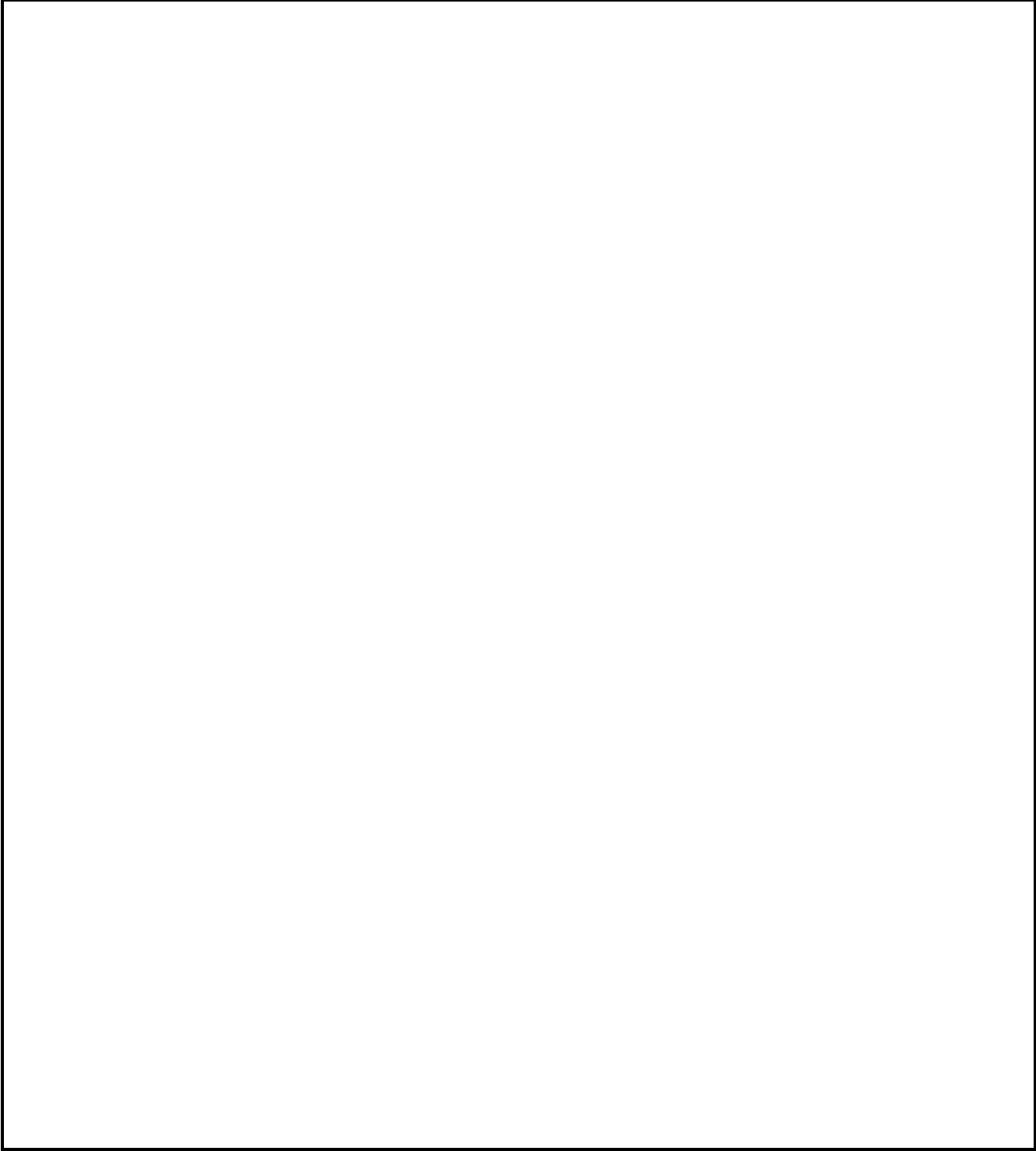
If you have any questions regarding the enclosed information, please do not hesitate to contact us.

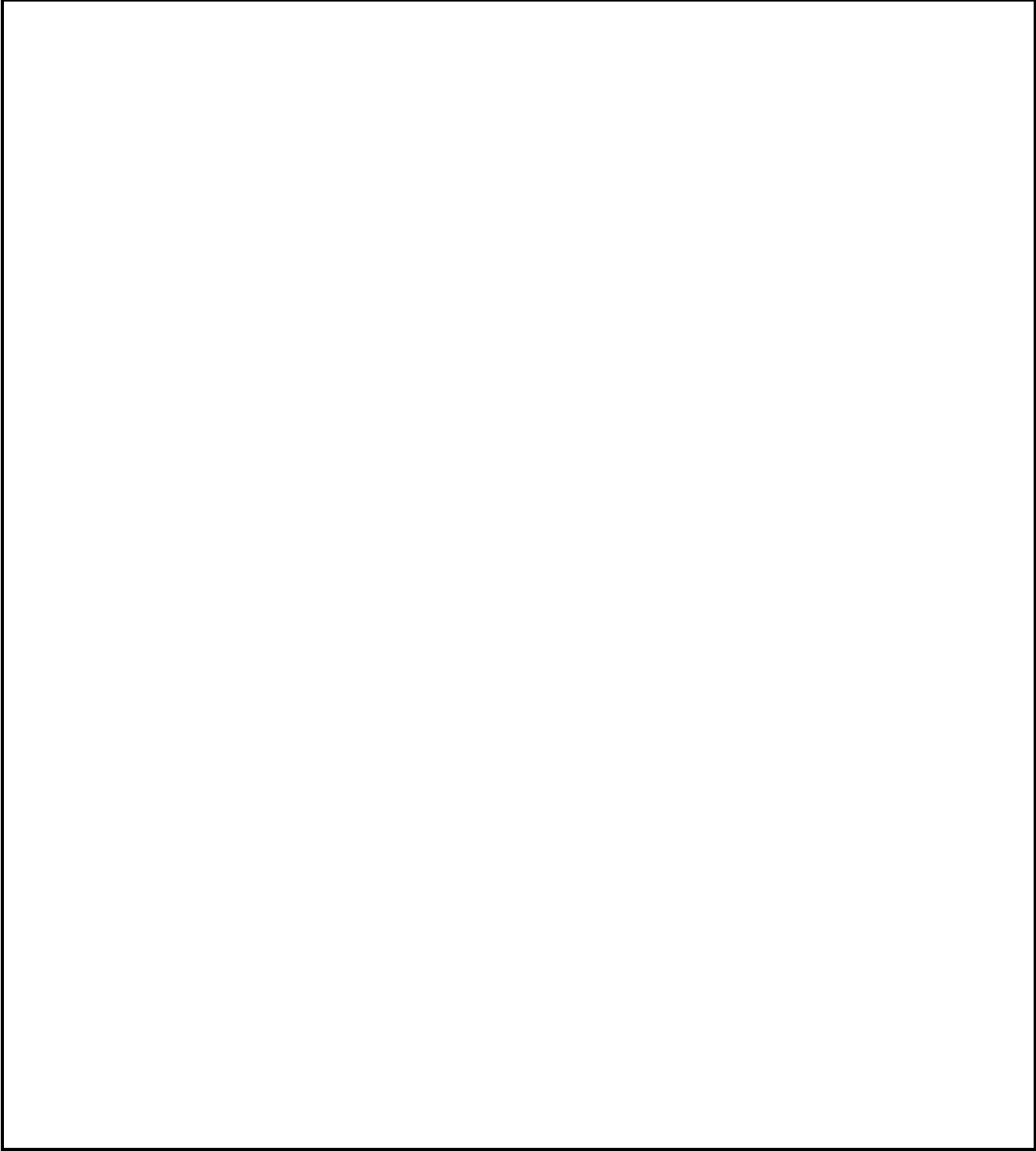
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

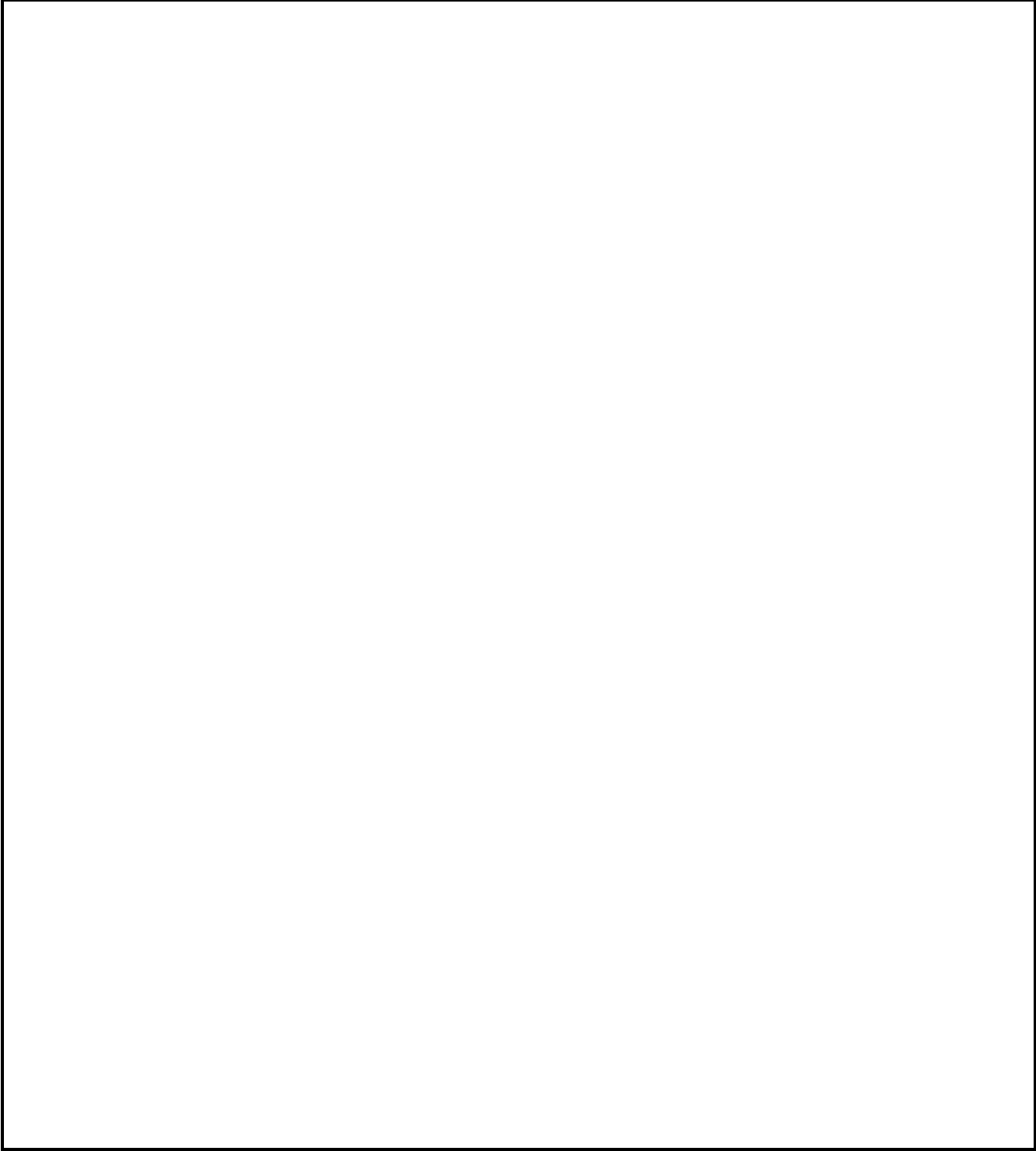
			
<p><u>Appendix D</u> Aerial Photograph</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

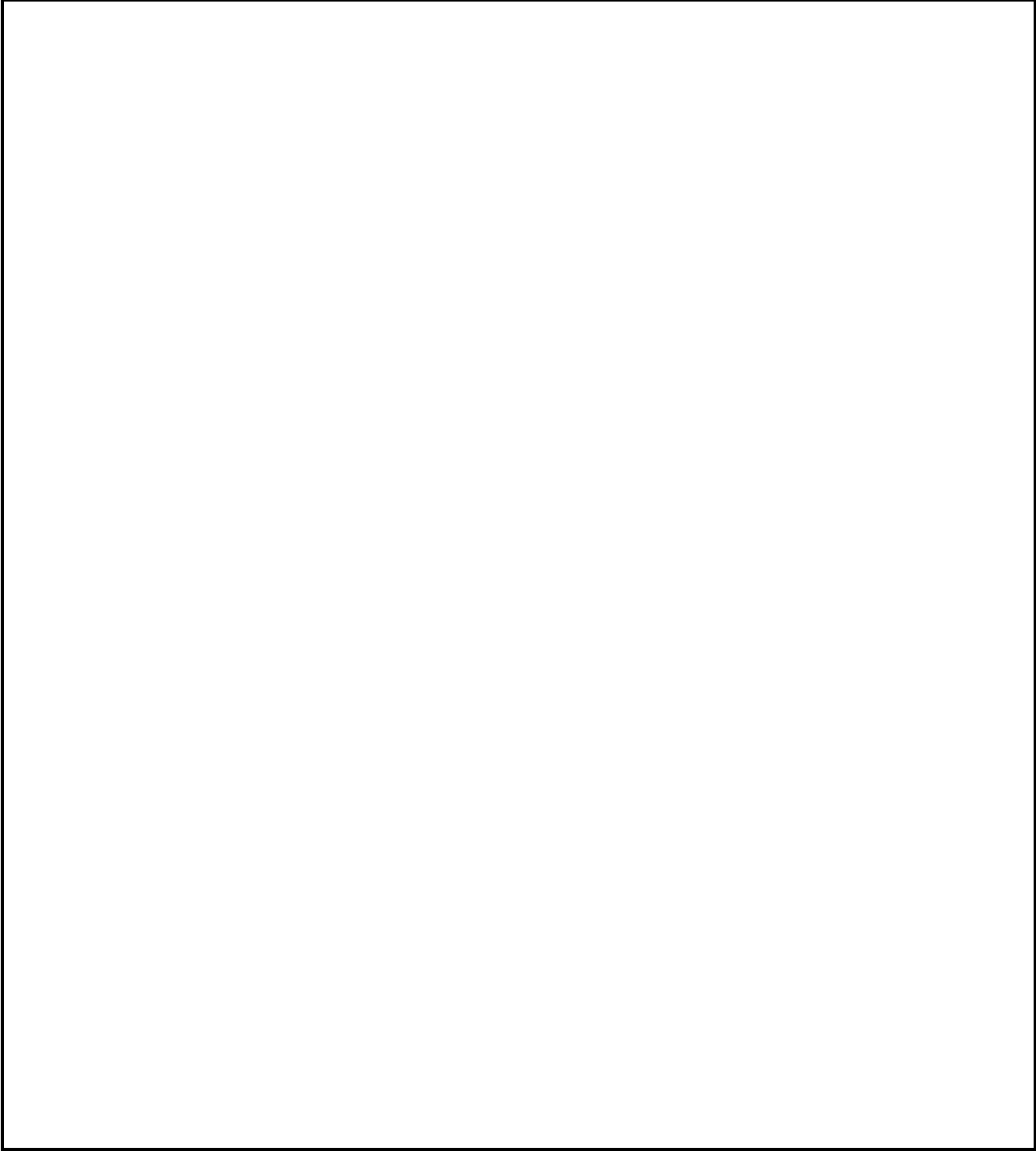
			
<p><u>Appendix D</u> Aerial Photograph</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
<p><u>Appendix D</u> Aerial Photograph</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
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<p><u>Appendix D</u> Aerial Photograph</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>

			
<p><u>Appendix D</u> Aerial Photograph</p>	<p>↑ N</p>		<p>DOMINION DUE DILIGENCE GROUP</p>



DATABASE REPORT



Project Property: *Proposed Solana Beach Senior
959 Genevieve Street
Solana Beach CA
2015-0536 T3*

P.O. Number: *2015-0536 T3*

Report Type: *Database Report + FIMs*

Order #: *20150417095*

Requested by: *Dominion Due Diligence Group (D3G)*

Date: *April 20, 2015*

Ecolog ERIS Ltd.
Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

Table of Contents

Table of Contents.....	1
Executive Summary.....	2
Executive Summary: Report Summary.....	3
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary by Data Source.....	13
Map.....	18
Aerial.....	21
Detail Report.....	22
Unplottable Summary.....	34
Unplottable Report.....	35
Appendix: Database Descriptions.....	41
Definitions.....	56

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Executive Summary

Property Information:

Project Property: *Proposed Solana Beach Senior
959 Genevieve Street Solana Beach CA*

P.O. Number: *2015-0536 T3*

Coordinates:

Latitude: *32.988541*
Longitude: *-117.254679*
UTM Northing: *3,650,045.38*
UTM Easting: *476,205.84*
UTM Zone: *UTM Zone 11S*

Elevation: *135 FT*

Order Information:

Order No.: *20150417095*
Date Requested: *21/04/2015*
Requested by: *Dominion Due Diligence Group (D3G)*
Report Type: *Database Report + FIMs*

Ancillary Products:

Aerial Photographs *4-5 Historical Aerials*
Fire Insurance Maps *US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1.00	0	0	0	0	0	0
PROPOSED NPL	Y	1.00	0	0	0	0	0	0
DELISTED NPL	Y	0.50	0	0	0	0	-	0
CERCLIS	Y	0.50	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.50	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1.00	0	0	0	0	0	0
RCRA TSD	Y	0.50	0	0	0	0	-	0
RCRA GEN	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.50	0	0	0	0	-	0
FED INST	Y	0.50	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.50	0	0	0	0	-	0
State								
RESPONSE	Y	1.00	0	0	0	0	0	0
ENVIROSTOR	Y	1.00	0	0	0	0	1	1
SWF/LF	Y	1.00	0	0	0	0	0	0
HWP	Y	1.00	0	0	0	0	0	0
LDS	Y	0.50	0	0	0	0	-	0
LUST	Y	0.50	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
LUR	Y	0.50	0	0	0	0	-	0
DEED	Y	0.50	0	0	0	0	-	0
HLUR	Y	0.50	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	1.00	0	0	0	0	0	0
CLEANUP SITES	Y	0.50	0	0	0	2	-	2
Tribal								
INDIAN LUST	Y	0.50	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
County								
ALAMEDA LOP	Y	0.50	0	0	0	0	-	0
ALAMEDA UST	Y	0.25	0	0	0	-	-	0
AMADOR CUPA	Y	0.25	0	0	0	-	-	0
BUTTE CUPA	Y	0.25	0	0	0	-	-	0
CALAVERAS CUPA	Y	0.25	0	0	0	-	-	0
CALAVERAS LF	Y	0.50	0	0	0	0	-	0
CALAVERAS LUST	Y	0.50	0	0	0	0	-	0
COLUSA CUPA	Y	0.25	0	0	0	-	-	0
CONTRACO CUPA	Y	0.25	0	0	0	-	-	0
DELNORTE CUPA	Y	0.25	0	0	0	-	-	0
ELDORADO CUPA	Y	0.25	0	0	0	-	-	0
FRESNO CUPA	Y	0.25	0	0	0	-	-	0
HUMBOLDT CUPA	Y	0.25	0	0	0	-	-	0
IMPERIAL CUPA	Y	0.25	0	0	0	-	-	0
INYO CUPA	Y	0.25	0	0	0	-	-	0
KERN CUPA	Y	0.25	0	0	0	-	-	0
KERN UST	Y	0.25	0	0	0	-	-	0
KINGS CUPA	Y	0.25	0	0	0	-	-	0
LAKE CUPA	Y	0.25	0	0	0	-	-	0
ELSEGUNDO UST	Y	0.25	0	0	0	-	-	0
TORRANCE UST	Y	0.25	0	0	0	-	-	0
LA HMS	Y	0.25	0	0	0	-	-	0
LA LONGB UST	Y	0.25	0	0	0	-	-	0
LA SWF	Y	1.00	0	0	0	0	0	0
MADERA CUPA	Y	0.25	0	0	0	-	-	0
MARIN CUPA	Y	0.25	0	0	0	-	-	0
MERCED CUPA	Y	0.25	0	0	0	-	-	0
MONO CUPA	Y	0.25	0	0	0	-	-	0
MONTEREY CUPA	Y	0.25	0	0	0	-	-	0
NAPA UST	Y	0.25	0	0	0	-	-	0
NEVADA CUPA	Y	0.25	0	0	0	-	-	0
ORANGE AST	Y	0.25	0	0	0	-	-	0
ORANGE UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PLACER CUPA	Y	0.25	0	0	0	-	-	0
RIVERSIDE LOP	Y	0.50	0	0	0	0	-	0
RIVERSIDE UST	Y	0.25	0	0	0	-	-	0
SACRAMENTO HAZ	Y	0.50	0	0	0	0	-	0
SACRAMENTO TOX	Y	0.50	0	0	0	0	-	0
SANBERN CUPA	Y	0.25	0	0	0	-	-	0
SANDIEGO HAZ	Y	0.50	0	0	7	36	-	43
SANDIEGO SAM	Y	0.50	0	0	0	1	-	1
SANDIEGO SWF	Y	1.00	0	0	0	0	0	0
SANFRAN AST	Y	0.25	0	0	0	-	-	0
SANFRAN CUPA	Y	0.25	0	0	0	-	-	0
SANFRAN LOP	Y	0.50	0	0	0	0	-	0
SANFRAN UST	Y	0.25	0	0	0	-	-	0
SANJOAQUIN AST	Y	0.25	0	0	0	-	-	0
SANJOAQUIN UST	Y	0.25	0	0	0	-	-	0
SANJOAQUIN HW	Y	0.50	0	0	0	0	-	0
SANMATEO CUPA	Y	0.25	0	0	0	-	-	0
SANMATEO LOP	Y	0.50	0	0	0	0	-	0
SANTA CLARA CUPA	Y	0.25	0	0	0	-	-	0
SANTA CLARA LO	Y	0.50	0	0	0	0	-	0
SANTACRUZ CUPA	Y	0.25	0	0	0	-	-	0
SANLUISOB CUPA	Y	0.25	0	0	0	-	-	0
SHASTA CUPA	Y	0.25	0	0	0	-	-	0
SOLANO CUPA	Y	0.25	0	0	0	-	-	0
SOLANO LOP	Y	0.50	0	0	0	0	-	0
SOLANO UST	Y	0.25	0	0	0	-	-	0
SONOMA CUPA	Y	0.25	0	0	0	-	-	0
SONOMA LOP	Y	0.50	0	0	0	0	-	0
SONOMA PETAL	Y	0.25	0	0	0	-	-	0
SUTTER CUPA	Y	0.25	0	0	0	-	-	0
TUOLUMNE CUPA	Y	0.25	0	0	0	-	-	0
VENTURA CUPA	Y	0.25	0	0	0	-	-	0
OXNARD CUPA	Y	0.25	0	0	0	-	-	0
VENTURA INUST	Y	0.25	0	0	0	-	-	0
VENTURA HLUFT	Y	0.50	0	0	0	0	-	0
YOLO UST	Y	0.25	0	0	0	-	-	0
YUBA CUPA	Y	0.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
-----------	---	----	---	---	---	---	---	---

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	0.12	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	0.50	0	0	0	0	-	0
IODI	Y	0.50	0	0	0	0	-	0

State

INSP COMP ENF	Y	1.00	0	0	0	0	0	0
CDL	Y	0.12	0	0	-	-	-	0
SCH	Y	1.00	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

LA SML	Y	0.50	0	0	0	0	-	0
RIVERSIDE HZH	Y	0.12	0	0	-	-	-	0
RIVERSIDE HWG	Y	0.12	0	0	-	-	-	0
SANJOAQUIN HM	Y	0.12	0	0	-	-	-	0

Total:			0	0	7	39	1	47
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* **PO – Property Only**

* **'Property and adjoining properties' database search radii are set at 0.25 miles.**

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist mi</i>	<i>Elev diff ft</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist mi</i>	<i>Elev Diff ft</i>	<i>Page Number</i>
<u>1</u>	SANDIEGO HAZ	DANIEL MORGAN'S AUTOMOTIVE	637 VALLEY AV C, SOLANA BEACH, 92075-2428 CA	W/0.20	-94	<u>22</u>
<u>2</u>	SANDIEGO HAZ	COOL AS NEW, INC.	742 GENEVIEVE ST #Q, SOLANA BEACH, 92075-CA	WNW/0.21	-80	<u>22</u>
<u>3</u>	SANDIEGO HAZ	AT&T WIRELESS SERVICES	200 MARINE VIEW AV #D, SOLANA BEACH, 92014-CA	N/0.20	44	<u>22</u>
<u>4</u>	SANDIEGO HAZ	VERIZON WIRELESS - SOLANA BEACH	838 ACADEMY DR, SOLANA BEACH, 92075-CA	NW/0.22	-18	<u>22</u>
<u>5</u>	SANDIEGO HAZ	MERTSOC TOOL & ENERG CO INC	722 GENEVIEVE ST R, SOLANA BEACH, 92075-2061 CA	WNW/0.26	-88	<u>22</u>
<u>6</u>	SANDIEGO HAZ	AT&T Mobility - LOMAS SANTA FE (14182)	200 MARINE VIEW AVE CA	N/0.24	49	<u>23</u>
<u>6</u>	SANDIEGO HAZ	VERIZON WIRELESS - SOLANA BEACH RELO	200 MARINE VIEW AVE CA	N/0.24	49	<u>23</u>
<u>6</u>	SANDIEGO HAZ	CRICKET WIRELESS	200 MARINE VIEW AVE CA	N/0.24	49	<u>23</u>
<u>7</u>	SANDIEGO HAZ	BARROWS WEIGHT LOSS CENTERS	140 MARINE VIEW #202, SOLANA BEACH, 92075-2122 CA	N/0.26	38	<u>23</u>
<u>7</u>	SANDIEGO HAZ	BARROWS MEDICAL GROUP	140 MARINE VIEW AV #202, SOLANA BEACH, 92075-2122 CA	N/0.26	38	<u>23</u>
<u>8</u>	SANDIEGO HAZ	SHEPPARD SPINE & SPORTS CLINIC	634 STEVENS AVE, SOLANA BEACH CA 92075 CA	W/0.29	-84	<u>24</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
<u>9</u>	SANDIEGO HAZ	THE INSTITUTE OF AESTHETIC MEDICINE	616 STEVENS AVE, SOLANA BEACH CA 92075 CA	W/0.30	-90	<u>24</u>
<u>9</u>	SANDIEGO HAZ	RAZSADIN CHIROPRACTIC	616 STEVENS AV #D, SOLANA BEACH, 92075-CA	W/0.30	-90	<u>24</u>
<u>9</u>	SANDIEGO HAZ	ACTIVE FAMILY & SPORTS CHIROPRACTIC	616 STEVENS AVE, SOLANA BEACH CA 92075 CA	W/0.30	-90	<u>24</u>
<u>10</u>	SANDIEGO HAZ	ROBERT A RANDOLPH DDS	781 ACADEMY DR, SOLANA BEACH CA 92075 CA	WNW/0.30	-53	<u>24</u>
<u>10</u>	SANDIEGO HAZ	GEORGE A RANDOLPH DDS	781 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW/0.30	-53	<u>25</u>
<u>11</u>	SANDIEGO HAZ	PAUL SLOWIK DPM	779 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW/0.30	-53	<u>25</u>
<u>12</u>	SANDIEGO HAZ	CHARLES E. GRAHAM MD	765 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW/0.31	-57	<u>25</u>
<u>13</u>	CLEANUP SITES	KAYPRO INC	533 STEVENS AV SOLANA BEACH CA 920752043	WNW/0.38	-74	<u>25</u>
<u>13</u>	SANDIEGO HAZ	KAYPRO INC	533 STEVENS AV, SOLANA BEACH, 92075-2043 CA	WNW/0.38	-74	<u>26</u>
<u>14</u>	SANDIEGO HAZ	EAST WEST HEALTH SERVICES	718 S NARDO AVE, SOLANA BEACH CA 92075 CA	WSW/0.40	-33	<u>26</u>
<u>15</u>	SANDIEGO HAZ	SOLANA BEACH DENTAL GROUP	665 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	NNW/0.40	-54	<u>26</u>
<u>15</u>	SANDIEGO HAZ	DAVID C. JAMES D.D.S.	665 SAN RODOLFO DR #117, SOLANA BEACH, 92075-CA	NNW/0.40	-54	<u>26</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
<u>15</u>	SANDIEGO HAZ	SOLANA BEACH DENTAL GROUP	665 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	NNW/0.40	-54	<u>27</u>
<u>16</u>	SANDIEGO HAZ	FRAZEE PAINT AND WALLCOVERING #115	667 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	NW/0.41	-53	<u>27</u>
<u>17</u>	SANDIEGO HAZ	THE LOMAS SANTA FE COMPANIES	685 SAN RODOLFO DR, SOLANA BEACH, 92075-2001 CA	NW/0.43	-50	<u>27</u>
<u>18</u>	SANDIEGO HAZ	VONS #2327	931 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	N/0.44	6	<u>27</u>
<u>19</u>	CLEANUP SITES	LOMAS SANTA FE CLEANERS	917 LOMAS SANTA FE DR SOLANA BEACH CA 920751502	NNE/0.43	27	<u>27</u>
<u>19</u>	SANDIEGO SAM	LOMAS SANTA FE CLEANERS	917 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	NNE/0.43	27	<u>29</u>
<u>20</u>	SANDIEGO HAZ	RAYMOND C MUELLER DDS	943 LOMAS SANTA FE DR #A, SOLANA BEACH, 92075-1502 CA	NNE/0.43	32	<u>29</u>
<u>21</u>	SANDIEGO HAZ	MOTO PHOTO	953 LOMAS SANTA FE DR, SOLANA BEACH, 92075-CA	NNE/0.43	35	<u>29</u>
<u>22</u>	SANDIEGO HAZ	THE FAMILY DENTIST	957 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	NNE/0.43	36	<u>29</u>
<u>22</u>	SANDIEGO HAZ	RAYMOND C. MUELLER, DDS	957 LOMAS SANTA FE DR, SOLANA BEACH, 92075-CA	NNE/0.43	36	<u>29</u>
<u>23</u>	SANDIEGO HAZ	RANCHO SANTA FE VETERINARY HOSPITAL	971 LOMAS SANTA FE, SUITE A, SOLANA BEACH CA 92075 CA	NNE/0.44	40	<u>30</u>
<u>24</u>	SANDIEGO HAZ	TOTAL PHOTO	168 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW/0.44	-36	<u>30</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
<u>25</u>	SANDIEGO HAZ	NEW LIFE CHIROPRACTIC CLINIC	983 LOMAS SANTA FE DR #G, SOLANA BEACH, 92075-CA	NNE/0.44	45	<u>30</u>
<u>25</u>	SANDIEGO HAZ	SOLANA BEACH DENTAL X-RAY	983 LOMAS SANTA FE DR #D, SOLANA BEACH, 92075-CA	NNE/0.44	45	<u>30</u>
<u>25</u>	SANDIEGO HAZ	ABOUT YOU DAY SPA AND SALON	983 LOMAS SANTA FE DR, SOLANA BEACH CA 92075	NNE/0.44	45	<u>30</u>
<u>26</u>	SANDIEGO HAZ	LOMAS SANTA FE CHIROPRACTIC	991 LOMAS SANTA FE DR #A, SOLANA BEACH, 92075-CA	NNE/0.44	49	<u>30</u>
<u>27</u>	SANDIEGO HAZ	PREMIERE CLEANERS	154 SOLANA HILLS DR, SOLANA BEACH CA 92075	NNW/0.46	-31	<u>31</u>
<u>27</u>	SANDIEGO HAZ	PREMIERE CLEANERS	154 SOLANA HILLS DR, SOLANA BEACH, 92075-2003	NNW/0.46	-31	<u>31</u>
<u>28</u>	SANDIEGO HAZ	JOHN MAROON DDS, INC	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075	NNW/0.48	-20	<u>31</u>
<u>28</u>	SANDIEGO HAZ	AARON K KUBICEK, DMD	130 S SOLANA HILLS DR, SOLANA BEACH, 92075-2003	NNW/0.48	-20	<u>31</u>
<u>28</u>	SANDIEGO HAZ	ABLANTIS DENTAL	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075	NNW/0.48	-20	<u>31</u>
<u>28</u>	SANDIEGO HAZ	JOHN MAROON DDS, INC	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075	NNW/0.48	-20	<u>32</u>
<u>29</u>	SANDIEGO HAZ	TOTAL PHOTO	118 S SOLANA HILLS DR, SOLANA BEACH, 92075-CA	NNW/0.49	-15	<u>32</u>
<u>30</u>	ENVIROSTOR	SOLANA BEACH PLAZA	124 LOMAS SANTA FE DR. SOLANA BEACH CA	WNW/0.88	-51	<u>32</u>

Executive Summary: Summary by Data Source

Standard

County

SANDIEGO HAZ - San Diego County Hazardous Materials Management Division Database

A search of the SANDIEGO HAZ database, dated Sep 8, 2014 has found that there are 43 SANDIEGO HAZ site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
AT&T WIRELESS SERVICES	200 MARINE VIEW AV #D, SOLANA BEACH, 92014- CA	N	0.20	<u>3</u>
AT&T Mobility - LOMAS SANTA FE (14182)	200 MARINE VIEW AVE CA	N	0.24	<u>6</u>
VERIZON WIRELESS - SOLANA BEACH RELO	200 MARINE VIEW AVE CA	N	0.24	<u>6</u>
CRICKET WIRELESS	200 MARINE VIEW AVE CA	N	0.24	<u>6</u>
BARROWS WEIGHT LOSS CENTERS	140 MARINE VIEW #202, SOLANA BEACH, 92075-2122 CA	N	0.26	<u>7</u>
BARROWS MEDICAL GROUP	140 MARINE VIEW AV #202, SOLANA BEACH, 92075-2122 CA	N	0.26	<u>7</u>
VONS #2327	931 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	N	0.44	<u>18</u>
RAYMOND C MUELLER DDS	943 LOMAS SANTA FE DR #A, SOLANA BEACH, 92075-1502 CA	NNE	0.43	<u>20</u>
MOTO PHOTO	953 LOMAS SANTA FE DR, SOLANA BEACH, 92075- CA	NNE	0.43	<u>21</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
THE FAMILY DENTIST	957 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	NNE	0.43	<u>22</u>
RAYMOND C. MUELLER, DDS	957 LOMAS SANTA FE DR, SOLANA BEACH, 92075- CA	NNE	0.43	<u>22</u>
RANCHO SANTA FE VETERINARY HOSPITAL	971 LOMAS SANTA FE, SUITE A, SOLANA BEACH CA 92075 CA	NNE	0.44	<u>23</u>
NEW LIFE CHIROPRACTIC CLINIC	983 LOMAS SANTA FE DR #G, SOLANA BEACH, 92075- CA	NNE	0.44	<u>25</u>
SOLANA BEACH DENTAL X- RAY	983 LOMAS SANTA FE DR #D, SOLANA BEACH, 92075- CA	NNE	0.44	<u>25</u>
ABOUT YOU DAY SPA AND SALON	983 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	NNE	0.44	<u>25</u>
LOMAS SANTA FE CHIROPRACTIC	991 LOMAS SANTA FE DR #A, SOLANA BEACH, 92075- CA	NNE	0.44	<u>26</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
DANIEL MORGAN'S AUTOMOTIVE	637 VALLEY AV C, SOLANA BEACH, 92075-2428 CA	W	0.20	<u>1</u>
COOL AS NEW, INC.	742 GENEVIEVE ST #Q, SOLANA BEACH, 92075- CA	WNW	0.21	<u>2</u>
VERIZON WIRELESS - SOLANA BEACH	838 ACADEMY DR, SOLANA BEACH, 92075- CA	NW	0.22	<u>4</u>
MERTSOC TOOL & ENERG CO INC	722 GENEVIEVE ST R, SOLANA BEACH, 92075-2061 CA	WNW	0.26	<u>5</u>
SHEPPARD SPINE & SPORTS CLINIC	634 STEVENS AVE, SOLANA BEACH CA 92075 CA	W	0.29	<u>8</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
THE INSTITUTE OF AESTHETIC MEDICINE	616 STEVENS AVE, SOLANA BEACH CA 92075 CA	W	0.30	<u>9</u>
RAZSADIN CHIROPRACTIC	616 STEVENS AV #D, SOLANA BEACH, 92075- CA	W	0.30	<u>9</u>
ACTIVE FAMILY & SPORTS CHIROPRACTIC	616 STEVENS AVE, SOLANA BEACH CA 92075 CA	W	0.30	<u>9</u>
ROBERT A RANDOLPH DDS	781 ACADEMY DR, SOLANA BEACH CA 92075 CA	WNW	0.30	<u>10</u>
GEORGE A RANDOLPH DDS	781 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW	0.30	<u>10</u>
PAUL SLOWIK DPM	779 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW	0.30	<u>11</u>
CHARLES E. GRAHAM MD	765 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	WNW	0.31	<u>12</u>
KAYPRO INC	533 STEVENS AV, SOLANA BEACH, 92075-2043 CA	WNW	0.38	<u>13</u>
EAST WEST HEALTH SERVICES	718 S NARDO AVE, SOLANA BEACH CA 92075 CA	WSW	0.40	<u>14</u>
SOLANA BEACH DENTAL GROUP	665 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	NNW	0.40	<u>15</u>
DAVID C. JAMES D.D.S.	665 SAN RODOLFO DR #117, SOLANA BEACH, 92075- CA	NNW	0.40	<u>15</u>
SOLANA BEACH DENTAL GROUP	665 SAN RODOLFO DR, SOLANA BEACH CA 92075	NNW	0.40	<u>15</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
	CA			
FRAZEE PAINT AND WALLCOVERING #115	667 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	NW	0.41	16
THE LOMAS SANTA FE COMPANIES	685 SAN RODOLFO DR, SOLANA BEACH, 92075-2001 CA	NW	0.43	17
TOTAL PHOTO	168 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW	0.44	24
PREMIERE CLEANERS	154 SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW	0.46	27
PREMIERE CLEANERS	154 SOLANA HILLS DR, SOLANA BEACH, 92075-2003 CA	NNW	0.46	27
JOHN MAROON DDS, INC	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW	0.48	28
AARON K KUBICEK, DMD	130 S SOLANA HILLS DR, SOLANA BEACH, 92075-2003 CA	NNW	0.48	28
ABLANTIS DENTAL	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW	0.48	28
JOHN MAROON DDS, INC	130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	NNW	0.48	28
TOTAL PHOTO	118 S SOLANA HILLS DR, SOLANA BEACH, 92075- CA	NNW	0.49	29

SANDIEGO SAM - San Diego County Site Assessment and Mitigation Investigation Sites

A search of the SANDIEGO SAM database, dated Jul 14, 2014 has found that there are 1 SANDIEGO SAM

site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
LOMAS SANTA FE CLEANERS	917 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	NNE	0.43	19

<u>Lower Elevation State</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
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ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Aug 14, 2014 has found that there are 1 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
SOLANA BEACH PLAZA	124 LOMAS SANTA FE DR. SOLANA BEACH CA	WNW	0.88	30

CLEANUP SITES - GeoTracker Cleanup Sites Data

A search of the CLEANUP SITES database, dated Sep 17, 2014 has found that there are 2 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
LOMAS SANTA FE CLEANERS	917 LOMAS SANTA FE DR SOLANA BEACH CA 920751502	NNE	0.43	19

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance mi</u>	<u>Map Key</u>
KAYPRO INC	533 STEVENS AV SOLANA BEACH CA 920752043	WNW	0.38	13

117°16'W

117°15'30"W

117°15'W

117°14'30"W

33°0'N

32°59'30"N

32°59'N

32°58'30"N

33°0'N

32°59'30"N

32°59'N

32°58'30"N



Map : 1 Mile Radius

Order No: 20150417095

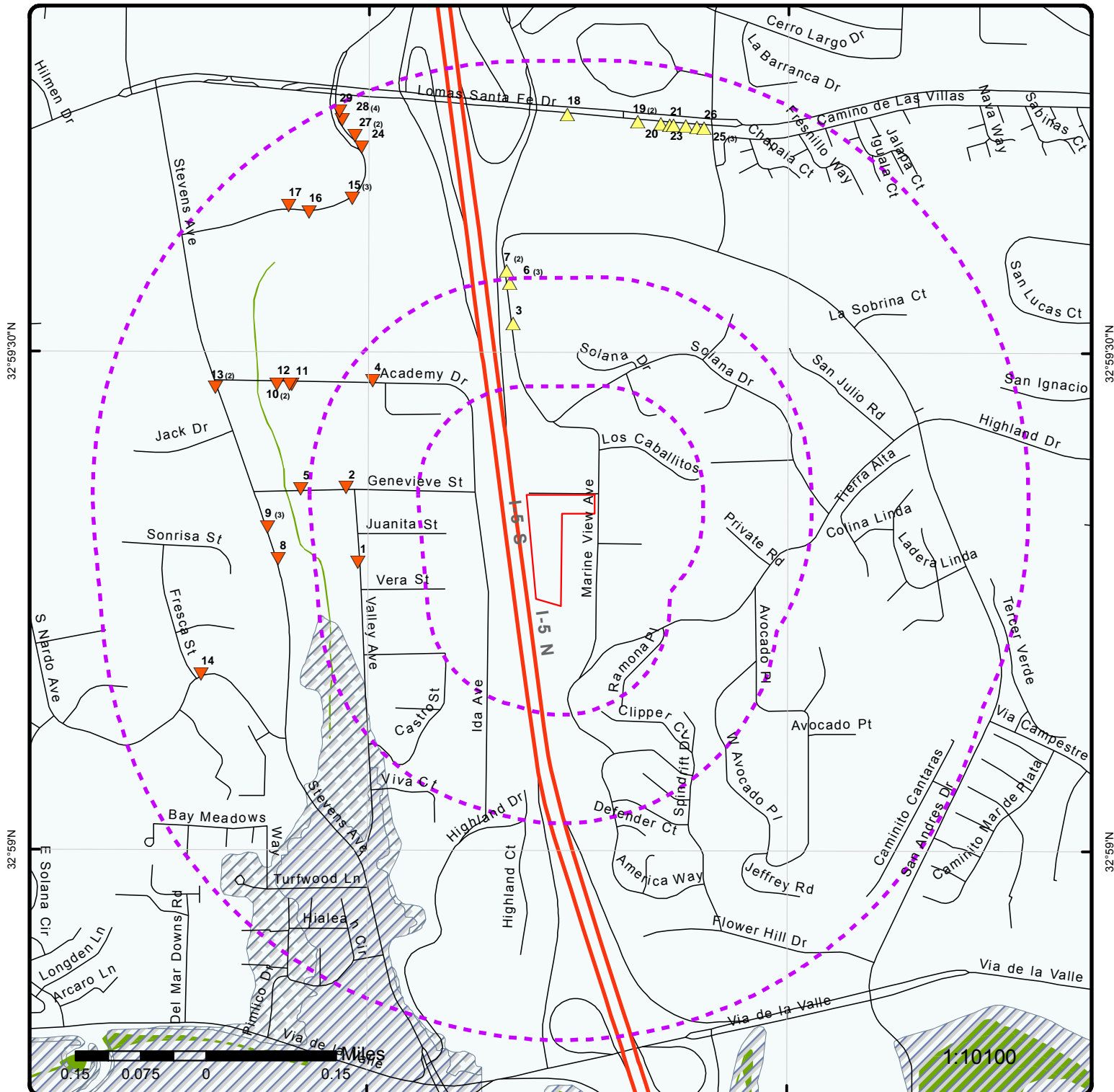
Address: 959 Genevieve Street, Solana Beach, CA



Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

117°15'30"W

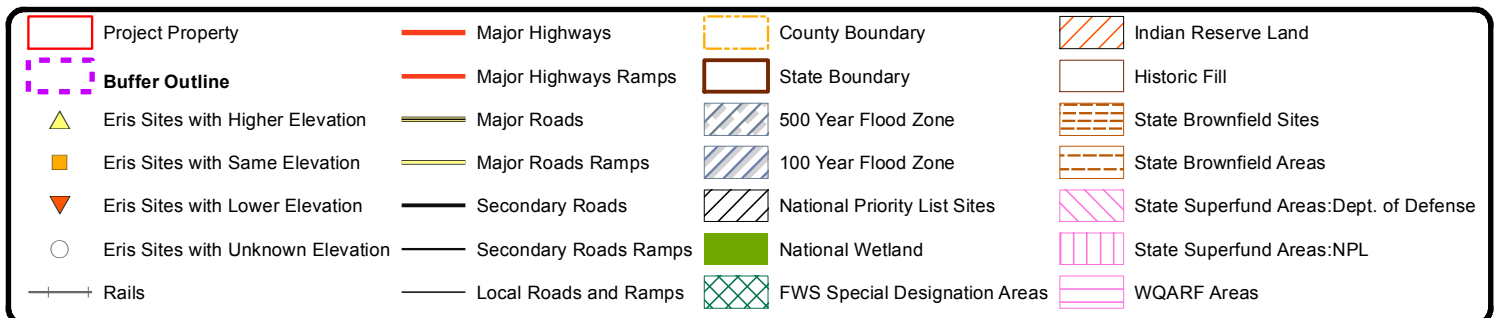
117°15'W

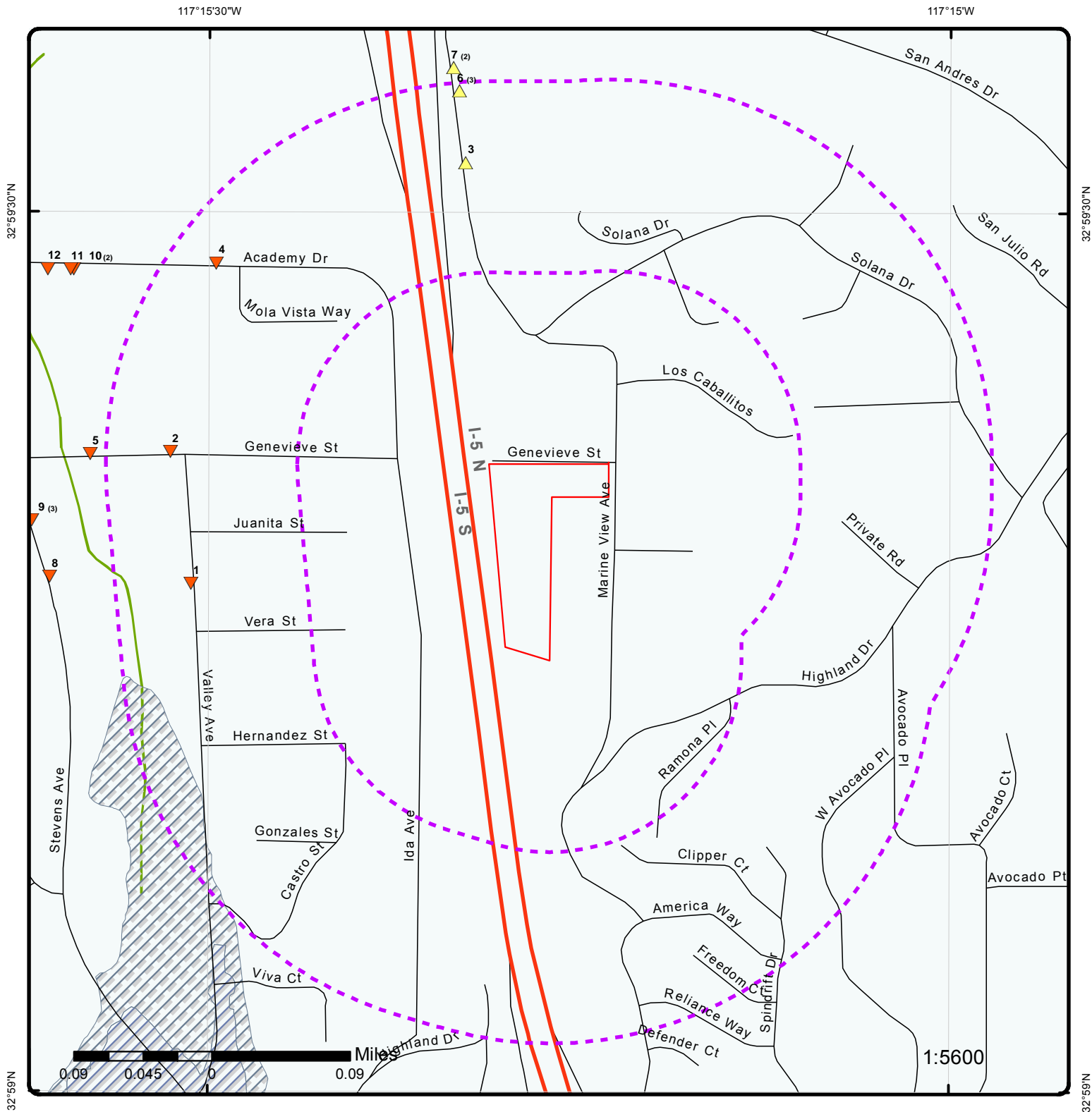


Map : 0.5 Mile Radius

Order No: 20150417095

Address: 959 Genevieve Street, Solana Beach, CA

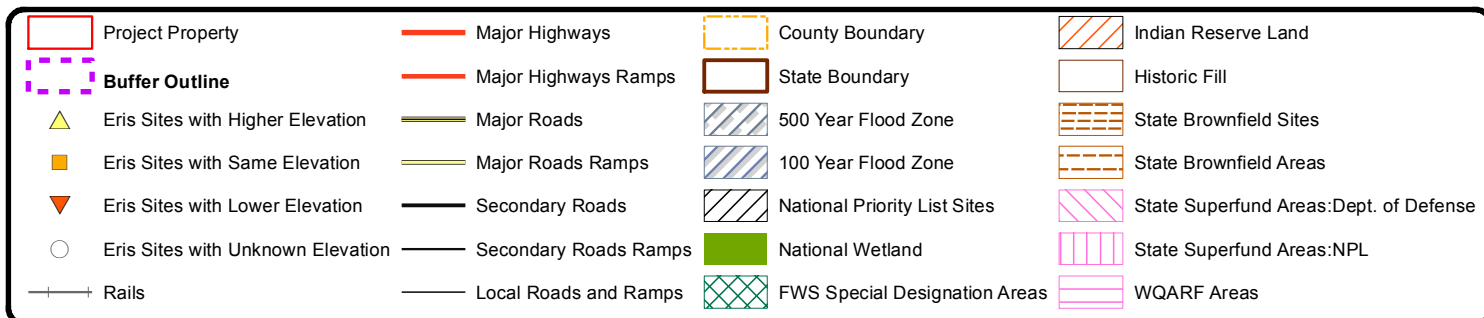


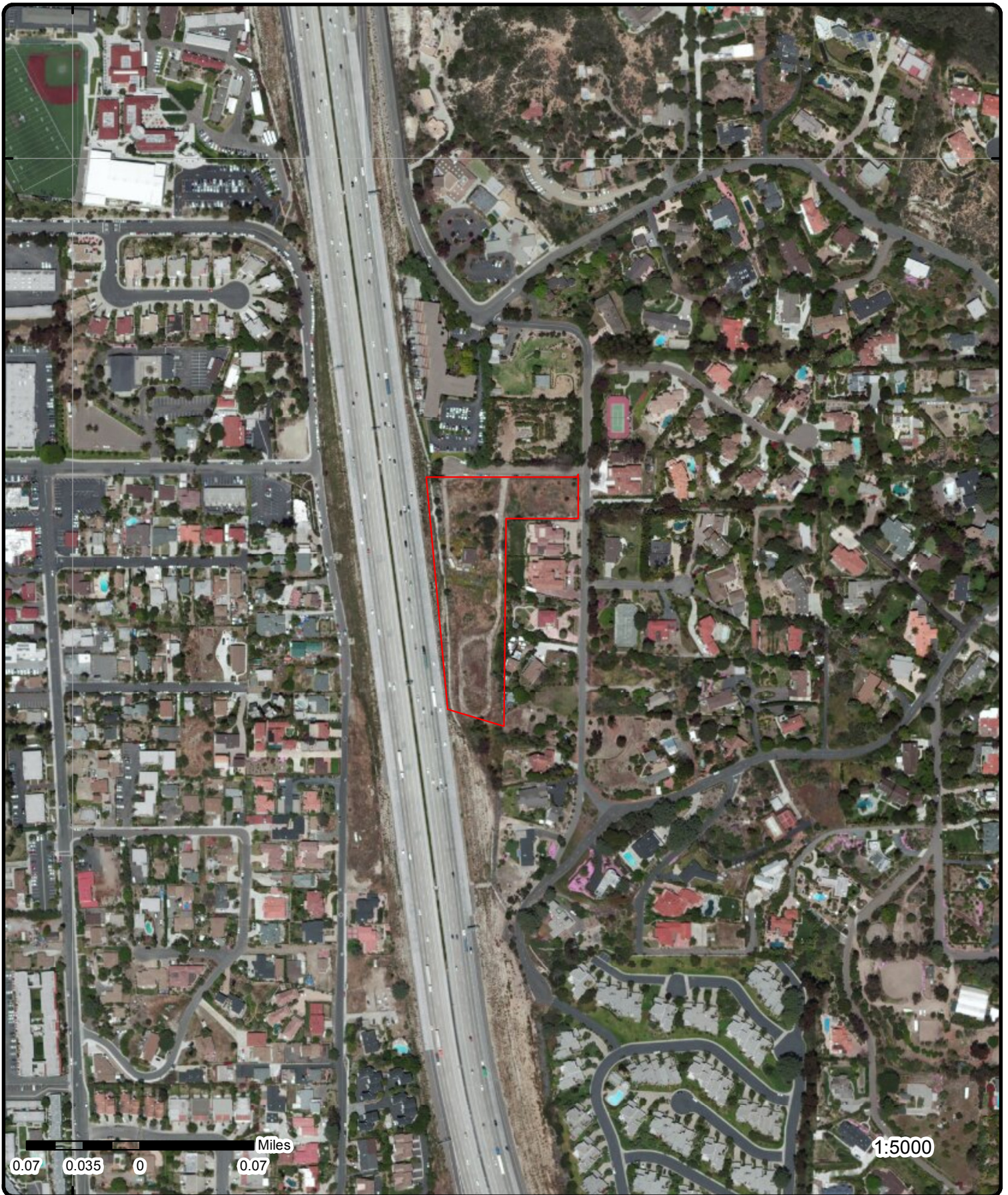


Map : 0.25 Mile Radius

Order No: 20150417095

Address: 959 Genevieve Street, Solana Beach, CA





Aerial

Order No: 20150417095

Address: 959 Genevieve Street, Solana Beach, CA

Detail Report

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
1	1 of 1	W/0.20	40.25	DANIEL MORGAN'S AUTOMOTIVE 637 VALLEY AV C, SOLANA BEACH, 92075-2428 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-127340			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
2	1 of 1	WNW/0.21	54.59	COOL AS NEW, INC. 742 GENEVIEVE ST #Q, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-136115			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
3	1 of 1	N/0.20	178.22	AT&T WIRELESS SERVICES 200 MARINE VIEW AV #D, SOLANA BEACH, 92014- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-136971			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
4	1 of 1	NW/0.22	116.61	VERIZON WIRELESS - SOLANA BEACH 838 ACADEMY DR, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-134467			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
5	1 of 1	WNW/0.26	46.60	MERTSOC TOOL & ENER G CO INC 722 GENEVIEVE ST R, SOLANA BEACH, 92075-2061 CA	SANDIEGO HAZ

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
Record ID: DEH2002-HUPFP-109452 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					
6	1 of 3	N/0.24	183.61	AT&T Mobility - LOMAS SANTA FE (14182) 200 MARINE VIEW AVE CA	SANDIEGO HAZ
Record ID: DEH2005-HUPFP-204962 Status: Permit Renewed Record Type: Unified Program Facility Permit Date: 2/28/2005					
6	2 of 3	N/0.24	183.61	VERIZON WIRELESS - SOLANA BEACH RELO 200 MARINE VIEW AVE CA	SANDIEGO HAZ
Record ID: DEH2009-HUPFP-210869 Status: Application In-Review Record Type: Unified Program Facility Permit Date: 06/10/2009					
6	3 of 3	N/0.24	183.61	CRICKET WIRELESS 200 MARINE VIEW AVE CA	SANDIEGO HAZ
Record ID: DEH2011-HUPFP-214716 Status: Completed Record Type: Unified Program Facility Permit Date: 05/12/2011					
7	1 of 2	N/0.26	172.98	BARROWS WEIGHT LOSS CENTERS 140 MARINE VIEW #202, SOLANA BEACH, 92075-2122 CA	SANDIEGO HAZ
Record ID: DEH2002-HUPFP-153126 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					
7	2 of 2	N/0.26	172.98	BARROWS MEDICAL GROUP 140 MARINE VIEW AV #202, SOLANA BEACH, 92075-2122 CA	SANDIEGO HAZ
Record ID: DEH2002-HUPFP-151743 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
<u>8</u>	1 of 1	W/0.29	50.22	SHEPPARD SPINE & SPORTS CLINIC 634 STEVENS AVE, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2011-HUPFP-213634			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		1/24/2011			
<u>9</u>	1 of 3	W/0.30	44.70	THE INSTITUTE OF AESTHETIC MEDICINE 616 STEVENS AVE, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2009-HUPFP-210988			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		07/08/2009			
<u>9</u>	2 of 3	W/0.30	44.70	RAZSADIN CHIROPRACTIC 616 STEVENS AV #D, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-132177			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
<u>9</u>	3 of 3	W/0.30	44.70	ACTIVE FAMILY & SPORTS CHIROPRACTIC 616 STEVENS AVE, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2007-HUPFP-207765			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		2/23/2007			
<u>10</u>	1 of 2	WNW/0.30	82.16	ROBERT A RANDOLPH DDS 781 ACADEMY DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2006-HUPFP-206754			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		5/18/2006			

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
10	2 of 2	WNW/0.30	82.16	GEORGE A RANDOLPH DDS 781 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-150522			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
11	1 of 1	WNW/0.30	81.61	PAUL SLOWIK DPM 779 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-151573			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
12	1 of 1	WNW/0.31	77.30	CHARLES E. GRAHAM MD 765 ACADEMY DR, SOLANA BEACH, 92075-2031 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-151317			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
13	1 of 2	WNW/0.38	60.49	KAYPRO INC 533 STEVENS AV SOLANA BEACH CA 920752043	CLEANUP SITES
Global ID:		T0608186917			
Case Type:		Cleanup Program Site			
Status:		Completed - Case Closed			
RB Case Number:					
Status Date:		26/03/1992 0:00			
Loc Case Number:		H09184-001			
CUF Case:		NO			
County:		San Diego			
Latitude:		32.991136			
Longitude:		-117.263407			
Lead Agency:		SAN DIEGO COUNTY LOP			
Case Worker:					
Local Agency:					
File Location:		Local Agency			
Potential Cntm of Concrn:					
Potential Media Affected:		Soil			
Status History					
Status:		Completed - Case Closed			

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
Status Date: 26/03/1992 0:00 Status: Open - Case Begin Date Status Date: 11/03/1991 0:00 Activities Action Type: Other Date: 11/03/1991 0:00 Action: Leak Began Action Type: Other Date: 11/03/1991 0:00 Action: Leak Discovery Action Type: Other Date: 11/03/1991 0:00 Action: Leak Stopped Action Type: Other Date: 11/03/1991 0:00 Action: Leak Reported					
13	2 of 2	WNW/0.38	60.49	KAYPRO INC 533 STEVENS AV, SOLANA BEACH, 92075-2043 CA	SANDIEGO HAZ
Record ID: DEH2002-HUPFP-109184 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					
14	1 of 1	WSW/0.40	101.36	EAST WEST HEALTH SERVICES 718 S NARDO AVE, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2003-HUPFP-201995 Status: Permit Renewed Record Type: Unified Program Facility Permit Date: 6/16/2003					
15	1 of 3	NNW/0.40	80.25	SOLANA BEACH DENTAL GROUP 665 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2005-HUPFP-204993 Status: Completed Record Type: Unified Program Facility Permit Date: 03/04/2005					
15	2 of 3	NNW/0.40	80.25	DAVID C. JAMES D.D.S.	SANDIEGO HAZ
26	erisinfo.com EcoLog ERIS Ltd. Order #: 20150417095 Proposed Solana Beach Senior 959 Genevieve Street Solana Beach CA				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
Record ID: DEH2002-HUPFP-153637 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					665 SAN RODOLFO DR #117, SOLANA BEACH, 92075- CA
15	3 of 3	NNW/0.40	80.25	SOLANA BEACH DENTAL GROUP 665 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2003-HUPFP-201282 Status: Completed Record Type: Unified Program Facility Permit Date: 1/24/2003					
16	1 of 1	NW/0.41	81.51	FRAZEE PAINT AND WALLCOVERING #115 667 SAN RODOLFO DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2006-HUPFP-207332 Status: Completed Record Type: Unified Program Facility Permit Date: 10/11/2006					
17	1 of 1	NW/0.43	84.98	THE LOMAS SANTA FE COMPANIES 685 SAN RODOLFO DR, SOLANA BEACH, 92075-2001 CA	SANDIEGO HAZ
Record ID: DEH2002-HUPFP-129220 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					
18	1 of 1	N/0.44	140.51	VONS #2327 931 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2011-HUPFP-215298 Status: Permit Renewed Record Type: Unified Program Facility Permit Date: 7/18/2011					
19	1 of 2	NNE/0.43	161.36	LOMAS SANTA FE CLEANERS 917 LOMAS SANTA FE DR SOLANA BEACH CA 920751502	CLEANUP SITES

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
Global ID:		T0608141035			
Case Type:		Cleanup Program Site			
Status:		Open - Remediation			
RB Case Number:					
Status Date:		01/02/2002 0:00			
Loc Case Number:		H11043-001			
CUF Case:		NO			
County:		San Diego			
Latitude:		32.995753			
Longitude:		-117.254756			
Lead Agency:		SAN DIEGO COUNTY LOP			
Case Worker:		EM			
Local Agency:		SAN DIEGO COUNTY LOP			
File Location:		Local Agency			
Potential Cntm of Concrn:		* Chlorinated Hydrocarbons			
Potential Media Affected:		Soil			
Status History					
Status:		Open - Case Begin Date			
Status Date:		03/04/1998 0:00			
Status:		Open - Remediation			
Status Date:		01/02/2002 0:00			
Activities					
Action Type:		ENFORCEMENT			
Date:		30/11/2009 0:00			
Action:		Letter - Notice			
Action Type:		ENFORCEMENT			
Date:		02/11/2011 0:00			
Action:		Letter - Notice			
Action Type:		Other			
Date:		03/04/1998 0:00			
Action:		Leak Began			
Action Type:		Other			
Date:		03/04/1998 0:00			
Action:		Leak Discovery			
Action Type:		Other			
Date:		03/04/1998 0:00			
Action:		Leak Stopped			
Action Type:		Other			
Date:		03/04/1998 0:00			
Action:		Leak Reported			
Contact Information					
Contact Type:		Local Agency Caseworker			
Contact Name:		EWAN MOFFAT			
Organization Name:		SAN DIEGO COUNTY LOP			
Address:		P.O. Box 129261			
City:		San Diego			
Email:		ewan.moffat@sdcounty.ca.gov			
Phone Number:					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
<u>19</u>	2 of 2	NNE/0.43	161.36	LOMAS SANTA FE CLEANERS 917 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	SANDIEGO SAM
Status: Record ID: Record Type: Date:		Open DEH1998-LSAM-H11043-001 SAM Investigation 4/3/1998			
<u>20</u>	1 of 1	NNE/0.43	167.19	RAYMOND C MUELLER DDS 943 LOMAS SANTA FE DR #A, SOLANA BEACH, 92075-1502 CA	SANDIEGO HAZ
Record ID: Status: Record Type: Date:		DEH2002-HUPFP-151657 Completed Unified Program Facility Permit 05/04/2002			
<u>21</u>	1 of 1	NNE/0.43	169.89	MOTO PHOTO 953 LOMAS SANTA FE DR, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID: Status: Record Type: Date:		DEH2002-HUPFP-134003 Completed Unified Program Facility Permit 05/04/2002			
<u>22</u>	1 of 2	NNE/0.43	171.03	THE FAMILY DENTIST 957 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: Status: Record Type: Date:		DEH2002-HUPFP-200974 Permit Renewed Unified Program Facility Permit 11/06/2002			
<u>22</u>	2 of 2	NNE/0.43	171.03	RAYMOND C. MUELLER, DDS 957 LOMAS SANTA FE DR, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID: Status: Record Type: Date:		DEH2002-HUPFP-153948 Completed Unified Program Facility Permit 05/04/2002			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
23	1 of 1	NNE/0.44	175.16	RANCHO SANTA FE VETERINARY HOSPITAL 971 LOMAS SANTA FE, SUITE A, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2011-HUPFP-215321			
Status:		Pending Inspection			
Record Type:		Unified Program Facility Permit			
Date:		7/21/2011			
24	1 of 1	NNW/0.44	98.68	TOTAL PHOTO 168 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2006-HUPFP-206278			
Status:		Permit Renewed			
Record Type:		Unified Program Facility Permit			
Date:		1/25/2006			
25	1 of 3	NNE/0.44	179.72	NEW LIFE CHIROPRACTIC CLINIC 983 LOMAS SANTA FE DR #G, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-137830			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
25	2 of 3	NNE/0.44	179.72	SOLANA BEACH DENTAL X-RAY 983 LOMAS SANTA FE DR #D, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-132962			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
25	3 of 3	NNE/0.44	179.72	ABOUT YOU DAY SPA AND SALON 983 LOMAS SANTA FE DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2011-HUPFP-213889			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		2/16/2011			
26	1 of 1	NNE/0.44	183.61	LOMAS SANTA FE CHIROPRACTIC 991 LOMAS SANTA FE DR #A,	SANDIEGO HAZ

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
				SOLANA BEACH, 92075-CA	
Record ID:		DEH2002-HUPFP-134002			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
27	1 of 2	NNW/0.46	103.46	PREMIERE CLEANERS 154 SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2007-HUPFP-208320			
Status:		Permit Renewed			
Record Type:		Unified Program Facility Permit			
Date:		7/16/2007			
27	2 of 2	NNW/0.46	103.46	PREMIERE CLEANERS 154 SOLANA HILLS DR, SOLANA BEACH, 92075-2003 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-114707			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
28	1 of 4	NNW/0.48	114.88	JOHN MAROON DDS, INC 130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID:		DEH2004-HUPFP-203736			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		07/07/2004			
28	2 of 4	NNW/0.48	114.88	AARON K KUBICEK, DMD 130 S SOLANA HILLS DR, SOLANA BEACH, 92075-2003 CA	SANDIEGO HAZ
Record ID:		DEH2002-HUPFP-150712			
Status:		Completed			
Record Type:		Unified Program Facility Permit			
Date:		05/04/2002			
28	3 of 4	NNW/0.48	114.88	ABLANTIS DENTAL 130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
Record ID: DEH2005-HUPFP-205687 Status: Permit Suspended Record Type: Unified Program Facility Permit Date: 08/11/2005					
28	4 of 4	NNW/0.48	114.88	JOHN MAROON DDS, INC 130 S SOLANA HILLS DR, SOLANA BEACH CA 92075 CA	SANDIEGO HAZ
Record ID: DEH2004-HUPFP-203737 Status: Completed Record Type: Unified Program Facility Permit Date: 07/07/2004					
29	1 of 1	NNW/0.49	120.07	TOTAL PHOTO 118 S SOLANA HILLS DR, SOLANA BEACH, 92075- CA	SANDIEGO HAZ
Record ID: DEH2002-HUPFP-129635 Status: Completed Record Type: Unified Program Facility Permit Date: 05/04/2002					
30	1 of 1	WNW/0.88	83.97	SOLANA BEACH PLAZA 124 LOMAS SANTA FE DR. SOLANA BEACH CA	ENVIROSTOR
Estor/EPA ID: 37720034 Site Code: Cleanup Status: REFER: 1248 LOCAL AGENCY AS OF 11/6/2001 Site Type: EVALUATION Potential Media Affected: NONE SPECIFIED Past Uses Caused Contam: NONE SPECIFIED APN: NONE SPECIFIED National Priorities List: NO Cleab up Oversight Agenci: NONE SPECIFIED Special Program: EPA - PASI Funding: EPA GRANT Acres: 0.06 ACRES School District: Assembly District: 78 Senate District: 39 Zip: 92075					
Facility Information					
Program Type: EVALUATION Status: REFER: 1248 LOCAL AGENCY Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=37720034					
Completed Activities					
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=37720034&doc_id=6014758					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
<hr/>					
Area Name:					
Sub Area:					
Document Type:		Site Screening			
Date Completed:		6/6/2007			
Comments:		EPA approved report.			
Activity Type:		Completed Activities			

Unplottable Summary

DB	Company Name/Site Name	Address	City	Zip
ENVIROSTOR	PACIFIC HIGHLANDS RANCH ELEMENTARY	PACIFIC HIGHLAND RANCH PARKWAYS	SOLANO BEACH CA	
SANDIEGO HAZ	PARAGON RACING, INC	722 GENEVIEVE ST S &, SOLANA BEACH, 92075-2061	CA	
SANDIEGO HAZ	MARINE REVIEW COMMITTEE	533 STEVENS AV, ENCINITAS, 92075-2043	CA	
SANDIEGO SAM	KAYPRO INC		CA	
SWF/LF	Solana Beach Burnsite	Sun Valley Rd.	Solana Beach CA	

Unplottable Report

Site: PACIFIC HIGHLANDS RANCH ELEMENTARY
PACIFIC HIGHLAND RANCH PARKWAYS SOLANO BEACH CA

Database:
ENVIROSTOR

Estor/EPA ID: 70000053
Site Code: 404647
Cleanup Status: CERTIFIED AS OF 5/17/2011
Site Type: SCHOOL
Potential Media Affected: SOIL, SOIL VAPOR
Past Uses Caused Contam: AGRICULTURAL - ROW CROPS, LAND DISPOSAL / FILL
APN: 305-163-01
National Priorities List: NO
Cleab up Oversight Agenci: DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:
Funding: SCHOOL DISTRICT
Acres: 11.7 ACRES
School District: SOLANA BEACH ELEMENTARY SCHOOL DISTRICT
Assembly District: 78
Senate District: 39
Zip: 92130

Facility Information

--
Program Type: SCHOOL CLEANUP
Status: CERTIFIED
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=70000053
--
Completed Activities
--
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&enforcement_id=60265520

Area Name:
Sub Area:
Document Type: Certification
Date Completed: 5/17/2011
Comments: DTSC prepared project close out Cost Recovery Unit Memorandum.
Activity Type: Completed Activities
--
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6015901

Area Name:
Sub Area:
Document Type: Community Profile
Date Completed: 10/24/2010
Comments: The RAW implementation is underway
Activity Type: Completed Activities
--
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6015898

Area Name:
Sub Area:
Document Type: Fact Sheets
Date Completed: 9/7/2010
Comments: Final Fact Sheet uploaded. Comment period from September 7, 2010 to October 6, 2010.
Activity Type: Completed Activities

--

Doc Link:

Area Name:

Sub Area:

Document Type: Fieldwork

Date Completed: 11/19/2007

Comments: Converse consultants conducted a one time monitoring event at the site on 11/19/2007. Readings were collected from the semi-permanent probes onsite. Per Converse, the concentrations monitored were consistent with previous monitoring wells.

Activity Type: Completed Activities

--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6015260

Area Name:

Sub Area:

Document Type: Supplemental Site Investigation Tech Memo

Date Completed: 4/30/2007

Comments: Import Fill Screening Evaluation Memo approved 04/30/07.

Activity Type: Completed Activities

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Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6014573

Area Name:

Sub Area:

Document Type: Supplemental Site Investigation Technical Memorandum

Date Completed: 2/2/2007

Comments: Tech Memo SSI conditionally approved provided that the District addresses enclosed comments during the investigation.

Activity Type: Completed Activities

--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6008324

Area Name:

Sub Area:

Document Type: Preliminary Endangerment Assessment Workplan

Date Completed: 12/5/2005

Comments: approved pea wp. field work scheduled 12/19-12/21

Activity Type: Completed Activities

--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6010193

Area Name:

Sub Area:

Document Type: Preliminary Endangerment Assessment Report

Date Completed: 11/21/2006

Comments: PEA approval letter submitted 11/21/06. Further action required due to methane issue. SSI to continue.

Activity Type: Completed Activities

--

Doc Link:

Area Name:

Sub Area:

Document Type: Supplemental Site Investigation Workplan

Date Completed: 7/26/2006

Comments: Conditional Approval of SSI Workplan. 07/25/06

Activity Type: Completed Activities

--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=60259653

Area Name:

Sub Area:

Document Type: Remedial Action Completion Report

Date Completed: 3/9/2011

Comments: DTSC approved the Removal Action Completion Report with a No Further Action

determination
Completed Activities
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Activity Type:
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Doc Link:
Area Name:
Sub Area:
Document Type: Sampling Management Plan
Date Completed: 6/29/2010
Comments: Approved Sampling Management Plan
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&enforcement_id=6010851

Area Name:
Sub Area:
Document Type: CEQA - Responsible Agency Review
Date Completed: 10/25/2010
Comments: Final version of NOE sent to OPEA for filing with OPR
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6021199

Area Name:
Sub Area:
Document Type: Supplemental Site Investigation Tech Memo
Date Completed: 1/21/2010
Comments: DTSC approved Supplemental Site Investigation sampling strategy Technical Memorandum
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6015897

Area Name:
Sub Area:
Document Type: Public Notice
Date Completed: 12/17/2010
Comments: Comment period from September 7, 2010 to October 6, 2010
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6015041

Area Name:
Sub Area:
Document Type: Final Supplemental Site Investigation Technical Memorandum
Date Completed: 3/29/2007
Comments: Final TM SSI approved 03/29/07.
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6013899

Area Name:
Sub Area:
Document Type: Supplemental Site Investigation Report
Date Completed: 12/21/2006
Comments: SSI Approval letter requesting further action due to methane in fill material throughout site.
Activity Type: Completed Activities
--

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=60189971

Area Name:
Sub Area:
Document Type: Removal Action Workplan
Date Completed: 10/20/2010
Comments: DTSC approved the Removal Action Workplan for implementation.

Activity Type: Completed Activities
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&doc_id=6029451
Area Name:
Sub Area:
Document Type: Supplemental Site Investigation Report
Date Completed: 3/18/2010
Comments: DTSC approved the SSI report with a Further Action determination
Activity Type: Completed Activities
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&enforcement_id=6010423
Area Name:
Sub Area:
Document Type: Voluntary Cleanup Agreement
Date Completed: 1/23/2007
Comments:
Activity Type: Completed Activities
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=70000053&enforcement_id=6007621
Area Name:
Sub Area:
Document Type: Environmental Oversight Agreement
Date Completed: 9/7/2005
Comments:
Activity Type: Completed Activities
Doc Link:
Area Name:
Sub Area:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 4/10/2006
Comments: PEA Tech Memo approved. Sampling scheduled for 04/12/06.
Activity Type: Completed Activities

Site: **PARAGON RACING, INC**
722 GENEVIEVE ST S &, SOLANA BEACH, 92075-2061 CA

Database:
SANDIEGO HAZ

Record ID: DEH2002-HUPFP-127341
Status: Completed
Record Type: Unified Program Facility Permit
Date: 05/04/2002

Site: **MARINE REVIEW COMMITTEE**
533 STEVENS AV, ENCINITAS, 92075-2043 CA

Database:
SANDIEGO HAZ

Record ID: DEH2002-HUPFP-111664
Status: Completed
Record Type: Unified Program Facility Permit
Date: 05/04/2002

Site: **KAYPRO INC**
CA

Database:
SANDIEGO SAM

Status: Completed
Record ID: DEH1991-LSAM-H09184-001

Record Type: SAM Investigation
Date: 3/11/1991

Site: Solana Beach Burnsite
Sun Valley Rd. Solana Beach CA

Database:
SWF/LF

SWIS NO: 37-CR-0076
Permit Status:
Permit Date:
Landuse Name: Residential,Open Space - Irrigated
County: San Diego
Latitude: 33.00319
Longitude: -117.24678
GIS Source: Map

Operator
Phone:
Operator Addr
1:
Operator Addr
2:
Operator City:
Operator
State:
Operator Zip:
Operator:

Owner

--
Owner: Price D G
Phone:
Address1:
Address2: 1633 26th St
City: Santa Monica
State:
Zip:
Owner

--
Owner: San Elijo Hills Unit II POA
Phone: 6199947142
Address1: Mr. Bob Hargis
Address2: P. O. Box 224
City: Solana Beach
State: CA
Zip: 92075
Owner

--
Owner: San Diego Gas and Electric (SDGE)
Phone: 8585473330
Address1: Ms. Barbara Montgomery
Address2: 6875 Consolidated Way
City: San Diego
State: CA
Zip: 92101
Owner

--
Owner: Loma Santa Fe Executive Golf Course
Phone:
Address1:
Address2: 2941 -28th Street Suite 3000
City: Santa Monica
State: CA
Zip: 90405
Unit

--
Category: Disposal
Unit No.: 01
Activity: Solid Waste Disposal Site
Regulatory Status: Pre-regulations

Operational Status:	Closed
Inspection Frequency:	Quarterly
Accepted Waste:	
Program Type:	
Closure Date:	12/31/1966
Closure Type:	Estimated
Thorough Put:	0
Thorough Put Units:	
Capacity:	0
Acreage:	0.00
Disposal Acreage:	0.00
Remaining Capacity:	0
WDRNO:	

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Oct 25, 2013

National Priority List - Proposed:

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Oct 25, 2013

Delisted NPL:

[DELISTED NPL](#)

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

Government Publication Date: Oct 25, 2013

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

[CERCLIS](#)

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). 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.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Mar 2013

RCRA CORRACTS- Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Mar 10, 2015

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Mar 10, 2015

RCRA Generator List:[RCRA GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10).

Government Publication Date: Mar 10, 2015

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Mar 10, 2015

Federal Engineering Controls-ECs:[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 30, 2014

Federal Institutional Controls- ICs:[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jul 30, 2014

Emergency Response Notification System:[ERNS 1982 TO 1986](#)

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

Government Publication Date: 1982-1986

Emergency Response Notification System:[ERNS 1987 TO 1989](#)

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

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 9, 2014

The Assessment, Cleanup and Redevelopment Exchange System (ACRES)

FED BROWNFIELDS

Brownfield Database:

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 16, 2014

State

State Response Sites:

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Government Publication Date: Jul 30, 2014

EnviroStor Database:

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes School Cleanup sites, Corrective Action sites, Tiered Permit sites, and Evaluation/Investigation sites.

Government Publication Date: Aug 14, 2014

Solid Waste Information System (SWIS):

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: May 21, 2014

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Aug 26, 2014

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 22, 2014

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 4, 2014

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 4, 2014

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Aug 6, 2014

Deed Restrictions and Land Use Restrictions:

DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 23, 2014

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Jul 9, 2014

Voluntary Cleanup Program:

VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Aug 11, 2014

GeoTracker Cleanup Sites Data:

CLEANUP SITES

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Aug 28, 2014

Underground Storage Tanks (USTs) on Indian Lands:

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Aug 28, 2014

County

Alameda County LOP Sites List:

[ALAMEDA LOP](#)

A list of Leaking Underground Storage Tanks (LUST) facilities in Alameda County. This list is made available by Alameda County Department of Environmental Health (ACEH). ACEH implements a Local Oversight Program (LOP) under contract with the State Water Resources Control Board to provide regulatory oversight of the investigation and cleanup of soil and groundwater contamination from leaking petroleum USTs.

Government Publication Date: Aug 12, 2014

Alameda County UST List:

[ALAMEDA UST](#)

A list of all registered Underground Storage Tanks (USTs) in the County of Alameda. The list is made available by Alameda County Department of Environmental Health.

Government Publication Date: Aug 12, 2014

Amador County CUPA List:

[AMADOR CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Amador County. This list is made available by Amador County Environmental Health Department which is the CUPA for Amador County and administers a consolidated hazardous materials program.

Government Publication Date: Jul 24, 2014

Butte County CUPA List:

[BUTTE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Butte County. This list is made available by Butte County Public Health Department, Environmental Health Division which was certified by the California Environmental Protection Agency as the CUPA for Butte County.

Government Publication Date: Aug 29, 2014

Calaveras County CUPA Facilities List:

[CALAVERAS CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Calaveras. This list is made available by Calaveras County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 22, 2014

Calaveras County Landfills List:

[CALAVERAS LF](#)

A list of landfills in Calaveras County. This list is made available by Calaveras County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Jul 21, 2014

Calaveras County UST Remediation Sites:[CALAVERAS LUST](#)

A list of Leaking Underground Storage Tank (LUST) facilities in Calaveras County. This list is made available by Calaveras County Environmental Health Department. Local Implementing Agency (LIA) provides oversight of site remediation with soil contamination while CalEPA - California Regional Water Quality Control Board - Central Valley Region oversees remediation of sites with groundwater contamination.

Government Publication Date: Aug 13, 2014

Colusa County CUPA List:[COLUSA CUPA](#)

A list of facilities associated with Business Plan and Hazardous Generator programs in the County of Colusa. This list is made available by Colusa County Environmental Health which was certified by the California Environmental Protection Agency as Certified Unified Program Agency for Colusa County.

Government Publication Date: Sep 12, 2014

Contra Costa County CUPA List:[CONTRACO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Contra Costa. This list is made available by Contra Costa County which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 28, 2014

Del Norte County CUPA Facility List:[DELNORTE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Del Norte County. This list is made available by Del Norte County Environmental Health Division which is the designated CUPA for the county.

Government Publication Date: Jul 15, 2014

El Dorado County CUPA Facility List:[ELDORADO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in El Dorado County. This list is made available by El Dorado County Department of Environmental Management - Hazardous Waste Division which is approved by CalEPA as CUPA for El Dorado County.

Government Publication Date: Aug 20, 2014

Fresno County CUPA/Solid Waste Programs Resource List:[FRESNO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Fresno County. This list is made available by Fresno County Department of Environmental Health Division which is approved by Cal-EPA as CUPA for the County.

Government Publication Date: Jul 14, 2014

Humboldt County CUPA Facility List:[HUMBOLDT CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Humboldt County. This list is made available by Humboldt County Division of Environmental Health which is approved by the State Secretary for Environmental Protection as CUPA for the County.

Government Publication Date: Jul 16, 2014

Imperial County CUPA Facility List:[IMPERIAL CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Imperial County. This list is made available by the California Department of Toxic Substances Control (DTSC) which is appointed as CUPA for Imperial County.

Government Publication Date: Jul 14, 2014

Inyo County CUPA Facility List:[INYO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Inyo. This list is made available by the Inyo County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 16, 2014

Kern County CUPA List:[KERN CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Kern. This list is made available by Kern County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA for Kern County.

Government Publication Date: Jul 21, 2014

Kern County UST List:[KERN UST](#)

A list of all registered Underground Storage Tanks in the County of Kern. The list is made available by Kern County Environmental Health Division.

Government Publication Date: Jul 7, 2014

Kings County CUPA Facility List:[KINGS CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Kings County. This list is made available by Kings County Department of Public Health which is appointed as CUPA for the county.

Government Publication Date: Aug 20, 2014

Lake County CUPA Facility List:[LAKE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Lake County. This list is made available by Lake County Division of Environmental Health which is CUPA for the entire county.

Government Publication Date: Jul 15, 2014

Los Angeles County - El Segundo City Underground Storage Tanks List:[ELSEGUNDO UST](#)

A list of all registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County. The list is made available by El Segundo City Fire Department.

Government Publication Date: Jul 24, 2014

Los Angeles County - Torrance City Underground Storage Tanks:[TORRANCE UST](#)

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Jan 13, 2014

Los Angeles County HMS List:[LA HMS](#)

This list contains sites that have or had permits for Industrial Waste, Underground Storage Tanks, or Storm water in the County of Los Angeles. This list is made available by the County of Los Angeles Department of Public Works.

Government Publication Date: Aug 28, 2014

Los Angeles County Long Beach UST List:[LA LONGB UST](#)

A list of all registered active Underground Storage Tanks in the City of Long Beach of Los Angeles County. The list is made available by Long Beach Certified Unified Program Agency.

Government Publication Date: Sep 8, 2014

Los Angeles County Solid Waste Sites:[LA SWF](#)

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Jul 14, 2014

Madera County CUPA Facility List:[MADERA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Madera County. This list is made available by Madera County Environmental Health Department which is CUPA for the entire county.

Government Publication Date: Aug 1, 2014

Marin County CUPA List:[MARIN CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Marin. This list is made available by Marin County which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 21, 2014

Merced County CUPA Facilities List:**MERCED CUPA**

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Merced. This list is made available by Merced County which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.

Government Publication Date: Jul 14, 2014

Mono County CUPA Facility List:**MONO CUPA**

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Mono County. This list is made available by Mono County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.

Government Publication Date: Jul 15, 2014

Monterey County CUPA Facility List:**MONTEREY CUPA**

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Monterey County. This list is made available by Monterey County Hazardous Materials Management Services which is designated as the CUPA in Monterey County.

Government Publication Date: Aug 25, 2014

Napa County UST List:**NAPA UST**

A list of all registered active Underground Storage Tanks (USTs) in the County of Napa. This list is made available by Napa County Environmental Health Division.

Government Publication Date: Jul 16, 2014

Nevada County CUPA Facility List:**NEVADA CUPA**

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Nevada County. This list is made available by Nevada County Department of Environmental Health which is the CUPA for all cities and unincorporated areas within Nevada County.

Government Publication Date: Jul 17, 2014

Orange County Aboveground Petroleum Storage Tank Listing:**ORANGE AST**

A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.

Government Publication Date: Jul 1, 2014

Orange County Underground Storage Tanks Listing:**ORANGE UST**

A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.

Government Publication Date: Jul 1, 2014

Placer County CUPA Facilities List:**PLACER CUPA**

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Placer County. This list is made available by Placer County Environmental Health which is designated CUPA for all areas of the county except for the City of Roseville.

Government Publication Date: Aug 7, 2014

Riverside County Local Oversight Program List:**RIVERSIDE LOP**

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

Government Publication Date: Jul 8, 2014

Riverside County Underground Storage Tanks List:

[RIVERSIDE UST](#)

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

Government Publication Date: Jul 8, 2014

Sacramento County Master Hazardous Materials Facility List:

[SACRAMENTO HAZ](#)

A list of Hazardous Materials Facilities in Sacramento County. This list is made available by Sacramento County Environmental Management Department which has been designated as the Certified Unified Program Agency (CUPA) for the County.

Government Publication Date: Jun 2, 2014

Sacramento Toxic Site Cleanup List:

[SACRAMENTO TOX](#)

Sacramento County Environmental Management Department (EMD)'s Toxic Site Cleanup List includes sites where unauthorized releases of potentially hazardous materials have occurred. The EMD's Site Assessment & Mitigation Program, also referred to as Toxic Site Cleanup Program, provides mandated regulatory oversight of the assessment and remediation of properties on which there has been a release of hazardous materials to soil and/or groundwater.

Government Publication Date: Feb 6, 2014

San Bernardino County CUPA List:

[SANBERN CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.

Government Publication Date: Jul 28, 2014

San Diego County Hazardous Materials Management Division Database:

[SANDIEGO HAZ](#)

A list of facilities with Unified Program Facility Permit in San Diego County. This list has been made available by County of San Diego Environmental Health.

Government Publication Date: Sep 8, 2014

San Diego County Site Assessment and Mitigation Investigation Sites:

[SANDIEGO SAM](#)

List of sites which have undergone a Site Assessment and Mitigation investigation. This list is made available by the County of San Diego Department of Environmental Health.

Government Publication Date: Jul 14, 2014

San Diego County Solid Waste Facility List:

[SANDIEGO SWF](#)

A list of open and closed Solid Waste Facilities in the County of San Diego. The list is made available by San Diego County Department of Environmental Health.

Government Publication Date: Jul 17, 2014

San Francisco County Aboveground Storage Tanks List:

[SANFRAN AST](#)

A list of Aboveground Storage Tanks (ASTs) facilities inspected by San Francisco Department of Public Health's (SFPDH) Hazardous Materials and Waste Program. Aboveground storage containers or tanks include oil-filled equipment (such as hydraulic systems/reservoirs and heat transfer systems) which have a petroleum storage capacity of 55 gallons or greater.

Government Publication Date: Aug 12, 2014

San Francisco County CUPA Facilities List:

[SANFRAN CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Francisco County. This list is made available by San Francisco County Hazardous Materials and Waste Program which is the CUPA for all areas of the County.

Government Publication Date: Aug 8, 2014

San Francisco County LOP Sites:

[SANFRAN LOP](#)

A list of Underground Storage Tank (UST) release sites in the County of San Francisco. This list is made available by San Francisco County Department of Public Health Environmental Health Protection Branch.

San Francisco County UST List:

[SANFRAN UST](#)

A list of all registered Underground Storage Tanks (USTs) in the County of San Francisco. This list is made available by San Francisco County Environmental Health Division. The Hazardous Materials and Waste Program provides regulatory oversight for the construction, operation, repair and removal of USTs in San Francisco.

Government Publication Date: Aug 12, 2014

San Joaquin County Aboveground Tank List:

[SANJOAQUIN AST](#)

A list of Aboveground Storage Tanks (ASTs) inspected by San Joaquin County Environmental Health Department (SJCEHD) under Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Aug 14, 2014

San Joaquin County UST List:

[SANJOAQUIN UST](#)

A list of all registered Underground Storage Tanks in the County of San Joaquin. The list is made available by San Joaquin County Environmental Health Division.

Government Publication Date: Aug 14, 2014

San Joaquin Hazardous Waste Facilities:

[SANJOAQUIN HW](#)

A list of Hazardous Waste Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Aug 14, 2014

San Mateo County CUPA Facilities List:

[SANMATEO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Mateo County. This list is made available by San Mateo County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Jul 15, 2014

San Mateo County LOP List:

[SANMATEO LOP](#)

A list of Leaking Underground Storage Tank (LUST) facilities in San Mateo County. This list is made available by San Mateo County Environmental Health Services Division.

Government Publication Date: Jul 15, 2014

Santa Clara County CUPA Facilities List:

[SANTA CLARA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental Health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.

Government Publication Date: Aug 1, 2014

Santa Clara Local Oversight Program Listing:

[SANTA CLARA LO](#)

A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.

Government Publication Date: Jul 22, 2014

Santa Cruz County CUPA Facility List:

[SANTACRUZ CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Cruz County. This list is made available by Santa Cruz County Environmental Health Services (EHS) Division which has been designated as the CUPA for the County.

Government Publication Date: Jul 24, 2014

San Luis Obispo County CUPA Facilities List:[SANLUI SOB CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Luis Obispo County. This list is made available by County of San Luis Obispo Environmental Health Services Division which has been designated as the CUPA for the County.

Government Publication Date: Aug 7, 2014

Shasta County CUPA Facility List:[SHASTA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Shasta County. This list is made available by Shasta County Environmental Health Division which has been designated as the CUPA for Shasta County by CalEPA.

Government Publication Date: Jul 30, 2014

Solano County CUPA List:[SOLANO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Solano. This list is made available by Solano County Environmental Health Division which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Aug 5, 2014

Solano County Local Oversight Program List:[SOLANO LOP](#)

A list of Leaking Underground Storage Tank (LUST) facilities in the Solano County. This list is made available by the Solano County Environmental Health Services. Since April 1993, the State Water Resources Control Board has contracted with the County of Solano to provide regulatory oversight for the cleanup of LUSTs under Local Oversight Program (LOP) contract.

Government Publication Date: Jun 19, 2014

Solano County Underground Storage Tanks List:[SOLANO UST](#)

A list of all registered Underground Storage Tanks (USTs) in the County of Solano. The list is made available by Solano County Environmental Health Services Division. There are an estimated 190 facilities throughout the county that are subject to the regulatory requirements of the UST program.

Government Publication Date: Aug 5, 2014

Sonoma County CUPA Facilities List:[SONOMA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sonoma County. This list is made available by Sonoma County Hazardous Materials (HazMat) Division which has been designated as the CUPA for the County.

Government Publication Date: Jun 25, 2014

Sonoma County LOP Site List:[SONOMA LOP](#)

A list of Leaking Underground Storage Tank (LUST) facilities in Sonoma County. This list is made available by Sonoma County Department of Health Services. Sonoma County Local Oversight Program (LOP) oversees the investigation and cleanup of fuel releases from underground storage tanks in all areas of the County with the exception of the Cities of Santa Rosa and Healdsburg.

Government Publication Date: Jul 1, 2014

Sonoma County Petaluma City CUPA Facilities:[SONOMA PETAL](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Petaluma City. This list is made available by Petaluma Fire Prevention Bureau which is the CUPA for Petaluma City in Sonoma County.

Government Publication Date: May 15, 2014

Sutter County CUPA List:[SUTTER CUPA](#)

A list of facilities associated with Aboveground Petroleum Storage Tank (APSA) regulation, Hazardous Materials Business Plan (HMBP) Program and Underground Storage Tank (UST) regulation of Certified Unified Program Agency (CUPA) programs in Sutter County. This list is made available by Sutter County Environmental Health Division which has been designated as the CUPA for the County.

Tuolumne County CUPA Facility List:

[TUOLUMNE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Tuolumne County. This list is made available by Tuolumne County Environmental Health which is the CUPA for all areas of the County.

Government Publication Date: Aug 13, 2014

Ventura County CUPA Facilities List:

[VENTURA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Ventura County. This list is made available by Ventura County Environmental health Division.

Government Publication Date: Jul 28, 2014

Ventura County City of Oxnard CUPA Facility List:

[OXNARD CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Oxnard City. This list is made available by Oxnard City Fire Department which is the CUPA for Oxnard City in Ventura County.

Government Publication Date: Jul 24, 2014

Ventura County Inactive Underground Storage Tanks Sites:

[VENTURA INUST](#)

A list of inactive Underground Storage Tank (UST) sites in Ventura County. This list is made available by Ventura County Environmental Health Division.

Government Publication Date: Jul 28, 2014

Ventura County Leaking Underground Fuel Tanks - Historic:

[VENTURA HLUFT](#)

A historical list of cleanup oversight of the Leaking Underground Fuel Tank (LUFT) program provided by Ventura County Environmental Health Division. All new and existing underground fuel storage tank releases are now referred to the Los Angeles Regional Water Quality Control Board.

Government Publication Date: May 31, 2008

Yolo County UST List:

[YOLO UST](#)

A list of registered Underground Storage Tank (UST) sites in Yolo County. This list is made available by Yolo County Environmental Health Department which regulates the construction, operation, repair and removal of USTs throughout Yolo County.

Government Publication Date: Jul 24, 2014

Yuba County CUPA Facilities List:

[YUBA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Yuba County. This list is made available by Yuba County Environmental Health Division which is the CUPA for all areas of the County.

Government Publication Date: Aug 5, 2014

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Aug 16, 2014

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: 1987-2013

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Feb 24, 2015

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 4, 2014

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

State

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 14, 2014

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Feb 27, 2015

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

California Hazardous Material Incident Report System (CHMIRS):

[CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Aug 18, 2014

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County Site Mitigation List:

[LA SML](#)

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jan 7, 2014

Riverside County Disclosure Facility List:

[RIVERSIDE HZH](#)

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: Jul 8, 2014

Riverside County Hazardous Waste Generator Sites List:

[RIVERSIDE HWG](#)

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: Jul 8, 2014

San Joaquin County Hazardous Materials Facilities List:

[SANJOAQUIN HM](#)

A list of Hazardous Materials Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Aug 14, 2014

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

A Smaller Intrusion

by Anthony J. Buonicore, P.E.

Posted: May 1, 2009

Reducing the area of concern in the ASTM vapor intrusion standard could make the screening process much more efficient.

Based upon feedback from the marketplace since the ASTM E 2600-08 vapor intrusion standard was published in March 2008,^[1] the standard is currently undergoing revision. There are two proposed technical revisions that will enable the area of concern (AOC) for vapor intrusion screening in real estate transactions to be significantly reduced and save considerable time.

The first technical revision is directed at differentiating in Tier 1 between what steps to take when groundwater flow direction cannot be estimated (in the Phase I investigation) and when it can. The second revision would eliminate the secondary area of concern (AOC) in Tier 1 as field experience to-date has shown it not to be necessary. Moreover, it can waste valuable time and money investigating sites a considerable distance from the target property (TP) that are highly unlikely to result in a vapor intrusion problem.

Starting with the basics

These proposed revisions in the standard have the potential to significantly reduce the AOC, and thus the time and cost of investigations. The existing standard identifies a primary and secondary AOC in the Tier 1 search distance test, distinguished by whether the record search is done within the area completely around a target property (primary AOC), or whether the up-gradient direction beyond the primary AOC (secondary AOC) is included as well.

Also, the search distances are different for sites contaminated with volatile and semi-volatile chemicals of concern (COC) – such as many chlorinated solvents – versus sites contaminated with petroleum hydrocarbon COC – such as BTEX. The search distances are shorter for petroleum hydrocarbons because they are known to undergo significant bio-degradation in the presence of oxygen. The primary AOC search distances were determined based upon conservative consideration of both plume length and



A former industrial site located near a residential area which caused a vapor intrusion issue.



An old waste dump area located near a residential area that created a vapor intrusion issue.

the distance vapors might travel along a path of least resistance from a source (such as contaminated groundwater) through the vadose zone directly to a structure on a TP. The secondary AOC was included to keep the search distances in the E 2600-08 standard consistent with those in the E 1527-05 Phase I standard.^[2]

There is sound technical basis for establishing the primary AOC. Plume length research was conducted for both volatile chemical plumes (such as chlorinated solvent plumes from dry cleaners) and volatile petroleum hydrocarbon plumes from leaking underground storage tank sites. In order to be conservative, the plume length selected to determine the primary AOC was based upon the 90th percentile distance.^[3-6] For (non-petroleum hydrocarbon) COC plumes – such as may be associated with dry cleaners – 90 percent of the time the plume length was less than approximately 1,590 feet. For volatile petroleum hydrocarbon COC plumes, 90 percent of the time it was less than approximately 390 feet.

Using experience from vapor intrusion sites in the U.S. on the distances vapors may migrate through the vadose zone, and adding them to the 90th percentile plume length, the primary AOC search radii were determined, i.e., 1/3 mile (1,760 feet) for non-petroleum hydrocarbon COC, and 1/10 mile (520 feet) for petroleum hydrocarbon COC.

Under the proposed technical revisions, if it is not possible to estimate groundwater flow direction in the Phase I investigation, then the Tier 1 screen must consider all known or suspect COC-contaminated property surrounding the TP within the search radii of the primary AOC, as defined in the existing standard. However, if it is possible to estimate groundwater flow direction (and assuming four quadrants can be distinguished around a TP: an up-gradient, two cross-gradient, and a down-gradient), then the AOC can be further reduced. This is important because each known or suspect contaminated property within the AOC may need to be investigated further, and may even require a file review at state regulatory offices (in accordance with Tier 2 of the standard). The key consideration is where the known or suspected contaminated property is located with respect to the TP.

Contaminated sources located up-gradient of the TP

For contaminated sources – such as a drycleaner with a PERC release or a gas station with a release from a leaking underground storage tank – located up-gradient of the TP, the focus would continue to be those contaminated properties within the primary AOC distances (i.e., 1,760 feet for COC sources and 520 feet for petroleum hydrocarbon COC sources).

For contaminated sources located cross-gradient of the TP

When a contaminated property (such as a drycleaner with a PERC release or a gas station with a release from a leaking underground storage tank) is located cross gradient from the TP, the length of the plume associated with the cross-gradient source is not really relevant. However, its width is relevant. According to the E 2600-08 standard, what matters for cross-gradient sources is whether the nearest edge of the contaminated plume is within the critical distance from the nearest structure on the TP. The critical distance as defined in E 2600-08 effectively is the maximum distance a vapor can reasonably be expected to migrate in relatively permeable soil, assuming the path of least resistance is directly from the nearest edge of the contaminated media (such as groundwater) to the nearest structure on the TP. The distance of concern from the structure on the TP to the property that created the contamination (e.g., a dry cleaner), would be the critical distance plus a distance to account for the plume width at that point. While the critical distance numbers are specifically identified in E 2600-08 for petroleum hydrocarbon and non-petroleum hydrocarbon contamination, nothing prescriptive is mentioned in the standard about how to deal with plume width if such information is not available. A suggested approach is described later.



A former gas station site.

For contaminant sources located down-gradient of the TP

For contaminated sites – such as a dry cleaner with a PERC release or a gas station with a release from a leaking underground storage tank – located down-gradient of the TP, plume length and width matter little and the focus would only be on the critical distance. Hence, the AOC can be reduced from 1,760 feet to 100 feet for COC contamination, except for petroleum hydrocarbon COC contamination where the AOC can be reduced from 520 feet to either 100 feet (when LNAPL or free product is presumed to be present), or 30 feet (when only dissolved petroleum hydrocarbons are presumed to be present in the groundwater).

Suggested methodology for dealing with plume width at cross-gradient sources

For contaminated properties located cross-gradient from the TP, plume width must be taken into consideration in selecting an appropriate distance of concern (D_{concern}). The question is, what would be a reasonably conservative estimate for plume width (a default value) to use in the screening process assuming no actual plume information is available?



A former drycleaners. Such sites present high potential risk in any vapor intrusion

One approach is to base the default plume width on 1/3rd of the plume length^[7,8] and, to be conservative, use the 90th percentile plume length (PL90) discussed previously, regardless of where the contaminated property is located in the cross-gradient quadrant. Plume width, for example, would matter little if the contaminated property is located close to the boundary separating the cross-gradient quadrant from the down-gradient quadrant. On the other hand, it would be of much greater concern if the contaminated property is located close to the boundary separating the cross-gradient quadrant from the up-gradient quadrant. *screen.*

Assuming symmetry of the plume on both sides of the source, one-half of the plume width (PW) would be added to the critical distance ($D_{critical}$) to establish the distance of concern. This can be expressed as:

$$D_{concern} = D_{critical} + 1/2 PW = D_{critical} + 1/2 (PL90/3)$$

Comparing this approach for default plume width with actual plume data^[3-6] suggests the approach is reasonable. For non-petroleum hydrocarbon COC contamination sources (such as a dry cleaner) located cross-gradient from the TP:

$$D_{critical} = 100 \text{ ft.}$$

$$PL90 = 1,590 \text{ ft.}$$

Therefore:

$$D_{concern} = 100 + 1/2 (1,590/3) = 365 \text{ feet}$$

The default E 2600-08 search radius in the cross-gradient quadrant can then be reduced from 1,760 feet to 365 feet for non-petroleum hydrocarbon COC.

For LNAPL or free product petroleum hydrocarbon sources (such as a gas station with a release from a leaking underground storage tank) located cross gradient from the TP:

$$D_{critical} = 100 \text{ ft.}$$

$$PL90 = 390 \text{ ft.}$$

Therefore:

$$D_{\text{concern}} = 100 + 1/2 (390/3) = 165 \text{ ft.}$$

Using this approach, the default E 2600-08 search radius in the cross-gradient quadrant could then be reduced from 520 feet to 165 feet for LNAPL petroleum hydrocarbon sources. If only dissolved petroleum hydrocarbons (in groundwater) are presumed to be present:

$$D_{\text{critical}} = 30 \text{ ft.}$$

$$PL90 = 390 \text{ ft.}$$

Therefore:

$$D_{\text{concern}} = 30 + 1/2 (390/3) = 95 \text{ ft.}$$

Using this approach, the default E 2600-08 search radius in the cross-gradient quadrant could then be reduced from 520 feet to 95 feet for dissolved petroleum hydrocarbon sources.

Status of E 2600-08

Several changes are planned for the ASTM E 2600-08 standard that should improve its practicality, clarity and consistency. These changes were balloted in April 2009. After discussion of these changes and any further revisions, there will be another ballot in summer 2009. If all goes well, it is anticipated that the revised standard could be approved at the October 2009 ASTM meeting in Atlanta and published by the end of the year.

Furthermore, using reasonable assumptions, it may be possible to reduce significantly the default distances of concern, which could significantly reduce the investigation effort in many cases with minimal reduction to the protectiveness of the screening process. **PE**

Anthony J. Buonicore, P.E.
ajb@edrnnet.com

Anthony Buonicore is a consultant and chaired the ASTM task group responsible for developing the vapor intrusion assessment standard. He can be reached at (800) 238-1841, or ajb@edrnnet.com.



USER QUESTIONNAIRE

SUBJECT PROPERTY NAME: <u>Solana Beach Seniors</u>			
SUBJECT PROPERTY ADDRESS: <u>Gonzalez & Marine View - Solana Beach</u>			
QUESTION	YES	NO	UNK
1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property?		X	
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property?		X	
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		X	
5. Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		X	
6. As the user of this ESA do you have any specialized knowledge or experience related to the 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 or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	X		
7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases?		X	
8. Do you know the past uses of the property?	X		
9. Do you know specific chemicals that are present or once were present at the property?		X	
10. Do you know of spills or other chemical releases that have taken place at the property?		X	
11. Do you know of environmental cleanups that have taken place at the property?		X	
12. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?		X	
13. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?		X	
14. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?		X	
15. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?		X	
16. Are there monitoring wells at the subject property?		X	
17a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?			NA
17b. If there is a difference in the purchase price and fair market value of the property, is it because of known or suspected contamination?		X	
18. Has a title search been performed? If yes, please attach.	X		
19. What type of property transaction is being performed? i.e. sale, purchase, transfer, refinance?	NA		
20. If you are also the current landowner, in what year did you purchase the subject property?	Representative		
Please return to D3G: fax 804-358-3003 or mail to 4721 Cox Road, Suite 200, Glen Allen, VA 23060			
<u>John Oswald</u>	<u>manager</u>	<u>5/2/15</u>	
PRINT NAME/SIGNATURE	TITLE	DATE	
<u>DK Development, LLC</u>			
COMPANY	PROSPECTIVE OR CURRENT LANDOWNER?		

Nicole Douglas

From: Anita Puppig <Apuppig@encinitasca.gov>
Sent: Monday, April 20, 2015 1:22 PM
To: Nicole Douglas
Subject: RE: Request for Information

Hi Nicole,

This is a follow-up to our conversation this morning and the message I left you. We have not performed any inspections at 959 Genevieve Street, Solana Beach, Ca 92075 since it is a residence and does not have any State, County or City license.

Thank you,

Anita Puppig
Fire Marshal

apuppig@encinitasca.gov
(760) 633-2821
(760) 331-7907 cell
(760) 943-2226 fax



*Serving: City of Encinitas
City of Solana Beach
City of Del Mar*

From: Nicole Douglas [mailto:n.douglas@d3g.com]
Sent: Monday, April 20, 2015 6:11 AM
To: Anita Puppig
Subject: RE: Request for Information

Do you know if any entity inspects the property for fire code violations?

From: Anita Puppig [mailto:Apuppig@encinitasca.gov]
Sent: Thursday, April 16, 2015 9:21 PM
To: Nicole Douglas
Subject: RE: Request for Information

Hi Nicole,

My apologies if I was not clear. We do have that property within the City of Solana Beach but it is not a licensed facility.

Thank you,

Anita Puppig
Fire Marshal

apuppig@encinitasca.gov

(760) 633-2821

(760) 331-7907 cell

(760) 943-2226 fax



*Serving: City of Encinitas
City of Solana Beach
City of Del Mar*

From: Nicole Douglas [<mailto:n.douglas@d3g.com>]

Sent: Thursday, April 16, 2015 10:00 AM

To: Anita Puppig

Subject: RE: Request for Information

I'm not sure but would the attached tax card and parcel map assist in locating the property? The tax card indicates that it is located in Solana Beach. Thank you.

From: Anita Puppig [<mailto:Apuppig@encinitasca.gov>]

Sent: Wednesday, April 15, 2015 7:22 PM

To: Nicole Douglas

Cc: dsample@cosb.org

Subject: RE: Request for Information

Nicole,

I do not have a licensed facility located at 959 Genevieve Street, Solana Beach, CA 92075. Please let me know if you have any further questions.

Thank you,

Anita Puppington
Fire Marshal

apuppington@encinitasca.gov

(760) 633-2821

(760) 331-7907 cell

(760) 943-2226 fax



*Serving: City of Encinitas
City of Solana Beach
City of Del Mar*

From: Nicole Douglas [<mailto:n.douglas@d3g.com>]

Sent: Wednesday, April 15, 2015 6:10 AM

To: amy uruburu

Subject: Request for Information

Importance: High

Good Morning,

I am writing in request of fire information that is needed for a re-financing loan report in regards to Solana Beach Senior, located at 959 Genevieve Street. I am requesting it on behalf of DK Development/Pacific Sound Investments. I have attached a brief form that can be filled out, signed and emailed or faxed back. Please let me know if more information is needed.

Thank you for your time,

Nicole Douglas – Research Analyst

Dominion Due Diligence Group (D3G)
4121 Cox Road, Suite 200 - Glen Allen, VA 23060
804.358.2020 (main) 804.665.2913 (direct)
www.d3g.com

Providing nationwide service to protect your investments. It's what we do.



OFFICE USE ONLY

Request # _____

County of San Diego

ELIZABETH POZZEBON
DIRECTORDEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(858) 505-6700 FAX (858) 505-6848
www.sdcdeh.orgAMY HARBERT
ASSISTANT DIRECTOR

PUBLIC RECORDS REQUEST FOR THE SITE ASSESSMENT AND MITIGATION (SAM) PROGRAM AND HAZARDOUS MATERIALS DIVISION (HMD)

Requestor Name: Jesse Cottrell E-Mail: j.cottrell@d3g.comPhone: (303) 980-1800 FAX: (303) 980-1969Company Name: Dominion Due Diligence GroupMailing Address: 2009 Wadsworth Blvd #260, Lakewood, CO 80214

(You may attach a business card/overprint with business card if preferred)

Additional information may be accessed from the DEH website, www.sdcdeh.org. Fax or email your completed form to the Public Records Program at (858) 505-6848 or deh.publicrecords@sdcounty.ca.gov. The following information is required. Separate forms are needed for each address or parcel number.

959 Genevieve Street, Solana Beach, CA 92014

or

2983905100

Exact Address (Street, City and Zip Code)

Assessor's Parcel Number

Optional information (establishment permit number, business name, etc.): _____

Please indicate the purpose of your search by checking all that apply:☒ Contaminated Property Investigation(s) (SAM Cases)☒ SAM Closure Letter/Report☒ Hazardous Materials Permit & Underground Storage Tank Files (HMD/UST)☐ Other: _____

(specify)

☐ Monitoring Well Files (select conditions that apply)☐ Government agency request☐ Consultant with related case☐ Written authorization from owner (attach letter)

OFFICE USE ONLY BELOW THIS LINE

Files reviewed by: _____ of _____ Date: ____/____/____

Files copied for: _____ of _____ Date: ____/____/____

Request cancelled by: _____ Date: ____/____/____

Photocopies _____ Cost _____ Picked up/mailed on _____ By _____

A search for DEH records checked above has been conducted and the following apply:☐ SAM files for the permit number(s) listed below are available.

_____ # _____ # _____ # _____ # _____

☐ HMD/UST files for the permit number(s) listed below are available.

_____ # _____ # _____ # _____ # _____

☐ Original records were purged. Database-only records are available (at: http://sdcounty.ca.gov/deh/doing_business/hazmat_search.html) for the following permit number(s):

_____ # _____ # _____ # _____ # _____

☐ No SAM/HMD/UST records were found for the address/APN you requested._____
Signature - DEH Representative_____
Date

DEH complies fully with the California Public Records Act and the Federal Freedom of Information Act. Please be advised that photocopy and/or scanned file fees may apply.





There are no special contractual conditions between the User and Environmental Professional:

D3G has no financial interest or family relationship with the officers, directors, stockholders or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and has no other side deals, agreements, or financial considerations with the Lender or others in connection with this transaction.



JESSE R. COTTRELL

PROJECT MANAGER



EDUCATION

Middle Tennessee State University - B.S. Anthropology

CERTIFICATIONS/REGISTRATIONS/TRAINING

LPA-1 XRF Lead Paint Detection Device Operator Training/Radiation Safety Training

RMD LPA-1 Lead Paint Inspection System

ASTM Phase I and II Environmental Site Assessments for Commercial Real Estate

Screening for Potential Vapor Intrusion Problems under the ASTM E 2600 Standard – Presented by Anthony J.

Buonicore, P.E., BCEE, QEP – November 2009

SUMMARY OF EXPERIENCE

Jesse Cottrell is an Environmental Project Manager for Dominion Due Diligence Group. Ms. Cottrell is directly responsible for coordinating, conducting and preparing Phase 1 Environmental Site Assessments (HUD, ASTM E 1527, and State Housing Tax Credit programs) throughout the United States. Additionally, Ms. Cottrell is responsible for performance and management of field projects, client contact and comprehensive report writing. The following sites are examples of projects in which Ms. Cottrell has participated:

HUD MAP 221 (d)(4) NC

- Proposed Chandler Place – Baton Rouge, LA
- Proposed The District at Park Center – Boise, ID
- Proposed Chandler Place – Bellevue, NE
- Proposed Winchester Court Apartments – Elko, NV
- Proposed Remington Apartments – Helena, MT

HUD MAP 221 (d)(4) SR

- Kewalo Apartments – Honolulu, HI
- Cherokee Terrace Apartments – Enid, OK
- Azusa Apartments – Azusa, CA
- Gabilan Plaza Apartments – Salinas, CA
- Superior Arboretum Apartments – Superior, AZ

HUD MAP 223(f)

- Vision 5 Apartments – Redmond, WA
- Sycamore Hills Apartments – De Soto, MO
- Fountains Garden Apartments – Fort Worth, TX
- Benning Park Apartments – Washington, DC
- Park Tower Apartments – Spokane, WA

HUD LEAN 232 NC

- Proposed South Main Senior Lifestyles – Milpitas, CA
- Proposed Legacy House of Orem – Orem, UT
- Proposed Mission Bay Memory Care Facility – San Diego, CA
- Proposed Solana Beach Senior Project – Solana Beach, CA
- Proposed Oakmont ALF – Rochester Hills, MI

HUD LEAN 232 SR

- The Gardens Assisted Living Facility – Rochester, MI
- Proposed Chapman Assisted Living Facility – Orange, CA
- Beshant Health Care – West Palm Beach, FL
- Bel Aire Health Care Center – Milwaukee, WI

JESSE R. COTTRELL

PROJECT MANAGER



HUD LEAN 232/223(f)

- Portage Trail Village – Cuyahoga Falls, OH
- The Cambridge – Quincy, WA
- Rego Park Health Care – Flushing, NY
- Arbor Ridge Assisted Living – Vancouver, WA
- Farmington Square of Gresham – Gresham, OR

ASTM/AAI COMPLIANT

- Country Club Apartments – Glen Burnie, MD
- Intoplast - Lolita – Lolita, TX
- Mission Pointe Apartment Homes – Orlando, FL
- Mayfair Flats, LLC – Denver, CO
- Washington Plaza – Piscataway, NJ
- Stockton Plant – Stockton, CA

HUD LEAN 241

- The Villas at La Canada – Tucson, AZ
- The Meadows at East Mountain – Rutland, VT
- Castle Rock Care Center – Castle Rock, CO

FANNIE MAE

- Esperanza of Conroe – Conroe, TX
- Esperanza of College Station – College Station, TX
- Southbrook Apartments – Topeka, KS
- Colonial Village Apartments – Manchester, NH

HUD MAP 220 NC

- 145 West Street LLC – Brooklyn, NY
- Proposed McHenry Row Apartments – Baltimore, MD
- Proposed West 25th Street Lofts – Cleveland, OH

HUD MAP 220 SR

- Proposed Affinity Apartments – Los Angeles, CA

HUD LEAN 242 SR

- Electra Hospital District – Electra, TX
- Moab Valley Healthcare – Moab, UT

HUD MAP 231 SR

- Villa Mayfair – Denver, CO

STATE HOUSING TAX CREDIT PROGRAMS

- Proposed Summit Parque, LLC – Dallas, TX (TDHCA)
- Prairie Village – El Campo, TX (TDHCA)
- Proposed Venetucci Village – Colorado Springs, CO (CHFA)
- Wapakoneta Village – Wapakoneta, OH (OHFA)
- Benet House – Baltimore, MD (MD DHCD)
- The Village of Redford – Redford, MI (MSHDA)

ASHLEY MILLER, EP

ASSOCIATE TEAM LEADER



EDUCATION

Virginia Commonwealth University, B.S. Environmental Science

CERTIFICATIONS/REGISTRATIONS/TRAINING

RMD LPA-1 Lead Paint Inspection System

Virginia Lead Inspector License #3355-000692

AHERA Accredited & Virginia Asbestos Inspector Initial Certificate #7108090007

Screening for Potential Vapor Intrusion Problems under the ASTM E 2600 Standard – Presented by Anthony J. Buonicore, P.E., BCEE, QEP – November 2009

HUD Development Training: Compliance and Documenting Due Diligence in Environmental Review—NEPA and 24 CFR Part 58 Environmental Review Procedures For Entities Assuming HUD Environmental Responsibilities – March 2014

SUMMARY OF EXPERIENCE

Ashley Miller is an Associate Team Leader for Dominion Due Diligence Group. Mrs. Miller's duties include overseeing staff and reviewing Phase I Environmental Site Assessments (HUD, Freddie Mac, Fannie Mae, State Housing Tax Credit, and ASTM E 1527) throughout the United States. Prior to her work with D3G she gained environmental consulting experience as an intern at Marshall Miller & Associates. Mrs. Miller has extensive knowledge of the ASTM E 1527 Phase I Environmental Site Assessment regulations as well as the EPA 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries regulations. Mrs. Miller qualifies as an Environmental Professional as defined under ASTM E 1527 Section 4.3 and Appendix X2 with over 5 years of experience performing investigations of surface and subsurface environmental conditions.

The following sites are examples of projects in which Mrs. Miller has participated:

HUD MAP 221(d)(4) NC

- Proposed October Homes – Madison, TN
- Proposed Assisted Living Facility – Leesburg, VA
- Proposed Mill Run Apartments – Owings Mills, MD
- Proposed Eagle Harbor Phase II - Carrollton, VA

HUD MAP 221 (d)(4) SR

- Harbor Hill Apartments – Baltimore, MD
- Courtyard Apartments – Goldsboro, NC
- Harbor Hill Apartments – Baltimore, MA

HUD MAP 223(f)

- Hillsdale Apartments – Bowling Green, OH
- Monticello Square Apartments – Houston, TX
- Spring Valley Apartments – Columbia, SC
- Riley Towers – Indianapolis, IN
- Roxbury Highlands Apartments - Boston, MA
- Compton Court Apartments - Pasadena, TX
- Deerfield Run Apartments - Rock Hill, SC

HUD LEAN 232 NC

- Proposed Ashton Plantation – Luling, LA
- Proposed Whispering Lakes Assisted Living Facility – Destin, FL
- Proposed Allisonville Meadows – Fishers, IN

ASHLEY MILLER, EP

ASSOCIATE TEAM LEADER



HUD LEAN 232/223(f)

- Heritage Park Nursing Center – Rogers, AR
- Glen Meadows – Hamilton, OH
- Woburn Rehabilitation and Nursing Center – Woburn, MA
- The Brunswick Assisted Living at Attleboro – Langhorne, PA
- New Outlook of Taylorsville - Taylorsville, NC

HUD MAP 202/223(f)

- Lakeland Wesley Village II – Benton, KY
- Opportunity Apartments – Kendallville, IN
- Robert Sharp Towers I – Miami, FL
- Gandy Allmon Manor I – Greenville, SC

ASTM/AAI COMPLIANT

- Cabana West Apartments – Panama City, FL
- Twin Canal Village – Virginia Beach, VA
- Proposed Mixed-Use Facility – Yorktown, VA
- Randolph Hospital & Randolph House – Pulaski, VA
- Park and Shop Plaza - Fredericksburg, VA

OTHER

- 1382 Walls Bridge Road - Wakefield, VA (Lead-Based Paint Testing)
- 713 Briarfield Road - Newport News, VA (Lead-Based Paint Testing)
- Spicers Mill Apartments - Orange, VA (VHDA/USDA RD)
- Stephens Village - Stephens City, VA (VHDA/USDA RD)
- Chelyan Apartments - Cabin Creek, WV (WV Housing Development Fund)
- Pebble Creek II, III and IV - Roanoke, VA (Fannie Mae)
- Harborview Apartments - Jersey City, NJ (ASTM/NJHMFA)
- Woodlark Forest I and II - Indianapolis, IN (Greensfork Township State Bank)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/28/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Riggs, Counselman, Michaels & Downes 4200 Innslake Drive Suite 303 Glen Allen, VA 23060 (804) 237-5900	CONTACT NAME: Marianna Verbeck PHONE (A/C, No, Ext): 804 2375914 E-MAIL ADDRESS: MVerbeck@rcmd.com	FAX (A/C, No): (804) 237-5901													
	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Continental Casualty Company</td><td>20443</td></tr><tr><td>INSURER B: Nautilus Insurance Company</td><td>17370</td></tr><tr><td>INSURER C: Continental Insurance Company</td><td>35289</td></tr><tr><td>INSURER D: Valley Forge Insurance Company</td><td>20508</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Continental Casualty Company	20443	INSURER B: Nautilus Insurance Company	17370	INSURER C: Continental Insurance Company	35289	INSURER D: Valley Forge Insurance Company	20508	INSURER E:		INSURER F:
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INSURER F:															
INSURED Dominion Environmental Group, Inc dba Dominion Due Diligence Group 4121 Cox Road, Suite 200 Glen Allen, VA 23060															

COVERAGES

CERTIFICATE NUMBER: 700275

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			ECPO152054114	9/1/2014	9/1/2015	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			C5099549028	2/3/2015	9/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$	<input checked="" type="checkbox"/>		C5099549031	2/3/2015	9/1/2015	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A	WC5099549045	2/3/2015	9/1/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability Contractor's Pollution Liability			ECPO152054114 ECPO152054114	9/1/2014 9/1/2014	9/1/2015 9/1/2015	\$5,000,000 Each Claim Retroactive date 9/1/1994 \$5,000,000 Each Pollution Condition

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

General Proof of Insurance- General Liability Retention \$10,000 - Coverage A & B Per Occurrence

CERTIFICATE HOLDERDominion Environmental Group, Inc.
4121 Cox Road, Suite 200
Glen Allen, VA 23060**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE:



ASBESTOS INSPECTION and LEAD BASED PAINT SCREEN REPORT

SOLANA BEACH SENIOR PROJECT

**959 Genevieve Street
Solana Beach, California**

Prepared for:

Dominion Due Diligence Group

**4121 Cox Road, Suite 200
Glen Allen, Virginia 23060**

Report Date: **October 20, 2011**

Prepared by:



Andrew J. Olcott

California Certified Asbestos Consultant (CAC) 04-3525
California DHS Risk Assessor LRA-15436

Project Number: 11RN1321

Table of Contents

<u>SECTION</u>	<u>PAGE</u>
EXECUTIVE SUMMARY1
 ASBESTOS SURVEY	
Introduction	4
Sampled Suspect Asbestos Containing Materials – Negative	
Table 1 - Sampled Suspect Asbestos Containing Materials	
Sampled Suspect Asbestos Containing Materials – Assumed	
Sampling and Analytical Procedures.....	5
Findings	6
Asbestos-Containing Materials	
Conclusions and Recommendations.....	7
Table Summarizing Sample Results	8
 LEAD-BASED PAINT SURVEY	
Introduction	12
Methodologies	12
Findings	13
Disclaimer.....	13
 APPENDICES	
Asbestos Bulk Sample Results	A
LBP Testing Results	B
Employee Certifications	C
Floor Plan	D

EXECUTIVE SUMMARY

RiskNomics, LLC has contracted with Dominion Due Diligence Group (Client) to conduct a pre-demolition asbestos inspection, and limited scope Lead-Based Paint inspection of the structures located at 959 Genevieve Street in Solana Beach, California. The inspection included the main residence, shed, greenhouse, boat, and recreation vehicles located on the property. The objective of the survey was to provide documentation to the Client consisting of a listing of the findings and approximate quantities of asbestos and lead bearing components that may impact future demolition activities.

Inspection activities were performed October 10, 2011 by John Castorini, a State of California Site Surveillance Technician (CSST) and Lead Risk Assessor. Copies of current Certifications can be found in Appendix B.

Inspection, sampling, material condition assessments, and analytical procedures for asbestos-containing building materials were performed in general accordance with the U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) - EPA Title 40, Code of Federal Regulations (CFR), Part 61 Subpart M (40 CFR Part 61, Subpart M), the EPA AHERA regulation (40 CFR Part 763), the Federal Occupational Safety and Health Administration (OSHA) (29 CFR 1926.1101) guidelines, and local Air Pollution Control District Guidelines.

A total of twenty-seven (27) bulk samples were collected and analyzed by Polarized Light Microscopy (PLM) to complete the inspection.

Asbestos was identified within the following materials:

Solana Beach Senior Housing 959 Genevieve Street, Solana Beach, California					
Material	Location	Percentage/ Type*	Material Condition	Approx. Quantity	NESHAP Category
Stucco	Main House – Exterior	0.5-0.7% Chrysotile	Intact	2,000 Sf	N/A
Penetration Mastic	Main House – Roof	10% Chrysotile	Intact	10 SF	CAT I

Asbestos containing material (ACM) as defined by the EPA and OSHA are materials with an asbestos concentration of greater than 1% (>1%) as analyzed by polarized light microscopy (PLM). In addition, ACM is designated as follows for NESHAP compliance:

Friable asbestos - material which can be crumbled, pulverized or reduced to powder by hand pressure, a.k.a. Regulated Asbestos Containing Materials (RACM)

Category I non-friable - includes resilient floor coverings, asphalt roofing products, gaskets and packings.

* Laboratory analytical data sheets should be reviewed for potential asbestos content within individual layers of a sample for each material. Analysis of an individual layer of a material may exceed 1% while the composite analysis of the material as a whole is below 1%. Laboratory analytical data sheets are presented within Appendix A.

Category II non-friable - any non-friable ACM that is not in Category I (i.e. transite siding material).

Subsurface (underground) electrical power line conduit and/or water supply/waste pipe were, historically constructed with materials that were of cement-asbestos (transite) composition. These materials may be present in and around the buildings below the surface and may be encountered during future site grading or excavation activities.

LEAD BASED PAINT FINDINGS

The LBP testing was conducted to determine the presence of LBP and lead-bearing building components on various interior and exterior components of the subject building. The LBP testing was performed through paint chip sampling in accordance with the United States Department of Housing and Urban Development's (HUD's) guidance document, "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," 1997 Revision. This testing is for OSHA information purposes only and is not being performed to comply with California Title 17 for LBP.

Federal and California DHS regulations define LBP as any surface coating that contains lead at or above 1.0 milligrams per square centimeter (mg/cm^2) or 0.5% by weight. Therefore, paint and coatings that tested at or above $1.0 \text{ mg}/\text{cm}^2$ or 0.5% have been identified as lead-containing materials and components in this report. The test results indicated that some building components contain lead in concentrations above federal and DHS regulated concentrations within the inspected structures.

Building materials with intact lead containing paint must be characterized for lead and other potentially hazardous materials before transportation off site. Testing may include, but not limited to, Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC) and Toxicity Characteristic Leaching Procedure (TCLP) criteria. Paint chips and debris must be disposed of as lead containing hazardous waste.

Components showing lead concentrations at or above $1.0 \text{ mg}/\text{cm}^2$

Solana Beach Senior Housing 959 Genevieve Street, Solana Beach, California				
Component	Location(s)	Color	Condition	Result (mg/cm^2)
Ceramic Tile	Bathroom	White	Intact	13.85

Removal or disturbance of material with any detectable amount of lead paint must be handled in accordance with the California Occupational Safety and Health Administration (Cal/OSHA) lead, Title 8, California Code of Regulations (CCR), Section 1532.1 (8 CCR 1532.1). Therefore, "negative" XRF readings i.e. those below the HUD/EPA definition of what constitutes LBP ($1.0 \text{ mg}/\text{cm}^2$ or 0.5%) **DO NOT** relieve contractors from performing exposure assessments (personal

air monitoring) on the their employees per the OSHA Lead Standard and should not be interpreted as lead is not present. Although a reading may indicate “negative”, airborne lead concentrations still may exceed the OSHA Action Level or the OSHA Permissible Exposure Limit (PEL) depending on the work activity. With reasonable work practices, components with “negative” XRF readings should not generate lead exposures over the OSHA action level.

ASBESTOS SURVEY

INTRODUCTION

A NESHAP based survey was completed for Dominion Due Diligence (Client) on October 10, 2011 at 959 Genevieve Street, in Solana Beach, California by RiskNomics. The inspection included interior and exterior building materials of the main residence, shed, greenhouse, boat, and recreation vehicles expected to be impacted during demolition of the structures.

The CSST representative for RiskNomics was Mr. John Castorini. Copies of valid training certificates and licenses are presented in Appendix B.

Inspection, sampling, material condition assessments, and analytical procedures for asbestos-containing building materials were performed in general accordance with the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) - EPA Title 40, Code of Federal Regulations (CFR), Part 61 Subpart M (40 CFR Part 61, Subpart M), the EPA AHERA regulation (40 CFR Part 763), and the Federal Occupational Safety and Health Administration (OSHA) (29 CFR 1926.1101) guidelines.

SAMPLED SUSPECT ASBESTOS CONTAINING MATERIALS - NEGATIVE

Samples of the following suspect materials were found to be Negative for asbestos:

Solana Beach Senior Housing 959 Genevieve Street, Solana Beach, California			
Sample #	Material	Friable/ Non-Friable	Condition
Main Residence			
DW-01 – 03	Drywall & Joint Compound	NF	ND
L-01 – 02	White Linoleum, 7x 7 Print	NF	ND
SAC-01 – 03	Spray Acoustic Ceiling	F	ND
WP-01 – 02	Window Putty	NF	ND
RS-01 – 02	Roof Shingles	NF	ND
PM-01 – 02	Roof Penetration Mastic	NF	ND
Shed			
RR-01 – 02	Roof Shingles	NF	ND
Greenhouse, Boat, & Recreational Vehicles			
There were no suspect materials identified with the Greenhouse, Boat, & Recreational Vehicles.			

SUSPECT ASBESTOS CONTAINING MATERIALS - ASSUMED

The following suspect asbestos containing materials were identified but not sampled to maintain the materials' integrity and aesthetics (assumed asbestos containing materials):

All identified suspect materials were sampled

SAMPLING AND ANALYTICAL PROCEDURES

Sampling Procedures

Representative bulk samples of suspect ACBMs were randomly collected from both inside and outside of the inspected building. Homogenous material determinations were assessed based on the following criteria:

- Similar physical characteristics (same color and texture, etc.);
- Application (sprayed-on, troweled-on, assembly into a system, etc.); and
- Material function (thermal insulation, floor tile, wall or ceiling system, etc.).

Following completion of the visual inspection and homogeneous material identification, bulk material samples were collected utilizing a modified AHERA random sampling format. The quantity of samples necessary to test suspect building materials were determined while on site and was performed according to AHERA, OSHA, and NESHAP regulations. The minimum number of samples RiskNomics collected was two (2) samples per suspect miscellaneous and thermal system insulation (TSI) material. Sampling of surfacing materials was based on the quantity of material present, and was performed as follows:

Sampling Requirements for Surfacing Materials	
Quantity of Surfacing Material Present	Minimum # of Samples
<1,000 Square Feet	3
Between 1,000 and <5,000 Square Feet	5
>5,000 Square Feet	7

Surfacing, TSI, and miscellaneous materials are defined as follows:

Surfacing - includes, but is not limited to, plaster; and painted, troweled on, or spray-applied textured material;

TSI - includes, but is not limited to, pipe and boiler insulation;

Miscellaneous - includes, but is not limited to, flooring, roofing, Mastics, gaskets, cementitious materials, caulking, ceiling tiles, fire doors, wall boards, and flexible duct connections.

Once collected, all bulk samples were appropriately labeled and shipped to an accredited analytical laboratory for analysis. All sampled building materials were also characterized for condition and approximate quantity on-site during the inspection.

PLM Analysis Methodology

Laboratory services were provided by EMC Labs, Inc., located at 9830 S. 51st Street, Suite B-109 located in Phoenix, Arizona, a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory (NVLAP code #101926-0).

Each bulk sample was analyzed by polarized light microscopy (PLM) in accordance with the United State Environmental Protection Agency's (EPA's) Test Methods: Methods for the determination of Asbestos in Bulk Building Materials (EPA 600/M4-82-020, July 1993) and the McCrone Research Institute's The Asbestos Particle Atlas. Additional treatment(s) and test(s) were performed as required to accurately define material composition (i.e. ashing, extraction, acetone treatment, point counting, and/or transmission electron microscopy [TEM]).

Analysis consisted of using the bulk sample for visual observation and slide preparation(s) for microscopic examination and identification. All samples were analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non-asbestos constituents (mineral wool, cellulose, etc.), and non-fibrous constituents. Using a stereoscope, the microscopist visually estimated relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample.

FINDINGS

Interpretation of Asbestos Results

Federal OSHA, the California Occupational Safety and Health Administration (Cal/OSHA), and National Emission Standards for Hazardous Air Pollutants (NESHAP) define an asbestos-containing material (ACM) as any material containing more than one percent (>1.0%) asbestos. Both agencies have certain classifications for ACM types as well as requirements that apply when ACM is removed and disposed. Additionally, Cal/OSHA includes the term asbestos-containing construction material (ACCM); which is any manufactured construction material containing >0.1% asbestos. The ACCM designation has been established by Cal/OSHA as a criterion for the registration and certification of contractors and consultants respectively, who provide services that involve such materials.

Per United States EPA NESHAP regulations, "friable" materials with PLM results of less than ten percent (<10%) asbestos must be assumed ACM unless it is further analyzed using the EPA Point Count Method to more precisely determine the actual asbestos content. The lower limit of reliable detection for asbestos using the PLM analytical method is one percent (1.0%) by volume. When less than one percent (<1.0%) appears in this report, it should be interpreted as meaning that asbestos was present in the sample, but the exact percentage is unknown. Any sample indicating a concentration of <1.0% can be subjected to the more stringent Point Count Method of analysis to more precisely determine the actual asbestos content. If this material is found to contain less than 1% asbestos by point counting, then it may be disposed of as non-hazardous waste.

If asbestos was detected above 0.1% concentration following the point count analysis, Cal/OSHA rules would still apply, and the contractor performing removal or demolition must comply with the worker protection, training, and medical surveillance portions of the asbestos standard. Although a reading may indicate "<1%", airborne asbestos concentrations still may exceed the OSHA Permissible Exposure Limit (PEL) depending on the work activity.

Cal/OSHA states that employers performing construction activities on materials containing any detectable asbestos must comply with all applicable provisions of Title 8, California Code of Regulations (CCR), Section 1529 (8 CCR 1529). Therefore, those materials which fall outside the NESHAP definition of an ACM are regulated by Cal/OSHA, and should be handled as ACCM by qualified personnel.

Note that the term “friable asbestos-containing material” means any ACM applied on ceilings, walls, structural members, piping, duct work, or any other part of a building which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. The term includes non-friable ACM after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

The following materials contain Asbestos in concentrations exceeding 0.1% (ACCM)

Main Residence - Stucco

The following materials contain Asbestos in concentrations exceeding 1.0% (ACM)

Main Residence – Roof Penetration Mastic

CONCLUSIONS AND RECOMMENDATIONS

Results of bulk sample analysis confirmed that asbestos was identified in concentrations greater than 1.0% within some of the building materials sampled. The majority of the identified ACM (1.0% asbestos or greater) identified were found to be in relatively good condition at the time of this inspection. RiskNomics recommends, and Cal/OSHA requires, that if the asbestos materials are likely to become friable during demolition/renovation activities, these materials must be removed prior to their disturbance using Cal/OSHA 8 CCR 1529 Class I or Class II removal procedures. This would include all RACM and Category I and II materials.

Materials uncovered during demolition activities that are not addressed in this inspection report must be sampled by an accredited asbestos inspector prior to any disturbance.

California state regulations require notifications prior to the removal of ACM. A California certified supervisor shall be onsite during all asbestos removal activities and all asbestos removal work shall be conducted by California certified asbestos workers. All asbestos shall be removed according to applicable California regulations and in accordance with any additional local and federal regulations.

The U.S. Environmental Protection Agency (USEPA) regulations do not require removal of asbestos-containing materials that are in good condition. However, personnel who may be involved with building renovations will need to be advised of the presence of asbestos and appropriate measures may be warranted in order to assure the identified asbestos-containing materials are not disturbed during renovation activities. If the asbestos-containing materials

left in place are disturbed during renovation activities, the materials must be handled and disposed of in accordance with applicable State and Federal regulations.

Table Summarizing PLM Sample Results

Sample#	Sample Location	Layer#	Description	Asbestos Type	Asbestos%
DW-01	1-LIVING	1	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster		ND - None Detected
DW-01	1-LIVING	2	LAYER 2 Plaster-Finish Coat, Pink		ND
DW-02	2-BED	1	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster		ND
DW-02	2-BED	2	LAYER 2 Plaster-Finish Coat, Pink		ND
DW-03	4-BED	1	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster		ND
DW-03	4-BED	2	LAYER 2 Plaster-Finish Coat, Pink		ND
DW-03	4-BED	3	LAYER 3 Plaster Texture, White/ Off White		ND
L-01	6-KITCHEN	1	Linoleum, White/ Gray		ND
L-02	3-BED	1	Linoleum, White		ND
SAC-01	1-LIVING	1	Spray-On Acoustic Ceiling, Off White		ND
SAC-02	3-BED	1	Spray-On Acoustic Ceiling, Off White		ND
SAC-03	5-BED	1	Spray-On Acoustic Ceiling, Off White		ND
ST-01	B WALL	1	LAYER 1 Ext. Stucco-Scratch Coat, Gray		ND
ST-01	B WALL	2	LAYER 2 Ext. Stucco-Finish Coat, Lt. Green	Chrysotile	0.5%
ST-02	C WALL	1	LAYER 1 Ext. Stucco-Scratch Coat, Gray		ND
ST-02	C WALL	2	LAYER 2 Ext. Stucco-Finish Coat, Lt. Green	Chrysotile	0.7%
WP-01	B EXT. WINDOW	1	Window Putty, Brown/ Lt. Yellow		ND
WP-02	C EXT. WINDOW	1	Window Putty, White		ND
RS-01	ROOF 1	1	LAYER 1 Roof Shingle, Black/ Brown/ Gray		ND
RS-01	ROOF 1	2	LAYER 2 Roof Felt, Black		ND

Sample#	Sample Location	Layer#	Description	Asbestos Type	Asbestos%
RS-02	ROOF 1	1	LAYER 1 Roof Shingle, Black/ Brown/ Gray		ND
RS-02	ROOF 1	2	LAYER 2 Roof Shingle, Black/ Brown/ Gray		ND
RS-02	ROOF 1	3	LAYER 3 Roof Shingle, Black/ White		ND
RR-01	SHED ROOF	1	Rolled Roofing, Beige/ Brown/ Black		ND
RR-02	SHED ROOF	1	Rolled Roofing, Beige/ Brown/ Black		ND
PM-01	ROOF	1	Penetration Mastic, Black	Chrysotile	10%
PM-02	ROOF	1	Penetration Mastic, Black	Chrysotile	10%

LEAD-BASED PAINT SURVEY

INTRODUCTION

Mr. John Castorini, an EPA certified Lead Risk Assessor representing RiskNomics performed limited scope lead-based paint (LBP) testing at 959 Genevieve Street in Solana Beach, California. This testing is for Cal/OSHA information purposes only and is not being performed to comply with California Title 17 for LBP. Representative painted and/or finished components were tested in general accordance with the protocols for LBP testing in the United States Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 1997) and any applicable Federal, State, and Local regulations.

A listing of all tested components can be found in Appendix B of this report.

METHODOLOGIES

Visual Inspection

Accessible components likely to be impacted during renovation of the structure were visually inspected for the presence of paint. There was no demolition of components in order to access hidden painted materials, and not all areas of the buildings could be visually inspected for paint. RiskNomics makes no warranty as to the possible existence or absence of lead in inaccessible locations.

XRF Sampling

The LBP inspection was conducted using a Keymaster MAP/4-M lead paint analyzer. XRF is a common analytical technique used to quantitatively measure the concentration level of elements in solid materials. XRF used for lead detection is defined as exciting an atom with X-rays causing the excited atom to emit its characteristic X-rays. Keymaster MAP/4 implements the XRF technique by using a sealed radioactive source inside the instrument.

XRF testing was performed on random testing combinations, except for interior walls, where 1-4 readings were taken. A testing combination is characterized by the room equivalent, the component type, and the substrate. A room equivalent is an identifiable part of a residence or building (e.g., room, foyer, house exterior, etc.). The HUD and EPA standard for lead-based paint is 1.0 mg/cm².

Descriptions of the testing combinations and the XRF results were recorded in the field.

Calibration checks were performed in the field prior to the start of testing, and following the completion of testing in the unit. Calibration checks are performed by using a painted block or film of known lead content, as close to 1.0 mg/cm² as possible. 3 readings are taken on the paint film to determine if the machine is reading within the specified tolerances.

FINDINGS

Federal and California DHS regulations define LBP as any surface coating that contains lead at or above 1.0 milligrams per square centimeter (mg/cm^2) or 0.5% by weight. Therefore, paint and coatings that tested at or above $1.0 \text{ mg}/\text{cm}^2$ or 0.5% have been identified as lead-containing materials and components in this report. The test results indicated that some building components contain lead in concentrations above federal and DHS regulated concentrations within the inspected structures.

Components showing lead concentrations at or above $1.0 \text{ mg}/\text{cm}^2$

Solana Beach Senior Housing 959 Genevieve Street, Solana Beach, California				
Component	Location(s)	Color	Condition	Result (mg/cm^2)
Ceramic Tile	Bathroom	White	Intact	13.85

Removal or disturbance of material with any detectable amount of lead paint must be handled in accordance with the California Occupational Safety and Health Administration (Cal/OSHA) lead, Title 8, California Code of Regulations (CCR), Section 1532.1 (8 CCR 1532.1). Therefore, “negative” XRF readings i.e. those below the HUD/EPA definition of what constitutes LBP ($1.0 \text{ mg}/\text{cm}^2$ or 0.5%) **DO NOT** relieve contractors from performing exposure assessments (personal air monitoring) on the their employees per the OSHA Lead Standard and should not be interpreted as lead is not present. Although a reading may indicate “negative”, airborne lead concentrations still may exceed the OSHA Action Level or the OSHA Permissible Exposure Limit (PEL) depending on the work activity. With reasonable work practices, components with “negative” XRF readings should not generate lead exposures over the OSHA action level.

Building materials with intact lead containing paint must be characterized for lead and other potentially hazardous materials before transportation off site. Testing may include, but not limited to, Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC) and Toxicity Characteristic Leaching Procedure (TCLP) criteria. Paint chips and debris must be disposed of as lead containing hazardous waste.

DISCLAIMER

The content presented in this report is based on data collected during the site inspection and survey, review of pertinent regulations, requirements, guidelines and commonly followed industry standards, and information provided by the Client, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. RiskNomics believes the data and analysis to be accurate and relevant, but cannot accept responsibility for the accuracy or

completeness of available documentation or possible withholding of information of other parties.

This hazardous materials survey report is designed to aid the property owner, architect, construction manager, general contractor, and asbestos/lead abatement contractor in locating ACM or lead. This report is not intended for, and may not be utilized as a bidding document or as an abatement project specification document.

RiskNomics



Andrew J. Olcott
Vice President, Operations

APPENDIX A

LABORATORY ANALYTICAL DATA

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report

0105254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	RISKNOMICS	Job# / P.O. #:	
Address:	8777 E. VIA DE VENTURA, SUITE 385	Date Received:	10/11/2011
	SCOTTSDALE, AZ 85258	Date Analyzed:	10/17/2011
Collected:	10/10/2011	Date Reported:	10/17/2011
Project Name/	959 GENEVIE ST	EPA Method:	EPA 600/M4-82-020
Address:	SOLANO BEACH, CA 92074	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0105254-001 DW-01	1-LIVING	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster	No		Cellulose Fiber <1% Gypsum Quartz Carbonates Perlite 99%
		LAYER 2 Plaster-Finish Coat, Pink	No		Talc 1% Carbonates Quartz Gypsum Mica Binder/Filler 99%
0105254-002 DW-02	2-BED	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster	No		Cellulose Fiber <1% Gypsum Quartz Carbonates Perlite 99%
		LAYER 2 Plaster-Finish Coat, Pink	No		Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%
0105254-003 DW-03	4-BED	LAYER 1 Drywall/ Plaster-Scratch Coat, Lt. Gray Note: Sample appears to be plaster	No		Cellulose Fiber <1% Gypsum Quartz Carbonates Perlite 99%
		LAYER 2 Plaster-Finish Coat, Pink	No		Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%
		LAYER 3 Plaster Texture, White/ Off White	No		Cellulose Fiber 1% Carbonates Mica Perlite Binder/Filler 99%

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Collected:	10/10/2011	Date Reported:	10/17/2011
Project Name/	959 GENEVIE ST	EPA Method:	EPA 600/M4-82-020
Address:	SOLANO BEACH, CA 92074	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0105254-004 L-01	6-KITCHEN	Linoleum, White/ Gray	No		Cellulose Fiber 15% Fibrous Glass 3% Carbonates Binder/Filler 82%
0105254-005 L-02	3-BED	Linoleum, White	No		Cellulose Fiber 15% Fibrous Glass 5% Carbonates Binder/Filler 80%
0105254-006 SAC-01	1-LIVING	Spray-On Acoustic Ceiling, Off White	No		Carbonates Perlite Mica Binder/Filler 100%
0105254-007 SAC-02	3-BED	Spray-On Acoustic Ceiling, Off White	No		Cellulose Fiber <1% Carbonates Perlite Mica Binder/Filler 99%
0105254-008 SAC-03	5-BED	Spray-On Acoustic Ceiling, Off White	No		Carbonates Perlite Mica Binder/Filler 100%
0105254-009 ST-01	B WALL	LAYER 1 Ext. Stucco-Scratch Coat, Gray	No		Cellulose Fiber <1% Gypsum Quartz Carbonates Mica 99%
		LAYER 2 Ext. Stucco-Finish Coat, Lt. Green	Yes	Chrysotile <1%	Carbonates Gypsum Quartz Binder/Filler 99%

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Laboratory Report

0105254

Bulk Asbestos Analysis by Polarized Light Microscopy

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Client:	RISKNOMICS	Job# / P.O. #:	
Address:	8777 E. VIA DE VENTURA, SUITE 385	Date Received:	10/11/2011
	SCOTTSDALE, AZ 85258	Date Analyzed:	10/17/2011
Collected:	10/10/2011	Date Reported:	10/17/2011
Project Name/	959 GENEVIE ST	EPA Method:	EPA 600/M4-82-020
Address:	SOLANO BEACH, CA 92074	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)		Non-Asbestos Constituents	
0105254-010 ST-02	C WALL	LAYER 1	No	Chrysotile	<1%	Cellulose Fiber	<1%
		Ext. Stucco-Scratch Coat, Gray				Gypsum Quartz Carbonates Mica	99%
		LAYER 2	Yes			Carbonates Gypsum Quartz Binder/Filler	99%
		Ext. Stucco-Finish Coat, Lt. Green					
0105254-011 WP-01	B EXT. WINDOW	Window Putty, Brown/ Lt. Yellow	No			Carbonates Quartz Binder/Filler	100%
0105254-012 WP-02	C EXT. WINDOW	Window Putty, White	No			Carbonates Quartz Binder/Filler	100%
0105254-013 RS-01	ROOF 1	LAYER 1	No			Fibrous Glass	15%
		Roof Shingle, Black/ Brown/ Gray				Quartz Carbonates Binder/Filler	85%
		LAYER 2	No			Cellulose Fiber	40%
		Roof Felt, Black				Quartz Binder/Filler	60%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report

0105254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	RISKNOMICS	Job# / P.O. #:	
Address:	8777 E. VIA DE VENTURA, SUITE 385	Date Received:	10/11/2011
	SCOTTSDALE, AZ 85258	Date Analyzed:	10/17/2011
Collected:	10/10/2011	Date Reported:	10/17/2011
Project Name/	959 GENEVIE ST	EPA Method:	EPA 600/M4-82-020
Address:	SOLANO BEACH, CA 92074	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)		Non-Asbestos Constituents		
0105254-014 RS-02	ROOF 1	LAYER 1	No			Fibrous Glass	15%	
		Roof Shingle, Black/ Brown/ Gray				Quartz	85%	
						Carbonates		
		LAYER 2	No			Binder/Filler	Fibrous Glass	15%
		Roof Shingle, Black/ Brown/ Gray				Quartz	85%	
						Carbonates		
		LAYER 3	No			Binder/Filler	Fibrous Glass	15%
		Roof Shingle, Black/ White				Quartz	85%	
						Carbonates		
		Binder/Filler						
0105254-015 RR-01	SHED ROOF	Rolled Roofing, Beige/ Brown/ Black	No			Fibrous Glass	15%	
						Quartz	85%	
						Carbonates		
						Binder/Filler		
0105254-016 RR-02	SHED ROOF	Rolled Roofing, Beige/ Brown/ Black	No			Fibrous Glass	15%	
						Quartz	85%	
						Carbonates		
						Binder/Filler		
0105254-017 PM-01	ROOF	Penetration Mastic, Black	Yes	Chrysotile	10%	Carbonates	90%	
						Binder/Filler		
0105254-018 PM-02	ROOF	Penetration Mastic, Black	Yes	Chrysotile	10%	Carbonates	90%	
						Binder/Filler		

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report

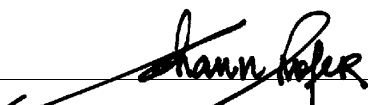
0105254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	RISKNOMICS	Job# / P.O. #:	
Address:	8777 E. VIA DE VENTURA, SUITE 385	Date Received:	10/11/2011
	SCOTTSDALE, AZ 85258	Date Analyzed:	10/17/2011
Collected:	10/10/2011	Date Reported:	10/17/2011
Project Name/	959 GENEVIE ST	EPA Method:	EPA 600/M4-82-020
Address:	SOLANO BEACH, CA 92074	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
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Analyst - Johann Hofer



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernable layer. All analyses are derived from calibrated visual estimate and measured in weight percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately <1% by weight. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by any entity to claim product endorsement by NVLAP or any agency of the U.S. Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 105254
TAT: 4 days
Rec'd: OCT 11 P.M.
EMC USE ONLY

COMPANY NAME: **RISKNOMICS**

BILL TO:

(If Different Location)

8777 E. Via de Ventura, Ste 385

Scottsdale, AZ 85258

CONTACT:

Andy Olcott 602-881-9665

Phone/Fax:

480-315-1100

SCAN COC

Email:

aolcott@risknomicsllc.com

& EXCEL

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [5-Day] [6-10 Day]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: 959 Genuvie St Solana Beach CA 92074

P.O. Number:

Project Number:

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1	DN-01	10/10/11	Living / Drywall Mud	Y N			
2	02		R Bed /	Y N			
3	03		H Bed /	Y N			
4	L-01		Kitchen / white linoleum	Y N			
5	L-02		B Bed /	Y N			
6	SR-01		Living / Spray Wall	Y N			
7	S-02		E Bed /	Y N			
8	S-03		S Bed /	Y N			
9	SR-01		B Wall / Gray Ext Skirt	Y N			
10	S-02		C S /	Y N			
11	WP-01		B Ext Window / window Pkty	Y N			
12	WP-02		C " " / " "	Y N			
13	RS-01		Roof / Roof Shingles	Y N			
14	RS-02		S /	Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print)

John Castorini

(Signature)

Relinquished by:

Date/Time:

Received by:

Date/Time:

Relinquished by:

Date/Time:

Received by:

Date/Time:

Relinquished by:

Date/Time:

Received by:

Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report

0105630

Bulk Asbestos Analysis by Polarized Light Microscopy

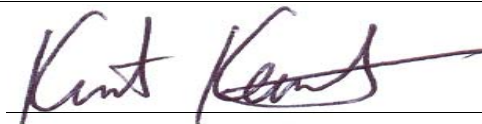
NVLAP#101926-0

Client:	RISKNOMICS	Job# / P.O. #:	
Address:	8777 E. VIA DE VENTURA, SUITE 385	Date Received:	10/20/2011
	SCOTTSDALE, AZ 85258	Date Analyzed:	10/25/2011
Collected:	10/10/2011	Date Reported:	10/25/2011
Project Name/	959 GENEVIE ST-SOLANO BEACH	EPA Method:	EPA 600/M4-82-020
Address:	POINT COUNT VIA EMC LAB #105254	Submitted By:	ANDY OLCOTT
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0105630-001 ST-01	B WALL	Ext. Stucco-Finish Coat, Lt. Green/ Gray Note: POINT COUNT	Yes	Chrysotile 0.5%	Gypsum Carbonates Quartz Binder/Filler 99.5%
0105630-002 ST-02	C WALL	Ext. Stucco-Finish Coat, Lt. Green/ Gray Note: POINT COUNT	Yes	Chrysotile 0.7%	Cellulose Fiber 0.5% Gypsum Carbonates Quartz Binder/Filler 98.8%



Analyst - Kurt Kettler



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernable layer. All analyses are derived from calibrated visual estimate and measured in weight percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately <1% by weight. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by any entity to claim product endorsement by NVLAP or any agency of the U.S. Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 105630
TAT: 3 day
Rec'd: OCT 20 P.M.
EMC USE ONLY

COMPANY NAME: **RISKNOMICS**

BILL TO: (If Different Location)

8777 E. Via de Ventura, Ste 385

Scottsdale, AZ 85258

CONTACT: Andy Olcott 602-881-9665

Phone/Fax: 480-315-1100

SCAN COC

Email: aolcott@risknomicsllc.com

& EXCEL

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ ____ / Sample \$ ____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [5-Day] [6-10 Day]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: 959 Genevieve St - Solano Beach

P.O. Number: _____

Project Number: _____

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1	ST-01	10/10		(Y) N			
2	ST-02	1		(Y) N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
			400 pnt Count	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: _____

Sample Collector: (Print) _____

(Signature) _____

Relinquished by: _____ Date/Time: _____ Received by: Diana Federico Date/Time: 10/20/11Relinquished by: Diana Federico Date/Time: 10/20/11 Received by: [Signature] Date/Time: 10/20/11

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Diana Federico

105630

From: aolcott@risknomicsllc.com

Sent: Thursday, October 20, 2011 1:37 PM

To: storre@emclabs.com; emclab@emclabs.com; Diana Federico (dfederico@emclabs.com)

Subject: Point Counts

I need 400 PC on the following samples:

0105254 – 09 Layer 2

0105254 – 10 Layer 2

Standard 3 day TAT

Let me know if you have any questions

Andrew J. Olcott

Vice President, Operations



RiskNomics

Economically Managing Risk

8777 E. Via de Ventura, Suite 385

Scottsdale, AZ 85258

480-315-1100 (o)

602-881-9665 (c)

480-948-1674 (f)

aolcott@risknomicsllc.com

APPENDIX B

LBP TESTING RESULTS

DETAILED XRF TESTING RESULTS

959 Genevieve Street, Solana Beach, California 92074

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantities For Entire Area	Comments
1	Exterior House		A	Wall	Stucco	Brown	Fair	0.20	Negative		
2	Exterior House		B	Wall	Stucco	Brown	Fair	0.14	Negative		
3	Exterior House		C	Wall	Stucco	Brown	Fair	0.17	Negative		
4	Exterior House		D	Wall	Stucco	Brown	Fair	0.29	Negative		
5	Exterior House		C	Overhang	Wood	Brown	Fair	0.18	Negative		
6	Exterior House		C	Fascia	Wood	White	Fair	0.03	Negative		
7	Exterior House		C	Rafter Tail	Wood	Brown	Fair	0.20	Negative		
8	Exterior House		C	Door	Wood	White	Fair	0.11	Negative		
9	Exterior House		A	Door Casing	Wood	Green	Fair	0.17	Negative		
10	Exterior House		A	Door Jamb	Wood	Green	Fair	0.20	Negative		
11	Exterior House		A	Door	Wood	Grey	Fair	0.13	Negative		
12	Exterior House		C	Door Casing	Wood	Grey	Fair	0.19	Negative		
13	Exterior House		C	Door Jamb	Wood	Grey	Fair	0.27	Negative		
14	Exterior House		C	Window Sill	Wood	Grey	Fair	0.20	Negative		
15	Exterior House		C	Window Sash	Wood	Grey	Fair	0.13	Negative		
16	Exterior House		C	Window Casing	Wood	Grey	Fair	0.20	Negative		
17	Exterior House		C	Garage Door	Wood	Brown	Fair	0.11	Negative		
18	Exterior House		A	Garage Door Casing	Wood	Grey	Fair	0.17	Negative		
19	Exterior House		A	Attached Shed Wall	Wood	Brown	Fair	0.20	Negative		
20	Exterior House		A	Attached Shed Door	Wood	Brown	Fair	0.13	Negative		
21	Exterior House		A	Porch Overhang	Wood	White	Fair	0.09	Negative		
22	Exterior House		A	Porch Rafter	Wood	Blue	Fair	0.11	Negative		
23	Interior Rm. 1-Living Room		A	Wall	Drywall	White	Intact	0.17	Negative		
24	Interior Rm. 1-Living Room		B	Wall	Drywall	White	Intact	0.09	Negative		
25	Interior Rm. 1-Living Room		C	Wall	Drywall	White	Intact	0.20	Negative		
26	Interior Rm. 1-Living Room		D	Wall	Drywall	White	Intact	0.11	Negative		
27	Interior Rm. 1-Living Room		D	Baseboard	Wood	Green	Intact	0.05	Negative		
28	Interior Rm. 1-Living Room		A	Door	Wood	Grey	Intact	0.13	Negative		
29	Interior Rm. 1-Living Room		A	Door Casing	Wood	Green	Intact	0.20	Negative		
30	Interior Rm. 1-Living Room		A	Door Jamb	Wood	Green	Intact	0.11	Negative		
31	Interior Rm. 1-Living Room		---	Ceiling	Acoustic	White	Intact	0.09	Negative		
32	Interior Rm. 2-Bedroom		A	Wall	Drywall	White	Intact	0.11	Negative		
33	Interior Rm. 2-Bedroom		B	Wall	Drywall	White	Intact	0.03	Negative		
34	Interior Rm. 2-Bedroom		C	Wall	Drywall	White	Intact	0.20	Negative		
35	Interior Rm. 2-Bedroom		D	Wall	Drywall	White	Intact	0.17	Negative		
36	Interior Rm. 2-Bedroom		D	Baseboard	Wood	White	Intact	0.09	Negative		
37	Interior Rm. 2-Bedroom		C	Door	Wood	White	Intact	0.14	Negative		
38	Interior Rm. 2-Bedroom		C	Door Casing	Wood	White	Intact	0.20	Negative		
39	Interior Rm. 2-Bedroom		C	Door Jamb	Wood	White	Intact	0.13	Negative		
40	Interior Rm. 2-Bedroom		---	Ceiling	Acoustic	White	Intact	0.19	Negative		
41	Interior Rm. 2-Bedroom		C	Closet Door Casing	Wood	White	Fair	0.08	Negative		
42	Interior Rm. 2-Bedroom		C	Upper Cabinet	Wood	White	Intact	0.17	Negative		
43	Interior Rm. 3-Bathroom		A	Wall	Drywall	White	Intact	0.13	Negative		

DETAILED XRF TESTING RESULTS

959 Genevieve Street, Solana Beach, California 92074

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
44	Interior	Rm. 3-Bathroom	B	Wall	Drywall	White	Intact	0.20	Negative		
45	Interior	Rm. 3-Bathroom	C	Wall	Drywall	White	Intact	0.11	Negative		
46	Interior	Rm. 3-Bathroom	D	Wall	Ceramic Tile	White	Intact	13.85	Positive	200 Ft²	Not a painted surface
47	Interior	Rm. 3-Bathroom	D	Door	Wood	Brown	Intact	0.17	Negative		
48	Interior	Rm. 3-Bathroom	D	Door Casing	Wood	Brown	Intact	0.19	Negative		
49	Interior	Rm. 3-Bathroom	D	Door Jamb	Wood	Brown	Intact	0.20	Negative		
50	Interior	Rm. 3-Bathroom	---	Ceiling	Drywall	White	Intact	0.18	Negative		
51	Interior	Rm. 3-Bathroom	A	Upper Cabinet	Wood	Black	Intact	0.11	Negative		
52	Interior	Rm. 3-Bathroom	A	Lower Cabinet	Wood	White	Fair	0.05	Negative		
53	Interior	Rm. 4-Bedroom	A	Wall	Drywall	White	Intact	0.11	Negative		
54	Interior	Rm. 4-Bedroom	B	Wall	Drywall	White	Intact	0.03	Negative		
55	Interior	Rm. 4-Bedroom	C	Wall	Drywall	White	Intact	0.29	Negative		
56	Interior	Rm. 4-Bedroom	D	Wall	Drywall	White	Intact	0.17	Negative		
57	Interior	Rm. 4-Bedroom	B	Baseboard	Wood	White	Intact	0.13	Negative		
58	Interior	Rm. 4-Bedroom	A	Door	Wood	White	Fair	0.14	Negative		
59	Interior	Rm. 4-Bedroom	A	Door Casing	Wood	White	Fair	0.03	Negative		
60	Interior	Rm. 4-Bedroom	A	Door Jamb	Wood	White	Fair	0.20	Negative		
61	Interior	Rm. 4-Bedroom	---	Ceiling	Acoustic	White	Intact	0.09	Negative		
62	Interior	Rm. 4-Bedroom	A	Closet Door Casing	Wood	White	Intact	0.11	Negative		
63	Interior	Rm. 4-Bedroom	A	Upper Cabinet	Wood	Green	Intact	0.07	Negative		
64	Interior	Rm. 5-Bedroom	A	Wall	Drywall	White	Fair	0.17	Negative		
65	Interior	Rm. 5-Bedroom	B	Wall	Drywall	White	Fair	0.14	Negative		
66	Interior	Rm. 5-Bedroom	C	Wall	Drywall	White	Fair	0.20	Negative		
67	Interior	Rm. 5-Bedroom	D	Wall	Drywall	White	Poor	0.13	Negative		
68	Interior	Rm. 5-Bedroom	B	Baseboard	Wood	White	Intact	0.05	Negative		
69	Interior	Rm. 5-Bedroom	B	Door	Wood	White	Intact	0.13	Negative		
70	Interior	Rm. 5-Bedroom	B	Door Casing	Wood	White	Intact	0.20	Negative		
71	Interior	Rm. 5-Bedroom	B	Door Jamb	Wood	White	Intact	0.11	Negative		
72	Interior	Rm. 5-Bedroom	---	Ceiling	Acoustic	White	Intact	0.03	Negative		
73	Interior	Rm. 5-Bedroom	A	Closet Door	Wood	White	Intact	0.11	Negative		
74	Interior	Rm. 5-Bedroom	A	Closet Door Casing	Wood	White	Intact	0.05	Negative		
75	Interior	Rm. 5-Bedroom	A	Upper Cabinet	Wood	White	Intact	0.11	Negative		
76	Interior	Rm. 6-Kitchen	A	Wall	Drywall	White	Intact	0.13	Negative		
77	Interior	Rm. 6-Kitchen	B	Wall	Drywall	White	Intact	0.29	Negative		
78	Interior	Rm. 6-Kitchen	C	Wall	Drywall	White	Intact	0.17	Negative		
79	Interior	Rm. 6-Kitchen	D	Wall	Drywall	White	Intact	0.23	Negative		
80	Interior	Rm. 6-Kitchen	C	Baseboard	Wood	White	Intact	0.05	Negative		
81	Interior	Rm. 6-Kitchen	C	Door	Wood	White	Fair	0.20	Negative		
82	Interior	Rm. 6-Kitchen	C	Door Casing	Wood	Green	Fair	0.14	Negative		
83	Interior	Rm. 6-Kitchen	C	Door Jamb	Wood	Green	Fair	0.20	Negative		
84	Interior	Rm. 6-Kitchen	D	Window Sill	Wood	White	Intact	0.20	Negative		
85	Interior	Rm. 6-Kitchen	---	Ceiling	Drywall	White	Intact	0.13	Negative		
86	Interior	Rm. 6-Kitchen	B	Shelf	Wood	White	Fair	0.20	Negative		

DETAILED XRF TESTING RESULTS

959 Genevieve Street, Solana Beach, California 92074

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantities For Entire Area	Comments
87	Interior	Rm. 6-Kitchen	D	Upper Cabinet	Wood	Green	Fair	0.17	Negative		
88	Interior	Rm. 6-Kitchen	D	Lower Cabinet	Wood	Green	Fair	0.19	Negative		
89	Interior	Rm. 7-Hall	A	Wall	Drywall	White	Intact	0.11	Negative		
90	Interior	Rm. 7-Hall	B	Wall	Drywall	White	Intact	0.08	Negative		
91	Interior	Rm. 7-Hall	C	Wall	Drywall	White	Intact	0.20	Negative		
92	Interior	Rm. 7-Hall	D	Wall	Drywall	White	Intact	0.11	Negative		
93	Interior	Rm. 7-Hall	A	Door	Wood	White	Poor	0.05	Negative		
94	Interior	Rm. 7-Hall	B	Door Casing	Wood	White	Poor	0.13	Negative		
95	Interior	Rm. 7-Hall	C	Door Jamb	Wood	White	Poor	0.20	Negative		
96	Interior	Rm. 7-Hall	---	Ceiling	Acoustic	White	Intact	0.11	Negative		
97	Interior	Rm. 7-Hall	D	Upper Cabinet	Wood	White	Intact	0.07	Negative		
98	Interior	Rm. 7-Hall	D	Lower Cabinet	Wood	White	Intact	0.19	Negative		

APPENDIX C

EMPLOYEE CREDENTIALS

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

John P Castorini



Name

Certification No. 03-3349

Expires on 05/22/12

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7160 et seq. of the Business and Professions Code.

State of California Department of Public Health

Lead-Related
-Construction
Certificate

Certificate Type	Expiration Date
Inspector/Assessor	03/14/2012
★ Project Monitor	03/14/2012



John P. Castorini ID # 13642

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Andrew J Olcott



Name

Certification No. 04-3525

Expires on 02/19/12

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

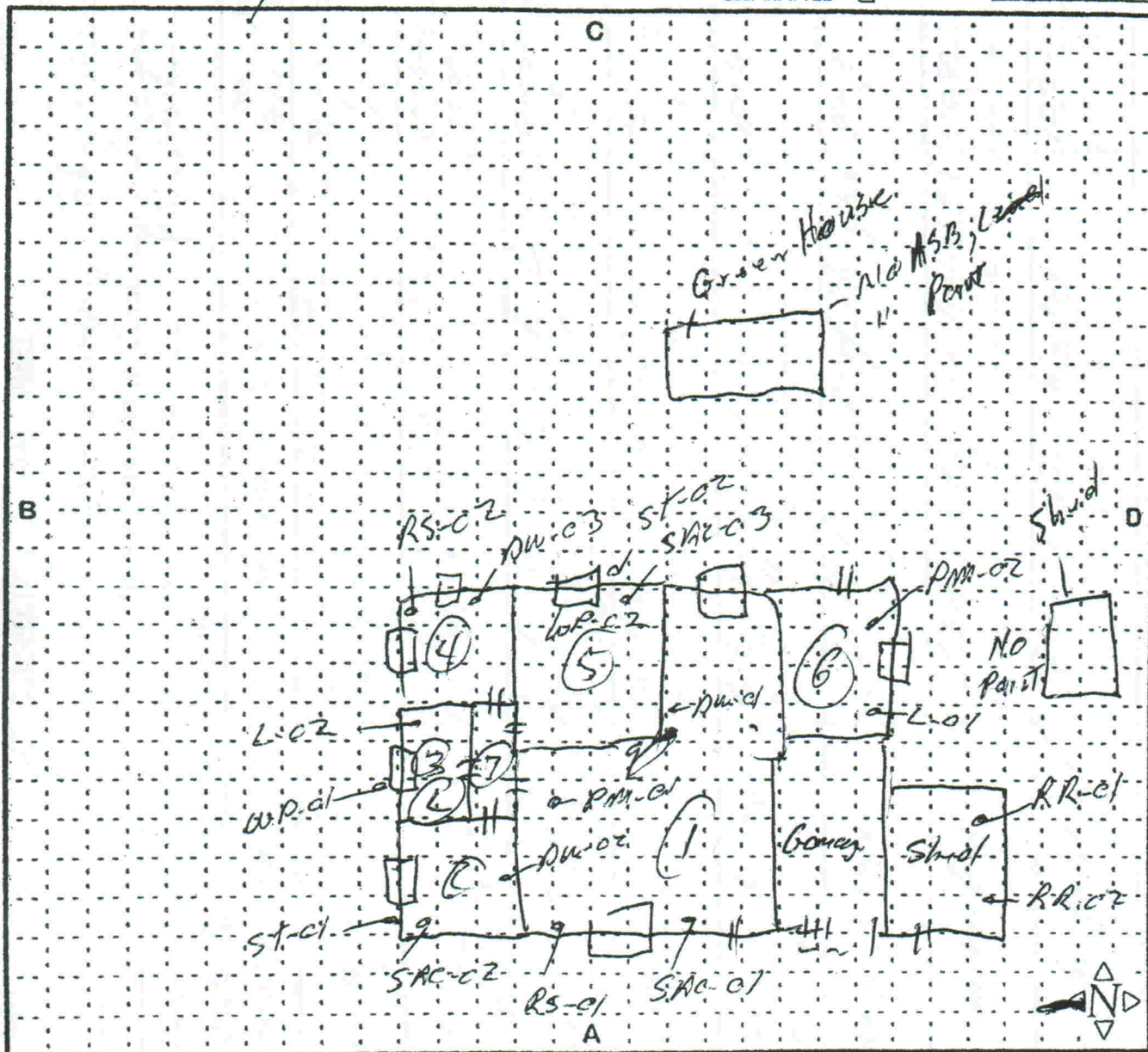
APPENDIX D

FLOOR PLAN

DRAWN BY: *AC* 7 407

ASBESTOS
SURVEY ☒
TESTING ☐
MOLD
INVESTIGATION ☐
SAMPLING ☐
CLEARANCE ☐

JOB # _____
PAGE 1 OF 1
DATE 10/10/11



1.	Living	8.	15.
2.	Butl Bed	9.	16.
3.	But L	10.	17.
4.	Bed	11.	18.
5.	Bed	12.	19.
6.	Kitchen	13.	20.
7.	Hall	14.	21.