



PHASE I ENVIRONMENTAL SITE ASSESSMENT

GLOBAL INVESTMENTS AND DEVELOPMENT, LLC

**Ironwood Avenue Property – 75.1-Acres
Northwest of Ironwood Avenue and Oliver Street
APN 473-160-004-5
City of Moreno Valley, Riverside County, California 92555**

October 15, 2014

EEI Project Number GLO-71982.1

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

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Property location:

Ironwood Avenue Property – 75.1-Acres
Northwest of Ironwood Avenue and Oliver Street
APN 473-160-004-5
City of Moreno Valley, Riverside County, California 92545

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GENERAL SITE INFORMATION

Project Information: Ironwood Avenue Property – 75.1-Acres

EEI Project Number: GLO-71982.1

Site Information:

Northwest of Ironwood Avenue and Oliver Street
APN 473-160-004-5
City of Moreno Valley, Riverside County, California 92555

Site Access Contact: Mr. Joseph Rivani, Office: 213-365-0005

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Inspection Date: October 6, 2014; **Report Date:** October 15, 2014

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Site Assessor:

Dylan Ehram – Staff Scientist

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Bernard A. Sentianin – Principal Geologist

AAI Certification:

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



Bernard A. Sentianin – Principal Geologist

EXECUTIVE SUMMARY

At the request and authorization of the Client (Global Investments and Development, LLC), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located northwest of Ironwood Avenue and Oliver Street, City of Moreno Valley, Riverside County, California. The purpose of this Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment (i.e., recognized *environmental condition* as delineated in ASTM E1527-13). A *De minimis* condition is not considered a *recognized environmental condition*.

The subject property is comprised of 75.1-acres of undeveloped land, on a single parcel identified by Assessor's Parcel Number (APN) 473-160-004-5. There is no street address associated with the subject property and the property is currently vacant land. Several unimproved roadways traverse the subject property. EEI understands that the subject property is proposed to be purchased by Global Investments and Development, LLC, for the purpose of residential development.

The rectangular shaped subject property is bound by mountainous and undeveloped land to the north. To the south, the property is bound by Ironwood Avenue, followed by residential development. To the east, the property is bound by an un-named access road, followed by undeveloped land. To the west, the property is bound by Nason Street, followed by residential development. According to the City of Moreno Valley zoning map, the northwest portion of the subject property is zoned as Hillside Residential (HR) and the remainder of the property is zone as Residential Agriculture (RA2).

Based on the information reviewed, with the exception of several unimproved roadways, the subject property has been historically undeveloped. Residential and agricultural development likely began in the property vicinity during the 1930s.

EEI contacted the County of Riverside Department of Environmental Health, California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other state and federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank (UST) releases, or as having other environmental concerns (i.e., spill, leak, or aboveground tank [AST]). Neither the subject property nor any adjacent properties were listed on any of the databases researched.

On October 6, 2014, EEI personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during our site reconnaissance.

EEI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-10. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on the results of a Tier 1 VES, EEI concluded that a VEC for the subject property can be ruled out, because a VEC does not or is not likely to exist due to the lack of known or suspected contaminated properties within the Area of Concern (AOC).

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 473-016-004-5, the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *subject property*.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the property located northwest of Ironwood Avenue and Oliver Street, in the City of Moreno Valley, Riverside County, California (**Figure 1**). *Recognized environmental conditions (RECs)* include property uses that may indicate the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term *RECs* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-13.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs and other documents relative to historical subject property usage and development.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions of the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of Global Investments and Development, LLC (Client). This assessment should not be relied upon by other parties without the express written consent of EEI and the Client. Any use or reliance upon this assessment by a party other than Client; therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of onsite impacts from previous site usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence.

The findings in this report are based upon published geologic and hydrogeologic information and information (both documentary and oral) provided by City of Moreno Valley, the County of Riverside, Environmental Data Resources Inc. (EDR®) (i.e., agency database search, and various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located northwest of the intersection of Ironwood Avenue and Oliver Street, in the City of Moreno Valley, Riverside County, California (**Figure 2**). The subject property is comprised of 75.1-acres of undeveloped land, on a single parcel identified by Assessor's Parcel Number (APN) 473-160-004-5 (**Appendix B**). There is no street address associated with the subject property and the property is currently vacant land. Several unimproved roadways traverse the subject property. EEI understands that the subject property is proposed to be purchased by Global Investments and Development, LLC, for the purpose of residential development.

The rectangular shaped subject property is bound by mountainous, undeveloped land to the north. To the south, the property is bound by Ironwood Avenue, followed by residential development. To the east, the property is bound by an un-named access road, followed by undeveloped land. To the west, the property is bound by Nason Street, followed by residential development. According to the City of Moreno Valley zoning map, the northwest portion of the subject property is zoned as Hillside Residential (HR) and the remainder of the property is zone as Residential Agriculture (RA2).

Based on the information reviewed, with the exception of several unimproved roadways, the subject property has been historically undeveloped. In 1985, it appeared a small area of the subject property, located in the northern and central portion, was utilized for agriculture; this agriculture appeared to be removed from the subject property by the time of the following aerial photograph in 1989. Residential and agricultural development likely began in the site vicinity during the 1930s.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS) 7.5 Minute Sunnymead Quadrangle map (USGS, 1980). The map indicates the elevation of the subject property ranges from approximately 1,830 feet above mean sea level (amsl) in the southern portions to 1,920 feet amsl in the northern portions. The northern portion of the subject property is characterized by steeply sloping mountainous terrain and the southern portion of the property appears to have moderate to gentle topography. The subject property slopes downwards to the south and any surface runoff generated on the property would flow towards the south and southwest.

2.3 Regional and Local Geology

The subject property lies within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges geomorphic province, one of the largest geomorphic units in western North America, extends from the Transverse Ranges geomorphic province and the Los Angeles Basin, south to Baja California. It is bound on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northeast-southeast oriented fault blocks (CGS, 2002).

Three major fault zones and some subordinate fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast, and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province, whereas, a fault related to the San Andreas Transform Fault System, the Newport-Inglewood-Rose Canyon Fault zone exists near the western margin and Continental Borderland Geomorphic Province (CDMG, 1998). The nearest major active fault, the Claremont Fault, is located approximately one and one-half miles northeast of the subject property (CGS, 2010). According to the 2010 geologic maps of California, the central and southern portions of the subject property are underlain by Quaternary aged, semi-consolidated alluvium, lake or playa deposits, and in the northwestern portion of the property, is underlain by Mesozoic aged granites,

Soil in the vicinity of the subject property has been identified by the United States Department of Agriculture - Natural Resource Conservation Service, online Web Soil Survey database as a mix of Monserate Sandy Loam and the Hanford coarse sandy loam. The Monserate sandy loams formed in alluvial fans from granitic rocks and occur on slopes of 15 to 25 percent (USDA, 2014). Monserate sandy loams are up to 70-inches thick, well drained and have a very low capacity to transmit water. Hanford coarse sandy loams are typically 60-inches thick, well drained soils, with a high capacity to transmit water. These soils form in alluvial fans from granitic rocks and occur on slopes of 2 to 8 percent.

2.4 Regional and Local Hydrogeology

According to the California Regional Water Quality Control Board, Santa Ana Region, Water Quality Control Plan - Santa Ana River Basin (8) (SARWQCB, 1995), the subject property is located within the Perris North Hydrologic Area, of the San Jacinto Valley Hydrologic Unit. Groundwater in this subarea has been designated as beneficial for municipal domestic, agricultural, industrial process and industrial supply.

The California Department of Water Resources Water Data Library (WDL, 2014) website does not indicate the presence of water supply wells located on the subject property (Township 02 South, Range 03 West, Section 34); however, two wells were indicated within one-mile of the subject property. Data indicated depth to groundwater in Well No. EMWD12003, located approximately three-quarter miles northeast, was 239 feet as measured in 2014. Data from the second nearby well, state Well No. 002S03W34C001S, located approximately eight-tenths of a mile north-northwest, indicated depth to groundwater was 240 feet, as measured in 2014. Based solely on topography, groundwater flow direction for the subject property would be expected to flow to the south.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) online database and the Riverside County Land Information System (RCLIS) to determine if the subject property was in a flood zone. The subject property is located on two separate FIRM maps.

According to FIRM Number FM06065C0755G, Panel No. 0755 of 3805 and FIRM Number FM06065C0760G, Panel No. 0760 of 3805 – both effective August 28, 2008, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. The FIRM also indicates that a small area of the subject property at the southeast corner, and adjacent property to the southeast, are located within Zone A. FEMA defines Zone A as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. A copy of the FIRM is included in **Appendix B**.

2.6 Protected Flora and Fauna and/or Wetlands

EEI contacted the county of Riverside for information regarding protected flora and fauna and/or wetlands on or near the subject property. According to the Riverside County Integrated Project (RCIP), the subject property lies within an independent cell group of the Reche Canyon/Badlands Area Plan, of the Proposed Multiple Species Habitat Conservation Plan (MSHCP) (**Appendix B**). According to MSHCP, the subject property is located within an area group with high conservation goals. The MSHCP states that prior to property development; a site assessment which addresses the following MSHCP sections should be conducted by a qualified biologist:

- Section 6.1.2 Protection of Species associated with Riparian/Riverine areas and Vernal Pools
- Section 6.1.3 Protection of Narrow Endemic Plant Species
- Section 6.1.4 Guidelines pertaining to the Urban/Wildlands Interface

In addition, the MSHCP states that a habitat assessment is required to address at a minimum, potential habitat for the Burrowing Owl. According to the MSHCP, if potential habitat for the aforementioned species is determined to be located on the property, focused surveys may be required during the appropriate season.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

Information regarding subject property ownership was obtained from the county of Riverside Assessor's office and a Preliminary Title Report (PTR) prepared by Title 365, dated February 13, 2014. According to the information reviewed, the current ownership of the subject property is vested in Ironwood 8 Properties, a California Limited Partnership. A copy of the PTR is included in **Appendix B**.

3.2 Subject Property History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include aerial photographs, USGS maps, City of Moreno Valley and County of Riverside Planning and Building and Safety Department files. The information sources are reviewed in the following sections.

3.2.1 Historical Use Review

Aerial photographs and historical topographical maps, provided by EDR®, were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating between 1901 and 2012 were reviewed. A 2012 aerial photograph was obtained from Google Earth®, a copy of which is included herein (**Figure 2**). **Table 1** summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by EDR®, Inc. are included in **Appendix C**.

Based on the information reviewed, with the exception of several unimproved roadways, the subject property has been historically undeveloped. Residential and agricultural development likely began in the site vicinity during the 1930s.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1901	Topographic Maps 1:250,000/ 250'000	Scale of the map did not allow for a detailed review of the subject property. Subject property appeared in the general area north of Moreno Valley. The city of Moreno Valley appeared with limited urban development.
1938	Aerial Photograph 1-inch = 500 feet	Subject property and adjacent property appeared as undeveloped land located to the north of Ironwood Avenue. The southern and central portions of the subject property appeared to be cleared of vegetation. Ironwood Avenue appeared as an unimproved road to the south. An unimproved roadway enters the subject property from the north. Land to the north, south and west appeared to be undeveloped. Land to the east appeared to be developed for agriculture. There is limited agricultural development in the subject property vicinity.
1943	Topographic Map 1:62,500	Subject property and adjacent property appeared as undeveloped land located to the northwest of Ironwood Avenue and Nason Street. Ironwood Avenue appeared as an improved road. Two unimproved roadways are present on the subject property. Land to the north, south and west appeared to be undeveloped. Land to the east appeared to be developed for agriculture.
1953	Topographic Map 1:24,000	Subject property and surrounding properties appeared as they did in the 1943 map, except the northern portion of the subject property appeared to be developed with a windmill.
1953/ 1966	Aerial Photographs 1-inch = 500 feet	Subject property and adjacent properties appeared as they did in the 1938 photograph except an additional portion in the north of the subject property appeared to be cleared of vegetation. There is an increase in agricultural development in surrounding properties and a residential structure appeared north of the subject property in the 1966 photo.
1967	Topographic Map 1:24,000	Subject property appeared as it did in the 1943 map. Increased agricultural development appeared north of the subject property. Limited residential appeared on the adjacent property to the east of the subject property. Land to the south and east of the subject property appeared as undeveloped land.
1973	Topographic Map 1:24,000	Subject property, adjacent property and surrounding property appeared as it did in the 1967 map, except the adjacent property to the south appeared with increased agricultural development.
1975	Aerial Photograph 1-inch = 500 feet	Resolution of photo did not allow for detailed analysis of the subject property. Subject property and vicinity appeared as it did in the 1966 photograph. An additional unimproved roadway appeared to enter the subject property from the west.
1980	Topographic Map 1:24,000	Subject property, adjacent property and surrounding property appeared as it did in the 1973 map.
1985	Aerial Photograph 1-inch = 500 feet	A small area in the northern and central portion of the subject property appeared to be developed with agriculture. The rest of the subject property appeared as it did in the 1975 and 1966 photographs. Increased residential and agricultural development appeared west of the subject property. Land to the south of the subject property appeared to be graded for development.
1989	Aerial Photograph 1-inch = 500 feet	Agriculture appeared to be cleared from the subject property. Except for the northwest portion, the subject property appeared to be cleared of vegetation. There is an increase in residential development on the adjacent property to the south.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1994/ 2002/ 2005/ 2006/ 2009 2010/ 2012	Aerial Photographs 1-inch = 500 feet	No apparent changes appeared on the subject property or adjacent properties since the 1989 photograph. Several unimproved roadways appeared to cross the central portion of the subject property in the 2002 photograph. The subject property appeared to be disced or partially graded in the 2009 photograph. Residential development increased to the south of the subject property in the 2002 photograph.
2012	Aerial Photograph Google Earth (Color)	Subject property appeared in its current configuration, as undeveloped land with several unimproved roadways. The southern portion of the subject property appeared to have been disced or partially graded in a grid pattern. Land to the north and east appeared as undeveloped. Land to the south is developed by Ironwood Avenue, followed by single family residential development. To the west, the subject property is bound by Nason Street, followed by rural residential development.

3.2.2 City/County Directories

Due to the absence of development of the subject property and recent development of the surrounding area, this information source was not researched as it was not deemed to be sufficiently useful and not researched during this Phase I ESA.

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made at the Los Angeles Public Library’s collection of Sanborn Fire Insurance Maps. Sanborn map coverage was not available for the subject property indicating little or no development in the subject property vicinity prior to 1950.

3.2.4 City of Moreno Valley Building and Safety Department Files

EEI contacted the City of Moreno Valley, Building and Safety Department, to review any existing files related to the subject property. According to personnel with the Building and Safety Department, a search of the subject property’s APN revealed that there are no planning cases or building permits on file for the subject property.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from EDR®, an environmental information/database retrieval service. A copy of the EDR® report is provided in **Appendix D**, along with a description of the individual databases. The subject property was not listed on any of the databases reviewed as having environmental concerns. Following is a list of databases that were reviewed in the preparation of this report.

3.3.1 Federal Databases

Federal National Priority site list (NPL) – No listings were reported within a one mile radius of the subject property.

Federal Delisted NPL site list – No listings were reported within a one mile radius of the subject property.

Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list – No listings were reported within a one-half mile radius of the subject property.

Federal CERCLIS No Further Assessment Planned (NFRAP) site list – No listings were reported within a one-half mile radius of the subject property.

Federal Resource Conservation Recovery Act (RCRA) Corrective Action Sites (CORRACTS) facilities list – No listings were reported within a one mile radius of the subject property.

Federal RCRA non-CORRACTS facilities list – No listings were reported within a one mile radius of the subject property.

Federal RCRA non-CORRACTS Treatment, Storage and Disposal (TSD) facility list (RCRA-TSDF) – No listings were reported within a one-half mile radius of the subject property.

Federal RCRA generators list (RCRA-LQG SQG CESQG) – No listings were reported within a one-quarter mile radius of the subject property.

Federal institutional controls/engineering controls (IC/EC) registries – No listings were reported within a one-half mile radius of the subject property.

Federal Emergency Response Notification System (ERNS) – No listings were reported for the subject property.

The subject property was not identified on any of the above-referenced databases researched.

3.3.2 State and Regional Sources

State and Tribal equivalent NPL sites – No listings were reported within a one mile radius of the subject property.

State/Tribal equivalent CERCLIS sites – No listings were reported within a one mile radius of the subject property.

State and tribal landfill and/or solid waste disposal site lists – One listing was reported within a one-half mile radius of the subject property. The listing, **Badlands Sanitary Landfill** (31125 Ironwood Avenue, 0.34 miles west) is listed as active permitted solid waste landfill, operated by the County of Riverside Waste Management Department, that accepts agricultural, ash, construction, green, industrial, inert, metal mixed municipal, tire and wood wastes. The site has operated as a landfill since 1966 and was operated as a burn site until early 1977. Site has been issued several notices in relation to runoff control compliance. Based on topographical separation and distance from the subject property (greater than one-quarter mile) this site is not considered to be an environmental concern.

State and tribal leaking storage tank lists – No listings were reported within a one-half mile radius of the subject property.

State and tribal registered storage tank lists – No listings were reported within a one-quarter mile radius of the subject property.

State and Tribal voluntary cleanup sites – No listings were reported within a one-half mile radius of the subject property.

Local Brownfield lists – No listings were reported within a one-half mile radius of the subject property.

Local Lists of Landfill and Hazardous Waste/Contaminated Sites – One listing was reported within a one-half mile radius of the subject property. The listing, **Badlands Sanitary Landfill** (31125 Ironwood Avenue, 0.34 miles west) is listed as active permitted solid waste landfill, operated by the County of Riverside Waste Management Department, that accepts agricultural, ash, construction, green, industrial, inert, metal mixed municipal, tire and wood wastes. The site has operated as a landfill since 1966 and was operated as a burn site until early 1977. Site has been issued several notices in relation to runoff control compliance. Based on topographical separation and distance from the subject property (greater than one-quarter mile) this site is not considered to be an environmental concern.

Local Lists of Registered Storage Tanks – No listings were reported within a one-quarter mile radius of the subject property.

Local Land Records – No listings were reported within a one-half mile radius of the subject property.

Records of Emergency Release Reports – No listings were reported for the subject property.

Other Ascertainable Records – No listings were reported within a one mile radius of the subject property.

EDR Exclusive Records – No listings were reported within a one mile radius of the subject property.

Exclusive Recovered Government Archives – No listings were reported within a one-half mile radius of the subject property.

Orphan Summary – The EDR® database search report lists a number of sites identified as “orphans.” EDR was unable to confirm the physical locations of these sites relative to the subject property or to assess whether they were located within the designated search radii. EEI attempted to locate these “orphan” sites, to the extent possible, using various maps and our knowledge of the site area. Any of the “orphan” sites determined to be within the designated search radii were included in our evaluation of the various listed sites with potential to result in a recognized environmental condition relative to the subject property.

3.4 Regulatory Agency Review

3.4.1 City of Moreno Valley/Riverside County Fire Departments

EEI contacted the City of Moreno Valley and Riverside County Fire Departments concerning any permit, inspection, UST, or cleanup information available for the subject site. According to both the City and County Fire Department personnel, neither department's hold or track permits regarding hazardous materials. This information is regulated by the County of Riverside Department of Environmental Health (see Section 3.4.2). No other pertinent information was available with the RCFD.

3.4.2 County of Riverside Department of Environmental Health

EEI contacted the County of Riverside Department of Environmental Health (CRDEH) for information regarding any Underground Storage Tank (UST) permits, LUST cases, Hazardous Waste Generator permits, Emergency Responses, Complaint and Investigation (ERCI) documents, DTSC Calsite listings, and Superfund Site listings, pertaining to the subject property. According to the RCDEH, the aforementioned database listings are reported by site address. Given that the subject property does not have an assigned address, this information source was not deemed to be sufficiently useful; and therefore, not researched during this Phase I ESA.

3.4.3 Department of Toxic Substances Control

EEI reviewed the Department of Toxic Substances Control (DTSC, 2014) online database EnviroStor for listings on or adjacent to the subject property. The subject property was listed as the site of a DTSC school investigation. EEI reviewed information provided by the website and found that, because the subject property was the proposed location of a high school, the DTSC required a Phase I Environmental Site Assessment (ESA) to investigate any potential recognized environmental conditions (RECs) in connection with the subject property. The Phase I ESA, prepared by The Planning Center, titled **Proposed Alternate High School No. 5 – Ironwood/Nason, Moreno Valley, California**, dated June 25, 2008, stated that the subject property had been undeveloped since 1901 and found no RECs in connection with the subject property. The report recommended no further assessment or investigation. The DTSC concurred with the findings of the Phase I and issued a No Further Action determination as of July 31, 2008. See Section 3.7.1 for a detailed summary of this assessment.

3.4.4 State Water Resources Control Board

EEI reviewed the Spills, Leaks, Investigations, and Cleanup (SLIC) list, as well as the online database GeoTracker, which provides records on LUSTs, both maintained by the State Water Resources Control Board (SWRCB, 2014). Neither the school or subject property was listed as a DTSC investigation site. Please see Sections 3.4.3 and 3.7.1 for a detailed summary.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed at the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2014) did not indicate the presence of oil and gas wells on or adjacent to the subject property (Township 02 South, Range 03 West, and Section 34).

3.4.6 National Pipeline Mapping System

EEI reviewed the National Pipeline Mapping System (NPMS, 2014) public viewer website for gas transmission pipelines and hazardous liquid trunklines on or close to the subject property. According to the information reviewed, no pipelines are located on or in close proximity to the subject property.

3.5 Interview with Current Property Owner

EEI contacted the property owners, Mr. Chang Chung Yang and Mrs. Fu Mei Yang, for information regarding the subject property. Mr. and Mrs. Yang provided the information documented below.

3.5.1 Past or Present Uses Indicating Environmental Concerns

Mr. and Mrs. Yang stated that the subject property is not in use and has not been used since it was purchased.

3.5.2 Environmental Liens or Governmental Notifications

Mr. and Mrs. Yang stated that they are not aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. and Mrs. Yang stated that they are not aware of any hazardous substances or environmental violations on the subject property.

3.5.4 Previous Assessments

Mr. and Mrs. Yang stated that an environmental impact assessment was done by the City of Moreno Valley as a part of its feasibility study to use the subject property for a new high school. According to Mr. and Mrs. Yang, the assessment reported no negative findings.

3.5.5 Legal Proceedings

Mr. and Mrs. Yang stated that they are not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the subject property.

3.6 User Specific Information

Pursuant to ASTM E1527-13, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), Mr. Joseph Rivani, with Global Investments and Development, LLC. The User Specific Information provided by Mr. Rivani is documented below. A list of the user specific questions (per ASTM E1527-13) with associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Rivani was unaware of any environmental liens or activity and use limitations in association with the subject property. To supplement this information, a Preliminary Title report was obtained from the Client. A review of the report confirmed the absence of any environmental liens or and other activity and use limitations (AULs) associated with the subject property.

3.6.2 Specialized Knowledge

Mr. Rivani stated that he has no specialized knowledge or experience related to the property or nearby properties (i.e., knowledge of the chemicals or processes used by a type of business).

3.6.3 Valuation Reduction for Environmental Issues

Mr. Rivani stated that the purchase price being paid for the subject property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Rivani stated that he was not aware of any environmental issues related to the subject property.

3.6.5 Other

Mr. Rivani stated that the Phase I ESA is required by City of Moreno Valley. The type of property transaction in the case of the subject property was described by Mr. Rivani as a sale.

3.7 Previous Assessments

3.7.1 The Planning Center, Phase I ESA, Proposed Alternate High School No. 5 – Ironwood/Nason, Moreno Valley, California, Dated June 25, 2008

The above-referenced ESA was conducted for the subject property, consisting of 75.1-acres on a single parcel identified by APN 473-160-004-5, known as the Proposed Alternate High School No. 5 – Ironwood/Nason property. The Phase I was prepared as required by the DTSC because the subject property was the proposed location of a high school.

The Planning Center (PC) conducted the site visit on May 16, 2008, and noted that the subject property was undeveloped land, situated in an area with both undeveloped land and residential development. PC stated that the subject property had been undeveloped since 1901 and had never been used for agriculture. PC also noted that site water would be provided to the site by the Eastern Municipal Water District, who sources its water from the Colorado River Aqueduct and groundwater wells. PC's assessment revealed no evidence of any recognized environmental conditions in connection with the subject property. The report recommended no further assessment or investigation of the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Materials (ACM) were banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

The subject property is currently undeveloped land; therefore, the presence of Asbestos-Containing Materials is not considered an environmental concern.

3.8.2 Lead-Based Paint

Lead-Based Paint has been identified by Occupational Safety and Health Administration (OSHA), the United States Environmental Protection Agency (U.S. EPA) and the Department of Housing and Urban Development (HUD) as being a potential health risk to humans, particularly children, based on its effects to the central nervous system, kidneys, and bloodstream. The risk of Lead-Based Paint has been classified by HUD based upon the age and condition of the painted surface.

The subject property is currently undeveloped land; therefore, the presence of Lead-Based Paint is not considered an environmental concern.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability; the U.S. EPA has identified the County of Riverside as Zone 2 (i.e., a predicted average indoor radon screening level between 2 and 4 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to physically observe the subject property, site structures (if any), and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products into structures on the subject site, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling. Detailed information pertaining to our site reconnaissance is provided in the text below.

4.2 Subject Property

On October 6, 2014, EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix G**), and summarized in **Table 2**.

The subject property is located northwest of the intersection of Ironwood Avenue and Oliver Street, in the City of Moreno Valley, California (**Figure 2**). The subject property is located within Riverside County on a single parcel, denoted by the APN: 473-160-004-5. The subject property is located on the north side of Ironwood Avenue, bound by Oliver Street to the east, Nason Street to the west, and rural open land to the north. The subject property is rectangular in shape, oriented west-east, and comprises roughly 75.1 acres in size. The subject property is currently undeveloped open land, with no structural development. The subject property is currently vacant, and is not assigned a specific address.

EEI staff accessed the subject property by vehicle along the intersection of Ironwood Avenue and Nason Street, through one of the many unimproved roadways located on the property. The subject property was open and unfenced on all boundaries, with the exception of one locked gate northbound of the intersection of Ironwood Avenue and Oliver Street. This inaccessible gravel road leads up to a water storage tank, beyond the subject property. EEI staff entered the site and continued the site reconnaissance by both vehicle and foot, in order to properly assess the property and gain practical vantage points. Overhead power lines were noted on the southern perimeter of the subject property, along Ironwood Avenue. EEI personnel observed what appeared to be seven roughly graded or disced patches, oriented both north-south and west-east, which spanned the entire subject property. Staff also noted random debris and littering throughout the subject property. The trash observed included broken piping, tires, plastic recyclables, cardboard, and other windblown debris. With the exception of the small amounts of litter and windblown debris located throughout the subject property, EEI staff did not recognize any other conditions which would indicate a potential environmental concern.

The ground surface on the subject property consists of undeveloped land with a mix of natural soils and native vegetation. The overall property locale is characterized by high topographic relief, sloping downward to the south. Based on topography, surface runoff generated on the subject property would flow south towards Ironwood Avenue, eventually ending up in the local storm drain system.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during our site reconnaissance.

TABLE 2 Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	No concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

The subject property is located northwest of the intersection of Ironwood Avenue and Oliver Street, with adjacent properties consisting of a mix of rural, undeveloped land, and single-family residences. To the north, the subject property is bound by mountainous terrain and undeveloped land. To the south, the subject property is bound by Ironwood Avenue, followed by a single-family residential development. To the west, the subject property is bound by Nason Street, followed by both single-family residences and undeveloped land. To the east, the subject property is bound by Oliver Street, followed by rural, undeveloped land.

Adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 VAPOR ENCROACHMENT SCREEN

ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions was used as guidance for conducting a VES for the subject property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the subject property. The screening involves a two tiered approach to assessing VEC risk as described below. The VES process includes a review of site conditions (e.g., aerial photographs, city directories, and environmental database information), which is information typically collected during a Phase I ESA, user provided information, and in some instances the use of a third-party vapor encroachment application. The following sections describe the VES performed on the subject property.

5.1 Subject Property Conditions

The subject property is located northwest of the intersection of Ironwood Avenue and Oliver Street, in the City of Moreno Valley, Riverside County, California (**Figure 2**). The subject property is comprised of 75.1-acres of undeveloped land, on a single parcel identified by Assessor's Parcel Number (APN) 473-160-004-5 (**Appendix B**). There is no street address associated with the property and the property is vacant land. Several unimproved roadways traverse the subject property. EEI understands that the subject property is proposed to be purchased by Global Investments and Development, LLC, for the purpose of residential development.

The rectangular shaped subject property is bound by mountainous and undeveloped land to the north. To the south, the property is bound by Ironwood Avenue, followed by residential development. To the east, the property is bound by an un-named access road, followed by undeveloped land. To the west, the property is bound by Nason Street, followed by residential development.

Based on the information reviewed, with the exception of several unimproved roadways, the subject property has been historically undeveloped. Residential and agricultural development likely began in the subject property vicinity during the 1930s.

Based on EEI's historical review, there has been no man-made vapor conduits identified on or immediately adjacent to the subject property.

Soil in the vicinity of the subject property has been identified by the USDA-NRCS, online Web Soil Survey database as a mix of Monserate Sandy Loam and the Hanford coarse sandy loam. The Monserate sandy loams formed in alluvial fans from granitic rocks and occur on slopes of 15 to 25 percent (USDA, 2014). Monserate sandy loams are up to 70-inches thick, well drained and have a very low capacity to transmit water. Hanford coarse sandy loams are typically 60-inches thick, well drained soils, with a high capacity to transmit water. These soils form in alluvial fans from granitic rocks and occur on slopes of 2 to 8 percent.

The California Department of Water Resources Water Data Library (WDL, 2014) website does not indicate the presence of water supply wells located on the subject property (Township 02 South, Range 03 West, Section 34); however, two wells were indicated within one-mile of the subject property. Data indicated depth to groundwater in Well No. EMWD12003, located approximately three-quarter miles northeast, was 239 feet as measured in 2014. Data from the second nearby well, state Well No. 002S03W34C001S, located approximately eight-tenths of a mile north-northwest, indicated depth to groundwater was 240 feet, as measured in 2014. Based solely on topography, groundwater flow direction for the subject property would be expected to flow to the south.

5.2 User Provided Information

To assist EEI in the completion of the VES, Mr. Joseph Rivani, with Global Investments and Development, LLC, completed a Vapor Encroachment Screen - User Questionnaire (**Appendix G**). The questionnaire provided basic information regarding the use, condition, and proposed development of the subject property.

According to Mr. Joseph Rivani, the property is proposed to be developed with single-family, detached residential units. Hot air circulation and hot water radiation are the proposed heating systems. Fuel energy in the proposed development will come from natural gas and electricity. Mr. Rivani stated that he does not know of any reported instances of gas stations, cleaners, storage tanks, odors, chemicals, or health concerns reported on the property.

5.3 Tier 1 Screening – Search Distance Test/Chemicals of Concern

A Tier 1 Screening includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up gradient sites within the ASTM E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known site or potentially contaminated sites within the AOC consists of Chemicals of Concern (COCs), then a potential Vapor Encroachment Condition (pVEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary. Based on EEI's Tier 1 Screening evaluation, no sites were identified within the AOC that were considered to pose a pVEC at the subject property.

5.4 Findings

Based on the results of the Tier 1 VES, EEI concluded that a Vapor Encroachment Condition (VEC) for the subject property can be ruled out, because a VEC does not or is not likely to exist due to the lack of known or suspected contaminated properties within the Area of Concern (AOC).

6.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- *Known or suspected REC's* – are defined by the ASTM Standard Practice E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

No *known or suspected RECs* have been revealed during the preparation of this ESA.

- *Controlled REC's (CRECs)* – are defined by the ASTM Standard Practice E 1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

No *CREC's* have been revealed during the preparation of this ESA.

- *Historical Recognized Environmental Conditions (HRECs)* – are defined by the ASTM Standard Practice E 1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

No *HREC's* have been revealed during the preparation of this ESA.

- *De minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E 1527-13.

No *de minimis* conditions were identified during the preparation of this ESA.

7.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.20 (ASTM 1527-13) defines a data gap as “a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information.”

7.1 Historical Data Gaps

Based on the information obtained during the course of this investigation, no historical data gaps were encountered.

7.2 Regulatory Data Gaps

Based on the information obtained during the course of this investigation, no regulatory data gaps were encountered.

7.3 Onsite Data Gaps

Based on the information obtained during the course of this investigation, no onsite data gaps were encountered.

7.4 Deviations from ASTM Practices

Section 12.10 (ASTM 1527-13), states that all deletions and deviations from this practice shall be listed individually and in detail, including Client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-13 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 473-160-004-5, the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *subject property*.

9.0 REFERENCES

California Department of Conservation Division of Mines and Geology (CDMG), 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, published by International Conference of Building Officials.

California Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed October 2014.

California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed October 2014.

California Division of Mines and Geology (CDMG), 1966, Geologic Map of California, Santa Ana Sheet.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) website, www.consrv.ca.gov, Oil and Gas Maps District 1, accessed October 2014.

California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December 2002.

California Geological Survey (CGS), 2010, Geologic Data Map Number 2, Electronic Copy, Revised 2010.

Federal Emergency Management Agency (FEMA) website, (www.fema.gov), accessed October 2014.

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>), accessed October 2014.

Riverside County Integrated Project (RCIP) Proposed Multiple Species Habitat Conservation Plan (MSHCP) Website (<http://www.tlma.co.riverside.ca.us>), accessed October 2014.

California Regional Water Quality Control Board, Santa Ana Region, Water Quality Control Plan - Santa Ana River Basin (8) (SARWQCB, 1995)

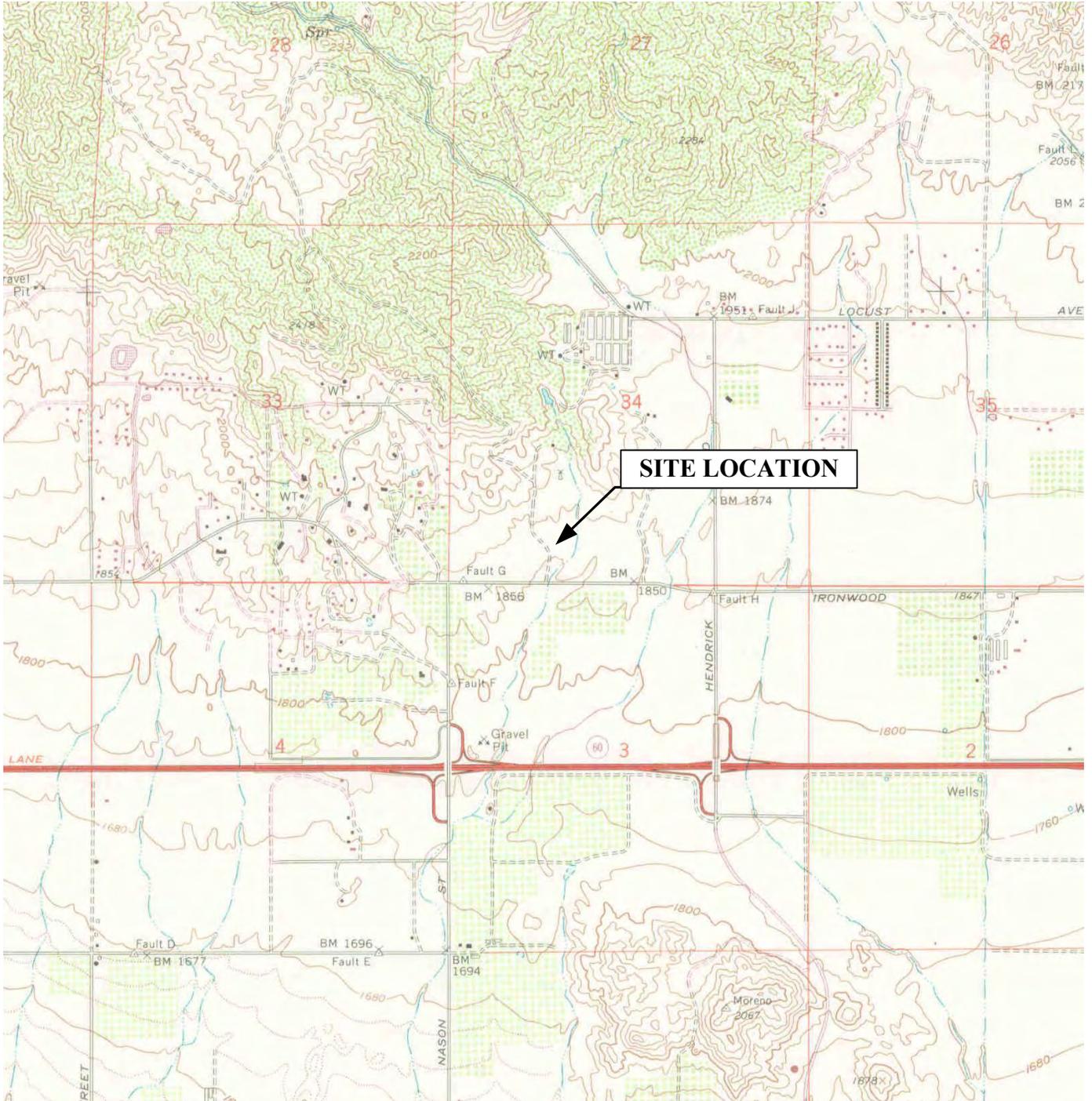
State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed October 2014.

The Planning Center, Phase I ESA, Proposed Alternate High School No. 5 – Ironwood/Nason, Moreno Valley, June 2008.

United States Department of Agriculture (USDA), Natural Resources Conservation Center, Website, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), accessed October 2014.

United States Geological Survey (USGS), 1980, 7.5' Topographic Map, Sunnymead Quadrangle.

FIGURES



Map Source: USGS, Murrieta, California 7.5 Minute Quadrangle map (USGS, 2012)

LEGEND



Scale: 1" = 2,000'



Note: All Locations Are Approximate

SITE LOCATION MAP

GLOBAL INVESTMENT AND DEVELOPMENT LLC

Ironwood Avenue Property – 75.1 Acres

APN: 473-160-004-5

Northwest of Ironwood Avenue and Oliver Street
Moreno Valley, Riverside County, California 92555

EI Project No. GLO-71982.1

Created October 2014



FIGURE 1



Source: Google Earth, Accessed September 2013; Image Date: November 6, 2012

LEGEND



Scale: 1" = 550'



Note: All Locations Are Approximate

AERIAL SITE MAP

GLOBAL INVESTMENT AND DEVELOPMENT LLC

Ironwood Avenue Property – 75.1 Acres

APN: 473-160-004-5

Northwest of Ironwood Avenue and Oliver Street
Moreno Valley, Riverside County, California 92555

EEI Project No. GLO-71982.1

Created October 2014



FIGURE 2

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**



BERNARD A. SENTIANIN, CPG, RG

Principal Geologist

SUMMARY

As Principal Geologist of EEI since 1997, Mr. Sentianin provides consulting and technical services as a project manager, expert witness, and senior geologist for investigation and cleanup efforts at sites impacted by Petroleum Hydrocarbons, heavy metals, pesticides, and chlorinated solvents. As a remediation specialist, he has hands on experience de signing, i nstalling, a nd managing l arge s cale p rojects i nvolving a bove ground a nd i n-situ bioremediation, soil vapor extraction, sparging, and groundwater extraction/treatment. He has over 22 years of environmental project management experience, and 25 years professional geologic experience. Mr. Sentianin has extensive experience in planning, implementing and evaluating Phase I and Phase II environmental assessments in commercial real estate transactions following ASTM E1527-05, E1903-97 (-02), E2600-10, and 40 CFR Part 312 (AAI).

EDUCATION

1985 Bachelor of Science, Geology, California State University, Bakersfield
1989 Master of Science, Geological Sciences, San Diego State University

REGISTRATIONS/CERTIFICATIONS

Registered Environmental Assessor I No. 3477, State of California.
Professional Geologist No. 5530, State of California.
Certified Professional Geologist No. 9059, American Institute of Professional Geologists
OSHA 40-Hour HAZWOPER Training and 8-Hour Refreshers

WORK HISTORY

1991 TO 1997 Senior Geologist, Senior Project Manager

PW Environmental

Established in-house engineering and consulting services for mid-sized environmental contractor. Established regulatory, vendor, and client contacts. Initiated policies governing technical report content and format and instituted in-house training program for new technical staff. Selected prioritized and procured required support equipment. Actively managed Phase I and Phase II investigation and remediation projects. Reviewed assessment data, prepared feasibility studies, and evaluated remedial alternatives while preparing Remedial Action Plans (RAP) for fuel, heavy metal, and solvent-impacted sites. Prepared health-based risk assessment on large cleanup site adjacent to health care facility. Permitted, implemented, and successfully completed the first in-situ groundwater bioremediation system in Ventura County. Reviewed and implemented numerous Phase I and Phase II environmental site assessments throughout Central and Southern California.

**1989 TO 1991 Staff/Project Geologist
Nachant Environmental, Inc.**

Planned, implemented, and managed environmental site investigations and remediation projects following appropriate regulatory and professional guidelines. Prepared and reviewed project cost proposals, correspondence, regulatory permits, assessment and investigation reports, and remedial action plans.

**1987 TO 1989 Teaching Assistant
San Diego State University – Department of Geological Sciences and
Department of Engineering**

REPRESENTATIVE PROJECTS

Globe Mills, Sacramento CA - Conducted Phase I and Phase II environmental site assessment, evaluated environmental concerns for adaptive reuse project on behalf of Sacramento Housing and Redevelopment Agency. Managed and coordinated site cleanup, obtaining regulatory closure from the Sacramento County Environmental Management Division.

K Street Corridor – Sacramento, CA. Evaluated and conducted Phase I environmental site assessments on a multi-block area of downtown Sacramento, as well as a number of individual properties in other areas within the K Street Corridor, on behalf of the City of Sacramento Downtown Development Group.

Southside Garden and Fremont Mews, Sacramento, CA – Conducted Phase I/Phase II environmental site assessments and evaluated environmental concerns on three community garden projects on behalf of the Capitol Area Development Authority. Coordinated regulatory oversight with Sacramento County Environmental Management Division and the State Office of Environmental Health Hazard Assessment. Prepared an SAP and facilitated compliance with a Brownfield Grant from EPA Region 9. Prepared and evaluated RFP's from cleanup contractors and provided remediation oversight and management. Prepared closure documentation and obtained regulatory concurrence for both the Southside Garden and Fremont Mews projects.

Electronics Manufacturing Facility/Fueling Depot, Santa Monica, CA. Performed soil and groundwater investigation, feasibility testing and evaluation of fuel hydrocarbon and chlorinated solvent plumes. Prepared RAP with design criteria for soil vapor extraction. After approval of RAP by State regulators, implemented and successfully completed remediation at site, obtaining closure.

Former Aerospace Facility, Santa Ana, CA. Evaluated existing Phase I and Phase II assessments. Performed soil, soil vapor, and groundwater investigations of chlorinated solvent plumes at multiple locations on site. Modeled and evaluated potential plume source areas. Initiated site specific sampling protocol for chlorinated solvents. Negotiated with lead regulatory agency regarding regional contamination issues and site closure requirements.

Major Land Owner/Developer, San Juan Capistrano, CA. Conducted Phase I and Phase II environmental site assessments at multiple sites in southern Orange County. Evaluated potential environmental concerns related to sand & gravel operations, fueling facilities, ordinance testing facilities, aerospace engineering labs, vehicle maintenance and repair facilities, agricultural operations, and illicit dump sites.

Major Fast Food Restaurant Chain, Multiple Locations, CA. Conducted Phase I and Phase II environmental site assessments at multiple sites throughout California. Evaluated potential environmental concerns related to historic property uses and potential effects on site operations.

**APPENDIX B
COUNTY OF RIVERSIDE PROPERTY INFORMATION/FIRM/
PRELIMINARY TITLE REPORT**

RIVERSIDE COUNTY GIS



Selected parcel(s):

473-160-004

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

473-160-004-5

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

473-160-004

ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)

14 ESTRELLA

IRVINE CA. 92614

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 75.1 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 718 GRID: B1, C1

CITY BOUNDARY/SPHERE

CITY OF MORENO VALLEY

NOT WITHIN A CITY SPHERE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: 83-101-5

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR3W SEC 34

ELEVATION RANGE

1832/1992 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

RECHE CANYON / BADLANDS

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

NOT IN A ZONING DISTRICT/AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
AGRICULTURAL LAND
COASTAL SAGE SCRUB
RIPARIAN SCRUB, WOODLAND, FOREST

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
RECHE CANYON/BADLANDS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

49

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

LOW

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

MORENO VALLEY UNIFIED

COMMUNITIES

NOT IN A COMMUNITY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 44.63 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

042412

FARMLAND

GRAZING LAND
LOCAL IMPORTANCE
OTHER LANDS

TAX RATE AREAS

- 021026
- CITY OF MORENO VALLEY
- CITY OF MORENO VALLEY LIBRARY
- CSA 152
- EASTERN MUN WATER IMP DIST 3
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MORENA VAL UNIFIED SCH B AND I
- MORENO VAL COMM SV ZN A
- MORENO VAL COMM SVC ZN D
- MORENO VAL COMM SVC ZN E
- MORENO VALL COMM SVC ZN C
- MORENO VALLEY COMM SVC
- MORENO VALLEY FIRE
- MORENO VALLEY UNIFIED SCHOOL
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

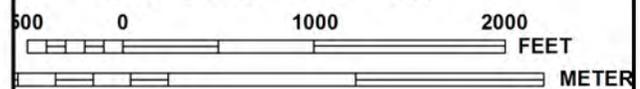
PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Sep 30 2014 17:19:11 GMT-0600 (Mountain Daylight Time)
Version 131127



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0755G

FIRM
FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 755 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORENO VALLEY, CITY OF	065074	0755	G
RIVERSIDE COUNTY	060245	0755	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
06065C0755G

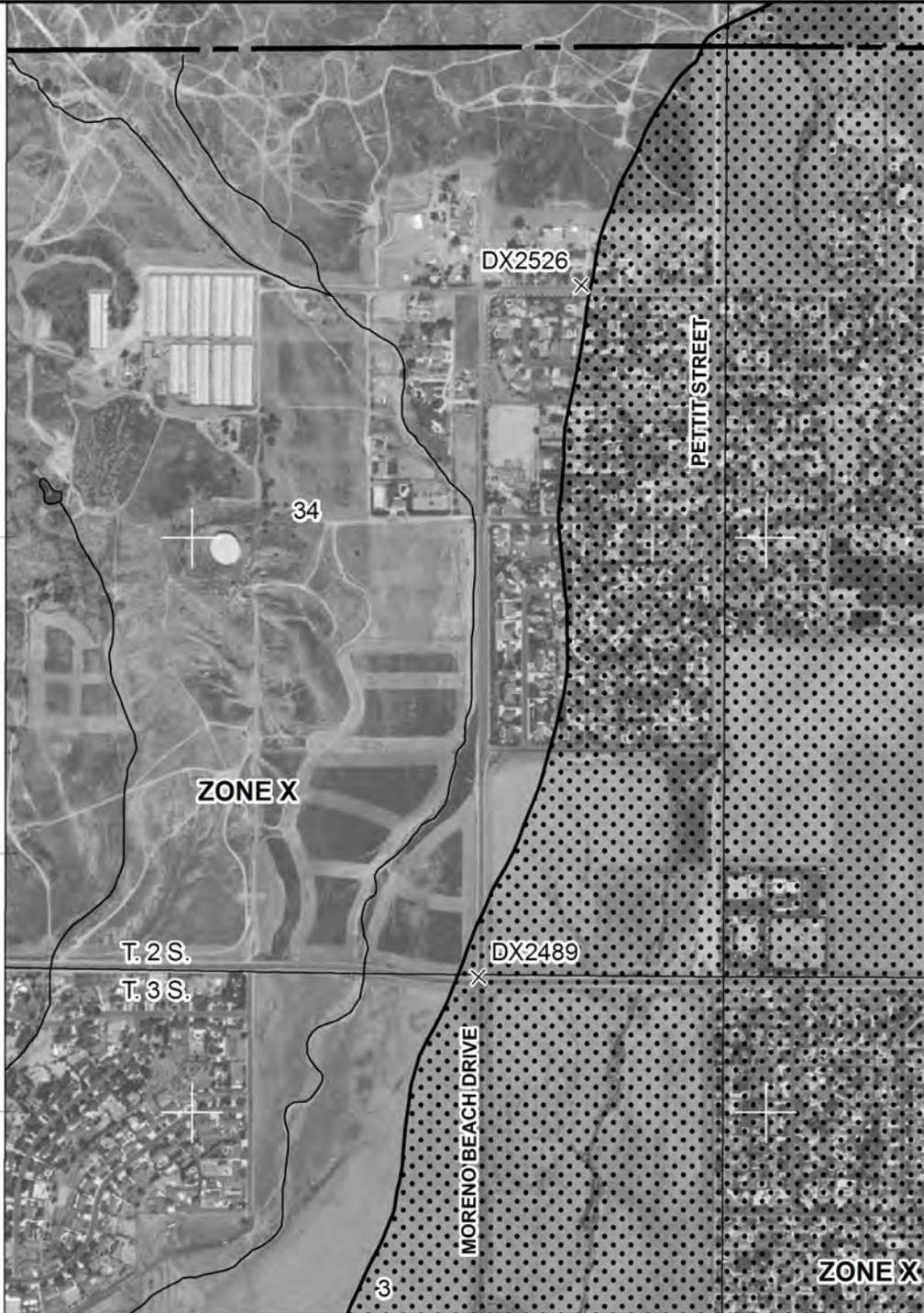
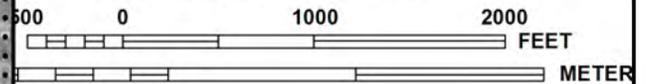
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



MAP SCALE 1" = 1000'



2290000 FT

NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0760G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 760 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORENO VALLEY, CITY OF	065074	0760	G
RIVERSIDE COUNTY	060245	0760	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

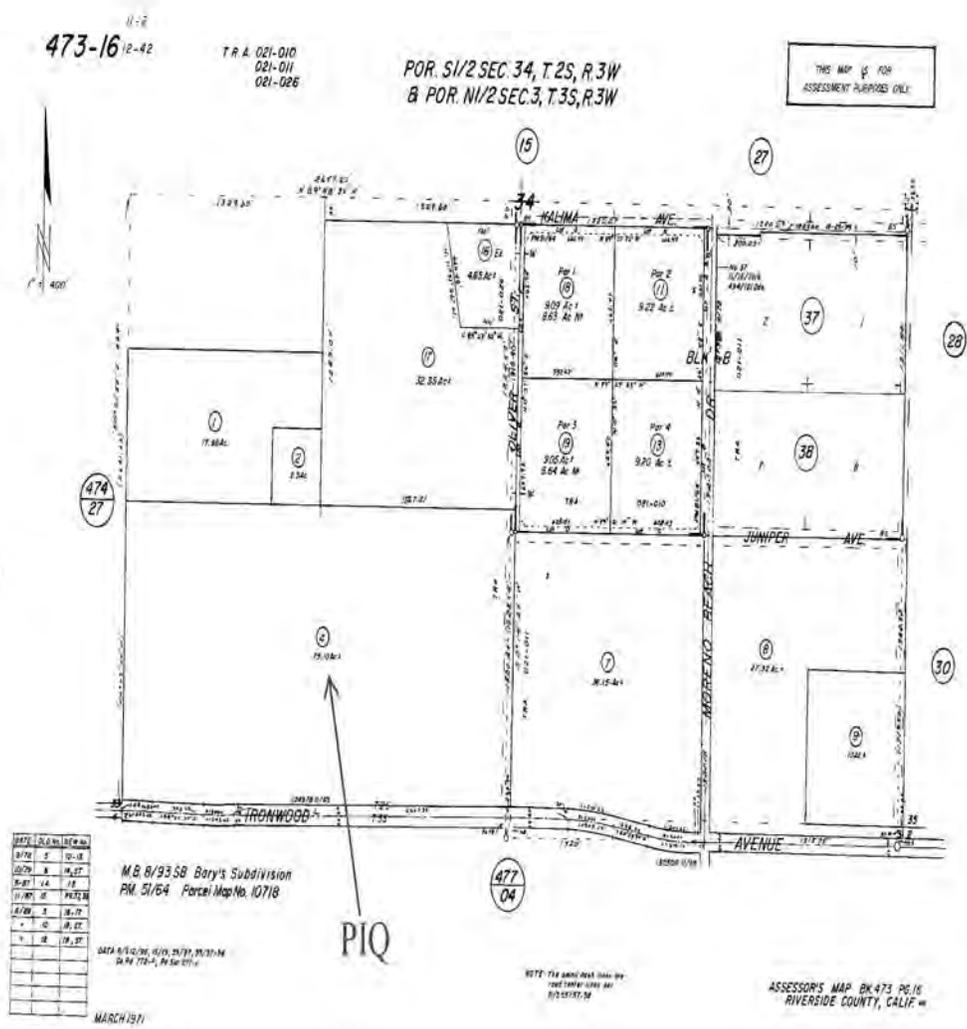


MAP NUMBER
06065C0760G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



This map is for your aid in locating the subject property with reference to streets and other parcels. While this map is believed to be correct, Title365 Company, and subsequent insurance companies, assume no liability for any loss occurred by reason of reliance thereon.

TITLE365

801 North Brand Boulevard, Suite 320, Glendale, CA 91203
Toll Free: (888)365-3801 ext. Direct: (888)365-3801 Fax: (855)386-4142

PRELIMINARY REPORT

Mutual Escrow Corp
5825 Rosemead Blvd
Temple City, CA 91780
Attn: Ruby Tsai

Our Order: 310-1402202-35
Escrow Ref: 023593-RT
Listing Agent Ref: 473-160 004

When Replying Please Contact:

Title365 Company
801 North Brand Boulevard, Suite 320
Glendale, CA 91203
Attn: Sue Starr
(888)365-3801

Today's Date: February 19, 2014

Property Address: Apm 473-160-004, Moreno Valley, CA 92555

In response to the application for a Policy of Title Insurance, Title365 Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein and/or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

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

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the Policy or Policies of Title Insurance and should be carefully considered.

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

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

Dated as of February 13, 2014, at 07:30AM.



Sue Starr
Title Officer (E)
TU35@title365.com

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

CLTA Owners Policy (1/1/08) CLTA Standard Coverage Policy 1990 Underwritten by: First American Title Insurance Company

SCHEDULE A

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

A Fee

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

Ironwood 8 Properties, a California Limited Partnership

The land referred to in this Report is situated in the County of Riverside, State of California, and is described as follows:

The South half of the Southwest quarter of Section 34, Township 2 South, Range 3 West, San Bernardino Meridian, County of Riverside, State of California, according to the Official Plat thereof.

Excepting therefrom that portion thereof within Ironwood Avenue.

Also excepting therefrom that portion described in deed to the County of Riverside recorded November 11, 1965 as Instrument No. 124978.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.

APN: 473-160-004-5

SCHEDULE B

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2014 - 2015 which are a lien not yet payable.
2. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2013 - 2014:
1st Installment: \$18,045.80 Paid
Penalty: \$1,804.58
2nd Installment: \$18,045.80 Open
Penalty: \$1,842.08
Exemption: Not Set Out
Code Area: 021-026
Assessment No. 473-160-004-5
3. Assessments, if any, for community facility districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.
4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
5. Reservations contained in the Patent from the United States of America recorded February 4, 1930, in Book 9, Page 431, Patents.
6. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Purpose: Poles and other supports
Recorded: April 24, 1934 in Book 169 and Page 434, of Official Records.
Affects: A portion of said land
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Purpose: Public utilities
Recorded: October 5, 1949 in Book 1113 and Page 247, of Official Records.
Affects: A portion of said land
8. An easement for the purpose shown below and rights incidental thereto as granted in a document:
Granted to: Eastern Municipal Water District, a Municipal Water District
Purpose: Water transmission and distribution
Recorded: September 28, 1989 as Instrument Number 333886, of Official Records.
Affects: A portion of said land

9. An Abstract of judgment recorded December 22, 2006 as Instrument No. 2006-0938101, of Official Records:
Court: Superior
Case No.: 06CC01478
Entry Date: October 23, 2006
Debtor: Chang Yang and Tsingmeng Yang
Creditor: Orange County Transportation Authority
Amount: \$59,769.30 and any other amounts due thereunder.
Filing attorney's information-
Name: Malena R. Leclair-Gibson
Greenbaum Law Group LLP
Address: 840 Newport Center Dr. Ste. 720 Newport Beach, CA 92660
Phone Number: (949)760-1400
10. An Abstract of judgment recorded July 25, 2007 as Instrument No. 2007-0479951, of Official Records:
Court: Superior
Case No.: VC046887
Entry Date: March 28, 2007
Debtor: Chang Yang, Young Mi Yang and Heoung Ju Yu
Creditor: Jason Lee and Sung Lee
Amount: \$37,803.33 and any other amounts due thereunder.
Filing attorney's information-
Name: John H. Oh
Address: 3700 Wilshire Blvd., Suite 940 Los Angeles, CA 90010
Phone Number: (213)637-1333
11. An Abstract of judgment recorded July 25, 2007 as Instrument No. 2007-0479952, of Official Records:
Court: Superior
Case No.: VC046887
Entry Date: March 28, 2007
Debtor: Chang Yang, Young Mi Yang and Heoung Ju Yu
Creditor: Jason Lee and Sung Lee
Amount: \$37,803.33 and any other amounts due thereunder.
Filing attorney's information-
Name: Law Offices of John H. Oh
Address: 3700 Wilshire Blvd. #940 Los Angeles, CA 90010
Phone Number: Not Set Out
12. We find no open Deeds of Trust of record. Please verify by inquiry of escrow personnel and/or agents whether or not we have overlooked something and advise the title department accordingly prior to close of escrow. We will require the attached "Affidavit of No Deed of Trust" to be signed by the sellers/borrowers prior to close of escrow, and forwarded to the title unit.
13. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.
14. An inspection of said land has been ordered; upon its completion we will advise you of our findings.
15. The requirement that there be filed in the Office of the Secretary of State, a certificate of limited partnership in compliance with provisions of The California Revised Limited Partnership Act, Section 15611 et. seq., Corporation Code and that a Certified Copy thereof be recorded:
Name of Limited Partnership: Ironwood 8 Properties

16. In order to complete this report, this Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): All Parties, Chang-Chung Yang and Fu Mei Chen Yang

The Company reserves the right to add additional items or make further requirements after review of the requested Statement(s) of Information.

END OF SCHEDULE B

TITLE 365

801 North Brand Boulevard, Suite 320, Glendale, CA 91203
Toll Free: (888)365-3801 ext. Direct: (888)365-3801 Fax: (855)386-4142

Attn:

Borrower: Global Investment & Development, LLC

Lenders supplemental report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

- A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance . This report discloses nothing, which would preclude the issuance of said American Land Title Association loan policy of title insurance with endorsement No. 100 attached thereto.
- B. The improvements on said land are designated as:
Vacant Land (*Unknown*)
Apn 473-160-004, in the City of Moreno Valley, County of Riverside, State of California.
- C. Pursuant to information provided to Title365 Company as of the date hereinabove, the proposed insured loan amount is \$0.00 with the proposed insured lender being .
- D. The only conveyance(s) affecting said land recorded with 24 months of the date of this report are as follows:
NONE

TITLE 365

801 North Brand Boulevard, Suite 320, Glendale, CA 91203
Toll Free: (888)365-3801 ext. Direct: (888)365-3801 Fax: (855)386-4142

Notes and Requirements Section

Note 1: On July 1, 1985, Assembly Bill 3132 became effective. Assembly Bill 3132 adds and repeals portions of Sections 480.3 and 480.4 of the Revenue and Taxation Code of the State of California.

The act requires the County Assessor and/or Recorder to make available a statutorily prescribed form entitled "Preliminary Change of Ownership Report". Said report must be completed by the buyer and filed concurrently with the recordation of the documents evidencing the change of ownership. Failure to present the Change of Ownership Report at the time of recordation will cause the County Recorder to charge an additional \$20.00 penalty recording fee. The fee cannot be charged if the transfer document is accompanied by the affidavit stating that the buyer/transferee is not a resident of the State of California. This report is for official use only and is not open to public inspection.

For further information, contact the Change of Ownership Section in the Assessor's Office located in the County of said property or the County Recorder's Office located in the County of said property.

Note 2: Attached are Privacy Policy Notices in compliance with the Gramm-Leach-Bliley Act (GLBA) effective July 1, 2001. Please review said Notices regarding personal information.

Note 3: The map attached hereto may or may not be a survey of the land depicted thereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. This company expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

Note 4: The RESPA Rule to simplify and improve of obtaining mortgages and reduce consumer settlement cost includes a provision for average charges, allowing settlement service providers to establish an average recording fee. The average recording charge for all residential refinance transactions is \$93.00 and the average recording charge for all residential resale transactions with financing is \$89.00. The average charge is applied regardless of the number of documents recorded in the transaction, the number of pages in each document or the actual recording charges. If your transaction is not a residential loan or sale with a new loan, please contact your title provider for actual recording charges. These average recording charges are subject to change in the future without notice.

Note 5: Part of the RESPA Rule to simply and improve the process of obtaining mortgages and reduce consumer settlement costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows:

Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Title365 Company retains 87% of the total premium and endorsements.

Line 1108 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. First American Title Insurance Company retains 13% of the total premium and endorsements.

TITLE 365

801 North Brand Boulevard, Suite 320, Glendale, CA 91203
Toll Free: (888)365-3801 ext. Direct: (888)365-3801 Fax: (855)386-4142

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow. If funds are to be deposited with **Title365 Company** by wire transfer, they should be wired to the following bank/account:

Wiring Instructions for this Office

Wire To: City National Bank
1801 West Olympic Blvd.
Los Angeles, CA 90006
Attn: Wire Department

ABA/Routing No.: 122016066

Bank Account: 555083726

Amount: \$ _____

Reference Order No.: 310-1402202-35

Attention: Sue Starr

TITLE 365

801 North Brand Boulevard, Suite 320, Glendale, CA 91203
Toll Free: (888)365-3801 ext. Direct: (888)365-3801 Fax: (855)386-4142

WIRE INSTRUCTIONS

For incoming wire transfers please use the following information for the transfer of funds to **Title365 Company - Los Angeles County Sub-Escrow Trust- LA:**

Wire To: City National Bank
1801 West Olympic Blvd.
Los Angeles, CA 90006
Attn: Wire Department

ABA/Routing No.: 122016066

Bank Account: 555083726

Amount: \$ _____

Reference Order No.: 310-1402202-35

Attention: Sue Starr

Do not hesitate to contact the undersigned should you or your financial institution have any questions with regards to the information provided above.

Sincerely,
Title365 Company



Sue Starr
Title Officer (E)
TU35@title365.com
(888)365-3801

PRIVACY POLICY NOTICE

We are committed to safeguarding customer information;

When we request information from you or about you, it is for our own legitimate business purposes and not for the benefit of any unaffiliated party;

We use personal consumer information only for legitimate business purposes in a manner consistent with title insurance and escrow practices in compliance with applicable laws and regulations;

We will obey the laws governing the collection, use, and dissemination of personal data; and

We will endeavor to educate our employees on the responsible collection and use of personal information.

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act ("GLBA") generally requires a financial institution (which term includes title insurers, underwritten title companies and those providing real estate settlement services) to disclose to all its customers the privacy policies and practices with respect to information sharing of consumer nonpublic personal information with both affiliates and non-affiliated third parties. In compliance with GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Title365 Company. This disclosure does not apply to business, commercial or agricultural transactions.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer-reporting agency.
- Information we receive from others involved in your transaction, such as the real estate agent, lender, surveyor or appraiser.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliated third parties as permitted by law. This includes, but is not limited to, financial service providers (e.g., banks, consumer finance lenders, securities and insurance companies, etc.), non-financial companies (e.g., settlement or fulfillment service providers, or title plant operated by a third party vendor).

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

EXHIBIT "A"

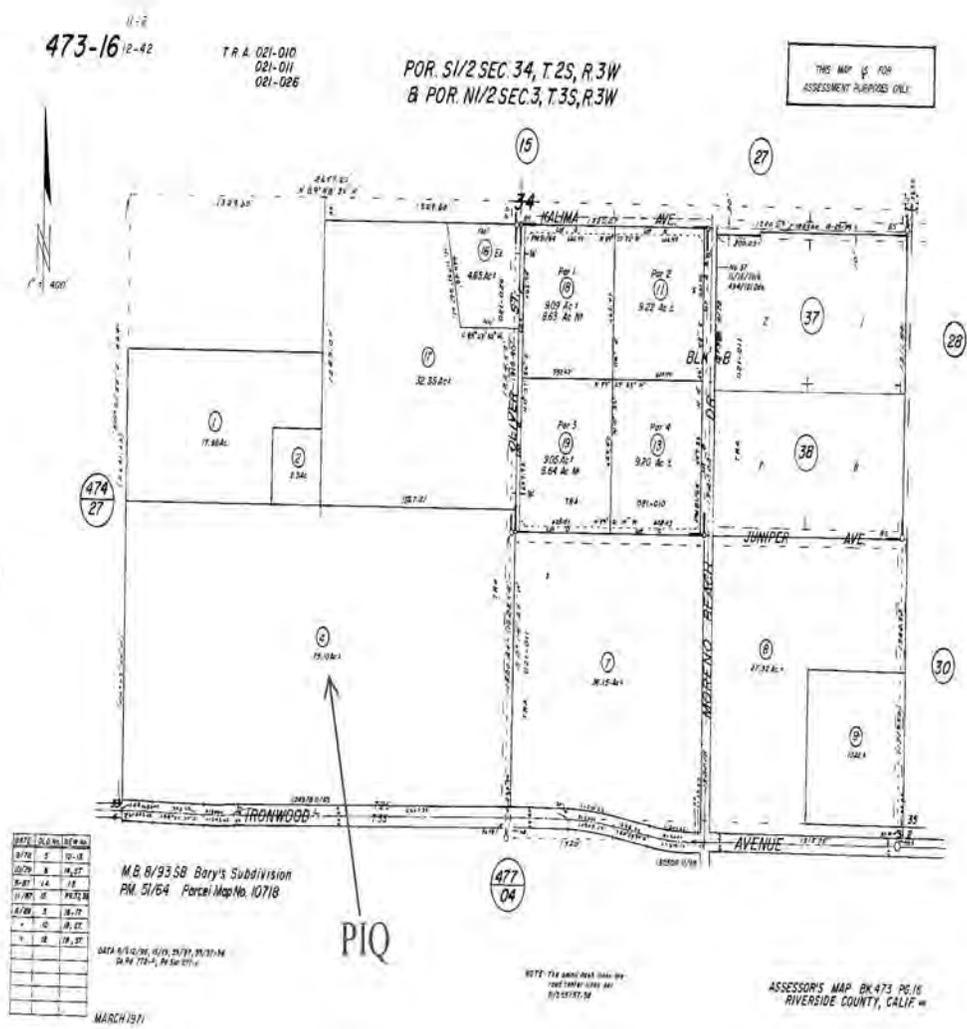
The South half of the Southwest quarter of Section 34, Township 2 South, Range 3 West, San Bernardino Meridian, County of Riverside, State of California, according to the Official Plat thereof.

Excepting therefrom that portion thereof within Ironwood Avenue.

Also excepting therefrom that portion described in deed to the County of Riverside recorded November 11, 1965 as Instrument No. 124978.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.

APN: 473-160-004-5



This map is for your aid in locating the subject property with reference to streets and other parcels. While this map is believed to be correct, Title365 Company, and subsequent insurance companies, assume no liability for any loss occurred by reason of reliance thereon.

EXHIBIT B (REVISED 11-17-06)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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

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

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE EXCLUSIONS

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

- Governmental police power, and the existence or violation of any law or governmental regulation. This includes ordinances, laws and regulations concerning: a. building, b. zoning, c. Land use, d. improvements on the Land, e. Land division, f. environmental protection. This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
- The right to take the Land by condemning it, unless: a. a notice of exercising the right appears in the Public Records at the Policy Date; or b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
- Risks: a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records; b. that are known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8, d, 22, 23, 24 or 25.
- Failure to pay value for Your Title.
- Lack of a right: a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

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

* For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 14:	1% of Policy Amount or \$2,500 (whichever is less)	\$10,000
Covered Risk 15:	1% of Policy Amount or \$5,000 (whichever is less)	\$25,000
Covered Risk 16:	1% of Policy Amount or \$5,000 (whichever is less)	\$25,000
Covered Risk 18:	1% of Policy Amount or \$2,500 (whichever is less)	\$5,000

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

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

- Governmental police power, and the existence or violation of any law or governmental regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- Failure to pay value for your title.
- Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

ALTA LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
- Any claim, which arises out of the transaction creating the interest of the mortgage insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on: (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine or equitable subordination; or (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

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

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

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

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

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or

created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is: (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.
- This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b). The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

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

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

ALTA OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on: (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are known to the Insured at: (a) The time of the advance; or (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

For large print please view at www.title365.com under menu option Resources.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/05/2013

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 Barney & Barney LLC CA Insurance Lic: 0C03950 101 Enterprise, Suite 330 Aliso Viejo, CA 92656 949-900-1780	CONTACT NAME: Silvia Vela PHONE (A/C, No, Ext): (949) 544-8481 E-MAIL ADDRESS: silviav@barneyandbarney.com	FAX (A/C, No): (858) 909-9768	
	INSURER(S) AFFORDING COVERAGE INSURER A: Starr Surplus Lines Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 13604
INSURED: ExperienceI, Inc., Title365 Company 5000 Birch St. Ste 300 Newport Beach, CA 92660 Client # 56797			

COVERAGES **CERTIFICATE NUMBER:** **MST NUMBER:** **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
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Title Agent/Escrow Agent-Claims-Made Professional Liability/Errors & Omissions			SLSLPRO26233513	10/03/2013	10/03/2014	\$3M Per Claim/\$3M Aggregate \$250K Retention All States except FL /\$10K Retention FL

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

Re: General Service Agreement- Professional Liability/Errors & Omissions

See attached for Title Company insured locations

E&O Evidence of Insurance applies to Title Agent/Abstractor/Escrow Agent Only

CERTIFICATE HOLDER Title365 Company 5000 Birch St. Ste 300 Newport Beach CA 92660	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 <i>Silvia Vela</i>
---	---

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ACORD 25 (2010/05) The ACORD name and logo are registered marks of ACORD

Attachment Page

NAMED INSURED:

Experience 1
Title365 Company
Title365, Inc.
Advantage Title, Inc. DBA Advantage Title Agency
Advantage Title, Inc.
XI Exchange, Inc.
XI Labs
X1 Analytics, Inc.
Title365 Company; DBA: Title365
Title365 Company; DBA: Title365 Agency

LOCATIONS:

5000 Birch St. Ste. 300 & 330 Newport CA 92660
5000 Birch St. Ste. 150 Newport CA 92660
2111 Palomar Airport Rd., Ste.130 Carlsbad CA 92011
801 N. Brand Blvd., #320 Glendale CA 91203
801 N. Brand Blvd., #240 Glendale CA 91203
78100 Main St., #209 La Quinta CA 92253
7095 Indiana Ave., Ste. 120, Riverside CA 92506
Rio Vista Tower, 8880 Rio San Diego Dr., #102 San Diego CA 92108
29995 Technology Drive, Ste. 305 Murrieta CA 92590
4195 E. Thousand Oaks Blvd., #107 Westlake Village CA 91362
850 Trafalgar Court, Ste. 105 Maitland FL 32751
2901 N. Dallas Parkway Ste. 130, Plano TX 75093
115 Wild Basin Road Suite 100 Austin TX 78746
306 Laurel Mountain Road #106 Mammoth Lakes CA 93546
5343 N 16th Street #100 Phoenix AZ 85016
4500 S. Lakeshore Dr., #650 Tempe AZ 85282
3303 E. Baseline Road Ste. 106, Gilbert AZ 85234
267 West Mill Street New Braunfels, TX 78130.
2010 FM 2673 Canyon Lake, TX 78133.
300 Sonterra Blvd. Bldg I. Suite 1130 San Antonio, TX 78258
2222 Breezewood, Ste. B San Antonio, TX 78209
375 E. Main Street Ventura, CA 93001
5101 Broadway, San Antonio, TX 78209
7121 W Bell Rd Ste. 100 Glendale, AZ 85308
6136 Frisco Square Blvd Ste. 400 Frisco, TX 75034
9442 Capital of Texas Hwy N Plaza 1 Ste. 500 Austin, TX 78746
7200 N Mopac Suite 170 Austin, TX 78731
400 Rouser Rd Coraopolis, PA 15108
8800 E Chaparral Rd. Suite 100 Scottsdale, AZ 85250



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/05/2013

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 Barney & Barney LLC CA Insurance Lic: 0C03950 101 Enterprise, Suite 330 Aliso Viejo, CA 92656 949-900-1780	CONTACT NAME: Silvia Vela	
	PHONE (A/C, No, Ext): (949) 544-8481 FAX (A/C, No): (858) 909-9768 E-MAIL ADDRESS: silviav@barneyandbarney.com	
INSURED ExperienceI, Inc., Title365 Company 5000 Birch St. Ste 300 Newport Beach CA 92660 Client # 56797	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Underwriters at Lloyd's London	15792
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **MST NUMBER:** **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 SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRC-JECT <input type="checkbox"/> LOC					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/PROP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT: \$ E.L. DISEASE -EA EMPLOYEE \$ E.L. DISEASE -POLICY LIMIT \$
A	Claims-Made Title/Escrow Agent Fidelity Bond		SUA60735	10/03/2013	10/03/2014	\$3M Single Loss Limit/\$75K Deductible

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

Re: General Service Agreement -Title/Escrow Agent Fidelity Bond
 See attached for Title Company insured locations

Title/Escrow Agent Fidelity Bond certificate applies to Title Company*

CERTIFICATE HOLDER	CANCELLATION
Title365 Company 5000 Birch St Ste 300 Newport Beach, CA 92660	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 <i>Silvia Vela</i>

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Title365 Company; DBA: Title365
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LOCATIONS:

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801 N. Brand Blvd., #240 Glendale CA 91203
78100 Main St., #209 La Quinta CA 92253
7095 Indiana Ave., Ste. 120, Riverside CA 92506
Rio Vista Tower, 8880 Rio San Diego Dr., #102 San Diego CA 92108
29995 Technology Drive, Ste. 305 Murrieta CA 92590
4195 E. Thousand Oaks Blvd., #107 Westlake Village CA 91362
850 Trafalgar Court, Ste. 105 Maitland FL 32751
2901 N. Dallas Parkway Ste. 130, Plano TX 75093
115 Wild Basin Road Suite 100 Austin TX 78746
306 Laurel Mountain Road #106 Mammoth Lakes CA 93546
5343 N 16th Street #100 Phoenix AZ 85016
4500 S. Lakeshore Dr., #650 Tempe AZ 85282
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267 West Mill Street New Braunfels, TX 78130.
2010 FM 2673 Canyon Lake, TX 78133.
300 Sonterra Blvd. Bldg I. Suite 1130 San Antonio, TX 78258
2222 Breezewood, Ste. B San Antonio, TX 78209
375 E. Main Street Ventura, CA 93001
5101 Broadway, San Antonio, TX 78209
7121 W Bell Rd Ste. 100 Glendale, AZ 85308
6136 Frisco Square Blvd Ste. 400 Frisco, TX 75034
9442 Capital of Texas Hwy N Plaza 1 Ste. 500 Austin, TX 78746
7200 N Mopac Suite 170 Austin, TX 78731
400 Rouser Rd Coraopolis, PA 15108
8800 E Chaparral Rd. Suite 100 Scottsdale, AZ 85250

Statement of Information (Confidential)

Note: This form is needed in order to eliminate judgments and liens against people with similar names

The street address of the property in this transaction is: (if none, leave blank)

Address _____ City _____

Occupied by: Owner Tenants Lessee Single Residence Multiple Residence Commercial Vacant Land

Any construction/improvements in last 6 months? Yes No Is any portion of new loan to be used for improvements? Yes No

If yes, state nature of work done or contemplated _____

Party 1

First _____ Middle _____ Last _____

Former last name(s), if any _____

Birthplace _____ Birth Date _____

Social Security No. _____ Driver's License No. _____

I am single am married Have a domestic partner

Name of current spouse or domestic partner (if other than Party 2) _____

Name of former spouse/domestic partner (if none, write "none") _____

Party 2

First _____ Middle _____ Last _____

Former last name(s), if any _____

Birthplace _____ Birth Date _____

Social Security No. _____ Driver's License No. _____

I am single am married Have a domestic partner

Name of current spouse or domestic partner (if other than Party 1) _____

Name of former spouse/domestic partner (if none, write "none") _____

Marriage or Domestic Partnership Between Parties 1 and 2

Are Parties 1 & 2: Married? _____ Domestic Partners? _____ Date of Marriage/Domestic Partnership: _____

Party 1 – Occupations for Last 10 Years

Present Occupation _____ Firm Name Address _____ No. of Years _____

Prior Occupation _____ Firm Name Address _____ No. of Years _____

Party 1 – Residences for Last 10 Years

Number and Street _____ City and State _____ From To _____

Party 2 – Occupations for Last 10 Years

Present Occupation _____ Firm Name Address _____ No. of Years _____

Prior Occupation _____ Firm Name Address _____ No. of Years _____

Party 2 – Residences for Last 10 Years

Number and Street _____ City and State _____ From To _____

Have any of the above parties owned or operated a business? Yes No If so, please list names _____

I have never been adjudged, bankrupt nor are there any unsatisfied judgments or other matters pending against me which might affect my title to this property, except as follows: _____

The undersigned declare under penalty of perjury that the above information is true and correct. (all parties must sign)

Date _____ Signature _____

Home Phone _____ Work Phone _____

Email Address _____

Signature _____

Home Phone _____ Work Phone _____

Email Address _____

AFFIDAVIT - UNINSURED DEED

NOTE: Must be notarized by a notary who is an EMPLOYEE of the title or escrow company

STATE OF _____)
) SS.
COUNTY OF _____)

_____ of legal age, being first duly sworn, deposes and says that the following information and answers are true:

17. I am the person who executed and delivered the deed dated _____ to _____, grantee, recorded on _____ as Instrument No. _____, Official Records of _____ County, _____, conveying title to the following described real property (the "Property"):

2. Who is currently occupying the Property? _____.

3. What is the approximate value of the Property? \$_____.

4. I received the following consideration for the deed: \$_____ and/or other Property described as follows: _____.

5. If the deed was a gift or I otherwise received no consideration for it, the reason I gave the Property away is: _____.

6. Do you have an option to repurchase the Property? _____. If so, please attach a copy of the agreement or documentation that gives you the right to repurchase.

7. This Affidavit is made for the protection and benefit of the grantee, the grantee's successors and assigns, and for all other parties hereafter dealing with or who may acquire an interest in the Property, and for the purpose of inducing _____ ("Title Company") to insure title to the Property. I know that Title Company will rely on this Affidavit and would not insure title without this Affidavit.

Dated: _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, _____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

(This area for notary stamp)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
 (Make necessary corrections to the printed name and mailing address)

Global Investment & Development, LLC
 Apn 473-160-004
 Moreno Valley, CA 92555

ASSESSOR'S PARCEL NUMBER
 , 473-160-004-5
 SELLER/TRANSFEROR
 Ironwood 8 Prop
 BUYER'S DAYTIME TELEPHONE NUMBER
 ()
 BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
 Apn 473-160-004, Moreno Valley, CA 92555

MAIL PROPERTY TAX INFORMATION TO (NAME)
 Global Investment & Development, LLC

ADDRESS	CITY	STATE	ZIP CODE
Apn 473-160-004	Moreno Valley	CA	92555

<input type="checkbox"/> YES	<input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
------------------------------	-----------------------------	---	----	-----	------

PART 1. TRANSFER INFORMATION *Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
 - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
 - *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
 - *D. This transfer is the result of a cotenant's death. Date of death _____
 - *E. This transaction is to replace a principal residence by a person 55 years of age or older.
 Within the same county? YES NO
 - *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
 - G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
 If YES, please explain: _____
 - H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
 - J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.
 - 3. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
 - L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
 - *O. This transfer is to the first purchaser of a new building containing an active solar energy system.

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 - Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price. \$ _____
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- FHA (____ Discount Points) Cal-Vet VA (____ Discount Points) Fixed rate Variable rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____
- Direct from seller From a family member-Relationship _____
 - Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of units: _____ Condominium Unimproved lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
- If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER ▶	DATE	TELEPHONE ()
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	E-MAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. ____--____--____ I declare that the documentary transfer tax for this
Property Address: _____ transaction is: \$_____.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1. ___ Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. ___ Section 11911. The easement is not perpetual, permanent, or for life.
3. ___ Section 11921. The instrument was given to secure a debt.
4. ___ Section 11922. The conveyance is to a governmental entity or political subdivision.
5. ___ Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. ___ Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. ___ Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. ___ Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. ___ Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
10. ___ Section 11930. The conveyance is to the grantor's revocable living trust.
11. ___ Other) Include explanation and authority _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this ___ day of _____, 20___ at _____
City State

Signature of Affiant Printed Name of Affiant

Name of Firm (if applicable) Address of Affiant

Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here

**APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS/
SANBORN MAP REPORT**

NW IRONWOOD AVE and OLIVER ST
NW IRONWOOD AVE and OLIVER ST
Moreno Valley, CA 92555

Inquiry Number: 4092958.9
October 06, 2014

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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

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Date EDR Searched Historical Sources:

Aerial Photography October 06, 2014

Target Property:

NW IRONWOOD AVE and OLIVER ST

Moreno Valley, CA 92555

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1966	Aerial Photograph. Scale: 1"=500'	Flight Year: 1966	USGS
1975	Aerial Photograph. Scale: 1"=500'	Flight Year: 1975	USGS
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	USGS
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=500'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 2002	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



INQUIRY #: 4092958.9

YEAR: 1938

| = 500'



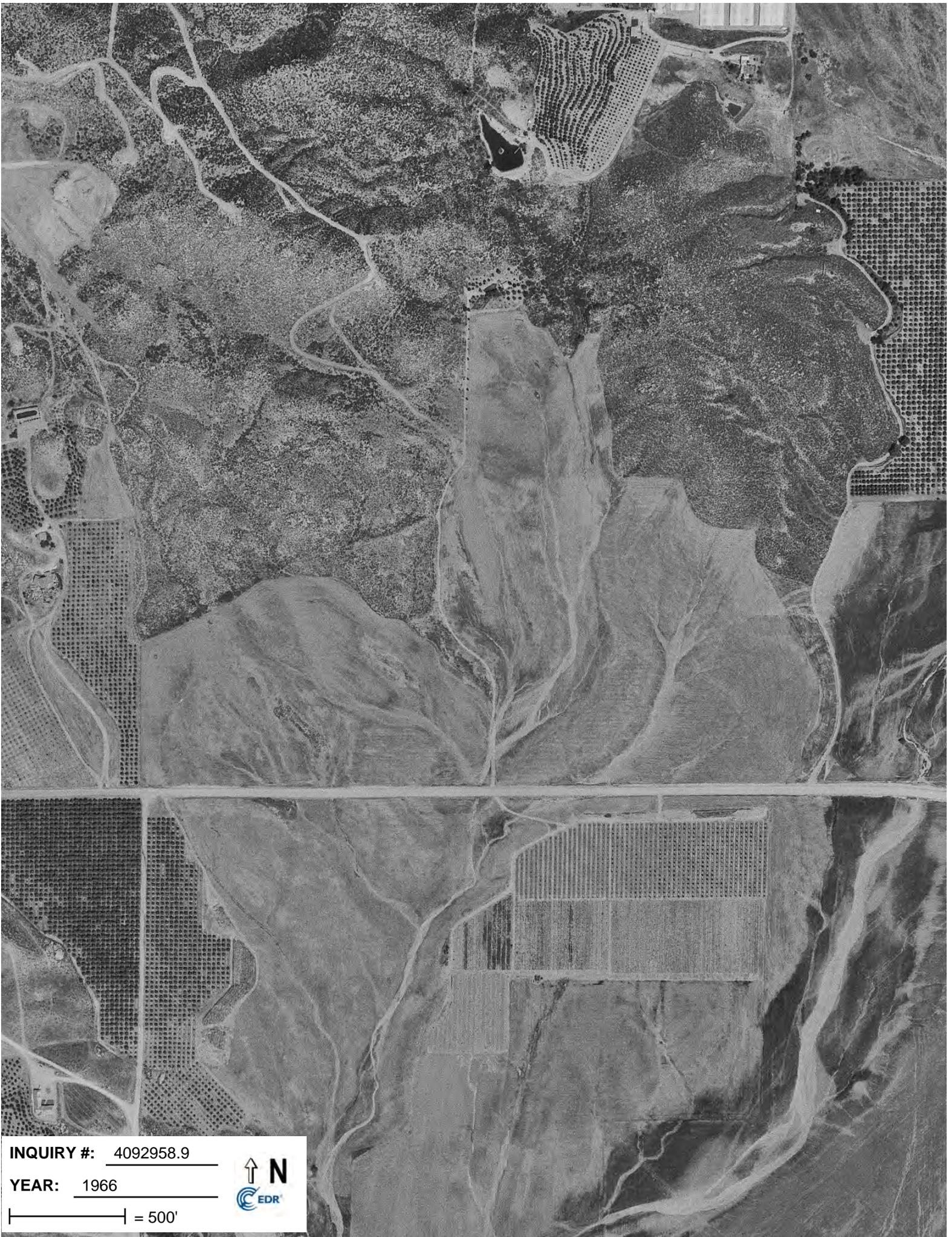


INQUIRY #: 4092958.9

YEAR: 1953

| = 500'





INQUIRY #: 4092958.9

YEAR: 1966

| = 500'





INQUIRY #: 4092958.9

YEAR: 1975

 = 500'





INQUIRY #: 4092958.9

YEAR: 1985

| = 500'





INQUIRY #: 4092958.9

YEAR: 1989

| = 500'





INQUIRY #: 4092958.9

YEAR: 1994

| = 500'





INQUIRY #: 4092958.9

YEAR: 2002

| = 500'





INQUIRY #: 4092958.9

YEAR: 2005

| = 500'





INQUIRY #: 4092958.9

YEAR: 2006

| = 500'





INQUIRY #: 4092958.9

YEAR: 2009

| = 500'





INQUIRY #: 4092958.9

YEAR: 2010

| = 500'





INQUIRY #: 4092958.9

YEAR: 2012

| = 500'



NW IRONWOOD AVE and OLIVER ST
NW IRONWOOD AVE and OLIVER ST
Moreno Valley, CA 92555

Inquiry Number: 4092958.4
October 01, 2014

EDR Historical Topographic Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

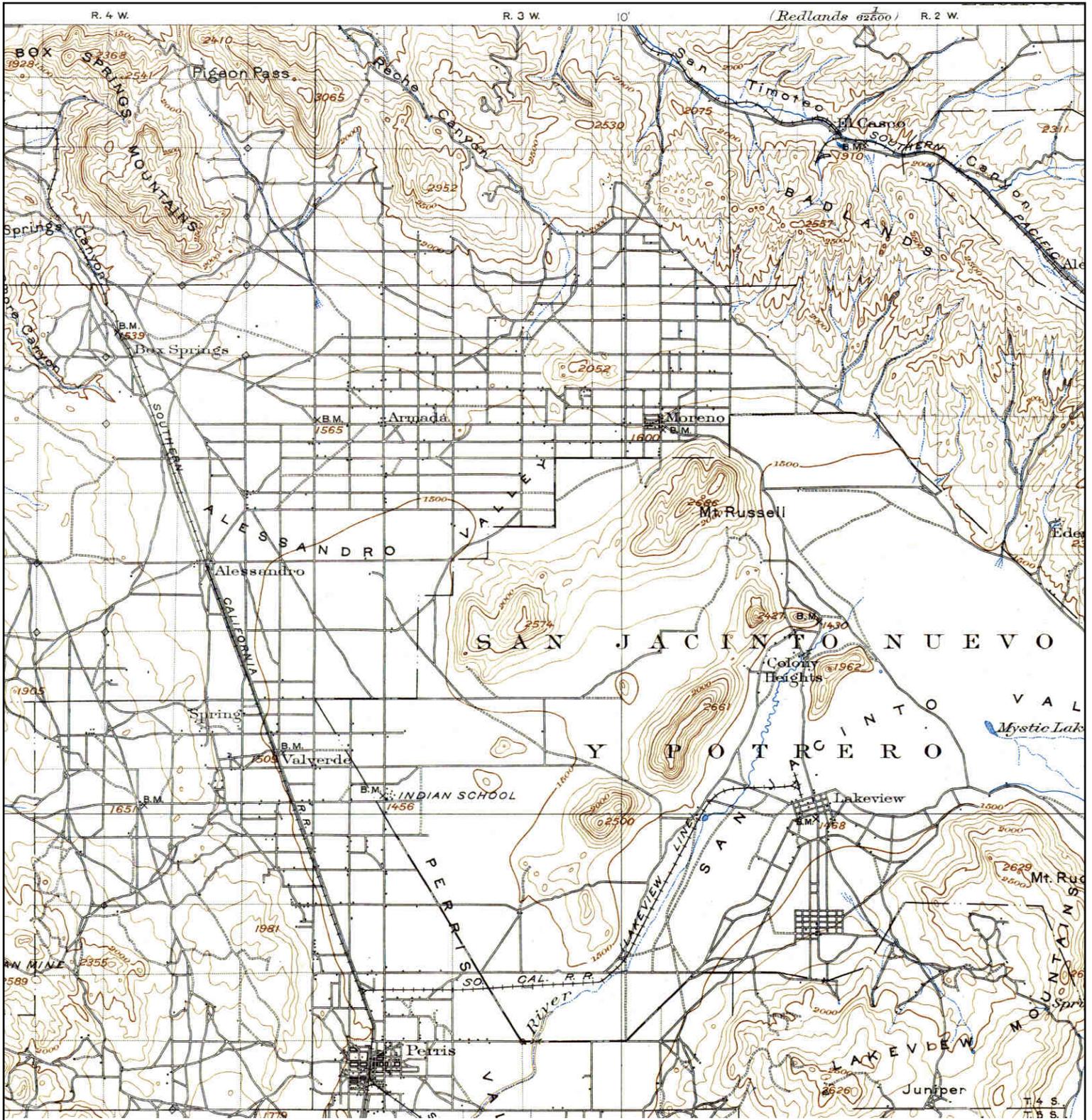
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Historical Topographic Map



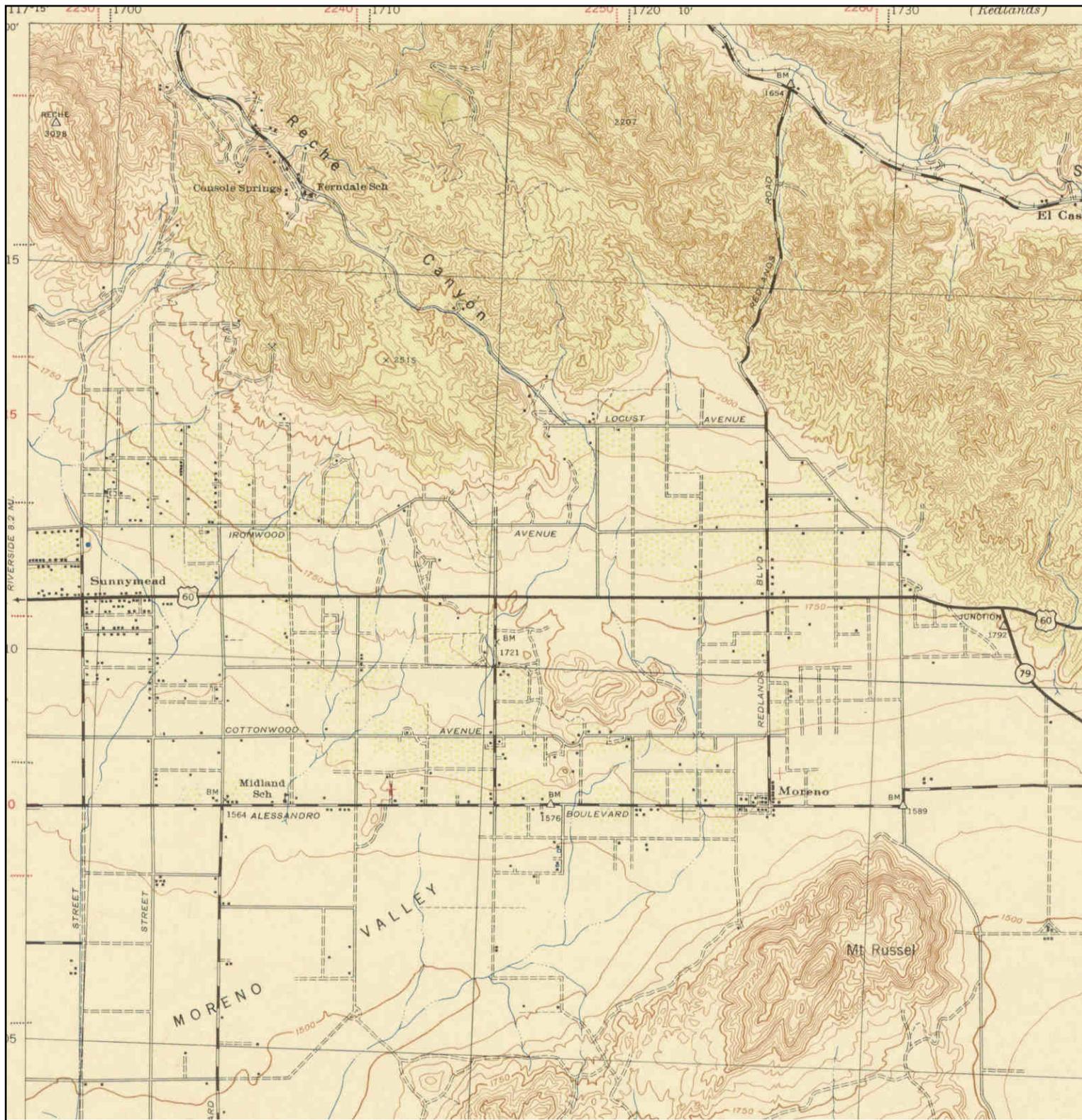
<p>N</p> 	<p>TARGET QUAD NAME: ELSINORE MAP YEAR: 1901</p>	<p>SITE NAME: NW IRONWOOD AVE and OLIVER ADDRESS: NW IRONWOOD AVE and OLIVER Moreno Valley, CA 92555 LAT/LONG: 33.9483 / -117.187</p>	<p>CLIENT: EEI, Inc. CONTACT: Polly Ivers INQUIRY#: 4092958.4 RESEARCH DATE: 10/01/2014</p>
	<p>SERIES: 30 SCALE: 1:125000</p>		

Historical Topographic Map



<p>N</p> 	<p>TARGET QUAD</p> <p>NAME: SOUTHERN CA SHEET 1</p> <p>MAP YEAR: 1901</p>	<p>SITE NAME: NW IRONWOOD AVE and OLIVER</p> <p>ADDRESS: NW IRONWOOD AVE and OLIVER</p> <p>Mt Moreno Valley, CA 92555</p> <p>LAT/LONG: 33.9483 / -117.187</p>	<p>CLIENT: EEI, Inc.</p> <p>CONTACT: Polly Ivers</p> <p>INQUIRY#: 4092958.4</p> <p>RESEARCH DATE: 10/01/2014</p>
	<p>SERIES: 60</p> <p>SCALE: 1:250000</p>		

Historical Topographic Map



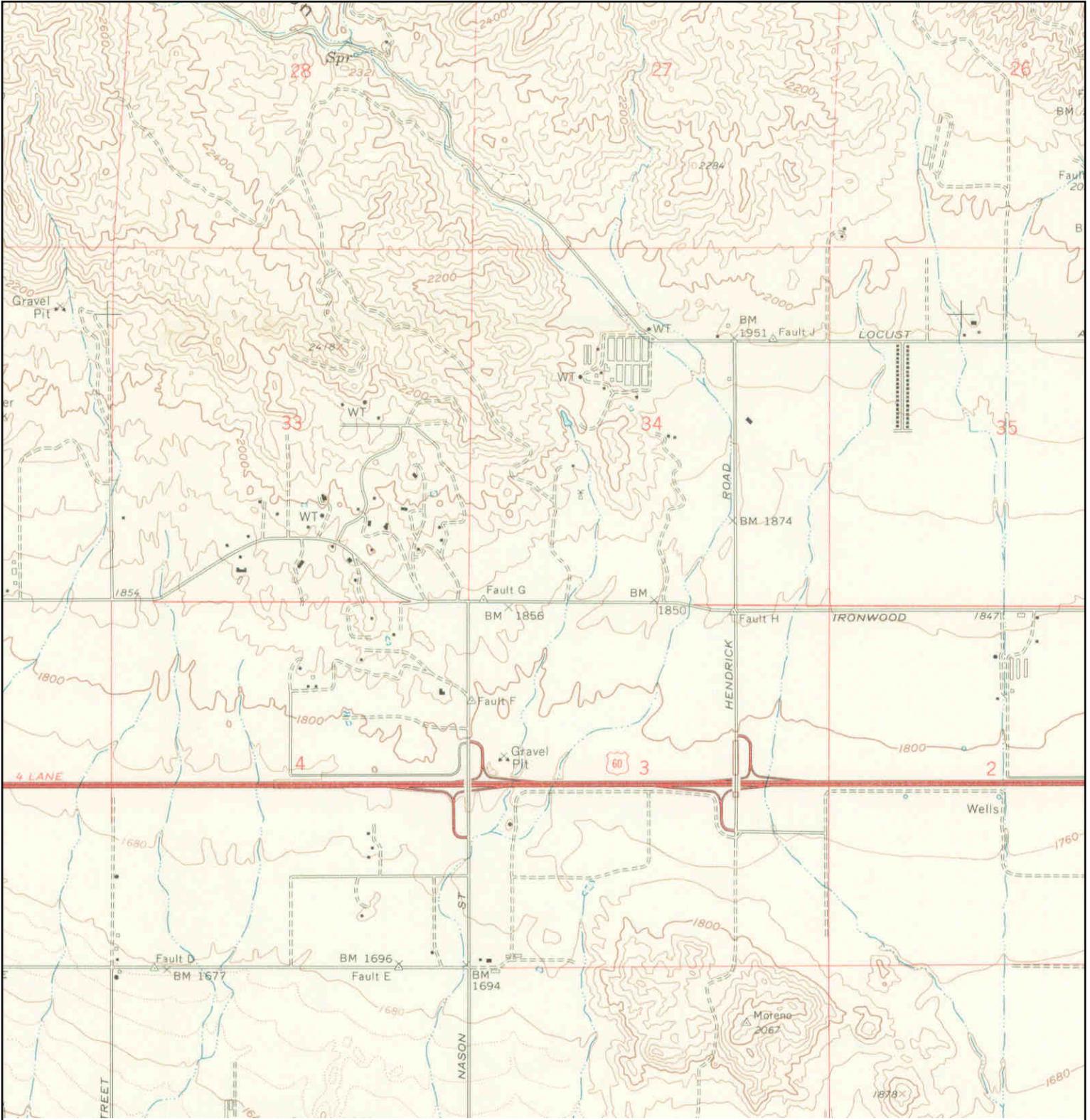
	TARGET QUAD NAME: PERRIS MAP YEAR: 1943	SITE NAME: NW IRONWOOD AVE and OLIVER ADDRESS: NW IRONWOOD AVE and OLIVER Moreno Valley, CA 92555 LAT/LONG: 33.9483 / -117.187	CLIENT: EEI, Inc. CONTACT: Polly Ivers INQUIRY#: 4092958.4 RESEARCH DATE: 10/01/2014
	SERIES: 15 SCALE: 1:62500		

Historical Topographic Map



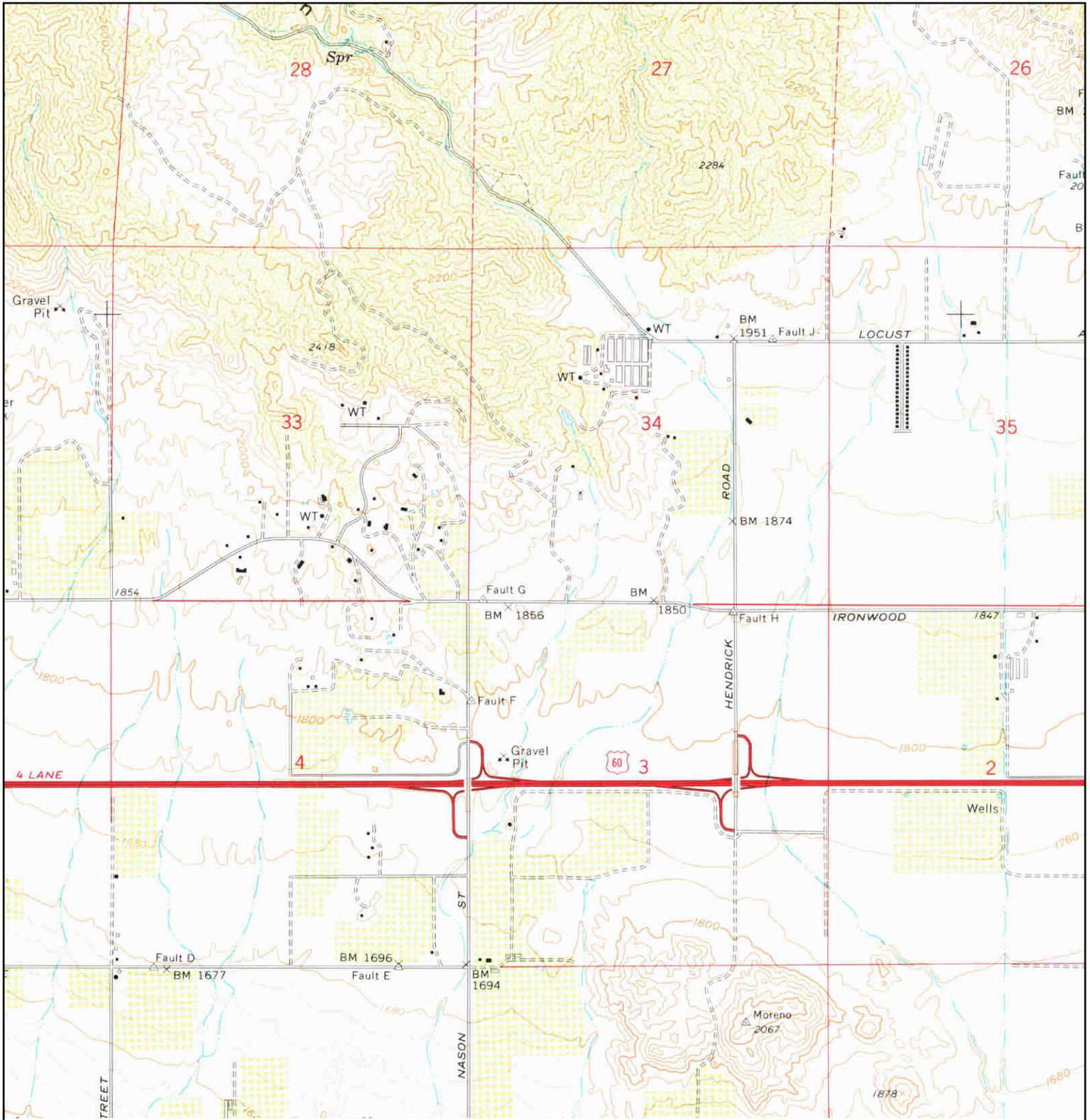
<p>N ↑</p>	<p>TARGET QUAD NAME: SUNNYMEAD MAP YEAR: 1953</p>	<p>SITE NAME: NW IRONWOOD AVE and OLIVER ADDRESS: NW IRONWOOD AVE and OLIVER Brento Valley, CA 92555 LAT/LONG: 33.9483 / -117.187</p>	<p>CLIENT: EEI, Inc. CONTACT: Polly Ivers INQUIRY#: 4092958.4 RESEARCH DATE: 10/01/2014</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



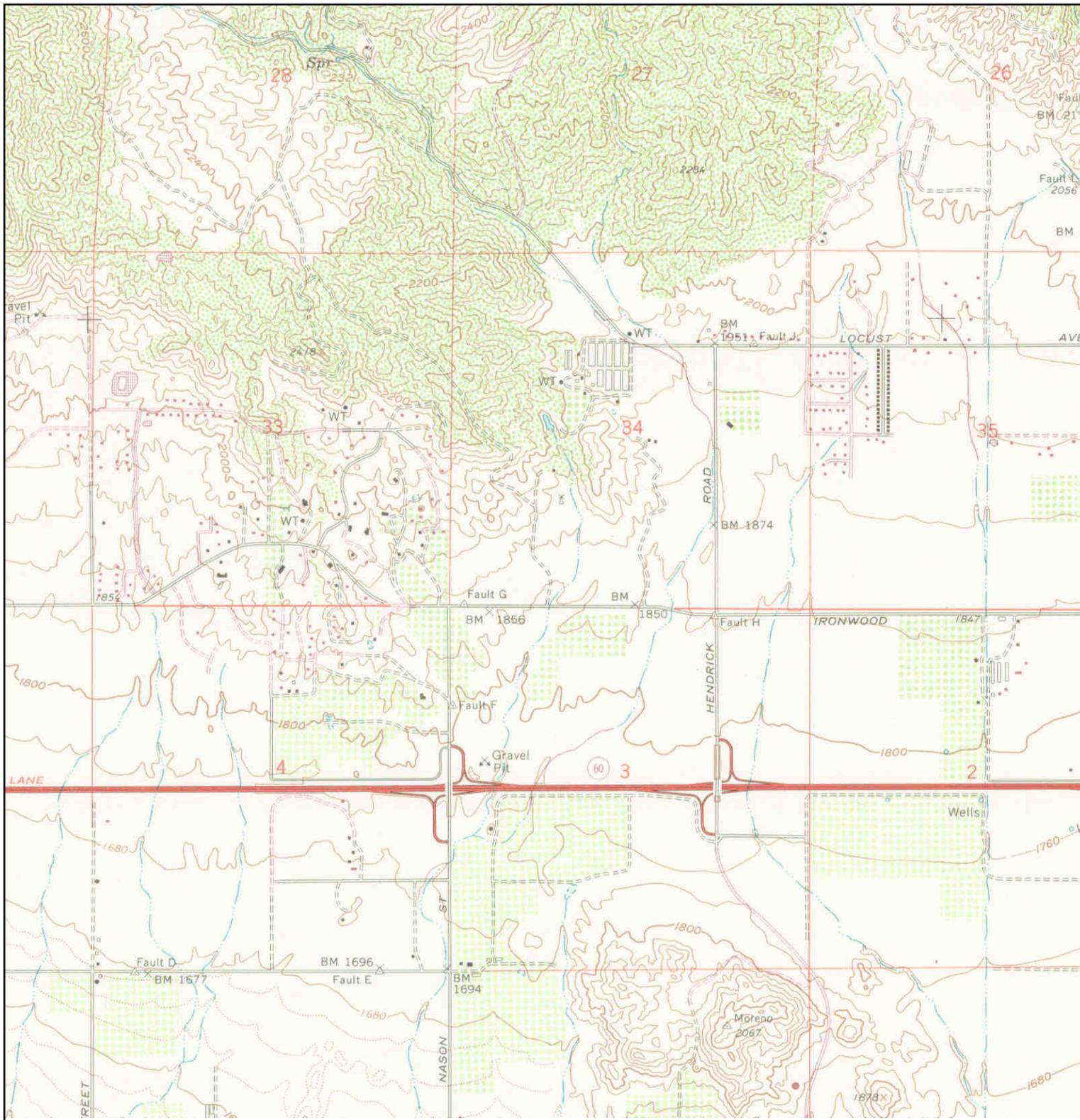
	TARGET QUAD NAME: SUNNYMEAD MAP YEAR: 1967	SITE NAME: NW IRONWOOD AVE and OLIVER ADDRESS: NW IRONWOOD AVE and OLIVER Moreno Valley, CA 92555 LAT/LONG: 33.9483 / -117.187	CLIENT: EEI, Inc. CONTACT: Polly Ivers INQUIRY#: 4092958.4 RESEARCH DATE: 10/01/2014
	SERIES: 7.5 SCALE: 1:24000		

Historical Topographic Map



	TARGET QUAD	SITE NAME: NW IRONWOOD AVE and OLIVER	CLIENT: EEI, Inc.
	NAME: SUNNYMEAD	ADDRESS: SW IRONWOOD AVE and OLIVER	CONTACT: Polly Ivers
	MAP YEAR: 1973	Moreno Valley, CA 92555	INQUIRY#: 4092958.4
	PHOTOINSPECTED FROM : 1967	LAT/LONG: 33.9483 / -117.187	RESEARCH DATE: 10/01/2014
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



	TARGET QUAD	SITE NAME: NW IRONWOOD AVE and OLIVER	CLIENT: EEI, Inc.
	NAME: SUNNYMEAD	ADDRESS: NW IRONWOOD AVE and OLIVER	CONTACT: Polly Ivers
	MAP YEAR: 1980	Moreno Valley, CA 92555	INQUIRY#: 4092958.4
	PHOTOREVISED FROM :1967	LAT/LONG: 33.9483 / -117.187	RESEARCH DATE: 10/01/2014
	SERIES: 7.5		
	SCALE: 1:24000		

NW IRONWOOD AVE and OLIVER ST
NW IRONWOOD AVE and OLIVER ST
Moreno Valley, CA 92555

Inquiry Number: 4092958.3
October 01, 2014

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/01/14

Site Name:

NW IRONWOOD AVE and
NW IRONWOOD AVE and
Moreno Valley, CA 92555

Client Name:

EEl, Inc.
2195 Faraday Ave, Suite K
CARLSBAD, CA 92008



EDR Inquiry # 4092958.3

Contact: Polly Ivers

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: NW IRONWOOD AVE and OLIVER ST
Address: NW IRONWOOD AVE and OLIVER ST
City, State, Zip: Moreno Valley, CA 92555
Cross Street:
P.O. # GLO-71982.1
Project: GLO-71982.1
Certification # 4F27-4246-B3EC



Sanborn® Library search results
Certification # 4F27-4246-B3EC

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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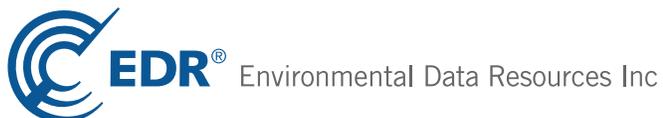
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**APPENDIX D
ENVIRONMENTAL RECORDS SEARCH**

NW IRONWOOD AVE and OLIVER ST
NW IRONWOOD AVE and OLIVER ST
Moreno Valley, CA 92555

Inquiry Number: 4092958.2s
October 01, 2014

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

NW IRONWOOD AVE AND OLIVER ST
MORENO VALLEY, CA 92555

COORDINATES

Latitude (North): 33.9483000 - 33° 56' 53.88"
Longitude (West): 117.1870000 - 117° 11' 13.20"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 482720.1
UTM Y (Meters): 3756245.0
Elevation: 1865 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120519
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
NW IRONWOOD AVE AND OLIVER ST
MORENO VALLEY, CA 92555

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	RIV CO., WASTE MGMT,	31125 IRONWOOD AVE	EMI, WMUDS/SWAT, WDS	Higher	1807, West
A2	BADLANDS SANITARY LA	31125 IRONWOOD AVENU	SWF/LF, NPDES, LDS, ENF, Financial Assurance	Higher	1807, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

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

SWF/LF: A review of the SWF/LF list, as provided by EDR, and dated 05/19/2014 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BADLANDS SANITARY LA</i>	<i>31125 IRONWOOD AVENU</i>	<i>W 1/4 - 1/2 (0.342 mi.)</i>	<i>A2</i>	<i>8</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

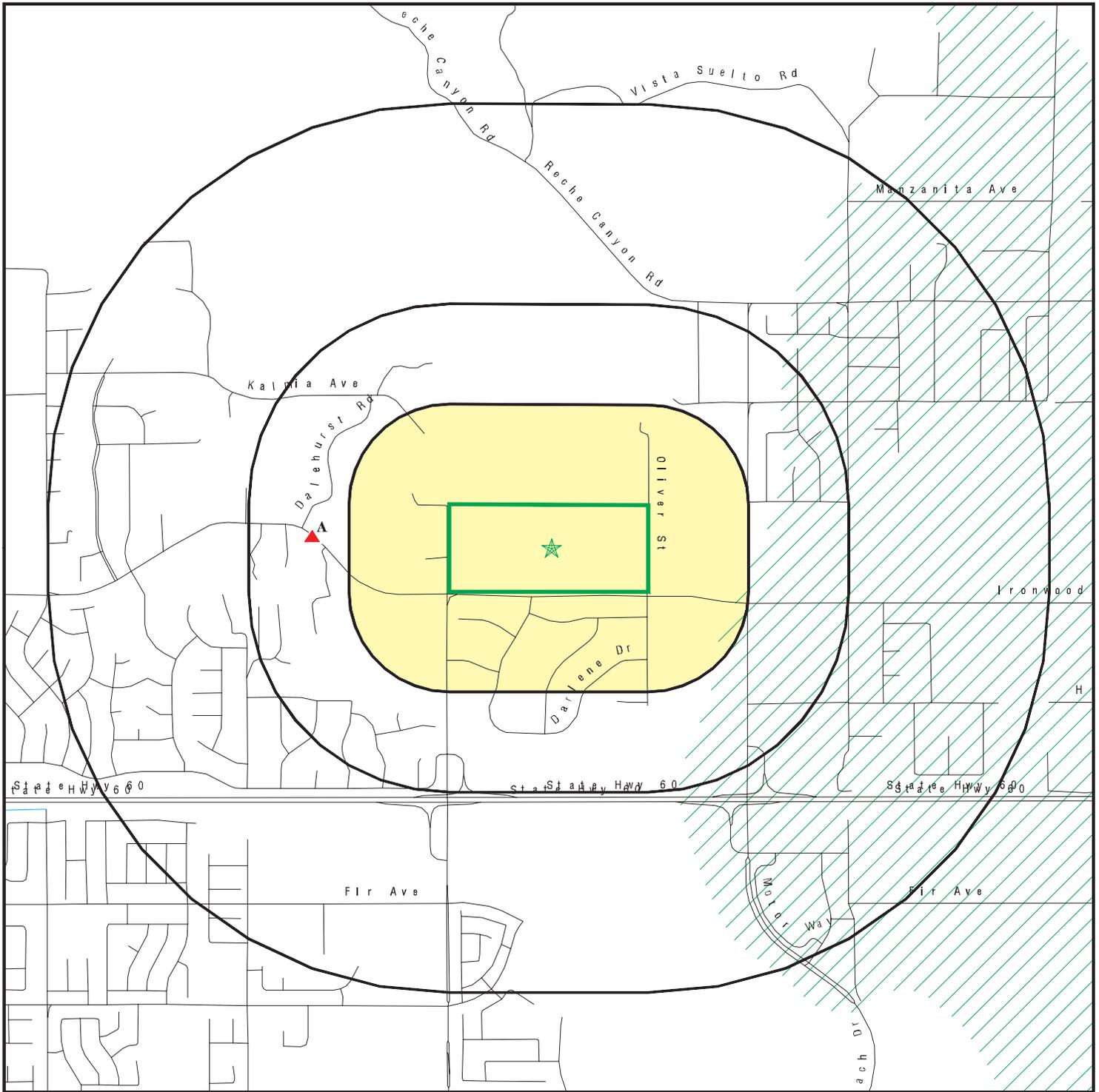
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>RIV CO., WASTE MGMT,</i>	<i>31125 IRONWOOD AVE</i>	<i>W 1/4 - 1/2 (0.342 mi.)</i>	<i>A1</i>	<i>8</i>

Count: 13 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CITY OF REDLANDS	1015730681	REDLANDS SMUDGE POT TANKS SITE	100 FEET WEST OF REDLANDS BLVD	92373	CERCLIS
MORENO VALLEY	S103442684	LANDFILLSAN TIMOTEO BADLANDS	31125 IRONWOOD AVE	0	WMUDS/SWAT, WDS
MORENO VALLEY	S116498059	SINCLAIR ST AND ALESSANDRO BLVD	SINCLAIR STREET AND ALESSANDRO	92555	NPDES
NILAND	1002850076	CHOCOLATE MOUNTAIN AERIAL GUNNERY	3 MILES EAST OF THE TOWN OF NI	92557	CERC-NFRAP
REDLANDS	1003877956	CHURCH ST. LANDFILL	CHURCH ST. (AT THE SANTA ANA R	92373	CERC-NFRAP
REDLANDS	S106927976	JORCO CHEMICAL COMPANY	32185 E HIGHWAY 10	92373	SWEEPS UST
REDLANDS	1003877955	UNIVERSAL RUNDEL	OPAL AVE-300 FT. N OF SAN BERN	92373	CERC-NFRAP
REDLANDS	S110168937	AT&T MOBILITY-LEGACY/ORANGE #50916	31107 OUTER HWY S	92373	San Bern. Co. Permit
REDLANDS	1003878710	CITY OF REDLANDS WELL FIELD	PENNSYLVANIA AVE	92373	CERC-NFRAP
REDLANDS	1003879085	REDLANDS FARMING CO	SAN BERNARDINO AVE E OF TEXAS	92373	CERC-NFRAP
REDLANDS	S105025717	SO CAL GAS/REDLANDS (STAT	STATE ST AT REDLANDS BLVD	92373	HIST CORTESE
REDLANDS	1010726831	SO CAL GAS/REDLANDS I (STATE ST.)	STATE STREET AT REDLANDS BL.	92373	FINDS
UNINCORPORATED COUN	1015740065	FINAL DESTINATION TRANSPORTATION S	HWY 60 E OF GILMAN SPRING RD	92555	RCRA NonGen / NLR

OVERVIEW MAP - 4092958.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 Areas of Concern

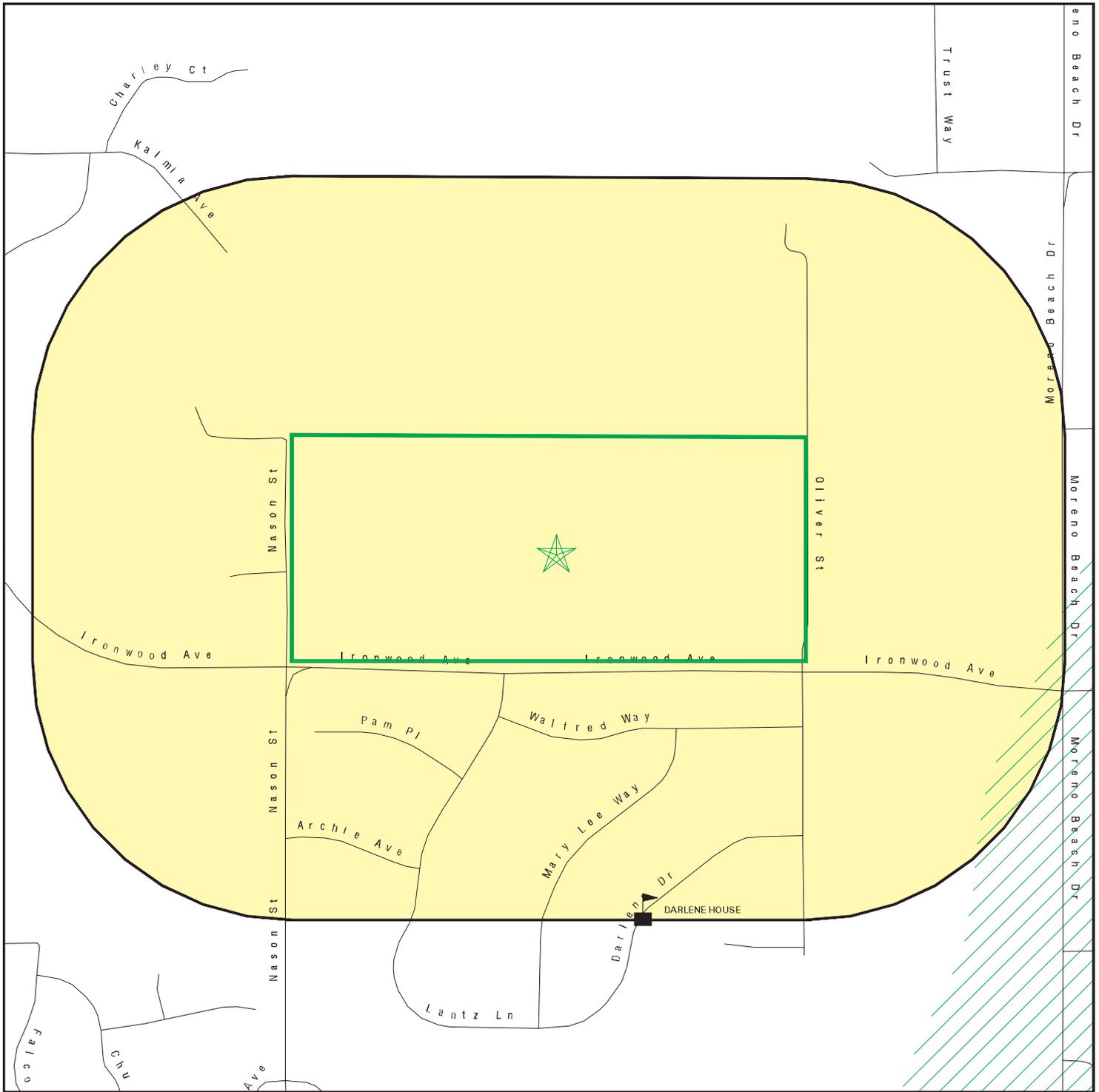


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

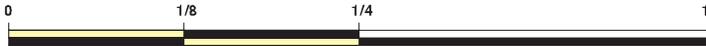
SITE NAME: NW IRONWOOD AVE and OLIVER ST
 ADDRESS: NW IRONWOOD AVE and OLIVER ST
 Moreno Valley CA 92555
 LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
 CONTACT: Polly Ivers
 INQUIRY #: 4092958.2s
 DATE: October 01, 2014 3:41 pm

DETAIL MAP - 4092958.2S



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

-  0 1/8 1/4 1/2 Miles
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  Areas of Concern
- 

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

SITE NAME: NW IRONWOOD AVE and OLIVER ST
 ADDRESS: NW IRONWOOD AVE and OLIVER ST
 Moreno Valley CA 92555
 LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
 CONTACT: Polly Ivers
 INQUIRY #: 4092958.2s
 DATE: October 01, 2014 3:42 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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A1 West 1/4-1/2 0.342 mi. 1807 ft.	RIV CO., WASTE MGMT, BADLANDS LANDFILL 31125 IRONWOOD AVE MORENO VALLEY, CA 92127	EMI WMUDS/SWAT WDS	S103442685 N/A
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[Click here for full text details](#)

Relative:
Higher

EMI
Facility Id: 6979

WDS
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
Facility Id: 8 331000634

A2 West 1/4-1/2 0.342 mi. 1807 ft.	BADLANDS SANITARY LANDFILL 31125 IRONWOOD AVENUE MORENO VALLEY, CA 92388	SWF/LF NPDES LDS ENF Financial Assurance	S109286294 N/A
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[Click here for full text details](#)

Relative:
Higher

SWF/LF
Facility ID: 33-AA-0006
Operator Status: Active
Operational Status: Active

NPDES
Facility Status: Active

LDS
Status: Open - Verification Monitoring

ENF
Status: Active
Facility Id: 236492

Financial Assurance
SWIS No: 33-AA-0006

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2014	09/02/2014	09/24/2014
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/26/2014	07/28/2014	09/15/2014
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/30/2014	07/01/2014	07/28/2014
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	06/09/2014	06/11/2014	07/09/2014
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	06/28/2014	07/03/2014	08/21/2014
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2012	03/25/2014	04/28/2014
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	08/11/2014	08/12/2014	09/30/2014
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	08/05/2014	08/06/2014	09/26/2014
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	07/31/2014	08/05/2014	09/26/2014
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/19/2014	05/20/2014	05/22/2014
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	02/18/2014	02/20/2014	03/27/2014
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2012	07/16/2013	08/26/2013
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/27/2014	05/28/2014	07/07/2014
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/14/2014	07/15/2014	07/28/2014
CA	LDS	Land Disposal Sites Listing	State Water Quality Control Board	07/30/2014	07/31/2014	08/22/2014
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	05/05/2014	05/06/2014	05/19/2014
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	07/30/2014	07/31/2014	08/22/2014
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	07/30/2014	07/31/2014	08/25/2014
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/23/2014	06/13/2014	07/09/2014
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	10/21/1993	11/01/1993	11/19/1993
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/19/2014	05/20/2014	05/28/2014
CA	PROC	Certified Processors Database	Department of Conservation	06/16/2014	06/17/2014	07/10/2014
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	08/05/2014	08/06/2014	09/26/2014
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	08/05/2014	08/06/2014	09/26/2014
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	07/30/2014	07/31/2014	08/25/2014
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/19/2014	05/20/2014	05/22/2014
CA	SWRCY	Recycler Database	Department of Conservation	06/16/2014	06/17/2014	07/11/2014
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	01/15/2014	03/18/2014	04/24/2014
CA	UST	Active UST Facilities	SWRCB	07/30/2014	07/31/2014	08/20/2014
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/23/2009	09/23/2009	10/01/2009
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	08/05/2014	08/06/2014	09/26/2014
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	03/14/2014	06/11/2014	07/28/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	06/10/2014	07/02/2014	09/18/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	10/25/2013	11/11/2013	01/28/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/01/2014	07/08/2014	08/22/2014
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	11/18/2013	02/27/2014	03/12/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	06/06/2014	09/10/2014	09/18/2014
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/30/2014	07/01/2014	09/18/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	05/06/2014	05/16/2014	06/17/2014
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/22/2014
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	08/04/2014	08/05/2014	08/22/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/14/2014	05/15/2014	07/15/2014
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	05/22/2014	08/22/2014	09/18/2014
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/13/2014	08/15/2014	08/22/2014
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/15/2014
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	08/04/2014	08/05/2014	08/22/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	07/25/2014	07/28/2014	08/22/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	08/20/2014	08/22/2014	09/18/2014
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/13/2014	08/15/2014	08/22/2014
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	08/14/2014	08/15/2014	08/22/2014
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	05/30/2014	07/01/2014	08/15/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	06/04/2014	06/12/2014	07/28/2014
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2014	05/30/2014	06/17/2014
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	10/25/2013	11/11/2013	01/28/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/25/2013	11/11/2013	01/28/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/07/2014	07/10/2014	07/28/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/10/2014	07/02/2014	09/18/2014
US	RMP	Risk Management Plans	Environmental Protection Agency	04/01/2014	05/23/2014	07/28/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	07/01/2014	07/03/2014	07/28/2014
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/28/2014	06/20/2014	07/15/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	06/23/2014	07/15/2014	09/18/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/19/2014	06/20/2014	07/28/2014
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/28/2014	06/20/2014	07/15/2014
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	06/23/2014	07/15/2014	09/18/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	01/30/2014	03/05/2014	07/15/2014
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	05/01/2014	05/07/2014	06/10/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/21/2014	08/25/2014
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	07/15/2014	08/13/2014
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2013	06/20/2014	08/07/2014
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

NW IRONWOOD AVE AND OLIVER ST
NW IRONWOOD AVE AND OLIVER ST
MORENO VALLEY, CA 92555

TARGET PROPERTY COORDINATES

Latitude (North):	33.9483 - 33° 56' 53.88"
Longitude (West):	117.187 - 117° 11' 13.20"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	482720.1
UTM Y (Meters):	3756245.0
Elevation:	1865 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33117-H2 SUNNYMEAD, CA
Most Recent Revision:	1980

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

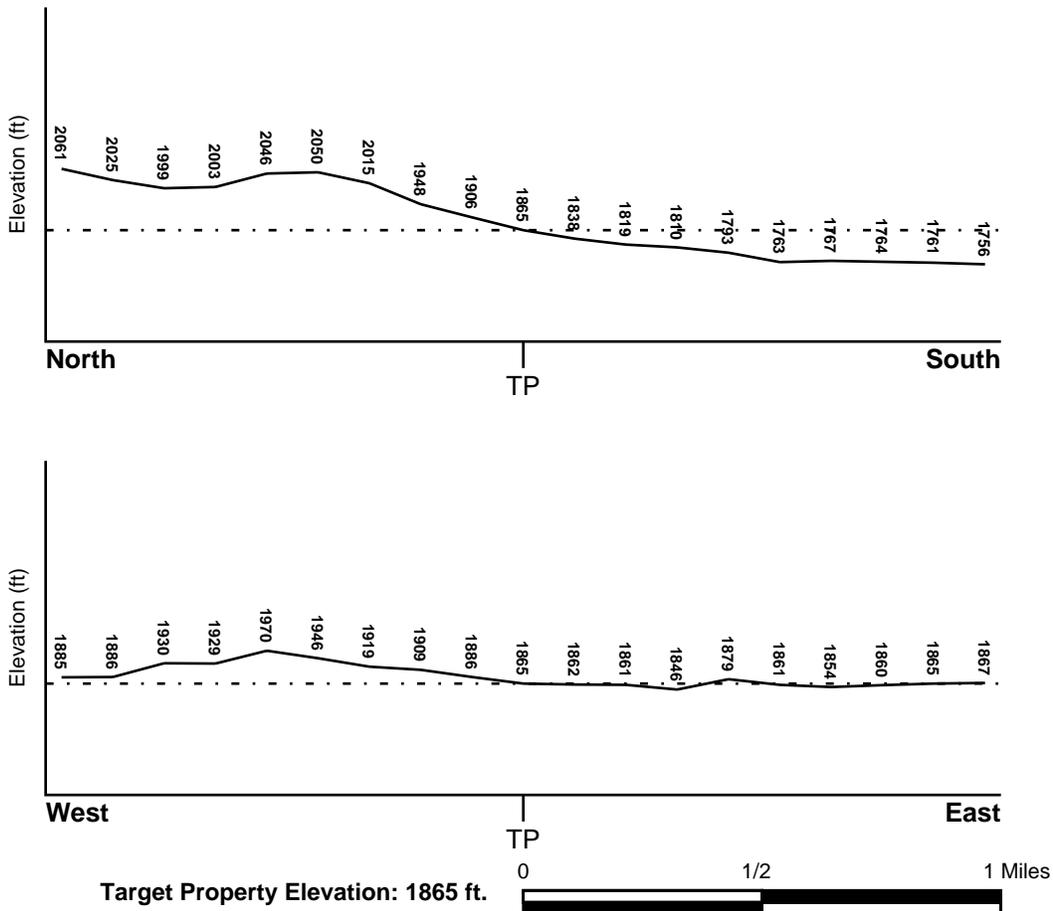
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> RIVERSIDE, CA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06065C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> NOT AVAILABLE	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

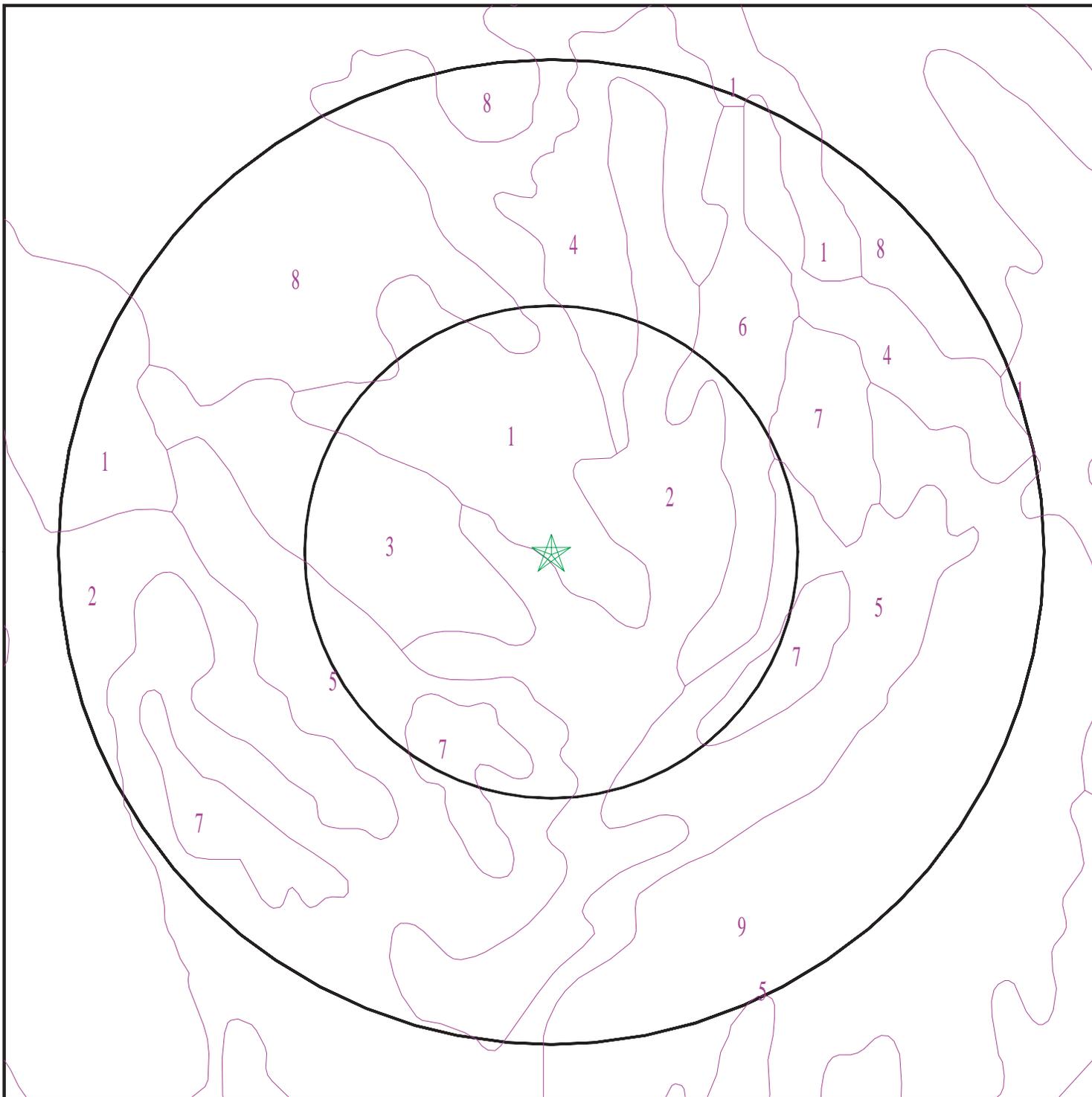
Era: Mesozoic
System: Cretaceous
Series: Cretaceous granitic rocks
Code: Kg *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

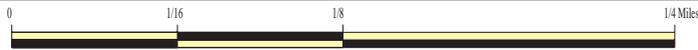
Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4092958.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: NW IRONWOOD AVE and OLIVER ST
ADDRESS: NW IRONWOOD AVE and OLIVER ST
Moreno Valley CA 92555
LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
CONTACT: Polly Ivers
INQUIRY #: 4092958.2s
DATE: October 01, 2014 3:42 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Terrace escarpments

Soil Surface Texture: Not reported
Hydrologic Group: Not reported

Soil Drainage Class: Not reported
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 2

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 3

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	27 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 5

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	18 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	18 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 6

Soil Component Name: HANFORD

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 7

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	27 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 8

Soil Component Name: Cieneba

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.1
2	14 inches	22 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 9

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

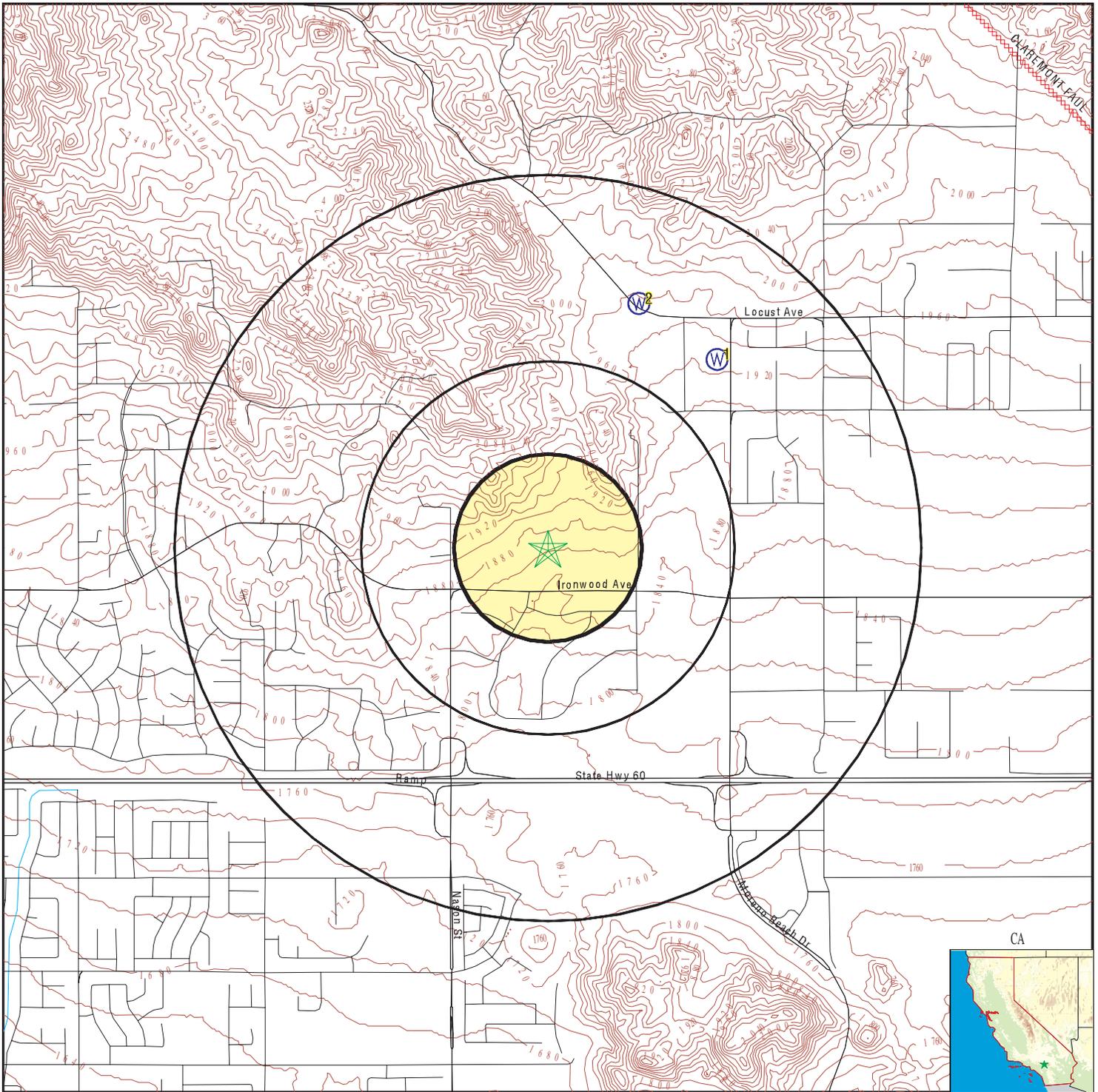
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADW50000003854	1/2 - 1 Mile NE
2	CADW50000003856	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 4092958.2s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake Fault Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Closest Hydrogeological Data
-  Oil, gas or related wells



SITE NAME: NW IRONWOOD AVE and OLIVER ST
 ADDRESS: NW IRONWOOD AVE and OLIVER ST
 Moreno Valley CA 92555
 LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
 CONTACT: Polly Ivers
 INQUIRY #: 4092958.2s
 DATE: October 01, 2014 3:42 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

CA WELLS

CADW50000003854

2
NNE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

CA WELLS

CADW50000003856

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92555	4	0

Federal EPA Radon Zone for RIVERSIDE County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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**APPENDIX E
USER PROVIDED INFORMATION**



**ASTM E1527-13
USER SPECIFIC QUESTIONNAIRE**

Project Name: EEI Job No.: GLO-71982.1 / Undeveloped Property – 80-Acres

Project Address: NWC Ironwood Ave. and Oliver St., Moreno Valley, Riverside County CA 92555

In order to comply with the ASTM E1527-13 Standard and qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that “*all appropriate inquiries*” is not complete. Please provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section “User-supplied Information.”

(1.) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? (NOTE - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

No.

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE above) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

No.

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP - 40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (self-explanatory)

No.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes.

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

No.

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No.

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No.

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No.

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

The city of Moreno Valley needs a phase 1 to process our map.

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

Type of property transaction: SALE

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

Legal description

The South half of the Southwest quarter of Section 34, Township 2 South, Range 3 West, San Bernardino Meridian, County of Riverside, State of California, according to the Official Plat thereof. Excepting herefrom that portion thereof within Ironwood Avenue.

Also excepting therefrom that portion described in deed to the County of Riverside recorded November 11, 1965 as Instrument No. 124978.

*Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.
APN: 473-160-004-5*

Please see attached map also.

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

No.

(e) identification of all parties who will rely on the Phase I *report*,

The City of Moreno Valley, Global Investments and Development, All the future residents of the property, and all the other governmental agencies that have to decide on the fate of the project.

(f) identification of the site contact and how the contact can be reached,

Joseph Rivani : (213)-365-0005
jrivani@gidlco.com

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

No.

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

No.

Preparer:

Name: JOSEPH RIVANI

Address: 3470 WILSHIRE BLVD. STE. 1020 LOS ANGELES, CA 90010

Signature: _____

Date: 10-02-2014



OWNER/LANDLORD/OCCUPANT INTERVIEW QUESTIONS

Project Name: EEI Job No.: GLO-71982.1 / Undeveloped Property – 80-Acres

Project Address: NWC Ironwood Ave. and Oliver St., Moreno Valley, Riverside County CA 92555

1. What is/are the Current Use(s) of the Property, to the best of your knowledge?

The property is not in any kind of use.

2. What was/were the Past Use(s) of the Property, to the best of your knowledge?

The property has not been in use since purchase.

3. Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks?

Not to the best of our knowledge were there any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks.

4. Are there any areas of the site with strong, pungent, or noxious odors?

There are no strong, pungent or noxious odors in any areas of the site.

5. Are there any areas of standing surface water, including Pools or sumps?

There is no standing surface water on the site.

6. Are there any Hazardous Substances and/or Petroleum Product Containers currently stored on site?

There are no hazardous substances and/or petroleum product containers stored on site.

7. Are there any unlabelled Drums or any Unidentified Substance Containers stored on the property?

There are no unlabeled drums and/or any unidentified substance containers stored on the site.

8. Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?

There is no electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs.

9. Do you know of any spills or other chemical releases that have taken place at the property?

We are not aware of any spills or other chemical releases ever taken place on this site.

10. Do you know of any environmental cleanups that have taken place at the property?

We are not aware of any environmental cleanups taken place on this site.

11. Are you aware of any deed restrictions or other activity or land use restrictions that have been placed on the property as a result of an environmental issue?

We are not aware of any restrictions or other activity or land use restrictions that have been placed on this site as a result of an environmental issue.

12. Are you aware of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?

We are not aware of any environmental liens, unresolved notices of violation or litigation related to a contamination issue on this site.

13. Are you aware of any previous assessments conducted at the subject property?

An environmental impact assessment was done by the City of Moreno Valley as a part of its feasibility study to use this site for a new high school. No negative finding was returned.

Preparer:

Name: Chang Chung Yang and Fu Mei Yang
Address: NWC Ironwood Ave. and Oliver St., Moreno Valley, Riverside County, CA
Signature: *Chang Chung Yang Fu Mei Yang*
Date: October 3, 2014

**APPENDIX F
PREVIOUS REPORTS**

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT
FOR:**

PROPOSED

ALTERNATE HIGH

SCHOOL NO. 5 -

IRONWOOD/NASON



prepared for:

**MORENO VALLEY
UNIFIED SCHOOL
DISTRICT**

*Alessandro Administrative Center
25634 Alessandro Boulevard
Moreno Valley, California 92553
Phone: 951.571.7692*

*Contact:
Amber Caudill,
Facilities Planner*

prepared by:

**THE PLANNING
CENTER**

*2131 S. Grove Avenue, Suite A
Ontario, California 91761
Phone: 909.930.1380
Fax: 909.930.1365*

*Contact:
Peter A. Garcia, Director
Site Assessment
Strategies*

**MORE-19.0E
JUNE 2008**

DTSC

JUL 01 2008

QYPRESS



25 June 2008
Project No. MORE-19 0E

Governmental Services
Planning & Urban Design
Environmental Studies
Landscape Architecture

Moreno Valley Unified School District
Alessandro Administrative Center
25634 Alessandro Boulevard
Moreno Valley, California 92553

2131 S. Grove Avenue, Suite A
Ontario, CA 91761
Phone: 909.930.1380
Fax: 909.930.1365
www.planningcenter.com

Attention: Ms. Amber Caudill

Subject: Phase I Environmental Site Assessment Report Proposed Alternate High School No. 5 –
Ironwood/Nason, Moreno Valley, California

Dear Ms. Caudill:

Enclosed please find one copy of the Phase I Environmental Site Assessment (Phase I) report for the Proposed Alternate High School No. 5 – Ironwood/Nason located in Moreno Valley, California. Based on the results of this assessment, no recognized environmental conditions (RECs), historical RECs, or known environmental conditions associated with the subject site were identified. No further assessment or investigation is recommended.

Sincerely yours,
THE PLANNING CENTER

Peter A. Garcia
Director of Site Assessment Strategies

Michael Watson, PG 8177, REA 30041
Geologist

Enclosures

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Executive Summary

The Planning Center has performed a Phase I Environmental Site Assessment (Phase I) on behalf of the Moreno Valley Unified School District (District) for the construction of a high school on an approximately 75.1-acre parcel of vacant land located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California. The scope of work is described and conditioned by our proposal dated April 15, 2008. As indicated in our proposal, this Phase I was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and following the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) guidelines for Phase 1 evaluations for proposed school sites. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-05 Standard and discussed in the Introduction section of this report.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the ASTM E 1527-05 Standard practice is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this report

This assessment has revealed no evidence of RECs in connection with the property as defined in the Standard and in Section 1 of this report and DTSC recommended school guidance for Phase I Environmental Site Assessments.

HISTORICAL RECS AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

The ASTM E 1527-05 Standard also requires identification of historical RECs (HRECs) and other known or suspect environmental conditions, as defined in the Standard, and in Section 1 of this Phase I report.

This assessment has revealed no evidence of HRECs or known environmental conditions in connection with the subject site.

SUMMARY

Based on the results of this assessment, RECs, HRECs, and known environmental conditions associated with the subject site were not identified. No further assessment or investigation is recommended.

The remainder of this report contains additional information regarding the Phase I work performed, the findings summarized above, and any limitations.



Executive Summary

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1. Introduction

PURPOSE

This Phase I Environmental Site Assessment (Phase I) was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-05 Standard and following the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) recommended guidelines for Phase 1 evaluations for school sites (DTSC 2001). The proposed school site is being evaluated by the District for the construction of a high school on an approximately 75.1-acre parcel of vacant land. The site is located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California (Figure 1).

The purpose of this assessment was to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

In addition, the Standard requires the identification of historical RECs (HRECs) and known or suspect environmental conditions in the Phase I report. The standard defines historical RECs as environmental conditions “which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.” The term “known or suspect environmental condition” is not specifically defined in the standard, but is used by The Planning Center to highlight environmentally-related information that is not anticipated to adversely affect the subject site and/or does not rise to the level of an REC.



Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, defined by ASTM as “a risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate. Consideration of environmental risk issues may involve addressing one or more non-scope considerations.”

SITE IDENTIFICATION

The approximately 75.1-acre site is located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California. The District is planning to construct a high school on an approximately 75.1-acre area of vacant land. The site is generally located north of Ironwood Avenue between Oliver Street and Nason Street. The project site consists of Assessor's Parcel Number (APN) 473-160-004-5. The project site and surrounding area are depicted on Figure 2.

DETAILED SCOPE OF SERVICES

The Planning Center performed the following detailed scope of services to complete our Phase I assessment:

1. Introduction

1. Visual observations of site conditions, and of adjoining property use, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products.
2. Review of federal and state environmental database information within the ASTM- specified radii from the subject site using a database service to access records. Use of 7 5-minute topographic maps to evaluate the site's physical setting.
3. Review of federal and state environmental files pertaining to the subject site and nearby sites with the potential to impact the subject site.
4. Review of previous reports (if any) prepared for the subject site.
5. Review of the following sources of historical use information:
 - Aerial Photographs
 - Historical Topographic Maps
6. Contacts with state and local agencies regarding the site and surrounding properties and structures.
7. Interviews with the Key Site Manager and property tenant representatives (if any).
8. Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence and impact of RECs as defined by the ASTM E 1527-05 Standard

NON-SCOPE CONSIDERATIONS

The ASTM E 1527-05 Standard includes the following list of "additional issues" that are non-scope considerations outside of the scope of the ASTM Phase I practice: Asbestos-Containing Materials, Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Risks, Industrial Hygiene, Health and Safety, Ecological Resources, Endangered Species, Indoor Air Quality, and High Voltage Power Lines. The additional issues included in this Phase I include the following:

- A review of agency records to identify high-pressure gas lines and fuel transmission lines in the vicinity of the subject site;
- A review of Division of Oil and Gas records;
- A review of geological references for the presence of naturally occurring asbestos;
- The use of fill material on the subject site;
- Prior usage of subject site for agricultural purposes, mining activities, illegal drug manufacturing and disposal, and U.S. Government ownership; and
- The possibility of lead-based paint used in building construction.

1. Introduction

EXCEPTIONS AND DEVIATIONS

1.5.1 Exceptions

The Planning Center has completed this assessment in substantial conformance with ASTM E 1527-05. In our opinion, there were no exceptions made to the ASTM work scope. The Planning Center also included additional information that the DTSC has indicated as being of potential concern for school sites (DTSC 2001)

1.5.2 Deviations

The Planning Center completed this assessment in substantial conformance with the ASTM E 1527-05 Standard. In our opinion there were no deviations and deletions made from the ASTM work scope in completing this Phase I.

LIMITATIONS

Our work for this project was performed generally consistent with the ASTM E 1527-05 Standard for Phase I Environmental Site Assessments. Several organizations other than ASTM, such as professional associations (e.g. ASFE and AGWSE) have also developed "guidelines" or "standards" for environmental site assessments. The Phase I presented herein is consistent with the ASTM E 1527-05 Standard, which may vary from the specific "guidelines" or "standards" required by other organizations

This Report was prepared pursuant to an Agreement dated April 15, 2008 between the District and The Planning Center. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement. The Planning Center has not performed any additional observations, investigations, studies or other testing not specified in the Agreement. The Planning Center shall not be liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of the District in connection with the site located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California. There are no intended beneficiaries other than the District. The Planning Center shall owe no duty whatsoever to any other person or entity on account of the Agreement or the Report. Use of this Report by any person or entity other than the District for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from the District and from The Planning Center. Use of this Report by such other person or entity without the written authorization of the District and The Planning Center shall be at such other person's or entity's sole risk, and shall be without legal exposure or liability to The Planning Center.

Use of this Report by any person or entity, including by the District, for a purpose other than the site located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California, is expressly prohibited unless such person or entity obtains written authorization from The Planning Center indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization by The Planning Center shall be at such person's or entity's sole risk and shall be without legal exposure or liability to The Planning Center.

This Report reflects site conditions observed and described by records available to The Planning Center as of the date of report preparation. The passage of time may result in significant changes in site conditions, technology, or economic conditions, which could alter the findings and/or recommendations of the report. Accordingly, the District and any other party to whom the report is provided recognize and



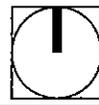
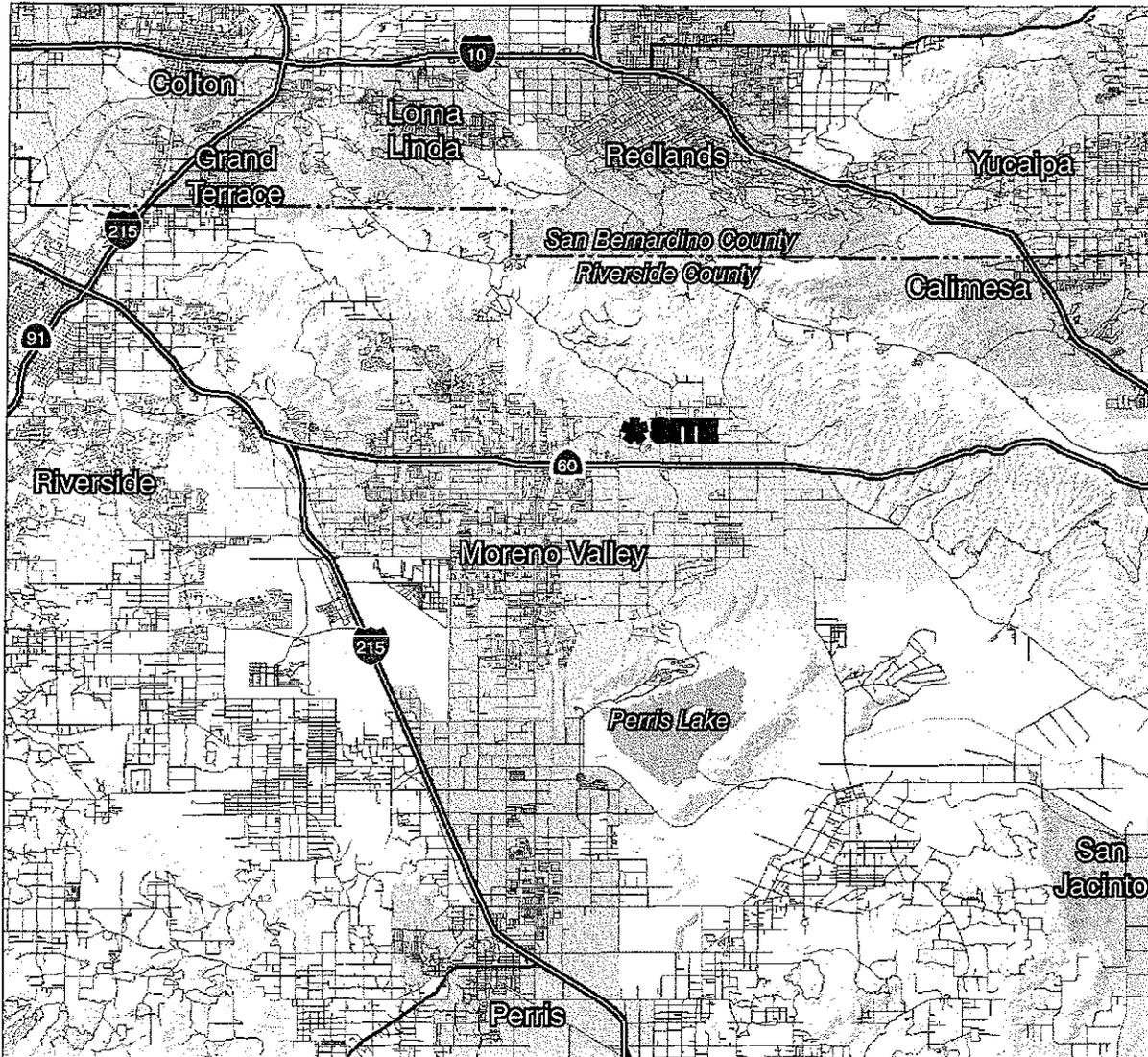
1. *Introduction*

agree that The Planning Center shall bear no liability for deviations from observed conditions or available records after the time of report preparation.

Use of this Report by any person or entity in violation of the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portions thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

1. Introduction

Site Location



1. *Introduction*

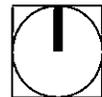
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Existing Site Conditions



--- Site Boundary

0 570
Scale (Feet)



Source: Google Aerial Pro 2008

Proposed Alternate High School No 5 - Ironwood/Nason

The Planning Center • **Figure 2**

1. *Introduction*

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2. *Site Description*

SITE OWNERSHIP AND LOCATION

2.1.1 Name of Site Owner

The name of the site owner is unknown. However, the site owner can be contacted through the following intermediary:

Chang Chung Yang
260 W. Las Flores Avenue
Arcadia, CA 91007

2.1.2 Name of Site Operator

The site is currently vacant land. No site operator has been identified by the District.

2.1.3 Site Location Map

The United States Geological Survey (USGS) topographic map for the site is the 7.5-minute Topographic Series, Sunnymead, California Quadrangle (see Appendix A). The USGS topographic map was used as the source for site setting information. The site is located in Riverside County at 33.9486° north latitude and 117 1864° west longitude.

SITE AND VICINITY DESCRIPTION

The following is a description of the proposed school site and surrounding area:

- The subject site is approximately 75.1 acres in size.
- The site currently consists of vacant land (Figure 2)
- Property around the perimeter of the Site is currently zoned for residential use based on a review of the City of Moreno Valley, General Plan Land Use Map.
- The area in the vicinity of the subject site is generally characterized as a mixed vacant land, residential, and commercial use area.



PHYSICAL SETTING

Subsurface explorations were not performed for this evaluation; therefore site geology and hydrology were evaluated on the basis of readily-available public information or references.

2.3.1 Topography

Topographically, most of the site is gently sloping to the south, although a relatively steep hill is located in the northwest portion and hummocky terrain exists in the central portion. Based on a review of the USGS 7.5-minute Topographic Series, Sunnymead, California Quadrangle Map (USGS 1980), surface elevation of the subject site ranges between approximately 1,830 to 2,040 feet above mean sea level (msl).

2. *Site Description*

2.3.2 Geologic Information

The site is located in the northern highlands of Moreno Valley within the Perris Structural Block, part of the Peninsular Ranges Geomorphic Province. The Peninsular Ranges Province extends approximately 900 miles from the Los Angeles-Pomona-San Bernardino Basins to Baja California, Mexico and is characterized by elongated northwest-trending mountain ranges separated by sediment-floored valleys (Yerkes *et al* 1965). The most dominant structural features of the province are the northwest-trending fault zones, most of which die out, merge with, or are terminated by the steep reverse faults at the southern margin of the San Gabriel-San Bernardino Mountains within the Transverse Ranges Geomorphic Province far to the north of the Site. The property itself sits atop the Perris structural block, which lies between the Elsinore and San Jacinto faults. Most of the property sits atop Holocene and late Pleistocene young sandy axial channel deposits and early Pleistocene very old sandy alluvial fan deposits, although the northwest portion of the site has outcrops of Cretaceous biotite-hornblende tonalite (Morton and Matti 2001).

Our review of available in-house literature indicates that no active faults or fault traces are known to exist beneath the subject site.

2.3.3 Naturally Occurring Asbestos Containing Minerals

According to the California Division of Mines and Geology (CDMG), no naturally-occurring serpentine rock or rock formations that may contain a significant quantity of asbestos are located in the site vicinity (CDMG 2000).

2.3.4 Ground Water and Surface Water Information

Based on surface topography, surface water at the site generally flows to the south. The groundwater flow would be expected to follow the topographic gradient to the closest water body. An unnamed ephemeral wash is present on the central portion of the site. Hydrogeologic investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

Sheet flow runoff from the site during periods of intense or prolonged precipitation would be expected to flow towards the south. According to the Federal Emergency Management Agency [FEMA] online map information (FIRM 1987), the site is located within Zone X, outside of a 100- or 500-year flood zone.

The subject site is located on alluvium with relatively shallow bedrock north of the Perris North Subbasin of the San Jacinto Groundwater Basin. Groundwater in the San Jacinto Groundwater Basin flows generally toward the course of the San Jacinto River and westward out of the basin, however, high extraction rates have produced groundwater depressions and locally reversed the flow pattern. Primary recharge in this basin occurs from percolation of flow from the San Jacinto River and its tributary streams and from infiltration of rainfall on the valley floor. Based on subsurface bedrock topography, the flow direction is expected to be toward the southeast (Wildermuth 2000). According to Wildermuth (2000), the bedrock is shallow on the site, so transient groundwater may exist in alluvium following significant rainfall events.

3. *Previous Reports*

No previous reports have been provided or prepared for the subject Site.



3. *Previous Reports*

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4. *Site History*

4.1 **PAST USAGE OF THE SITE**

Past usage of the site was assessed through a review of aerial photographs and historical topographic maps. Copies of historical references reviewed are included in Appendix A.

According to historical aerial photographs and topographic maps, the site has been vacant undeveloped land since at least 1901.

4.1.1 **Aerial Photographs**

Aerial photographs were obtained from Environmental Data Resources (EDR) for the years 1938, 1953, 1967, 1980, 1989, 1994, 2002 and 2005 and were reviewed for the subject site. Copies of the aerial photographs are included in Appendix A

- 1938 – The subject site is vacant undeveloped land.
- 1953 – The subject site appears relatively unchanged in comparison to the 1938 aerial photograph.
- 1967 – The subject site appears relatively unchanged in comparison to the 1953 aerial photograph.
- 1980 – The subject site appears relatively unchanged in comparison to the 1967 aerial photograph.
- 1989 – The subject site appears relatively unchanged in comparison to the 1980 aerial photograph.
- 1994 – The subject site appears relatively unchanged in comparison to the 1989 aerial photograph.
- 2002 – The subject site appears relatively unchanged in comparison to the 1994 aerial photograph.
- 2005 – The subject site appears relatively unchanged in comparison to the 2002 aerial photograph.



4.1.2 **Historical Topographic Maps**

Historical topographic maps were obtained from EDR for the years 1901, 1943, 1953, 1967 and 1980 were reviewed for the subject site. Copies of the topographic maps are included in Appendix A.

- 1901 – The site appears to be vacant and no structures are depicted.
- 1943 – The subject site is unchanged in comparison to the 1901 topographic map.
- 1953 – The subject site is unchanged in comparison to the 1943 topographic map.
- 1967 – The subject site is unchanged in comparison to the 1953 topographic map.
- 1980 – The subject site is unchanged in comparison to the 1967 topographic map.

4. *Site History*

4.1.3 *Prior Agricultural Use*

Based on the site visit, file reviews, and the review of aerial photographs and historic topographic maps, the subject site does not appear to have been used for agricultural purposes. According to historical aerial photographs, the site has been vacant undeveloped land since at least 1938. In addition, there was no observable evidence of historical irrigation or farming structures during the site reconnaissance.

4.1.4 *Mines*

Based on the review of historical sources (aerial photographs and historic topographic maps) and the database search report, there is no evidence to indicate that the site was ever utilized for mining operations.

4.1.5 *Illegal Drug Manufacturing*

The proposed site was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as accidental releases or spills. Drug-related waste was not observed on the site during the site inspection.

4.1.6 *Prior U.S. Government Ownership*

According to historical aerial photographs the subject site has been vacant undeveloped land since at least 1938. There is no indication that the property was owned by the U.S. Government or utilized for military operations.

4.2 *PAST USAGE OF ADJOINING PROPERTIES*

Based on review of historical aerial photographs, the properties immediately surrounding the Site to the south and west were vacant undeveloped land until development for agricultural purposes from about 1967 to about 1980. The properties to the south and west have been residential dwellings since at least 1989. A property to the north was developed with a rural dwelling from at least 1953 to about 2002. The remaining adjoining properties have been vacant, undeveloped land since at least 1901.

4.2.1 *Aerial Photographs*

Aerial photographs were obtained from EDR for the years 1938, 1953, 1967, 1980, 1989, 1994, 2002 and 2005 and were reviewed for properties adjoining the subject site. Copies of the aerial photographs are included in Appendix A. Land immediately surrounding the Site consists of undeveloped vacant land to the north and east, and residential dwellings to the south and west. Land uses surrounding the school have included undeveloped land, residential and some agricultural use.

4.2.2 *Historical Topographic Maps*

Historical topographic maps were obtained from EDR for the years 1901, 1943, 1953, 1967 and 1980 were reviewed for properties adjoining the subject site. Copies of the topographic maps are included in Appendix A. Land immediately surrounding the Site consists of undeveloped vacant land to the north and east, and residential dwellings to the south and west. Land uses surrounding the site have included undeveloped land, residential and some agricultural use.

5. Environmental Records Review

STANDARD ENVIRONMENTAL RECORDS REVIEW

The Planning Center utilized the electronic database service EDR to complete the environmental records review. The database search was used to identify properties that may be listed in the referenced Agency records, located within the ASTM-specified search radii indicated below:

- NPL sites:1 mile
- CERCLIS sites: 0.5 mile
- CERCLIS NFRAP sites Site and Adjoining
- Federal ERNS: Site only
- RCRA non-CORRACTS TSD facilities: 0.5 mile
- RCRA CORRACTS TSD facilities:.....1 mile
- RCRA Generators: Site & Adjoining
- State Hazardous Waste Sites:1 mile
- Registered Underground Storage Tanks:Site & Adjoining
- State Landfills and Solid Waste Disposal Sites: 0.5 mile
- State Leaking Underground Storage Tanks: 0.5 mile



A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR (a copy of the EDR Report dated February 29, 2008 is included in Appendix B).

The subject site was not identified on any of the databases searched. The following is a summary of information provided for each of the above-listed databases.

5.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- The subject site is not listed on the NPL List.
- The database search did not identify any NPL sites within a mile radius of the subject site.

5.1.2 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

- The subject site is not listed on the CERCLIS List.

5. *Environmental Records Review*

- The database search did not identify any CERCLIS sites within a one-half mile radius of the subject site

5.1.3 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- The subject site is not listed on the CERCLIS-NFRAP List.
- The database search did not identify any CERCLIS-NFRAP sites adjacent to the subject site.

5.1.4 Federal ERNS List

The Federal Emergency Response Notification System (ERNS) list tracks information on reported releases of oil and hazardous materials.

- The subject site is not identified on the Federal ERNS list.

5.1.5 RCRA Non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- The subject site is not listed as a RCRA non-CORRACTS TSD facility.
- The database search did not identify any RCRA non-CORRACTS TSD facilities within a one-half mile radius of the subject site.

5.1.6 RCRA CORRACTS TSD Facilities

The RCRA CORRACTS TSD Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- The subject site is not listed as a RCRA CORRACTS TSD facility.
- The database search did not identify any RCRA CORRACTS TSD facilities within a one-mile radius of the subject site.

5.1.7 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- The subject site is not listed as a RCRA Hazardous Waste Generator.

5. *Environmental Records Review*

5.1.8 State Sites and State Spill Sites

The Cal-Sites database, maintained by the DTSC, contains both known and potential hazardous substance sites.

- The subject site is not listed as a State Site or State Spill Site.
- The database search did not identify any State Sites or State Spill Sites within a one mile radius of the subject site

5.1.9 Cortese List

The Cortese list database identifies hazardous waste sites selected for remedial action and underground storage tank (UST) properties having a reportable release and is maintained by the EPA/Office of Emergency Information.

- The subject site is not listed on the Cortese List.
- The database search did not identify any Cortese sites within a one-half mile radius of the subject site.

5.1.10 Registered Underground Storage Tanks (USTs)

The State Water Resources Control Board's Hazardous Substance Storage Container Database maintains a list of USTs regulated by the Resource Conservation and Recovery Act.

- The subject site is not listed on the registered UST list.
- The database search did not identify registered USTs within a ¼-mile of the site.



5.1.11 Facility Inventory Database USTs

The State Water Resource Control Board's Facility Inventory Database contains a historical listing of active and inactive underground storage tank locations.

- The subject site is not listed as containing active and/or inactive underground storage tank locations.
- The database search did not identify sites listed as containing active and/or inactive underground storage tank locations within a ¼-mile of the site

5.1.12 State Landfills and Solid Waste Disposal Sites

- The database search did not identify any State Landfills or Solid Waste Disposal Sites within a one-half mile radius of the subject site.

5.1.13 State Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- The subject site is not listed on the LUST list

5. *Environmental Records Review*

- The database search did not identify any LUST facilities within a half-mile radius of the subject site.

5.1.14 **MINES**

The Department of Labor, Mines Safety, and Health Administration maintains the Mines Master Index File. The database is updated semi-annually.

- The subject site is not listed on the Mines Master Index File.
- The database search did not identify sites on the Mines Master Index File adjacent to the subject site.

5.2 **ADDITIONAL ENVIRONMENTAL RECORDS REVIEW**

In conformance with ASTM inquiry was made with representatives of the agencies described below and with the user of this Phase I.

5.2.1 **Proximity to High-Pressure Gas Lines or Fuel Transmission Lines**

A letter was sent to the Southern California Gas Company (SCGC) on May 2, 2008 requesting information regarding the location of high-pressure pipelines located within a 1,500 foot radius of the subject site. A response was received on May 16, 2008. Based on the information received from the SCGC, there are no high pressure pipelines in the vicinity of the subject site. (Appendix C)

5.2.2 **State of California Division of Oil and Gas Records**

A review of California Division of Oil and Gas Regional Wildcat Map W1-7 (California Department of Conservation 2004) indicates that there are no active or abandoned oil or gas fields on the subject site or adjoining properties. The closest oil well is located approximately two miles east of the subject site. The well is identified as a plugged and abandoned dry hole drilled by Perri Oil Co. in 1956 to a depth of 3,711 feet. The oil wells in the vicinity were dry non-producing wells that were plugged shortly after completion. The oil and gas map pages showing the vicinity of the closest oil wells are included in Appendix C.

The environmental databases reviewed as part of this Phase I include the Former Manufactured Gas Sites database (Coal Gas). The subject site and surrounding sites were not identified on the Coal Gas database, thereby, providing additional information on the absence of gas fields in the immediate area of the subject site (Appendix B).

5.2.3 **User-Provided Information**

The ASTM Standard requires disclosure in the Phase I report whether the user of the report has specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs or HRECs, or whether the user has determined that the property's Title contains environmental liens or other information related to environmental condition of the property, including engineering and institutional controls and Activity and Use Limitations, as defined by ASTM. In addition, we are required by the ASTM Standard to inquire whether the user of the report has prior knowledge that the price of the property has been reduced for environmentally-related reasons.

The Planning Center was informed by the user that to their knowledge there are no liens or other

5. *Environmental Records Review*

information about the environmental condition of the property in the Title. In addition, the user was not aware of specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs with the exception of the information provided above, and has not indicated that the price of the property has been reduced for environmentally-related reasons.



5. *Environmental Records Review*

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6. *Site Reconnaissance and Key Personnel Interview(s)*

A site visit to observe site conditions was conducted by Michael Watson of The Planning Center on May 16, 2008. Mr. Watson was unaccompanied during the site visit. The Planning Center personnel observed the exterior portions of the property, including the property boundaries. No weather-related conditions or other conditions that would limit our ability to observe the site occurred during our site reconnaissance. Site photographs are included in Appendix D.

ASTM Section 9.8 requires that, prior to the site visit, the current site owner or Key Site Manager and user, if different from the current owner or Key Site Manager, be asked if there are any helpful documents or information that can be made available for review. These consist of environmental site assessment reports, audits, permits, tank registrations, Material Safety Data Sheets, Community Right-to-Know plans, safety plans, hydrogeologic or geotechnical reports, or hazardous waste generator reports. The District provided a figure, and verbal information regarding the property.

6.1 CURRENT USE OF THE PROPERTY

The Site consists of an approximately 75.1-acre parcel of vacant, undeveloped land.

6.2 SITE VISIT OBSERVATIONS

6.2.1 General Description of Structures

The subject site contains no structures.

6.2.2 Heating and Cooling System

The subject site contains no structures.

6.2.3 Potable Water Supply and Sewage Disposal System or Septic Systems

Potable water and sewer services will be provided to the site by the Eastern Municipal Water District (EMWD). Approximately 75% of EMWD's potable water demand is supplied by imported water from Metropolitan Water District through its Colorado River Aqueduct and its connections to the State Water Project. Approximately 25% of EMWD's potable water demand is supplied by EMWD groundwater wells. The majority of the groundwater produced by EMWD comes from its wells in the Hemet and San Jacinto area, where it is also served. EMWD also has wells in the Moreno Valley, Perris Valley, and Murrieta areas.

6.2.4 Use of Petroleum Products and Hazardous Materials

Use of petroleum products or hazardous materials was not observed at the subject site.

6.2.5 Storage of Petroleum Products and Hazardous Materials (Storage Tanks, Drums)

No hazardous materials were observed or reported at the subject site.

6.2.6 Disposal of Petroleum Products and Hazardous Materials

No evidence of disposal of petroleum products or hazardous materials was observed at the subject site.



6. *Site Reconnaissance and Key Personnel Interview(s)*

6.2.7 Hydraulic Elevators

No hydraulic elevators were observed at the subject site.

6.2.8 Vehicle Maintenance Lifts

No vehicle maintenance lifts were observed at the subject site.

6.2.9 Emergency Generators and Sprinkler System Pumps

No emergency generators or sprinkler system pumps were observed on the subject site.

6.2.10 Polychlorinated Biphenyls (PCBs) Associated with Electrical or Hydraulic Equipment

No electrical or hydraulic equipment was observed on the subject site. Pole-mounted transformers were observed in the right-of-way along Ironwood Avenue. Based on the information above, PCBs are not expected to have impacted the subject site.

6.2.11 Floor Drain and Sumps

No sumps or floor drains were observed at the subject site.

6.2.12 Catch Basins

No catch basins were observed at the subject site.

6.2.13 Dry Wells

No dry wells were observed at the subject site.

6.2.14 Pits, Ponds, Lagoons, and Pools of Liquid

No pits, ponds, lagoons, observed at the subject site.

6.2.15 Odors

No odors were observed at the subject site.

6.2.16 Stains or Corrosion on Floors, Walls, or Ceilings

No buildings are located on the subject site.

6.2.17 Stained Soil or Pavement

No stained soil or pavement was observed at the subject site.

6.2.18 Stressed Vegetation

No stressed vegetation was observed at the subject site.

6. *Site Reconnaissance and Key Personnel Interview(s)*

6.2.19 Solid Waste and Evidence of Waste Filling

No evidence of waste filling was observed on the subject site.

6.2.20 Wastewater and Stormwater Discharge

No wastewater discharge was observed on the subject site. The site is not paved and stormwater is expected to be minimal.

6.2.21 Monitoring, Water Supply, or Irrigation Wells

No monitoring, water supply, or irrigation wells were observed at the subject site.

6.2.22 Sanitary Sewer and Septic Systems

Sanitary sewage in the vicinity is discharged by the EMWD sewage collection system. No septic systems were observed on the subject site.

6.2.23 Non-Scope Considerations

- No evidence of fill material was observed on the subject site. The site has not been developed.
- Based on a review of aerial photographs, topographic maps, and a site inspection, the proposed school site is not located within 1,500 feet of a railroad track easement.
- According to aerial photographs and topographic maps, the site has been vacant land since at least 1901. Therefore, lead-based paint, termiticides, and asbestos-containing material are not expected to have been used on the site.



INTERVIEWS

Interviews were conducted with Ms. Amber Caudill on May 29, 2008. Ms. Caudill is a facilities planner for the District. Ms. Caudill participated in filling out a site questionnaire, which is included in Appendix E. Ms. Caudill is not aware of any USTs or other operations associated with the site.

6. *Site Reconnaissance and Key Personnel Interview(s)*

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7. *Data Gap Identification*

No site or adjacent land owners were interviewed for this Phase I Environmental Site Assessment. In addition, chain-of-title documents were not obtained for the site.



7. *Data Gap Identification*

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8. Findings and Conclusions

The Planning Center has performed a Phase I Environmental Site Assessment on behalf of the Moreno Valley Unified School District, for the Proposed Alternate High School 5 – Ironwood/Nason located at the northeast corner of Ironwood Avenue and Nason Street in the City of Moreno Valley, Riverside County, California. The subject site consists of an undeveloped parcel of land approximately 75.1 acres in size.

The scope of work is described and conditioned by our proposal dated April 15, 2008. As indicated in our proposal, this Phase I was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, as defined in the ASTM E 1527-05 Standard and discussed in the Introduction section of this report.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the ASTM E 1527-05 Standard practice is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this report.

This assessment has revealed no evidence of RECs in connection with the subject site as defined in the Standard and in Section 1 of this report and DTSC recommended school guidance for Phase I assessments.

HISTORICAL RECS AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

The ASTM E 1527-05 Standard also requires that historical RECs (HRECs) and other known or suspect environmental conditions, as defined in the Standard and in Section 1 of this report are identified in the Phase I.

This assessment has revealed no evidence of HRECs or known environmental conditions in connection with the subject site.

SUMMARY

Based on the results of this assessment, RECs, HRECs, and known environmental conditions associated with the subject site were not identified. No further assessment or investigation is recommended for the subject site.



8. *Findings and Conclusions*

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9. Credentials

This report was prepared by Peter Garcia and Michael Watson, who served as the Director-in-Charge and Project Geologist, respectively. Qualifications information for the project personnel is provided in Appendix F.



9. Credentials

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References

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11. United States Geological Survey (USGS), 1980. Sunnymead, California Quadrangle, 7.5 minute series, scale 1:24,000.
12. Yerkes, R. F., *et al.*, 1965. Geology of the Los Angeles Basin, California – An Introduction, United States Geological Survey Professional Paper 420-A



References

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**APPENDIX G
PHOTOGRAPHIC LOG**



Photograph 1 – View of the subject property looking west from the central portion of the property.



Photograph 2 – View looking towards the east from the central region of the subject property.



Photograph 3 – View looking towards the north, along Nason Street, from the southwestern corner of the subject property.



Photograph 4 – View looking east along Ironwood Avenue, from the southwestern corner of the subject property.



Photograph 5 – View looking northeast, from the southwestern corner of the subject property.



Photograph 6 – View of debris and litter in the northwestern region of the subject property. This includes broken piping, plastic recyclables, and other trash.



Photograph 7 – View looking east, from the northwestern corner of the subject property.



Photograph 8 – View looking southeast, from the northwestern region of the subject property.



Photograph 9 – View looking south, from the central region of the northern perimeter of the subject property.



Photograph 10 – View looking east, from the central region of the subject property.



Photograph 11 – View looking west, from the central region of the subject property.



Photograph 12 – View looking south along Oliver Street, from the northeastern corner of the subject property.



Photograph 13 – Overview of the subject property looking west, from the highest peak in the northeastern corner of the subject property.



Photograph 14 - Overview of the subject property looking southwest, from the highest peak in the northeastern corner of the subject property.



Photograph 15 – View of litter and other windblown debris found in the northeastern region of the subject property.



Photograph 16 – View looking west along Ironwood Avenue, from the southeastern corner of the subject property.



Photograph 17 – View looking northwest, from the southeastern corner of the subject property.



Photograph 18 – View looking north, from the central region of the southern perimeter of the subject property.

**APPENDIX H
VAPOR ENCROACHMENT SCREEN USER QUESTIONNAIRE**



ASTM E2600-10
VAPOR ENCROACHMENT SCREENING – USER QUESTIONNAIRE

Project Name: EEI Job No.: GLO-71982.1 / Undeveloped Property – 80-Acres

Project Address: NWC Ironwood Ave. and Oliver St., Moreno Valley, Riverside County CA 92555

1. Property type: Commercial Industrial Multi-Tenant Vacant Land
2. Are there any buildings/ structures on the property? Yes No Unknown
If yes, type construction _____
3. Will buildings/structures be constructed on the property in the future? Yes No Unknown
If yes, type construction Single Family Detached
4. If buildings exist or are proposed, do/will they have elevators? Yes No
5. Type of level below grade (existing or proposed)? Full Basement Crawl Space Slab on grade
 Parking Garage Multi-level
6. Ventilation in level below grade? Yes No Unknown
7. Sump pumps, floor drains, or trenches (existing or proposed)? Yes No Unknown
8. Radon or methane mitigation system installed? Yes No Unknown
9. Heating system type (existing or proposed)? (CHECK ALL THAT APPLY)
 Hot Air Circulation Electric Baseboard Hot Air Radiation Heat Pump Hot Water
Radiation
 Wood Stove Kerosene Heater Steam Radiation Fireplace Coal Furnace Radiant Floor
Heat Hot Water Circulation Fuel Oil Furnace Gas Furnace Other
10. Type of fuel energy (existing or proposed)? (CHECK ALL THAT APPLY)
 Natural Gas Electric Propane Fuel Oil Kerosene Wood Coal Solar Other
11. Have there ever been any environmental problems at the property? Yes No Unknown
If yes, describe) _____
12. Does/will a gas station or dry cleaner operate anywhere on the property? Yes No Unknown
13. Do any tenants use hazardous chemicals in relatively large quantities on the property? Yes No
Unknown
If yes, describe _____
14. Have any tenants ever complained about odors in the building or experienced health-related problems
that may have been associated with the building? Yes No Unknown

15. Are the operations (or proposed operations to be performed) on the property OSHA regulated?

Yes [] No [X] Unknown []

16. Are there any existing or proposed underground storage tanks (USTs) or above ground storage tanks (ASTs)? Yes. [] No [X] Unknown []

17. Are there any sensitive receptors (for example, children, elderly, people in poor health, and so forth) that occupy or will occupy the property? Yes [] No [X] Unknown []

Parcel ID # 473-160-004

Preparer:

Name: JOSEPH RIVANI

Address: 3470 WILSHIRE BLVD. STE. 1020 LOS ANGELES, CA 90010

Signature: _____

Date: 10/02/2014

NW IRONWOOD AVE and OLIVER ST
NW IRONWOOD AVE and OLIVER ST
Moreno Valley, CA 92555

Inquiry Number: 4092958.6s
October 10, 2014

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
STANDARD ENVIRONMENTAL RECORDS				
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	0.333	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	0.333	0	0	0
State and tribal - equivalent CERCLIS	0.333	0	0	0
State and tribal landfill / solid waste disposal	0.333	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	0
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	not searched	-	-	-
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	not searched	-	-	-
Other Standard Environmental Records	0.333	0	0	0
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	0.25	0	0	0
Historical Dry Cleaners	0.25	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

NW IRONWOOD AVE AND OLIVER ST
NW IRONWOOD AVE AND OLIVER ST
MORENO VALLEY, CA 92555

COORDINATES

Latitude (North):	33.9483 - 33° 56' 53.87787"
Longitude (West):	117.187 - 117° 11' 13.187256"
Elevation:	1865 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: Available
NWI Wetlands: Available

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Terrace escarpments
Soil Surface Texture: Not reported
Hydrologic Group: Not reported
Soil Drainage Class: Not hydric
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: Not Reported
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches
No Layer Information available.

Soil Map ID: 2

Soil Component Name: VISTA
Soil Surface Texture: coarse sandy loam
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Well drained

EXECUTIVE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	24 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
3	24 inches	27 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 4

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	27 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 5

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 6

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	18 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	18 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 7

Soil Component Name: HANFORD

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 8

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	27 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 9

Soil Component Name: Cieneba

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.1
2	14 inches	22 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 10

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 5.6

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 11

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
2	9 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	27 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 12

Soil Component Name: ROCKLAND

Soil Surface Texture: unweathered bedrock

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Not hydric

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 13

Soil Component Name: TUJUNGA

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 6.1
2	9 inches	59 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1

EXECUTIVE SUMMARY

Soil Map ID: 14

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.1
2	14 inches	22 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 15

Soil Component Name: GREENFIELD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	25 inches	42 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	42 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1
4	59 inches	72 inches	stratified loamy sand to sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 16

Soil Component Name: FALLBROOK

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	24 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	24 inches	27 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 17

Soil Component Name: MONSERATE

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	9 inches	18 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
3	18 inches	44 inches	indurated	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
4	44 inches	57 inches	cemented	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:
5	57 inches	70 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 6.6

Soil Map ID: 18

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.1
2	14 inches	22 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 19

Soil Component Name: FALLBROOK

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	14 inches	24 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	24 inches	27 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 20

Soil Component Name: GORGONIO

Soil Surface Texture: stratified gravelly loamy sand to gravelly loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	14 inches	59 inches	stratified gravelly loamy sand to gravelly loamy fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	0 inches	14 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6

EXECUTIVE SUMMARY

Soil Map ID: 21

Soil Component Name: FALLBROOK

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	7 inches	18 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	18 inches	22 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 22

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

EXECUTIVE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
4	68 inches	74 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

EXECUTIVE SUMMARY

SEARCH RESULTS

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

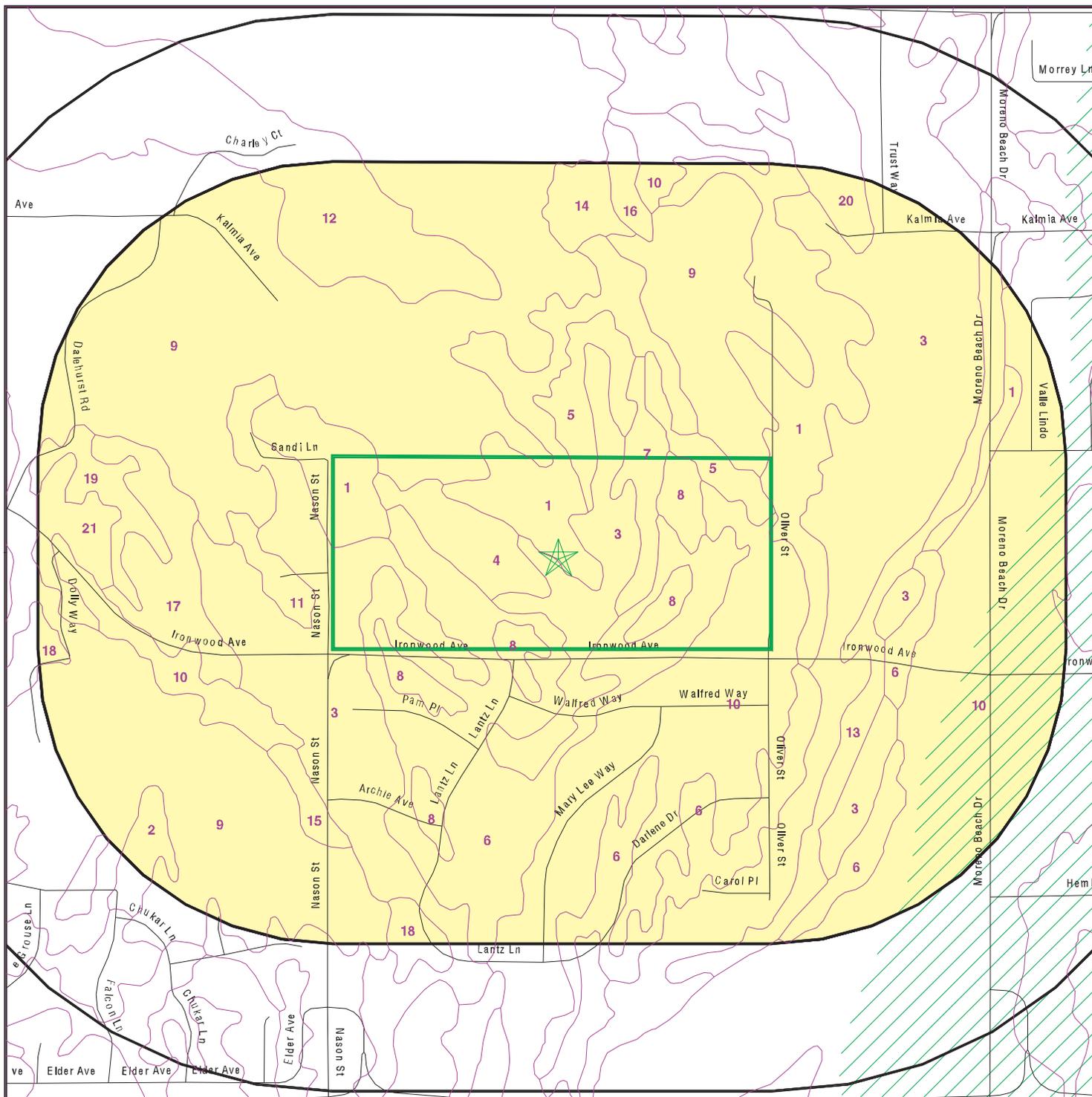
STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

HISTORICAL USE RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 4092958.6S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

Groundwater Flow Direction

Indeterminate Groundwater Flow at Location

Groundwater Flow Varies at Location

SSURGO Soil

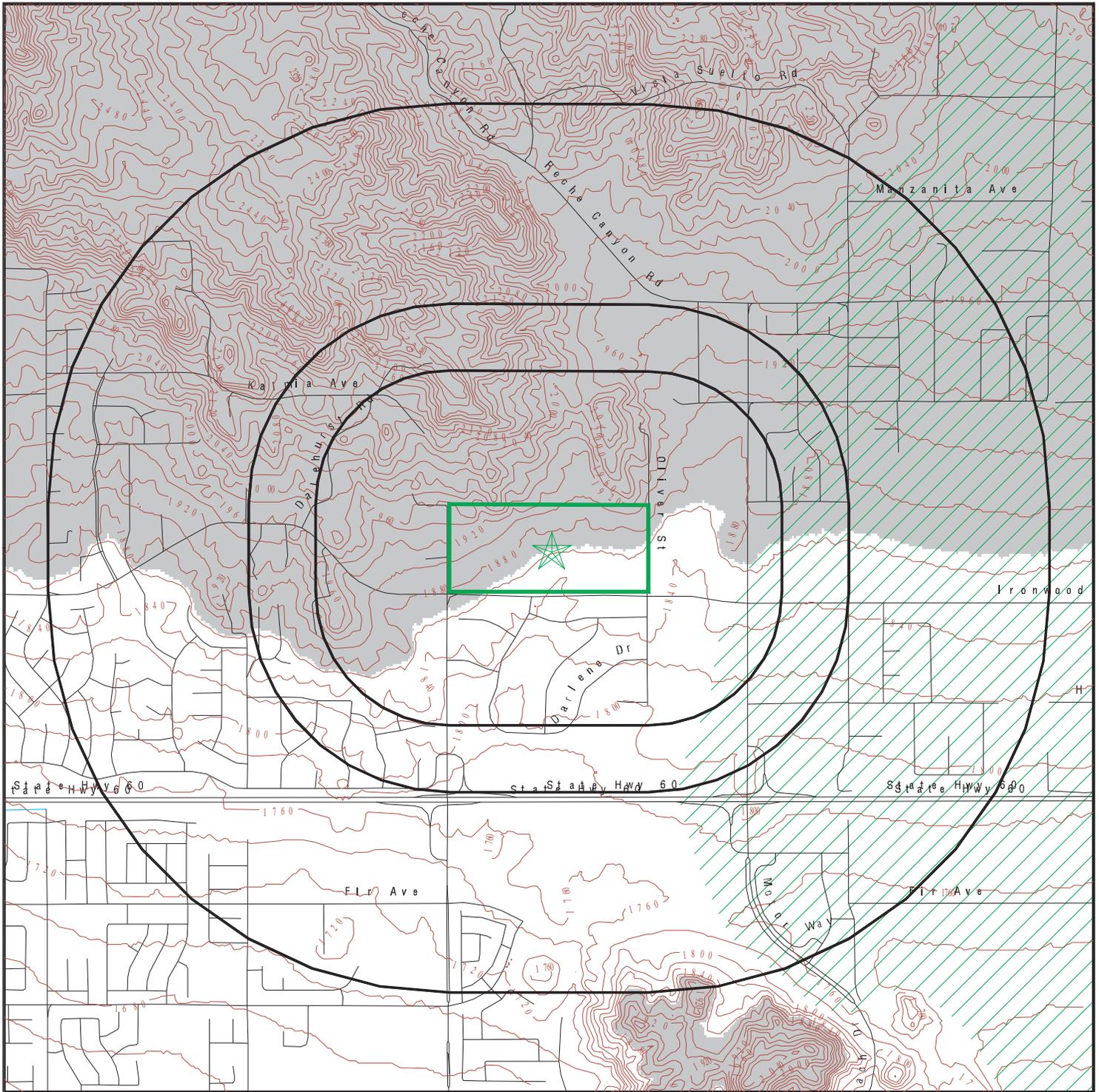
Areas of Concern



SITE NAME: NW IRONWOOD AVE and OLIVER ST
 ADDRESS: NW IRONWOOD AVE and OLIVER ST
 Moreno Valley CA 92555
 LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
 CONTACT: Polly Ivers
 INQUIRY #: 4092958.6S
 DATE: October 01, 2014 4:29 pm

SECONDARY MAP - 4092958.6S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Contour Lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

Upgradient Area

Areas of Concern



SITE NAME: NW IRONWOOD AVE and OLIVER ST
 ADDRESS: NW IRONWOOD AVE and OLIVER ST
 Moreno Valley CA 92555
 LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
 CONTACT: Polly Ivers
 INQUIRY #: 4092958.6S
 DATE: October 01, 2014 4:28 pm

AERIAL PHOTOGRAPHY - 4092958.6s



0 300 1/3 1/2 Miles



SITE NAME: NW IRONWOOD AVE and OLIVER ST
ADDRESS: NW IRONWOOD AVE and OLIVER ST
Moreno Valley CA 92555
LAT/LONG: 33.9483 / 117.187

CLIENT: EEI, Inc.
CONTACT: Polly Ivers
INQUIRY #: 4092958.6s
DATE: October 01, 2014 4:30 pm

MAP FINDINGS

LEGEND

FACILITY NAME		FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
▼ MAP ID#	Direction	Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level		
Worksheet:				
Comments: Comments may be added on the online Vapor Encroachment Worksheet.				

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

RECORD SOURCES AND CURRENCY

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

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

STANDARD ENVIRONMENTAL RECORDS

PRP: Potentially Responsible Parties

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013

Source: EPA

Number of Days to Update: 72

Telephone: 202-564-6023

Last EDR Contact :09/30/2014

RMP: Risk Management Plans

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2014

Source: Environmental Protection Agency

Number of Days to Update: 66

Telephone: 202-564-8600

Last EDR Contact :07/22/2014

ALAMEDA CO. UST: Underground Tanks

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/25/2014

Source: Alameda County Environmental Health Services

Number of Days to Update: 23

Telephone: 510-567-6700

Last EDR Contact :09/29/2014

AST: Aboveground Petroleum Storage Tank Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009

Source: California Environmental Protection Agency

Number of Days to Update: 21

Telephone: 916-327-5092

Last EDR Contact :07/18/2014

Alameda County CS: Contaminated Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 07/25/2014

Source: Alameda County Environmental Health Services

Number of Days to Update: 49

Telephone: 510-567-6700

Last EDR Contact :09/29/2014

CA BOND EXP. PLAN: Bond Expenditure Plan

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 01/01/1989

Source: Department of Health Services

Number of Days to Update: 6

Telephone: 916-255-2118

Last EDR Contact :05/31/1994

CA FID UST: Facility Inventory Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

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

Date of Government Version: 10/31/1994

Source: California Environmental Protection Agency

Number of Days to Update: 24

Telephone: 916-341-5851

Last EDR Contact :12/28/1998

CA LA LF: City of Los Angeles Landfills

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009

Source: Engineering & Construction Division

Number of Days to Update: 29

Telephone: 213-473-7869

Last EDR Contact :08/14/2014

CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/30/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 22

Telephone: 916-255-6504

Last EDR Contact :08/29/2014

CHMIRS: California Hazardous Material Incident Report System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

RECORD SOURCES AND CURRENCY

Date of Government Version: 06/26/2014
Number of Days to Update: 49
Last EDR Contact :07/28/2014

Source: Office of Emergency Services
Telephone: 916-845-8400

CONTRA COSTA CO. SITE LIST: Site List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

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

Date of Government Version: 02/24/2014
Number of Days to Update: 21
Last EDR Contact :08/05/2014

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/30/2014
Number of Days to Update: 27
Last EDR Contact :09/30/2014

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400

CUPA AMADOR: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List

Date of Government Version: 09/08/2014
Number of Days to Update: 15
Last EDR Contact :09/08/2014

Source: Amador County Environmental Health
Telephone: 209-223-6439

CUPA BUTTE: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 08/01/2013
Number of Days to Update: 20
Last EDR Contact :07/08/2014

Source: Public Health Department
Telephone: 530-538-7149

CUPA CALVERAS: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility Listing

Date of Government Version: 07/02/2014
Number of Days to Update: 27
Last EDR Contact :09/29/2014

Source: Calveras County Environmental Health
Telephone: 209-754-6399

CUPA COLUSA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 06/11/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396

RECORD SOURCES AND CURRENCY

Last EDR Contact :08/08/2014

CUPA DEL NORTE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility list

Date of Government Version: 07/31/2014

Source: Del Norte County Environmental Health Division

Number of Days to Update: 52

Telephone: 707-465-0426

Last EDR Contact :07/30/2014

CUPA EL DORADO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 08/25/2014

Source: El Dorado County Environmental Management Department

Number of Days to Update: 34

Telephone: 530-621-6623

Last EDR Contact :08/05/2014

CUPA FRESNO: CUPA Resources List

Standard Environmental Record Source: Other Standard Environmental Records

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2014

Source: Dept. of Community Health

Number of Days to Update: 35

Telephone: 559-445-3271

Last EDR Contact :07/11/2014

CUPA HUMBOLDT: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 09/10/2014

Source: Humboldt County Environmental Health

Number of Days to Update: 14

Telephone: Not Reported

Last EDR Contact :08/20/2014

CUPA IMPERIAL: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 07/28/2014

Source: San Diego Border Field Office

Number of Days to Update: 47

Telephone: 760-339-2777

Last EDR Contact :07/25/2014

CUPA INYO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 09/10/2013

Source: Inyo County Environmental Health Services

Number of Days to Update: 33

Telephone: 760-878-0238

Last EDR Contact :08/20/2014

CUPA KINGS: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/21/2014
Number of Days to Update: 34
Last EDR Contact :08/20/2014

Source: Kings County Department of Public Health
Telephone: 559-584-1411

CUPA LAKE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list

Date of Government Version: 07/23/2014
Number of Days to Update: 28
Last EDR Contact :07/18/2014

Source: Lake County Environmental Health
Telephone: 707-263-1164

CUPA MADERA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/09/2014
Number of Days to Update: 16
Last EDR Contact :08/26/2014

Source: Madera County Environmental Health
Telephone: 559-675-7823

CUPA MERCED: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 08/20/2014
Number of Days to Update: 35
Last EDR Contact :08/20/2014

Source: Merced County Environmental Health
Telephone: 209-381-1094

CUPA MONO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Facility List

Date of Government Version: 09/02/2014
Number of Days to Update: 19
Last EDR Contact :09/02/2014

Source: Mono County Health Department
Telephone: 760-932-5580

CUPA MONTEREY: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/09/2014
Number of Days to Update: 28
Last EDR Contact :08/26/2014

Source: Monterey County Health Department
Telephone: 831-796-1297

CUPA NEVADA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

CUPA facility list.

Date of Government Version: 09/16/2014
Number of Days to Update: 7
Last EDR Contact :09/16/2014

Source: Community Development Agency
Telephone: 530-265-1467

CUPA SAN LUIS OBISPO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List.

Date of Government Version: 06/11/2014
Number of Days to Update: 26
Last EDR Contact :08/20/2014

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596

CUPA SANTA BARBARA: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Number of Days to Update: 28
Last EDR Contact :09/22/2014

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167

CUPA SANTA CLARA: Cupa Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list

Date of Government Version: 06/02/2014
Number of Days to Update: 20
Last EDR Contact :08/22/2014

Source: Department of Environmental Health
Telephone: 408-918-1973

CUPA SANTA CRUZ: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility listing.

Date of Government Version: 09/09/2014
Number of Days to Update: 14
Last EDR Contact :09/08/2014

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761

CUPA SHASTA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List.

Date of Government Version: 06/10/2014
Number of Days to Update: 8
Last EDR Contact :08/26/2014

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789

CUPA SONOMA: Cupa Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility list

Date of Government Version: 12/31/2013
Number of Days to Update: 40
Last EDR Contact :09/29/2014

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174

RECORD SOURCES AND CURRENCY

CUPA TUOLUMNE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

Cupa facility list

Date of Government Version: 05/16/2014

Source: Divison of Environmental Health

Number of Days to Update: 28

Telephone: 209-533-5633

Last EDR Contact :08/08/2014

CUPA YUBA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

CUPA facility listing for Yuba County.

Date of Government Version: 05/19/2014

Source: Yuba County Environmental Health Department

Number of Days to Update: 28

Telephone: 530-749-7523

Last EDR Contact :07/31/2014

DEED: Deed Restriction Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/09/2014

Source: DTSC and SWRCB

Number of Days to Update: 28

Telephone: 916-323-3400

Last EDR Contact :09/10/2014

DRYCLEANERS: Cleaner Facilities

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 06/28/2014

Source: Department of Toxic Substance Control

Number of Days to Update: 49

Telephone: 916-327-4498

Last EDR Contact :09/08/2014

EL SEGUNDO UST: City of El Segundo Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/23/2014

Source: City of El Segundo Fire Department

Number of Days to Update: 23

Telephone: 310-524-2236

Last EDR Contact :07/18/2014

EMI: Emissions Inventory Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 12/31/2012

Source: California Air Resources Board

Number of Days to Update: 34

Telephone: 916-322-2990

Last EDR Contact :09/26/2014

ENF: Enforcement Action Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 08/11/2014

Source: State Water Resources Control Board

Number of Days to Update: 49

Telephone: 916-445-9379

Last EDR Contact :08/08/2014

ENVIROSTOR: EnviroStor Database

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 08/05/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 51

Telephone: 916-323-3400

Last EDR Contact :08/06/2014

HAULERS: Registered Waste Tire Haulers Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of registered waste tire haulers.

Date of Government Version: 02/18/2014

Source: Integrated Waste Management Board

Number of Days to Update: 35

Telephone: 916-341-6422

Last EDR Contact :08/14/2014

HAZNET: Facility and Manifest Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2012

Source: California Environmental Protection Agency

Number of Days to Update: 41

Telephone: 916-255-1136

Last EDR Contact :07/18/2014

HIST CAL-SITES: Calsites Database

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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

Date of Government Version: 08/08/2005

Source: Department of Toxic Substance Control

Number of Days to Update: 21

Telephone: 916-323-3400

Last EDR Contact :02/23/2009

HIST CORTESE: Hazardous Waste & Substance Site List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 04/01/2001

Source: Department of Toxic Substances Control

Number of Days to Update: 76

Telephone: 916-323-3400

Last EDR Contact :01/22/2009

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005

Source: Santa Clara Valley Water District

Number of Days to Update: 22

Telephone: 408-265-2600

Last EDR Contact :03/23/2009

HIST UST: Hazardous Substance Storage Container Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

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

Date of Government Version: 10/15/1990

Source: State Water Resources Control Board

Number of Days to Update: 18

Telephone: 916-341-5851

Last EDR Contact :07/26/2001

HWP: EnviroStor Permitted Facilities Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/27/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 40

Telephone: 916-323-3400

Last EDR Contact :08/26/2014

HWT: Registered Hazardous Waste Transporter Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 07/14/2014
Number of Days to Update: 13
Last EDR Contact :07/15/2014

Source: Department of Toxic Substances Control
Telephone: 916-440-7145

KERN CO. UST: Underground Storage Tank Sites & Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Number of Days to Update: 29
Last EDR Contact :08/08/2014

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700

LA Co. Site Mitigation: Site Mitigation List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 01/07/2014
Number of Days to Update: 28
Last EDR Contact :07/16/2014

Source: Community Health Services
Telephone: 323-890-7806

LDS: Land Disposal Sites Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 07/30/2014
Number of Days to Update: 22
Last EDR Contact :09/17/2014

Source: State Water Quality Control Board
Telephone: 866-480-1028

LIENS: Environmental Liens Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/05/2014
Number of Days to Update: 13
Last EDR Contact :09/08/2014

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

LONG BEACH UST: City of Long Beach Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 07/28/2014
Number of Days to Update: 23
Last EDR Contact :07/25/2014

Source: City of Long Beach Fire Department
Telephone: 562-570-2563

LOS ANGELES CO. HMS: HMS: Street Number List

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014 Source: Department of Public Works
Number of Days to Update: 41 Telephone: 626-458-3517
Last EDR Contact :07/21/2014

LOS ANGELES CO. LF: List of Solid Waste Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/21/2014 Source: La County Department of Public Works
Number of Days to Update: 29 Telephone: 818-458-5185
Last EDR Contact :07/21/2014

LUST: Geotracker's Leaking Underground Fuel Tank Report

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

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

Date of Government Version: 07/30/2014 Source: State Water Resources Control Board
Number of Days to Update: 22 Telephone: see region list
Last EDR Contact :09/17/2014

LUST REG 1: Active Toxic Site Investigation

Standard Environmental Record Source: State and tribal leaking storage tank lists
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001 Source: California Regional Water Quality Control Board North Coast (1)
Number of Days to Update: 29 Telephone: 707-570-3769
Last EDR Contact :08/01/2011

LUST REG 2: Fuel Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004 Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Number of Days to Update: 30 Telephone: 510-622-2433
Last EDR Contact :09/19/2011

LUST REG 3: Leaking Underground Storage Tank Database

Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003 Source: California Regional Water Quality Control Board Central Coast Region (3)
Number of Days to Update: 14 Telephone: 805-542-4786

RECORD SOURCES AND CURRENCY

Last EDR Contact :07/18/2011

LUST REG 4: Underground Storage Tank Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 09/07/2004

Source: California Regional Water Quality Control Board Los Angeles Region (4)

Number of Days to Update: 35

Telephone: 213-576-6710

Last EDR Contact :09/06/2011

LUST REG 5: Leaking Underground Storage Tank Database

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 07/01/2008

Source: California Regional Water Quality Control Board Central Valley Region (5)

Number of Days to Update: 9

Telephone: 916-464-4834

Last EDR Contact :07/01/2011

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 09/09/2003

Source: California Regional Water Quality Control Board Lahontan Region (6)

Number of Days to Update: 27

Telephone: 530-542-5572

Last EDR Contact :09/12/2011

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 06/07/2005

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Number of Days to Update: 22

Telephone: 760-241-7365

Last EDR Contact :09/12/2011

LUST REG 7: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 02/26/2004

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)

Number of Days to Update: 27

Telephone: 760-776-8943

Last EDR Contact :08/01/2011

LUST REG 8: Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 02/14/2005

Source: California Regional Water Quality Control Board Santa Ana Region (8)

RECORD SOURCES AND CURRENCY

Number of Days to Update: 41
Last EDR Contact :08/15/2011

Telephone: 909-782-4496

LUST REG 9: Leaking Underground Storage Tank Report

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 03/01/2001

Source: California Regional Water Quality Control Board San Diego Region (9)

Number of Days to Update: 28

Telephone: 858-637-5595

Last EDR Contact :09/26/2011

LUST SANTA CLARA: LOP Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014

Source: Department of Environmental Health

Number of Days to Update: 13

Telephone: 408-918-3417

Last EDR Contact :09/02/2014

MARIN CO. UST: Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal registered storage tank lists

Currently permitted USTs in Marin County.

Date of Government Version: 07/02/2014

Source: Public Works Department Waste Management

Number of Days to Update: 42

Telephone: 415-499-6647

Last EDR Contact :07/02/2014

MCS: Military Cleanup Sites Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/30/2014

Source: State Water Resources Control Board

Number of Days to Update: 25

Telephone: 866-480-1028

Last EDR Contact :09/17/2014

MED WASTE VENTURA: Medical Waste Program List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/26/2014

Source: Ventura County Resource Management Agency

Number of Days to Update: 46

Telephone: 805-654-2813

Last EDR Contact :07/28/2014

MWMP: Medical Waste Management Program Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 05/23/2014

Source: Department of Public Health

Number of Days to Update: 26

Telephone: 916-558-1784

Last EDR Contact :09/10/2014

NAPA CO. LUST: Sites With Reported Contamination

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011

Source: Napa County Department of Environmental Management

Number of Days to Update: 63

Telephone: 707-253-4269

Last EDR Contact :08/28/2014

NAPA CO. UST: Closed and Operating Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008

Source: Napa County Department of Environmental Management

Number of Days to Update: 23

Telephone: 707-253-4269

Last EDR Contact :08/28/2014

NOTIFY 65: Proposition 65 Records

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/21/1993

Source: State Water Resources Control Board

Number of Days to Update: 18

Telephone: 916-445-3846

Last EDR Contact :09/22/2014

NPDES: NPDES Permits Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/19/2014

Source: State Water Resources Control Board

Number of Days to Update: 8

Telephone: 916-445-9379

Last EDR Contact :08/18/2014

ORANGE CO. LUST: List of Underground Storage Tank Cleanups

Standard Environmental Record Source: State and tribal leaking storage tank lists

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/01/2014

Source: Health Care Agency

Number of Days to Update: 45

Telephone: 714-834-3446

Last EDR Contact :08/07/2014

ORANGE CO. UST: List of Underground Storage Tank Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists

RECORD SOURCES AND CURRENCY

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2014

Source: Health Care Agency

Number of Days to Update: 8

Telephone: 714-834-3446

Last EDR Contact :08/07/2014

Orange Co. Industrial Site: List of Industrial Site Cleanups

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2014

Source: Health Care Agency

Number of Days to Update: 7

Telephone: 714-834-3446

Last EDR Contact :08/07/2014

PLACER CO. MS: Master List of Facilities

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/09/2014

Source: Placer County Health and Human Services

Number of Days to Update: 29

Telephone: 530-745-2363

Last EDR Contact :09/22/2014

PROC: Certified Processors Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A listing of certified processors.

Date of Government Version: 06/16/2014

Source: Department of Conservation

Number of Days to Update: 23

Telephone: 916-323-3836

Last EDR Contact :09/17/2014

RESPONSE: State Response Sites

Standard Environmental Record Source: State and tribal - equivalent NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 08/05/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 51

Telephone: 916-323-3400

Last EDR Contact :08/06/2014

RIVERSIDE CO. LUST: Listing of Underground Tank Cleanup Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/08/2014

Source: Department of Environmental Health

Number of Days to Update: 17

Telephone: 951-358-5055

Last EDR Contact :09/22/2014

RIVERSIDE CO. UST: Underground Storage Tank Tank List

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/08/2014
Number of Days to Update: 38
Last EDR Contact :09/22/2014

Source: Department of Environmental Health
Telephone: 951-358-5055

SAN DIEGO CO. HMMD: Hazardous Materials Management Division Database

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 09/23/2013
Number of Days to Update: 23
Last EDR Contact :09/22/2014

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

SAN DIEGO CO. LF: Solid Waste Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2013
Number of Days to Update: 42
Last EDR Contact :07/22/2014

Source: Department of Health Services
Telephone: 619-338-2209

SAN DIEGO CO. SAM: Environmental Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

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

Date of Government Version: 03/23/2010
Number of Days to Update: 24
Last EDR Contact :09/08/2014

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371

SAN FRANCISCO CO. LUST: Local Oversight Facilities

Standard Environmental Record Source: State and tribal leaking storage tank lists
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Number of Days to Update: 10
Last EDR Contact :08/07/2014

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

SAN FRANCISCO CO. UST: Underground Storage Tank Information

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920

RECORD SOURCES AND CURRENCY

Last EDR Contact :08/07/2014

SAN JOSE HAZMAT: Hazardous Material Facilities

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/12/2014

Source: City of San Jose Fire Department

Number of Days to Update: 9

Telephone: 408-535-7694

Last EDR Contact :08/08/2014

SAN MATEO CO. LUST: Fuel Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 06/16/2014

Source: San Mateo County Environmental Health Services Division

Number of Days to Update: 21

Telephone: 650-363-1921

Last EDR Contact :09/15/2014

SCH: School Property Evaluation Program

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 08/05/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 51

Telephone: 916-323-3400

Last EDR Contact :08/06/2014

SLIC: Statewide SLIC Cases

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

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

Date of Government Version: 07/30/2014

Source: State Water Resources Control Board

Number of Days to Update: 25

Telephone: 866-480-1028

Last EDR Contact :09/17/2014

SLIC REG 1: Active Toxic Site Investigations

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 04/03/2003

Source: California Regional Water Quality Control Board, North Coast Region (1)

Number of Days to Update: 18

Telephone: 707-576-2220

Last EDR Contact :08/01/2011

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

Standard Environmental Record Source: State and tribal leaking storage tank lists

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 09/30/2004

Source: Regional Water Quality Control Board San Francisco Bay Region (2)

Number of Days to Update: 30

Telephone: 510-286-0457

Last EDR Contact :09/19/2011

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

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 05/18/2006

Source: California Regional Water Quality Control Board Central Coast Region (3)

Number of Days to Update: 28

Telephone: 805-549-3147

Last EDR Contact :07/18/2011

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

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 11/17/2004

Source: Region Water Quality Control Board Los Angeles Region (4)

Number of Days to Update: 47

Telephone: 213-576-6600

Last EDR Contact :07/01/2011

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

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 04/01/2005

Source: Regional Water Quality Control Board Central Valley Region (5)

Number of Days to Update: 16

Telephone: 916-464-3291

Last EDR Contact :09/12/2011

SLIC REG 6L: SLIC Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 09/07/2004

Source: California Regional Water Quality Control Board, Lahontan Region

Number of Days to Update: 35

Telephone: 530-542-5574

Last EDR Contact :08/15/2011

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 05/24/2005

Source: Regional Water Quality Control Board, Victorville Branch

Number of Days to Update: 22

Telephone: 619-241-6583

Last EDR Contact :08/15/2011

RECORD SOURCES AND CURRENCY

SLIC REG 7: SLIC List

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 11/24/2004

Source: California Regional Quality Control Board, Colorado River Basin Region

Number of Days to Update: 36

Telephone: 760-346-7491

Last EDR Contact :08/01/2011

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 04/03/2008

Source: California Region Water Quality Control Board Santa Ana Region (8)

Number of Days to Update: 11

Telephone: 951-782-3298

Last EDR Contact :09/12/2011

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

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

Date of Government Version: 09/10/2007

Source: California Regional Water Quality Control Board San Diego Region (9)

Number of Days to Update: 17

Telephone: 858-467-2980

Last EDR Contact :08/08/2011

SOLANO CO. LUST: Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014

Source: Solano County Department of Environmental Management

Number of Days to Update: 29

Telephone: 707-784-6770

Last EDR Contact :09/15/2014

SOLANO CO. UST: Underground Storage Tanks

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014

Source: Solano County Department of Environmental Management

Number of Days to Update: 29

Telephone: 707-784-6770

Last EDR Contact :09/15/2014

SONOMA CO. LUST: Leaking Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2014

Source: Department of Health Services

Number of Days to Update: 25

Telephone: 707-565-6565

Last EDR Contact :09/29/2014

SUTTER CO. UST: Underground Storage Tanks

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/09/2014
Number of Days to Update: 36
Last EDR Contact :09/08/2014

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

SWEEPS UST: SWEEPS UST Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

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

Date of Government Version: 06/01/1994
Number of Days to Update: 35
Last EDR Contact :06/03/2005

Source: State Water Resources Control Board
Telephone: Not Reported

SWF/LF (SWIS): Solid Waste Information System

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

Active, Closed and Inactive Landfills.SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills.These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteriafor solid waste landfills or disposal sites.

Date of Government Version: 05/19/2014
Number of Days to Update: 2
Last EDR Contact :08/18/2014

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320

SWRCY: Recycler Database

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

A listing of recycling facilities in California.

Date of Government Version: 06/16/2014
Number of Days to Update: 24
Last EDR Contact :09/17/2014

Source: Department of Conservation
Telephone: 916-323-3836

Sacramento Co. CS: Toxic Site Clean-Up List

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014
Number of Days to Update: 21
Last EDR Contact :07/11/2014

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Sacramento Co. ML: Master Hazardous Materials Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

RECORD SOURCES AND CURRENCY

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/05/2014
Number of Days to Update: 11
Last EDR Contact :07/08/2014

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

San Bern. Co. Permit: Hazardous Material Permits

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

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

Date of Government Version: 08/06/2014
Number of Days to Update: 54
Last EDR Contact :08/07/2014

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

San Mateo Co. BI: Business Inventory

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

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

Date of Government Version: 04/03/2014
Number of Days to Update: 27
Last EDR Contact :09/15/2014

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

TORRANCE UST: City of Torrance Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/13/2014
Number of Days to Update: 32
Last EDR Contact :07/25/2014

Source: City of Torrance Fire Department
Telephone: 310-618-2973

TOXIC PITS: Toxic Pits Cleanup Act Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 07/01/1995
Number of Days to Update: 27
Last EDR Contact :01/26/2009

Source: State Water Resources Control Board
Telephone: 916-227-4364

UIC: UIC Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 01/15/2014
Number of Days to Update: 37

Source: Department of Conservation
Telephone: 916-445-2408

RECORD SOURCES AND CURRENCY

Last EDR Contact :09/17/2014

UST: Active UST Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 07/30/2014

Source: SWRCB

Number of Days to Update: 20

Telephone: 916-341-5851

Last EDR Contact :09/19/2014

UST MENDOCINO: Mendocino County UST Database

Standard Environmental Record Source: State and tribal registered storage tank lists

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009

Source: Department of Public Health

Number of Days to Update: 8

Telephone: 707-463-4466

Last EDR Contact :08/28/2014

UST SAN JOAQUIN: San Joaquin Co. UST

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 06/20/2014

Source: Environmental Health Department

Number of Days to Update: 18

Telephone: Not Reported

Last EDR Contact :09/22/2014

VCP: Voluntary Cleanup Program Properties

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 08/05/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 51

Telephone: 916-323-3400

Last EDR Contact :08/06/2014

VENTURA CO. BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/28/2014

Source: Ventura County Environmental Health Division

Number of Days to Update: 39

Telephone: 805-654-2813

Last EDR Contact :08/14/2014

VENTURA CO. LF: Inventory of Illegal Abandoned and Inactive Sites

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011

Source: Environmental Health Division

Number of Days to Update: 49

Telephone: 805-654-2813

RECORD SOURCES AND CURRENCY

Last EDR Contact :07/01/2014

VENTURA CO. LUST: Listing of Underground Tank Cleanup Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008

Source: Environmental Health Division

Number of Days to Update: 37

Telephone: 805-654-2813

Last EDR Contact :08/13/2014

VENTURA CO. UST: Underground Tank Closed Sites List

Standard Environmental Record Source: State and tribal registered storage tank lists
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/27/2014

Source: Environmental Health Division

Number of Days to Update: 24

Telephone: 805-654-2813

Last EDR Contact :09/17/2014

WDS: Waste Discharge System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007

Source: State Water Resources Control Board

Number of Days to Update: 9

Telephone: 916-341-5227

Last EDR Contact :08/19/2014

WIP: Well Investigation Program Case List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

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

Date of Government Version: 07/03/2009

Source: Los Angeles Water Quality Control Board

Number of Days to Update: 13

Telephone: 213-576-6726

Last EDR Contact :09/29/2014

WMUDS/SWAT: Waste Management Unit Database

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 04/01/2000

Source: State Water Resources Control Board

Number of Days to Update: 30

Telephone: 916-227-4448

Last EDR Contact :08/07/2014

YOLO CO. UST: Underground Storage Tank Comprehensive Facility Report

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Yolo county.

RECORD SOURCES AND CURRENCY

Date of Government Version: 06/30/2014
Number of Days to Update: 42
Last EDR Contact :09/22/2014

Source: Yolo County Department of Health
Telephone: 530-666-8646

2020 COR ACTION: 2020 Corrective Action Program List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Number of Days to Update: 7
Last EDR Contact :08/15/2014

Source: Environmental Protection Agency
Telephone: 703-308-4044

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

Standard Environmental Record Source: Federal CERCLIS
Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013
Number of Days to Update: 94
Last EDR Contact :08/28/2014

Source: EPA
Telephone: 703-412-9810

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013
Number of Days to Update: 94
Last EDR Contact :08/28/2014

Source: EPA
Telephone: 703-412-9810

COAL ASH DOE: Sleam-Electric Plan Operation Data

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 12/31/2005
Number of Days to Update: 76
Last EDR Contact :07/18/2014

Source: Department of Energy
Telephone: 202-586-8719

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 03/14/2014

Source: Environmental Protection Agency

Number of Days to Update: 47

Telephone: Not Reported

Last EDR Contact :09/10/2014

CONSENT: Superfund (CERCLA) Consent Decrees

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2013

Source: Department of Justice, Consent Decree Library

Number of Days to Update: 31

Telephone: Varies

Last EDR Contact :09/30/2014

CORRACTS: Corrective Action Report

Standard Environmental Record Source: Federal RCRA CORRACTS facilities list

Search Distance: 0.333 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/10/2014

Source: EPA

Number of Days to Update: 78

Telephone: 800-424-9346

Last EDR Contact :07/02/2014

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009

Source: EPA, Region 9

Number of Days to Update: 137

Telephone: 415-947-4219

Last EDR Contact :07/25/2014

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013

Source: EPA

Number of Days to Update: 78

Telephone: Not Reported

Last EDR Contact :09/19/2014

DOT OPS: Incident and Accident Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/31/2012

Source: Department of Transportation, Office of Pipeline Safety

RECORD SOURCES AND CURRENCY

Number of Days to Update: 42
Last EDR Contact :08/06/2014

Telephone: 202-366-4595

EPA WATCH LIST: EPA WATCH LIST

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Number of Days to Update: 88
Last EDR Contact :08/15/2014

Source: Environmental Protection Agency
Telephone: 617-520-3000

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

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

Date of Government Version: 09/30/2013
Number of Days to Update: 66
Last EDR Contact :09/30/2014

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180

FEMA UST: Underground Storage Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Number of Days to Update: 55
Last EDR Contact :07/08/2014

Source: FEMA
Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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

Date of Government Version: 11/18/2013
Number of Days to Update: 13
Last EDR Contact :09/10/2014

Source: EPA
Telephone: Not Reported

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

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 04/09/2009

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :08/19/2014

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

Standard Environmental Record Source: Other Standard Environmental Records

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

Date of Government Version: 04/09/2009

Source: EPA

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :08/19/2014

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/06/2014

Source: U.S. Army Corps of Engineers

Number of Days to Update: 8

Telephone: 202-528-4285

Last EDR Contact :09/10/2014

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/19/2006

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-2501

Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/30/2014

Source: U.S. Department of Transportation

Number of Days to Update: 79

Telephone: 202-366-4555

Last EDR Contact :07/01/2014

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 05/06/2014

Source: Environmental Protection Agency

Number of Days to Update: 32

Telephone: 202-564-5088

Last EDR Contact :10/09/2014

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013

Source: EPA Region 1

Number of Days to Update: 184

Telephone: 617-918-1313

Last EDR Contact :08/01/2014

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/20/2014

Source: EPA Region 10

Number of Days to Update: 73

Telephone: 206-553-2857

Last EDR Contact :04/28/2014

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2014

Source: EPA Region 4

Number of Days to Update: 10

Telephone: 404-562-8677

Last EDR Contact :04/22/2014

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 08/04/2014

Source: EPA, Region 5

Number of Days to Update: 17

Telephone: 312-886-7439

Last EDR Contact :04/28/2014

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/14/2014

Source: EPA Region 6

Number of Days to Update: 61

Telephone: 214-665-6597

Last EDR Contact :07/22/2014

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/22/2014

Source: EPA Region 7

RECORD SOURCES AND CURRENCY

Number of Days to Update: 27
Last EDR Contact :04/28/2014

Telephone: 913-551-7003

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/13/2014
Number of Days to Update: 7
Last EDR Contact :07/22/2014

Source: EPA Region 8
Telephone: 303-312-6271

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013
Number of Days to Update: 42
Last EDR Contact :07/22/2014

Source: Environmental Protection Agency
Telephone: 415-972-3372

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

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Number of Days to Update: 52
Last EDR Contact :08/01/2014

Source: Environmental Protection Agency
Telephone: 703-308-8245

INDIAN UST R1: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

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

Date of Government Version: 02/01/2013
Number of Days to Update: 271
Last EDR Contact :08/01/2014

Source: EPA, Region 1
Telephone: 617-918-1313

INDIAN UST R10: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 05/20/2014
Number of Days to Update: 66
Last EDR Contact :07/22/2014

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN UST R4: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 07/30/2014

Source: EPA Region 4

RECORD SOURCES AND CURRENCY

Number of Days to Update: 10
Last EDR Contact :04/22/2014

Telephone: 404-562-9424

INDIAN UST R5: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/04/2014
Number of Days to Update: 17
Last EDR Contact :04/28/2014

Source: EPA Region 5
Telephone: 312-886-6136

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 07/25/2014
Number of Days to Update: 25
Last EDR Contact :07/22/2014

Source: EPA Region 6
Telephone: 214-665-7591

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/20/2014
Number of Days to Update: 27
Last EDR Contact :04/28/2014

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/13/2014
Number of Days to Update: 7
Last EDR Contact :07/22/2014

Source: EPA Region 8
Telephone: 303-312-6137

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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

Date of Government Version: 08/14/2014
Number of Days to Update: 7
Last EDR Contact :07/22/2014

Source: EPA Region 9
Telephone: 415-972-3368

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 05/30/2014
Number of Days to Update: 45

Source: EPA, Region 1
Telephone: 617-918-1102

RECORD SOURCES AND CURRENCY

Last EDR Contact :07/01/2014

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LEAD SMELTER 1: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014

Source: Environmental Protection Agency

Number of Days to Update: 46

Telephone: 703-603-8787

Last EDR Contact :07/01/2014

LEAD SMELTER 2: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001

Source: American Journal of Public Health

Number of Days to Update: 36

Telephone: 703-305-6451

Last EDR Contact :12/02/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

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

Date of Government Version: 02/18/2014

Source: Environmental Protection Agency

Number of Days to Update: 37

Telephone: 202-564-6023

Last EDR Contact :07/22/2014

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.333 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2014

Source: Department of the Navy

Number of Days to Update: 18

Telephone: 843-820-7326

Last EDR Contact :08/14/2014

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 07/22/2013
Number of Days to Update: 91
Last EDR Contact :09/08/2014

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

NPL: National Priority List

Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013
Number of Days to Update: 78
Last EDR Contact :09/19/2014

Source: EPA
Telephone: Not Reported

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL
Search Distance: Property

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

Date of Government Version: 10/15/1991
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267

RECORD SOURCES AND CURRENCY

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/01/2013

Source: EPA

Number of Days to Update: 107

Telephone: 202-566-0500

Last EDR Contact :07/18/2014

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :08/01/2014

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013

Source: EPA

Number of Days to Update: 78

Telephone: Not Reported

Last EDR Contact :09/19/2014

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 04/17/1995

Source: EPA

Number of Days to Update: 35

Telephone: 202-564-4104

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 07/07/2014

Source: Environmental Protection Agency

Number of Days to Update: 18

Telephone: 202-343-9775

Last EDR Contact :07/10/2014

RCRA NonGen / NLR: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 06/10/2014

Source: Environmental Protection Agency

Number of Days to Update: 78

Telephone: 703-308-8895

Last EDR Contact :07/02/2014

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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

Date of Government Version: 06/10/2014

Source: Environmental Protection Agency

Number of Days to Update: 78

Telephone: 703-308-8895

Last EDR Contact :07/02/2014

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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

Date of Government Version: 06/10/2014

Source: Environmental Protection Agency

Number of Days to Update: 78

Telephone: 703-308-8895

Last EDR Contact :07/02/2014

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 06/10/2014

Source: Environmental Protection Agency

Number of Days to Update: 78

Telephone: 703-308-8895

Last EDR Contact :07/02/2014

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.333 Mile

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

Date of Government Version: 06/10/2014

Source: Environmental Protection Agency

Number of Days to Update: 78

Telephone: 703-308-8895

Last EDR Contact :07/02/2014

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 11/25/2013

Source: EPA

Number of Days to Update: 74

Telephone: 703-416-0223

Last EDR Contact :09/09/2014

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :07/25/2014

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

RECORD SOURCES AND CURRENCY

Last EDR Contact :07/22/2014

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2011

Source: EPA

Number of Days to Update: 44

Telephone: 202-566-0250

Last EDR Contact :08/29/2014

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :09/26/2014

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :08/20/2014

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013

Source: EPA

Number of Days to Update: 30

Telephone: 202-564-2496

Last EDR Contact :09/29/2014

US AIRS MINOR: Air Facility System Data

Standard Environmental Record Source: Other Standard Environmental Records

A listing of minor source facilities.

Date of Government Version: 10/23/2013

Source: EPA

Number of Days to Update: 30

Telephone: 202-564-2496

RECORD SOURCES AND CURRENCY

Last EDR Contact :09/29/2014

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 07/01/2014

Source: Environmental Protection Agency

Number of Days to Update: 25

Telephone: 202-566-2777

Last EDR Contact :09/23/2014

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 05/28/2014

Source: Drug Enforcement Administration

Number of Days to Update: 25

Telephone: 202-307-1000

Last EDR Contact :09/03/2014

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 06/23/2014

Source: Environmental Protection Agency

Number of Days to Update: 65

Telephone: 703-603-0695

Last EDR Contact :09/08/2014

US FIN ASSUR: Financial Assurance Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/19/2014

Source: Environmental Protection Agency

Number of Days to Update: 38

Telephone: 202-566-1917

Last EDR Contact :08/14/2014

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 05/28/2014

Source: Drug Enforcement Administration

Number of Days to Update: 25

Telephone: 202-307-1000

Last EDR Contact :09/03/2014

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 06/23/2014

Source: Environmental Protection Agency

Number of Days to Update: 65

Telephone: 703-603-0695

Last EDR Contact :09/08/2014

US MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 01/30/2014

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 132

Telephone: 303-231-5959

Last EDR Contact :09/04/2014

AOC CONCERN: San Gabriel Valley Areas of Concern

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 03/30/2009

Source: EPA Region 9

Number of Days to Update: 206

Telephone: 415-972-3178

Last EDR Contact :09/22/2014

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :07/18/2014

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :07/18/2014

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 04/12/2007

Source: EPA

Number of Days to Update: N/A

Telephone: Not Reported

Last EDR Contact :09/08/2014

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

RGA LF: Recovered Government Archive Solid Waste Facilities List

Standard Environmental Record Source: Exclusive Recovered Govt. Archives

Search Distance: Property

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: Not Reported

Source: Department of Resources Recycling and Recovery

Number of Days to Update: 196

Telephone: Not Reported

Last EDR Contact :06/01/2012

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

Standard Environmental Record Source: Exclusive Recovered Govt. Archives

Search Distance: Property

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: Not Reported

Source: State Water Resources Control Board

Number of Days to Update: 182

Telephone: Not Reported

Last EDR Contact :06/01/2012

EDR MGP: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

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

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :11/30/2012

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

Standard Environmental Record Source: Historical Gas Stations

Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

Standard Environmental Record Source: Historical Dry Cleaners

RECORD SOURCES AND CURRENCY

Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW[®] Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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