APPENDIX F

HAZARDS REPORT
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Advantage Environmental Consultants, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

South Shores Baptist Church
32712 Crown Valley Parkway
Dana Point, California 92629-3502

AEC Project No. 11-006SD
September 16, 2011

Prepared for:

South Shores Baptist Church
32712 Crown Valley Parkway
Dana Point, California 92629-3502

Prepared by:

Advantage Environmental Consultants, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, California 92069
Phone (760) 744-3363 • FAX (760) 744-3383
September 16, 2011

Mr. GG Kohlhagen
South Shores Baptist Church
32712 Crown Valley Parkway
Dana Point, California 92629-3502

Subject: Phase I Environmental Site Assessment
South Shores Baptist Church
32712 Crown Valley Parkway
Dana Point, California 92629-3502
AEC Project No. 11-006SD

Dear Mr. Kohlhagen:

Advantage Environmental Consultants, LLC (AEC) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05 and 40 Code of Federal Regulations Part 312, of the above-referenced property. This ESA included public environmental agency and historical record reviews, interviews, site observations, and report preparation. This report includes AEC’s findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service to you on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at (760) 744-3363.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

Gregory N. Stull, REA
Project Manager
Western Regional Office

Daniel Weis, R.E.H.S., REA
Branch Manager
Western Regional Office
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1.0 Executive Summary

1.1 Summary and Findings

At the request of South Shores Baptist Church, Advantage Environmental Consultants, LLC (AEC) conducted a Phase I Environmental Site Assessment (ESA) for the property located at 32712 Crown Valley Parkway in the community of Monarch Beach, City of Dana Point, California (hereinafter referred to as the "Site"). The Phase I ESA was conducted in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05, 40 Code of Federal Regulations (CFR) Part 312, and the Scope of Work proposed by AEC dated January 24, 2011 as agreed upon by the client. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

The Site consists of a 6.1-acre, rectangular-shaped parcel of land currently developed with five single and two-story, slab-on-grade buildings, an asphalt paved parking lot, and minor landscaped areas. The Site is currently used as the South Shores Baptist Church for worship and for educational purposes. Access to the Site is provided by entrances from Crown Valley Parkway to the west. Plans for the Site include the demolition of select structures and mass grading for the construction of new building pads, a parking structure and other improvements.

The five Site buildings currently present at the Site (Buildings A through E) are further described below:

- Building A (Sanctuary): 19,078 square foot structure constructed in 1995.
- Building B (Chapel/Youth Center): 3,765 square foot structure constructed in 1968.
- Building C (Administration and Fellowship Hall): 12,985 square foot structure originally constructed in 1979 and rebuilt after an arson induced fire in 1995.
- Building D (Preschool/Main Building and Offices): 6,717 square foot building with parts constructed prior to 1962 with major additions in 1989-1990.

The area surrounding the Site consists primarily of residential properties and open space with retail and commercial businesses further to the south. During our Site reconnaissance, a qualified AEC representative walked accessible interior and exterior portions of the Site, inspected the Site buildings, and walked accessible roadways and pedestrian walkways surrounding the Site, to identify potential or recognized environmental conditions that may affect the subject Site. No significant environmental concerns were noted during the Site reconnaissance completed by AEC for this assessment. In addition, no on-Site concerns relative to adjacent properties were noted.

AEC reviewed standard regulatory record sources which included Federal, State and local environmental databases provided by Environmental Data Resources, Inc. (EDR) for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. The Site is not listed in any of the searched databases. Several properties in the vicinity of the Site are listed in various databases; however the properties are not considered concerns to the Site.

Historical resources reviewed during the preparation of this Phase I ESA included aerial photographs and topographic maps. An interview with the current Site owner/occupant was also conducted to evaluate the historical uses of the subject Site and nearby properties. According to
the historical resources reviewed, the Site and its adjoining and nearby properties were first developed after 1952 and prior to 1968. Prior to Site development, the subject Site was vacant land. During the 1960s and 1970s, residential development increased significantly throughout Dana Point, and retail and commercial properties were developed along Pacific Coast Highway to the south. No environmental concerns in connection with the Site were noted during the historical research review.

1.2 Conclusions

This assessment has revealed no evidence of recognized environmental conditions in connection with the Site. Additional environmental investigation at the Site is not warranted at this time.
2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA is to provide a professional opinion on the presence of recognized environmental conditions and other suspect environmental conditions in connection with the Site, as they existed on the date of the site inspection, and to recommend whether further investigation is required. ASTM Standard Practice E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, defines good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to satisfy one of the requirements that permit the user to qualify for the bona fide prospective purchaser, innocent landowner or contiguous property owner liability protections under the Brownfields Revitalization Act (also known as the 2002 Brownfields Amendments) of CERCLA. In other words, this ESA represents one of the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312.

The goal of the process is to identify "recognized environmental conditions", which are defined by the Practice 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 release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater or surface water of the property". The term recognized environmental condition 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.

2.2 Detailed Scope of Services

The Phase I ESA was conducted in accordance with generally accepted Phase I industry standards using ASTM Standard Practice E 1527-05, 40 CFR Part 312, and the Scope of Work proposed by AEC (Proposal Number P11-006SD) dated January 24, 2011. The following services were provided for this assessment:

- An evaluation of standard environmental record sources contained within Federal, State and local environmental databases within specific search distances.

- An evaluation of additional environmental record sources obtained from local regulatory departments/agencies including the City of Dana Point Building and Safety Department, the Orange County Fire Authority, and the County of Orange Health Care Agency.

- A qualitative evaluation of the physical characteristics of the Site through a review of published topographic, geologic, and hydrogeologic maps; published groundwater data; and area observations to characterize surface water flow in the Site area.
• An evaluation of past Site and adjacent/nearby property uses through a review of historical resources including aerial photographs and topographic maps. There are no known published historical fire insurance maps of the Site and its adjacent properties.

• A physical inspection of the Site (interior and exterior) conducted to search for conditions indicative of potential environmental concerns including USTs, ASTs, and associated tank piping; stained soil or pavement; equipment that may contain or have historically contained polychlorinated biphenyls (PCBs); and other potential environmental concerns as defined in the ASTM E 1527-05 standard.

• A physical assessment of indications of past uses and visual observations of adjacent and surrounding properties (from curbside or public spaces) to assess potential impacts to the Site.

• Interviews completed with a representative of the current owner of the Site and local regulatory officials.

• The preparation of this Phase I ESA report, which includes the findings of the study and our opinion regarding their level of significance. Conclusions have been drawn based on the significance levels of the findings with subsequent recommendations provided.

2.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM guidelines, 40 CFR Part 312, and the Scope of Work proposed by AEC (Proposal Number P11-006SD) dated January 24, 2011, for the performance of such assessment. No other warranties either express or implied, are made by AEC. AEC’s evaluations, analyses, and opinions should not be taken as representations regarding subsurface conditions or the actual value of the Site. Subsurface conditions may differ from the conditions implied by the surficial observations, and can only be reliably evaluated through intrusive techniques.

Documentation and data provided by the client, designated representatives, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, are assumed to be complete and correct and have been used and referenced with the understanding that AEC assumes no responsibility or liability for their accuracy. AEC’s conclusions are based upon such information and documentation and on our observations of Site conditions, as they existed on the date of the site inspection. Because Site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions drawn in this report are limited to current conditions and may not be relied upon on a significantly later date.

2.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover evidence of USTs, ASTs, ancillary equipment associated with such tanks, and other subsurface structures. "Reasonable efforts" are limited to information gained from visual observation of unobstructed areas, recorded database information held in public record, and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.
This investigation was not an environmental compliance audit. While some observations and discussion in this report may address conditions and/or operations that may be regulated, the regulatory compliance of those conditions and/or operations is outside the scope of this investigation. Nothing in this report constitutes a legal opinion or legal advice. For information regarding specific individual or organizational liability, AEC recommends consultation with independent legal counsel.

This ESA does not address non-scope ASTM considerations including, radon, lead in drinking water, wetlands, protected environments and habitat, industrial hygiene concerns, indoor air quality, vapor intrusion and high voltage power lines.

2.5 Special Terms and Conditions

No special terms and conditions between AEC and the client pertinent to the findings of this ESA or methodology used to complete this assessment are noted. In addition, AEC does not have a financial interest in the subject property.

2.6 User Reliance

This report was prepared for use solely and exclusively by South Shores Baptist Church in its preparation of a Master Plan and providing information to the City of Dana Point for the preparation of an Environmental Impact Report for the Master Plan. This report is not for the use or benefit of, nor may it be relied upon by, any other person or entity for any other purpose without the advance written consent of AEC. AEC makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by AEC. In the preparation of this ESA, AEC has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other warranties are made to any third party, either express or implied.
3.0 Site Description

3.1 Location and Legal Description

The Site consists of a 6.1-acre parcel of land located at 32712 Crown Valley Parkway in the Community of Monarch Beach, City of Dana Point, California. The Site is further identified by Orange County APN 670-181-02. The Site is situated on the east side of Crown Valley Parkway approximately 1,500-feet northeast of the intersection of Crown Valley Parkway and Pacific Coast Highway. For the purposes of this report, Crown Valley Parkway is assumed to trend north/south. A Vicinity Map depicting the general location of the Site is included in Section 13.1.

3.2 Site and Vicinity General Characteristics

The Site and its adjacent/nearby properties are situated within an area of Monarch Beach, a neighborhood within the city limits of Dana Point, comprised of residential neighborhoods, open space, golf course property and retail and commercial businesses. Additional details pertaining to the Site and its adjoining properties are provided in the sections below.

3.3 Current Use of the Site

The Site is currently developed with a five slab-on-grade structures, an asphalt paved parking lot, open space, and landscaped areas. The Site is currently used as the South Shores Baptist Church for worship and educational purposes.

3.4 Description of Structures, Roads, Other Improvements on the Site

As stated above, the Site is currently developed with a five slab-on-grade structures, an asphalt paved parking lot, open space and landscaped areas. Access to the Site is provided by entrances from Crown Valley Parkway to the west. The five Site buildings currently present at the Site (Buildings A through E) are further described below:

- Building A (Sanctuary): 19,078 square foot structure constructed in 1995.
- Building B (Chapel/Youth Center): 3,765 square foot structure constructed in 1968.
- Building C (Administration and Fellowship Hall): 12,985 square foot structure originally constructed in 1979 and rebuilt after an arson induced fire in 1995.
- Building D (Preschool/Main Building and Offices): 6,717 square foot building with parts constructed prior to 1962 with major additions in 1989-1990.

Potable water service and sewer service to the Site is provided by the South Coast Water District (SCWD). Electrical and natural gas services in the area are provided by San Diego Gas & Electric (SDG&E). A Site Plan is included in Section 13.2. Photographs taken of the Site during the Site visit are included in Section 13.3.
3.5 Current Uses of the Adjoining Properties

The area surrounding the Site consists primarily of residential properties and open space with retail and commercial businesses further to the south. AEC performed a visual inspection of adjoining properties from adjacent sidewalks and public right-of-ways. The following table identifies the adjacent property uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Adjoining Property Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Open space, then residential development.</td>
</tr>
<tr>
<td>East</td>
<td>Open space, then portions of a golf course and residential developments.</td>
</tr>
<tr>
<td>South</td>
<td>Residential development, then commercial properties.</td>
</tr>
<tr>
<td>West</td>
<td>Crown Valley Parkway, then residential properties.</td>
</tr>
</tbody>
</table>

No adjoining properties were observed to be a potential environmental concern to the Site based on AEC's visual inspection from public right-of-ways.
4.0 User Provided Information

4.1 Title Records

AEC was provided with a Preliminary Title Report dated March 28, 2006 and prepared by First American Title Company of Santa Ana, California. According to the report, title to the Site is vested in South Shores Baptist Church, a California Corporation. The full legal description of the Site as presented in the title report is as follows:

That portion of Lot 42, Township 8 South, Range 8 West, in the Niguel Rancho, as shown on a map recorded in Book 2, Pages 230 and 231 of patents of Los Angeles, County, California as described as follows:

Beginning at a point on the southeasterly boundary lines of Rancho Niguel, said point being distant north 26 deg, 00' 55" East 1404.84 feet from the intersection of said southeasterly boundary line with the center line of the California State Highway, 100.00 feet wide, as described in the deed recorded August 29, 1930 in book 416, page 50 of official records of said Orange County; thence north 63 deg. 05" east 375.00 fee; thence north 26 deg. 00' 55" east 696.96 feet; thence south 63 deg. 05" east 375.00 feet to a point on said southeasterly boundary line of the Rancho Niguel, thence south 26 deg. 00' 56" west along said southeasterly boundary line 696.96 feet to the point of beginning.

No environmental related liens, deed restrictions or activity and use limitations recorded against the Site were referenced in the title report.

4.2 Environmental Liens or Activity and Use Limitations

The client has no knowledge of any environmental related liens, deed restrictions or activity and use limitations that are related to potential environmental issues at the Site.

4.3 Specialized Knowledge

The client has no specialized knowledge pertinent to potential recognized environmental conditions at the Site.

4.4 Commonly Known or Reasonably Ascertainable Information

The client has no knowledge of commonly known or reasonably ascertainable information pertinent to potential recognized environmental conditions at the Site.

4.5 Valuation Reduction for Environmental Issues

The client has no information pertaining to possible influences on the estimated fair market value of the property that might indicate that significant contamination exists.
4.6 Owner, Property Manager, and Occupant Information

As stated previously, the Site is currently owned by South Shores Baptist Church. The property was purchased in 1962 from Owen M. and Maxine P. Flickinger who purchased the property from the Schumaker family in 1960. South Shores Baptist Church is also considered to be the property manager and occupant of the Site.

4.7 Reason for Performing Phase I ESA

AEC has been retained to conduct this Phase I ESA to identify environmental issues which may be present and to comply with 40 CFR Part 312.
5.0 Records Review

5.1 Standard Environmental Record Sources

AEC reviewed Federal and State environmental databases provided by EDR of Milford, Connecticut for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. A copy of the EDR Radium Map™ Report is included in Section 13.5.1.

AEC also reviewed unmappable sites listed in the environmental database report by cross-referencing addresses and site names. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be mapped because of inaccurate or missing location information in the record provided by the regulatory agency. Any unmappable sites that AEC identifies within the specified search radii were evaluated as part of the preparation of this report.

The following Federal databases related to potential on-site and off-site sources of contamination were reviewed and interpreted by AEC:

<table>
<thead>
<tr>
<th>Federal Databases</th>
<th>Search Distance From Site</th>
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</thead>
<tbody>
<tr>
<td>National Priorities List (NPL)</td>
<td>One mile</td>
</tr>
<tr>
<td>Delisted NPL</td>
<td>One mile</td>
</tr>
<tr>
<td>Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</td>
<td>One-half mile</td>
</tr>
<tr>
<td>CERCLIS No Further Remedial Action Planned (NFRAP)</td>
<td>One-half mile</td>
</tr>
<tr>
<td>RCRA non-CORRACTS Hazardous Waste Treatment, Storage and Disposal (TSD) Facilities</td>
<td>One-half mile</td>
</tr>
<tr>
<td>RCRA Hazardous Waste Generators (RCRA GEN)</td>
<td>One-eighth mile</td>
</tr>
<tr>
<td>Emergency Response Notification System (ERNS)</td>
<td>One-eighth mile</td>
</tr>
<tr>
<td>Institutional Controls/Engineering Control (IC/EC) Registries</td>
<td>One-half mile</td>
</tr>
</tbody>
</table>

The following State/local databases related to potential on-site and off-site sources of contamination were also searched and reviewed:

<table>
<thead>
<tr>
<th>State/Local Databases</th>
<th>Search Distance From Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>State-equivalent NPL and CERCLIS (RESPONSE and ENVIROSTOR)</td>
<td>One mile</td>
</tr>
<tr>
<td>State Voluntary Cleanup Sites (VCP)</td>
<td>One-half mile</td>
</tr>
<tr>
<td>State Landfill and/or Solid Waste Disposal Sites (SWF/LF)</td>
<td>One-half mile</td>
</tr>
<tr>
<td>State Leaking Storage Tank (LUST and SLIC)</td>
<td>One-half mile</td>
</tr>
<tr>
<td>State Registered Storage Tank (UST, AST)</td>
<td>One-eighth mile</td>
</tr>
</tbody>
</table>

Descriptions/sources of each of the above referenced regulatory databases and the dates these databases were last updated by the applicable regulatory agencies are included in the EDR report.
Subject Site

The subject Site was not listed in any of the standard regulatory databases searched by EDR.

Adjoining and Nearby Properties

Three listings for nearby properties were identified in the standard regulatory databases within the designated search radii from the subject Site. The table below presents a summary of the listed facilities and an opinion regarding their potential impact to the Site.

<table>
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<th>Listed Property and Address</th>
<th>Database(s)</th>
<th>Mapped Distance and Direction From Site</th>
<th>Details</th>
<th>Likely Concern To Site?</th>
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<tr>
<td>Site 15-Planning Area I, Unit 15 Monarch Laguna Associates/ Regis Homes Corp. (32502 Crown Valley Parkway)</td>
<td>LUST</td>
<td>0.201-mile NNE and 0.646-mile N</td>
<td>This facility was listed on the LUST database for a release of gasoline that impacted soil only in June of 1986. The impacted soil was reportedly excavated and treated. Case closure was granted on January 15, 1987. Based on the distance from the Site (&gt;1/8 mile), medium affected (soil only), and case status (closed), this facility is not anticipated to have impacted the subject Site.</td>
<td>No</td>
</tr>
<tr>
<td>Michael's Cleaners (21 Monarch Bay Plaza)</td>
<td>ENVIROSTOR</td>
<td>0.213-mile SW</td>
<td>The facility is listed on the ENVIROSTOR database for a release of dry cleaning solvents. The case was referred to the local agency on April 5, 2005. No further information was provided. Based on the distance from the subject Site (&gt;1/8 mile) and the down gradient location of this facility relative to the Site, this facility is not anticipated to have impacted the subject Site.</td>
<td>No</td>
</tr>
<tr>
<td>Unocal 76 (32842 Pacific Coast Highway)</td>
<td>LUST</td>
<td>0.279-mile WSW</td>
<td>The facility is listed on the LUST database for a release of waste/used oil that impacted groundwater as first reported on March 8, 1990 during tank closure activities. This facility reportedly used pump and treat remediation methodology to remove the contaminants. The case was closed on April 25, 2001. Based on the distance from the Site (&gt;1/4 mile), location of this facility down gradient from the Site, and case status (closed), this facility is not anticipated to have impacted the subject Site.</td>
<td>No</td>
</tr>
</tbody>
</table>

Off-site properties listed on the referenced regulatory databases are not expected to have adversely impacted the Site. This opinion is based on several factors including the distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow, and/or regulatory case status information (i.e. "closed case") for the various properties as described in the database report.
**Non-ASTM Database Reviews**

Below is a list of non-ASTM databases searched by EDR and reviewed by AEC during the preparation of this assessment. The descriptions of each database and their data release frequency are included in the EDR report, included in Section 13.5.1.

**Local Brownfield Lists**
US BROWNFIELDS - A Listing of Brownfields Sites

**Local Lists of Landfill / Solid Waste Disposal Sites**
DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations
ODI - Open Dump Inventory
WMUDS/SWAT - Waste Management Unit Database
SWRCY - Recycler Database
HAULERES - Registered Waste Tire Haulers Listing

**Local Lists of Hazardous Waste / Contaminated Sites**
US CDL - Clandestine Drug Labs
HIST Cal-Sites - Historical Calsites Database
SCH - School Property Evaluation Program
Toxic Pits - Toxic Pits Cleanup Act Sites
CDL - Clandestine Drug Labs
US HIST CDL - National Clandestine Laboratory Register

**Local Lists of Registered Storage Tanks**
CAL FID UST - Facility Inventory Database
HIST UST - Hazardous Substances Storage Container Database
SWEEPS UST - SWEEPS UST Listings

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

**Records of Emergency Release Reports**
HMIRS - Hazardous Materials Information Reporting System
CHMIRS - California Hazardous Material Incident Report System
LDS - Land Disposal Sites Listing
MCS - Military Cleanup Sites Listing
Orange Co. Industrial Site - Orange County Health Care Agency

**Other Ascertainable Records**
RCRA-NonGen - RCRA - Non Generators
DOT OPS - Incident and Accident Data
DOD - Department of Defense Sites
FUDS - Formerly Used Defense Sites
CONSENT - Superfund (CERCLA) Consent Decrees
ROD - Records Of Decision
UMTRA - Uranium Mill Tailings Sites
MINES - Mines Master Index File
TRIS - Toxic Chemical Release Inventory System
5.2 Additional Environmental Record Sources

Orange County Fire Authority

AEC contacted the Orange County Fire Authority (OCFA) for a request for review of regulatory records pertaining to the subject Site. According to an OCFA report run on April 25, 2011, the OCFA last inspected the Site on November 1, 2010 and found no violations. In addition, no hazardous materials or chemical products were noted for the Site. A copy of the public records documentation obtained from the OCFA is included in Section 13.4.

City of Dana Point – Building and Safety Department

AEC contacted the City of Dana Point Building and Safety Department regarding underground storage tanks (USTs) at the Site. In an email correspondence from the City of Dana Point dated May 4, 2011, AEC was informed that this Department does not have any information regarding
USTs at the Site. A copy of the public records documentation obtained from the Department is included in Section 13.4.

Orange County Health Care Agency (OCHCA)

AEC reviewed online resources maintained by the OCHCA pertaining to hazardous materials use, hazardous waste generation, USTs and unauthorized release cases. The Site does not appear on OCHCA databases.

5.3 Physical Setting Sources

The following physical setting sources were reviewed to provide information about the topographic, hydrologic, geologic and/or hydrogeologic characteristics of the Site.

5.3.1 Topography and Hydrology

USGS Topographic Quadrangle

Based on the review of the United States Geological Survey (USGS) 7.5-minute topographic map of the Dana Point Quadrangle (1975), regional topography is depicted sloping moderately to the southwest toward the Pacific Ocean. The topography in the vicinity of the Site consists of a mesa (or terrace) which slopes gently to the southeast toward a moderately sloped, stream-cut canyon associated with Salt Creek that provides drainage southwest towards the Pacific Ocean. The subject Site is relatively flat and sits at an elevation of approximately 250 feet above mean sea level. The closest water bodies to the Site include an intermittent stream labeled as Salt Creek located approximately 500-feet to the southeast and the Pacific Ocean approximately 0.44 miles to the southwest. Additionally, numerous intermittent streams are mapped within the canyons to the northeast of the Site. Five of the existing Site structures and public roadways bordering the Site are depicted on the 1975 Dana Point Quadrangle map.

Hydrology/Storm Water Management

Surface runoff at the Site and along adjacent roadways occurs as sheet flow. Municipal storm drains are located along public roadways adjacent to the Site and a storm drain catch basin is present in the southeast portion of the Site. All storm drains are maintained by the City of Dana Point. The Site does not appear to receive significant drainage from off-site properties.

5.3.2 Geology

The Site lies within the Peninsular Ranges Geologic Province of California. This geomorphic province is traversed by a group of northwest trending sub-parallel fault zones and encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. Rocks within the Peninsular Range Province were emplaced during Cretaceous age orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, metamorphic and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. According to geologic map sources, the Site appears to be underlain by San Onofre Breccia; marine breccia and conglomerate. The clasts mainly consist of Catalina Schist detritus. According to a prior geotechnical investigation prepared for the Site by G.A. Nicoll & Associates in 2006, the Site is underlain by engineered fill
deposits to a maximum depth of 25 feet at the southeast corner of the Site, or by marine, Tertiary age sedimentary rocks of the San Onofre Breccia. The lower, off-Site portion of the slope descending easterly to Salt Creek, beyond the property line, is underlain by bedrock of the Monterey Formation.

5.3.3 Hydrogeology

According to the Water Quality Control Plan for the San Diego Region (Region 9) (California Regional Water Quality Control Board [CRWQCB], 2008), the Site is situated in the Dana Point Hydrologic Subarea (HSA), within the Laguna Hydrologic Area of the San Juan Hydrologic Unit. Groundwater within the Dana Point HSA is listed with a beneficial use designation for agricultural purposes and is specifically excepted from municipal use. Groundwater beneath the Site is anticipated to be at a depth greater than 50 feet below ground surface (bgs) with a flow direction to the southwest toward the Pacific Ocean. The depth and flow of groundwater beneath the Site may vary due to seasonal rainfall and other factors. During a prior geotechnical investigation conducted at the Site, groundwater seepage was noted in a soil boring at a depth of 60 feet.

5.4 Historical Use Information on the Subject Site

AEC reviewed several historical sources (as described in the following sections) to develop a history of the previous uses of the Site, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

5.4.1 Topographic Maps

AEC reviewed historical topographic maps provided by EDR from the years 1902, 1904, 1947, 1949, 1968, and 1975. The results of the topographic maps reviewed are summarized in the following table:

<table>
<thead>
<tr>
<th>Year</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1902-1949</td>
<td>The Site is depicted as vacant and undeveloped.</td>
</tr>
<tr>
<td>1968</td>
<td>The Site is depicted as developed with three structures.</td>
</tr>
<tr>
<td>1975</td>
<td>The Site is depicted as developed with five structures.</td>
</tr>
</tbody>
</table>

Copies of the topographic maps are included in Appendix 13.6.1.

5.4.2 Fire Insurance Maps

Sanborn fire insurance maps are not available for the Site. The no coverage documentation is included in the EDR Certified Sanborn® Map Report in Section 13.6.2.

5.4.3 Aerial Photographs

AEC reviewed historical aerial photographs provided by EDR from the years 1938, 1946, 1952, 1968, 1977, 1989, 1994, 2002, and 2005. AEC also reviewed a recent aerial image obtained from 2011 Google Earth, dated November 14, 2009. The results of the aerial photographs reviewed are summarized in the following table:
Aerial Photograph Review – Subject Site

<table>
<thead>
<tr>
<th>Year</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1938, 1946, and 1952</td>
<td>The Site appears to be vacant and undeveloped land.</td>
</tr>
<tr>
<td>1968</td>
<td>The Site is developed with the four northernmost buildings (Buildings B through E). The surrounding areas appear to be unpaved. The remainder of the Site to the south appears to be vacant and graded land.</td>
</tr>
<tr>
<td>1977 and 1989</td>
<td>The Site appears to be developed similar to the 1968 aerial photograph with the exception of a small paved parking area has been added to the south of the four Site buildings. The remainder of the Site to the south appears to be disturbed but vacant land.</td>
</tr>
<tr>
<td>1994</td>
<td>The Site appears to be developed similar to the 1989 aerial photograph with the exception of an additional paved parking area has been constructed farther to the south. The eastern portion of the site appears to have been recently graded.</td>
</tr>
<tr>
<td>2002 and 2005</td>
<td>The Site appears similar to its current configuration, developed with five Site buildings and an asphalt-paved parking lot.</td>
</tr>
<tr>
<td>2009</td>
<td>The Site appears in its current configuration.</td>
</tr>
</tbody>
</table>

Reproductions of the EDR provided aerial photographs are included in Section 13.6.3.

5.4.5 State of California Division of Oil and Gas Records

According to online resources provided by the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, there are no oil, gas or geothermal wells located on the Site.

5.5 Historical Use Information on Adjoining Properties

AEC also reviewed several historical sources (as described in the following sections) to develop a history of the previous uses of adjoining properties and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions to the Site.

5.5.1 Topographic Maps

As stated previously, AEC reviewed topographic maps provided by EDR from the years 1902, 1904, 1947, 1949, 1968, and 1975. No structures are depicted on the adjoining properties to the Site on the maps. Crown Valley Parkway is depicted and the adjoining properties to the south and west are depicted in a pink shaded area which indicates a “built up area” in the 1968 and 1975 topographic maps. Additionally, the maps reviewed did not depict any underground pipelines, landfills, surface mines or other features of potential environmental concern to the Site.

Copies of the topographic maps are included in Appendix 13.6.1.

5.5.2 Fire Insurance Maps

Sanborn fire insurance maps are not available for the adjoining properties. The no coverage documentation is included in the EDR Certified Sanborn® Map Report in Section 13.6.2.

5.5.3 Aerial Photographs

The results of the aerial photographs reviewed are summarized in the following table:

<table>
<thead>
<tr>
<th>Year</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1938</td>
<td>The adjoining property to the west (across Crown Valley Parkway) appears to be cleared and partially graded. The adjoining and nearby properties to the Site appear to be vacant land. A naturally occurring stream bed is visible to the east and Pacific Coast Highway is visible further to the south.</td>
</tr>
<tr>
<td>1946 and 1952</td>
<td>The adjoining and nearby properties appear to be vacant land with the exception of several dirt roadways and scattered development. Pacific Coast Highway is visible further to the south.</td>
</tr>
<tr>
<td>1968</td>
<td>Adjoining properties to the west of the Site (across Crown Valley Parkway) are partially developed as residential properties and farther to the south along Pacific Coast Highway are commercial properties. Adjacent land immediately to the north, east, and south of the Site has not been developed.</td>
</tr>
<tr>
<td>1977</td>
<td>The adjoining properties to the west and south are developed as residential properties. Nearby properties to the west are partially graded in preparation for development.</td>
</tr>
<tr>
<td>1989</td>
<td>The adjoining properties to the west, north, and south appear in their current configuration as residential properties. The adjoining property to the east is vacant land however the nearby properties to the east are developed with a golf course and residential building pads.</td>
</tr>
<tr>
<td>1994 and 2002</td>
<td>The adjoining properties to the west, north and south appear in their current configuration and generally similar to the 1989 aerial photograph. The adjoining property to the east is vacant land. Nearby properties to the east are developed with a golf course and increased residential development.</td>
</tr>
<tr>
<td>2005</td>
<td>The adjoining and nearby properties are similar to the 2002 aerial photograph with the exception of a new residential development farther to the south. The remaining properties and the Site appear in their current configurations.</td>
</tr>
<tr>
<td>2009</td>
<td>The adjoining and nearby properties to the Site appear in their current configurations.</td>
</tr>
</tbody>
</table>

Reproductions of the EDR provided aerial photographs are included in Section 13.6.3.

5.5.4 State of California Division of Oil and Gas Records

According to online resources provided by the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, there are no oil, gas or geothermal wells located on adjoining properties of the Site.
6.0 Site Reconnaissance

The objective of the Site reconnaissance was to obtain information indicating the likelihood of recognized environmental conditions in connection with the Site. The reconnaissance was conducted on April 15, 2011 by Mr. Dan Weis of AEC’s Western Regional office. Mr. Weis was escorted during the Site reconnaissance by Mr. G.G. Kohlhagen, Project Manager for the South Shores Church Master Plan.

6.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of walking interior and exterior portions of the Site and accessible roadways and pedestrian walkways surrounding the Site. Full access to the Site was provided. As stated previously, a Site Plan is included in Section 13.2. Photographs of the Site were taken to document existing Site conditions, and are included and described in Section 13.3.

6.2 General Site Setting

As stated previously, the Site and its adjacent/nearby properties are situated within an area of Monarch Beach, a neighborhood within the city limits of Dana Point comprised of residential neighborhoods, open space, golf course property and retail and commercial businesses. The Site is currently developed with a five slab-on-grade structures, an asphalt paved parking lot, open space and landscaped areas. The Site is currently used as the South Shores Baptist Church for worship and educational purposes. The current uses of the Site and adjoining properties are not ones that are indicative of the use, treatment, storage, disposal or generation of hazardous substances.

6.3 Exterior Observations

AEC examined exterior portions of the Site for evidence of the following potential environmental concerns:

<table>
<thead>
<tr>
<th>Conditions</th>
<th>Not Observed or Noted</th>
<th>Observed or Noted</th>
<th>Significant Concern?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances/Petroleum Products</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Generation/Storage/Disposal</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCB Containing Equipment</td>
<td></td>
<td>X</td>
<td>No</td>
</tr>
<tr>
<td>Chemical/Petroleum Odors</td>
<td></td>
<td>X</td>
<td>No</td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Drains/Sumps/Wells</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drums</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stains or Corrosion</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wastewater Discharges/Disposal Systems</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Septic Systems/Cesspools</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Hazardous Solid Waste Disposal Areas</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The noted items in the table above are discussed below:

**PCB Containing Equipment**

The sanctuary building includes one hydraulic powered elevator and an associated elevator equipment room. Based on the condition of the elevator equipment observed and age of the sanctuary building, AEC does not consider the elevator to be a concern to the Site. No other potential PCB containing equipment was observed on Site.

**Pools of Liquid**

Standing water was observed in the open space area in the southern portion of the Site and appeared to be the result of recent rain events. No suspect conditions were noted in these areas. As such, the standing water is not considered to be an environmental concern.

**Asbestos Containing Materials/Lead-Based Paint**

Based on the age of Buildings B through E and observations made during the Site reconnaissance, it is possible that asbestos containing materials (ACM) and lead-based paint (LBP) are present on and within these structures. However, ACM and LBP are non-scope ASTM considerations and are not considered to be recognized environmental conditions if present at a given property. Building materials were observed to be in good condition at the time of the Site reconnaissance and as such, ACM and LBP are not considered to be a significant concern. However, such surveys should be completed and any such materials subsequently abated prior to future ion work.

### 6.4 Interior Observations

AEC examined interior portions of the Site for evidence of the following potential environmental concerns:

<table>
<thead>
<tr>
<th>Conditions</th>
<th>Not Observed or Noted</th>
<th>Observed or Noted</th>
<th>Significant Concern?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances/Petroleum Products</td>
<td>X</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Waste Generation/Storage/Disposal</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>ASTs</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>USTs</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>PCB Containing Equipment</td>
<td>X</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Chemical/Petroleum Odors</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Floor Drains/Sumps/Wells</td>
<td>X</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>Drums</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Stains or Corrosion</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
</tbody>
</table>
### Phase I Environmental Site Assessment

#### 32712 Crown Valley Parkway, Dana Point, California

### Conditions

<table>
<thead>
<tr>
<th>Conditions</th>
<th>Not Observed or Noted</th>
<th>Observed or Noted</th>
<th>Significant Concern?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wastewater Discharges/Disposal Systems</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Septic Systems/Cesspools</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Non-Hazardous Solid Waste Disposal Areas</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Drinking Water Systems/Water Wells</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Other Wells</td>
<td>X</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Asbestos Containing Materials/Lead-Based Paint</td>
<td></td>
<td>X (Potential)</td>
<td>No</td>
</tr>
</tbody>
</table>

The noted items in the table above are discussed below:

#### Hazardous Substances/Petroleum Products

Several retail size containers of chemicals products were observed in the maintenance shop area (lower level of the chapel building) and in various janitorial closet areas. Such products were primarily typical cleaning and maintenance related compounds. Minor quantities of gasoline and other common maintenance related substances were observed. No leaks or staining were observed in these areas and as such, they are not considered a concern to the Site. No other containers/drums or other chemical products were observed at the Site.

#### PCB Containing Equipment

Pad-mounted electrical transformers are located on the Site. The transformers appeared to be in good condition with no evidence of damage, leaks, or staining on or around the units. The transformers were not labeled with respect to potential PCB content. The transformers are owned by SDG&E and are not considered to represent an environmental concern to the Site.

#### Floor Drains/Sumps/Wells

Several floor/area drains are present in exterior hardscaped and landscaped areas at the Site and also within various interior support rooms of the Site buildings. No staining, odors or other suspect conditions were observed in the vicinity of the drains. As such, the presence of such drains is not considered to be an environmental concern to the Site.

#### Asbestos Containing Materials/Lead-Based Paint

As stated previously, based on the age of Buildings B through E and observations made during the Site reconnaissance, it is possible that ACM and LBP are present on and within these structures. However, ACM and LBP are non-scope ASTM considerations and are not considered to be recognized environmental conditions if present at a given property. Building materials were observed to be in good condition at the time of the Site reconnaissance and as such, ACM and LBP are not considered to be a significant concern. However, such surveys should be completed and any such materials subsequently abated prior to future ion work.
7.0 Interview Information

7.1 Interview With Owner

As stated previously, the Site is currently owned by South Shores Baptist Church. Mr. G.G. Kohlhagen, Project Manager for South Shores Church Master Plan, indicated the South Shores Church has been the owner of the property since 1962, and prior to such a date, the Site was part of the Moulton Ranch, a large cattle and sheep ranch. Mr. Kohlhagen completed an environmental questionnaire pertaining to the Site and indicated that past uses of the subject property include domestic use prior to their purchase in 1962. Mr. Kohlhagen indicated that he is unaware of any potential adverse environmental conditions at the Site and environmental related liens, deed restrictions or activity and use limitations that are related to potential environmental issues at the Site. A copy of the completed questionnaire is included in Section 13.7.

7.2 Interview With Project Manager

Mr. Kohlhagen is also considered to be the project manager. The interview completed with Mr. Kohlhagen is referenced in Section 7.1 above. Mr. Matt Hartman is the South Shores Baptist Church property manager and is also unaware of adverse environmental issues pertaining to the Site.

7.3 Interviews With Occupants

South Shores Baptist Church is the Site occupant. The interview completed with Mr. Kohlhagen (South Shores Church designated representative) is referenced in Section 7.1 above.

7.4 Interview With Local Government Official

During the preparation of this assessment, AEC contacted various local regulatory agencies/department for information pertaining to the Site. Information obtained from such inquiries is included in pertinent sections of this report.

7.5 Interview With Others

Interviews with other persons knowledgeable of Site history and conditions were not conducted as such persons were not identified during the preparation of this ESA.
8.0 Findings, Opinions, Conclusions and Recommendations

Advantage Environmental Consultants, LLC has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-05 and 40 CFR Part 312 of the property located at 32712 Crown Valley Parkway (Orange County APN 670-181-02) in the community of Monarch Beach, City of Dana Point, California. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Site. Additional environmental investigation at the Site is not warranted at this time.
9.0 Deviations and Data Gaps

No deviations from the ASTM E 1527-05 standard or data gaps as defined in the ASTM E 1527-05 standard are noted.
10.0 Additional Services

No other additional services were completed by AEC during the preparation of this assessment.
11.0 References


California State Water Resources Control Board, GeoTracker online database: http://www.geotracker.swrcb.ca.gov

Environmental Data Resources Inc., April 25, 2011, "Certified Sanborn® Map Report, South Shores Baptist Church, 32712 Crown Valley Parkway, Dana Point, CA 92629".

Environmental Data Resources Inc., April 22, 2011, "The EDR Radius Map™ Report, South Shores Baptist Church, 32712 Crown Valley Parkway, Dana Point, CA 92629".

Environmental Data Resources Inc., April 25, 2011, "The EDR Aerial Photo Decade Package, South Shores Baptist Church, 32712 Crown Valley Parkway, Dana Point, CA 92629".

Environmental Data Resources Inc., April 22, 2011, "The EDR-City Directory Abstract, South Shores Baptist Church, 32712 Crown Valley Parkway, Dana Point, CA 92629".


United States Geological Survey (USGS), 1975, "Dana Point, CA, Quadrangle 7.5 Minute Topographic Map".
12.0 Signatures and Qualifications of Environmental Professionals

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

Gregory N. Stull, REA
Project Manager
Western Regional Office

Daniel Weis, R.E.H.S., REA
Branch Manager
Western Regional Office

Qualifications for the environmental professionals involved in the performance of the Phase I ESA are included in Section 13.8.
13.0 Appendices
13.1 Vicinity Map
13.2 Site Plan
13.3 Site Photographs
PHOTO 1.
View of the fellowship hall and administration buildings.

PHOTO 2.
Concrete drainage swale along the northern Site boundary and adjacent to the preschool facility.

PHOTO 3.
Chapel area (left) and administration/fellowship hall building (right).
PHOTO 4.
Courtyard area facing the sanctuary and associated outbuilding.

PHOTO 5.
Storage structure in the eastern portion of the Site.

PHOTO 6.
Standing water from recent rain events in the eastern portion of the Site.
PHOTO 7.
Vacant land in the eastern portion of the Site. The adjacent golf course property is visible in the background.

PHOTO 8.
Electrical transformer in the southeastern portion of the Site.

PHOTO 9.
Southwestern portion of the Site (parking lot).
PHOTO 10.
Vacant land/path in the northeastern portion of the Site.

PHOTO 11.
Electrical transformer in the northern portion of the Site.

PHOTO 12.
View from the northwestern corner of the Site.
PHOTO 13.
Storage structure in the southeastern portion of the Site.

PHOTO 14.
Storm drain inlet in the southeastern portion of the Site.

PHOTO 15.
Classroom area at the preschool facility.
PHOTO 16.
Interior area within the fellowship hall.

PHOTO 17.
Typical janitorial/maintenance closet.

PHOTO 18.
Paint products and other miscellaneous materials in the maintenance area at the Site.
PHOTO 19.
Paint products and other miscellaneous materials in the maintenance area at the Site.

PHOTO 20.
Elevator equipment room in the sanctuary building.

PHOTO 21.
5-gallon container partially filled with hydraulic oil in the elevator equipment room.
PHOTO 22.
Northern adjacent residential development and
golf course.

PHOTO 23.
Eastern adjacent golf course property, beyond
which is residential development.

PHOTO 24.
Western adjacent Crown Valley Parkway and
residential development.

32712 Crown Valley Parkway, Dana Point, California 92629-3502
Advantage Environmental Consultants, LLC Project No. 11-035SD
PHOTO 25.
Southern and southeastern Site boundary. Adjacent residential development is visible, beyond which is the Pacific Ocean.

PHOTO 26.
View of the south boundary of the Site parking lot, beyond which is the adjacent Monarch Villas residential development.

PHOTO 27.
View of the southwest from the southern boundary of the Site. Portions of the adjacent Monarch Villas residential development are visible.
13.4 Public Records Documentation
BUSINESS RECORDS AT: 32712 CROWN VALLEY
DANA POINT

Bus Id: 11403
DBA: SOUTH SHORE BAPTIST CHURCH
32712 CROWN VALLEY PY
DANA POINT

Status: Active
Bldg# Ste# 1BU

Last Insp Date: 01 NOV 2010
Bus Type: CHURCH, MOSQUE, SYNAGOGUE, TEMPLE, CHAPEL

Insp Type: ROUTINE INSPECTION
Insp Category: CATEGORY 5, NO HAZARDOUS MATERIALS

Alarm Type: 4.1 MANUAL/HEAT/SMOKE DET.- LOCAL ALARM

Sprinkler Type: WET PIPE, SUPERVISED
Sprinkler Due Date: 01 DEC 2013

VIOLATIONS

Identify Date:
House Keeping: 0 Fire Protect: 0 High Piled: 0 Electrical: 0
Exiting: 0 Permit Related: 0 Hazmat Related: 0 Misc: 0

Notice Issued Dt:
1st Reinsp clear: Date: 2nd Reinsp clear: Date:
3rd Reinsp clear: Date: 4th Reinsp clear: Date:
5th Reinsp clear: Date:

PERMITS

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<th>Permit description</th>
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<th>Expiration Date</th>
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<td>15 OCT 2011</td>
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<td>M150</td>
<td>Administrative Processing Fee</td>
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CHEMICALS : NO CHEMICALS FOUND

***** END OF REPORT *****
ORANGE COUNTY FIRE AUTHORITY

BUSINESS RECORDS AT: 32712 CROWN VALLEY
DANA POINT

Bus Id: 15980 DBA: SOUTH SHORES CHRISTIAN PRESCHOOL
32712 CROWN VALLEY PY
DANA POINT
Status: Active

Last Insp Date: 01 NOV 2010 Bus Type: DAY CARE IN COMMERCIAL PROPERTY
Insp Type: STATE FIRE MARSHAL (350 F Insp Category: CATEGORY 5, NO HAZARDOUS MATERIALS
Alarm Type: 4.1 MANUAL/HEAT/SMOKE DET.- LOCAL ALARM
Sprinkler Type: 1 WET PIPE, SUPERVISED Sprinkler Due Date: 01 DEC 2013

IDENTIFY DATE:

House Keeping: 0 Fire Protect: 0 High Piled: 0 Electrical: 0
Exiting: 0 Permit Related: 0 Hazmat Related: 0 Misc: 0
Notice Issued Dt: Self Clr Issued Dt:
1st Reinsp clear: Date: 2nd Reinsp clear: Date:
3rd Reinsp clear: Date: 4th Reinsp clear: Date:
5th Reinsp clear: Date:

PERMITS

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<th>Expiration Date</th>
<th>Occupancy Load</th>
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<td>1ST REINSPECTION - NON-COMPLIANCE</td>
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<td>25 AUG 2000</td>
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<td>3.1</td>
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<td>1ST REINSPECTION - NON-COMPLIANCE</td>
<td>13 OCT 1999</td>
<td>13 OCT 1999</td>
<td></td>
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</table>

CHEMICALS: NO CHEMICALS FOUND

***** END OF REPORT *****
Greg Stull

From: WINDY ROBLES [WROBLES@DanaPoint.org]
Sent: Wednesday, May 04, 2011 4:14 PM
To: gstull@aec-env.com
Subject: City of Dana Point - 32712 Crown Valley Pkwy

Greg,

Per the Planning Department, the City of Dana Point does not have any information on Underground Storage Tanks at the property of 32712 Crown Valley Parkway. If you have any further questions, you may contact Saima Qureshy, Senior Planner, at 949-248-3568.

Thank you!

**Please reply that you have received this message in response to your Public Records Request.

Windy Robles
City Clerk Specialist
City of Dana Point
33282 Golden Lantern, Suite 203
Dana Point, CA 92629
949-248-3529
www.danapoint.org
13.5 Regulatory Records Documentation
13.5.1   EDR Regulatory Database Report
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<tr>
<th>SECTION</th>
<th>PAGE</th>
</tr>
</thead>
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<td>Detail Map</td>
<td>3</td>
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<td>Map Findings Summary</td>
<td>4</td>
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<tr>
<td>Map Findings</td>
<td>7</td>
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<tr>
<td>Orphan Summary</td>
<td>11</td>
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<tr>
<td>Government Records Searched/Data Currency Tracking</td>
<td>GR-1</td>
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</tbody>
</table>

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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

TARGET PROPERTY INFORMATION

ADDRESS
32712 CROWN VALLEY PARKWAY
DANA POINT, CA 92629

COORDINATES
Latitude (North): 33.488000 - 33° 29' 16.8"
Longitude (West): 117.721600-117° 43' 18.5"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 432943.9
UTM Y (Meters): 3705429.0
Elevation: 272 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-06 DANA POINT, CA
Most Recent Revision: 1975

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list
NPL site list
Proposed NPL site list
Federal Definitive NPL site list

Federal CERCLIS list
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
Federal Facility Site Information Listing

Federal CERCLIS NFRAP site list
CERCLIS-NFRAP - No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list
CORRACTS - Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list
RCRA-TSDF - Treatment, Storage and Disposal

Federal RCRA generators list
RCRA-LQG - RCRA - Large Quantity Generators
RCRA-SQG - RCRA - Small Quantity Generators
RCRA-CEQG - RCRA - Conditionally Exempt Small Quantity Generator

Federal Institutional controls/engineering controls registries
US ENG CONTROLS - Engineering Controls List
US INST CONTROL - Sites with Institutional Controls

Federal ERNS list
ERNS - Emergency Response Notification System

State and tribal - equivalent NPL RESPONSE - State Response Sites

State and tribal landfill and/or solid waste disposal sites list
SWILTS - Solid Waste Information System

State and tribal leaking underground storage tank lists
SUC - Statewide SUC Cases
INDIAN UST - Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists
UST - Active UST Facilities
AST - Aboveground Petroleum Storage Tank Facilities
INDIAN UST - Underground Storage Tanks on Indian Land
FEMA UST - Underground Storage Tank Listing

State and tribal voluntary cleanup sites
VCP - Voluntary Cleanup Program Properties
EXECUTIVE SUMMARY

INFORMATION RESOURCES

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS, A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 8, Torres Martinez Reservation Illegal Dump Site Locations

CDL, Open Dump Inventory

HAULERS/CONTRACTORS, Recycling Database

HAULERS, Registered Waste Tire Haulers Listing

Local Lists of Hazardous waste / Contaminated Sites

US CDL, Clandestine Drug Labs

HIST CDL, Historical Clandestine Database

SCK, School Property (Evaluation Program)

Toxic Pits, Toxic Pits Cleanup-Act Sites

CDL, Clandestine Drug Labs

US HIST CDL, National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST, Facility Inventory Database

HIST UST, Hazardous Substance Storage Container Database

TSS, UST, SWEEPS UST Listing

Local Land Records

LISES, Land Use Control Information System

LISES, Environmental Liens Listing

DEED, Deed Restriction Listing

Records of Emergency Release Reports

HMI, Hazardous Materials Information Reporting System

CHIRPS, California Hazardous Materials Induced Incident Report System

LDC, Land Disposal Sites Listing

MCS, Military Cleanup Sites Listing

Orange County, Industrial Sites, List of Industrial Site Cleanups

OTHER ACCEPvable RECORDS

TRCA-NonGen, TRCA - Non Generator

DOT ODS, Incident and Accident Data

DOC, Department of Defense Sites

RUGS, Formerly Used Defense Sites

CONSERT, Superfund (CERCLA) Consent Decrees

ROD, Records Of Declars

SURROUNDING SITES SEARCH RESULTS

Situating 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 should be field verified. Sites with an elevation equal to or higher than the target property should be field verified. Sites with an elevation lower than the target property should be field verified.

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

Sites listed in bold italics are in multiple databases.

Untraceable (orphan) sites are not considered in the foregoing analysis.
STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS
ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Programs' (SMRRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. This 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.

A review of the ENVIROSTOR list, as provided by EDR, and dated 03/15/2011 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<table>
<thead>
<tr>
<th>Lower Elevation</th>
<th>Address</th>
<th>Direction</th>
<th>Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>MICHAEL'S CLEANERS</td>
<td>21 MONARCH BAY PLAZA</td>
<td>SW 1/8 - NW 1/4 0.313 ml</td>
<td>2</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

Below is a list of state and tribal leaking storage tank lists:

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/22/2011 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<table>
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<tr>
<th>Lower Elevation</th>
<th>Address</th>
<th>Direction</th>
<th>Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE 15-FUNLING AREA LUNIT 15</td>
<td>25652 CROWN VALLEY PKW</td>
<td>NNE 1/8 - 1/4 0.262 ml</td>
<td>1</td>
<td>7</td>
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</tr>
<tr>
<td>UNOCAL 76</td>
<td>25652 PACIFIC COAST HWY</td>
<td>WSW 1/4 - 1/2 0.379 ml</td>
<td>A3</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>UNOCAL 74</td>
<td>23943 PACIFIC COAST HWY</td>
<td>WSW 1/8 - 1/3 0.379 ml</td>
<td>A4</td>
<td>9</td>
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</tr>
<tr>
<td>MONARCH LAGUNA ASSOCIATES</td>
<td>35502 CROWN VALLEY</td>
<td>NW 1/4 - 1/2 0.454 ml</td>
<td>5</td>
<td>10</td>
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</table>

Due to poor or inadequate address information, the following sites were not mapped. Count: 22 records.

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Database(s)</th>
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<tbody>
<tr>
<td>HOTEL RESIDENTIAL SOUTH</td>
<td>MFDES</td>
</tr>
<tr>
<td>HILLSIDE VILLAGE SOUTH</td>
<td>MFDES</td>
</tr>
<tr>
<td>SOUTH ORANGE COASTAL OCEAN DEPOT</td>
<td>MFDES</td>
</tr>
<tr>
<td>SOUTH COAST WILDLIFE DISTRICT ORANGEN</td>
<td>MFDES</td>
</tr>
<tr>
<td>MISSION LUTHERAN CHURCH</td>
<td>CA RF UST, SWEEPS UST</td>
</tr>
<tr>
<td>EL MORRO BEACH MUNICIPAL PK</td>
<td>RCRA-500, FINES, DAYCLEANERS, HAJNET</td>
</tr>
<tr>
<td>LAGUNA BEACH</td>
<td>LAGUNA BEACH 2</td>
</tr>
<tr>
<td>LAGUNA BEACH 2</td>
<td>LONG BEACH EDINUM</td>
</tr>
<tr>
<td>FORMER IFFY GAS STATION #514</td>
<td>LAGUNA BAY SERVICE</td>
</tr>
<tr>
<td>UNOCAL</td>
<td>LOWER SALADA LIFT STATION</td>
</tr>
<tr>
<td>CHEVRON</td>
<td>COAST HIGHWAY SEWAGE LIFT STAT</td>
</tr>
<tr>
<td>CHEVRON STATION #90132</td>
<td>SST PACIFIC COAST HWY</td>
</tr>
<tr>
<td>HIWAY MOTORS</td>
<td>SOUTH ORANGE COUNTY WASTE WATER AU</td>
</tr>
<tr>
<td>LA PAZ RESTAURANT</td>
<td>LA PAZ RESTAURANT</td>
</tr>
</tbody>
</table>
Soils 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

Indian Reservations BIA

County Boundary

Oil & Gas pipelines

100-year flood zone

300-year flood zone

National Wetland Inventory

Site Name: South Shores Baptist Church
Address: 32712 Crown Valley Parkway, Dana Point, CA 92629
Lat/Long: 33.4880/117.7218

Client: Advantage Enviros, Consultants LLC
Contact: Greg Stun
Inquiry #: 3049531.15
Date: April 22, 2011 9:45 am
### MAP FINDINGS SUMMARY

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<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
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#### STANDARD ENVIRONMENTAL RECORDS

**Federal NPL site list**

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<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
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<tbody>
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<td>NPL</td>
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<td></td>
<td></td>
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<tr>
<td>Proposed NPL</td>
<td>1/25 0 0 0 NR NR 0</td>
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<td></td>
<td></td>
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<tr>
<td>Delisted NPL</td>
<td>1/25 0 0 0 NR NR 0</td>
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<td></td>
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</table>

**Federal CERCLIS list**

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<th>1/4 - 1/2</th>
<th>1/2 - 1</th>
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</tbody>
</table>

**Federal RCRA CORRACTS facilities list**

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<th>Database</th>
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<th>1/4 - 1/2</th>
<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
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**Federal RCRA non-CORRACTS TSD facilities list**

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<th>1/4 - 1/2</th>
<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
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<td></td>
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</tbody>
</table>

**Federal RCRA generators list**

<table>
<thead>
<tr>
<th>Database</th>
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<th>Search Distance (Miles)</th>
<th>&lt; 1/8</th>
<th>1/8 - 1/4</th>
<th>1/4 - 1/2</th>
<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRA-LOC</td>
<td>1/25 0 0 0 NR NR</td>
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<td></td>
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<td>RCRA-EOG</td>
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<td></td>
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</tr>
<tr>
<td>RCRA-EESOG</td>
<td>1/25 0 0 0 NR NR</td>
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</tbody>
</table>

**Federal Institutional controls / engineering controls registries**

<table>
<thead>
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<th>1/4 - 1/2</th>
<th>1/2 - 1</th>
<th>&gt; 1</th>
<th>Total Plotted</th>
</tr>
</thead>
<tbody>
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**Federal LEANS list**

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**State and tribal - equivalent NPL**

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**State and tribal - equivalent CERCLIS**

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

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**State and tribal leaking storage tank lists**

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**NOTES:**

TP = Target Property
NR = Not Requested at this Search Distance
Sites may be listed in more than one database
# Map ID: UNOCAL 7F (Continued)

**Place:** DANA POINT, CA

**Field ID:** 592248-74

**APN:** 32842 PACIFIC COAST

**Status:** Completed

**Zone:** 32842 PACIFIC COAST

**Distance:** 6,279 ft.

**Site:** Site 2 of 2 in cluster A

---

**UNOCAL 7F (Continued)**

**Date Closed:** 04/25/2001

**Case Type:** Other Ground Water

**Record ID:** RC0009929

**Site:**

**Region:** LUST

**Site ID:** S10574974

**Relocated:** RA

**Locality:** Orange

**How Found:** Tank Capping

**How Stopped:** Clean Tank

**Source:** Unknown

**Cause:** Unknown

**Lead Agency:** State Agency

**Case Type:** Other groundwater affected

**ID:** 04/25/2001

**Other Ground Water:**

- **Release:**
  - **Region:** ORANGE
  - **Facility ID:** SOUT/2
  - **Current Status:** Certification (Case Closed)
  - **Release Substance:** Gasoline/Auto-motive (Motor gasoline and oilblend), leaded & unleaded
  - **Region:** ORANGE
  - **Facility ID:** SOUT/2
  - **Current Status:** Certification (Case Closed)
  - **Release Substance:** Gasoline/Auto-motive (Motor gasoline and oilblend), leaded & unleaded

**Other Released Substance:**

- **Region:** ORANGE
  - **Facility ID:** SOUT/2
  - **Current Status:** Certification (Case Closed)
  - **Release Substance:** Gasoline/Auto-motive (Motor gasoline and oilblend), leaded & unleaded
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**Site Details:**
- **Site Name:** MONARCH LAGUNA ASSOCIATES/REGIS HOMES CORP
- **Address:** 32552 CROWN VALLEY LAGUNA NIGUEL, CA 92656
- **Coastal Area:** South Coast
- **Site History:**
  - Recognized as a SUST Cleanup Site
  - Case Closed on 11/5/1987

**Waste Discharge Requirement Number:**
- Not reported

**Interim Remedial Actions:**
- Yes

**Cleanup and Abatement Order Number:**
- Not reported

**Beneficial Use:**
- No Beneficial groundwater use

**NPDES Number:**
- Not reported

**Priority:**
- Not reported

**Type of Cleanup:**
- File discarded, case closed

**File Location:**
- Local Agency

**Potential Media Affected:**
- Soil

**Potential Contaminants of Concern:**
- Gasoline

**Facility ID:**
- LUST 510245065

**Certification (Case Closed):**
- Gasoline-Automotive (motor gasoline and additives), loaded & unloaded

**Date Closed:**
- 01/15/1987

**Record ID:**
- R00002974
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal RCRA non-CONTINGENCY TSDF facilities list

RCRA-TEGF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 04/14/2011
Data Available at EDR: 04/05/2011
Data Made Active in Reports: 04/05/2011
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: (415) 495-8955
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LOG: RCRA - Large Quantity Generators

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

Date of Government Version: 04/17/2011
Data Available at EDR: 04/17/2011
Data Made Active in Reports: 04/17/2011
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: (415) 495-8955
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA SQGs list

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 04/17/2011
Data Available at EDR: 04/17/2011
Data Made Active in Reports: 04/17/2011
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: (415) 495-8955
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

State and tribal - equivalent NPL

State Environmental Response Notification System: ENRS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 04/13/2010
Data Available at EDR: 04/13/2010
Data Made Active in Reports: 04/13/2010
Number of Days to Update: 73
Source: National Response Center, United States Coast Guard
Telephone: 800-424-9346
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

State and tribal - equivalent CERCLIS

ENVIRONMENTal Information Management System: EIMS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 04/13/2010
Data Available at EDR: 04/13/2010
Data Made Active in Reports: 04/13/2010
Number of Days to Update: 73
Source: National Response Center, United States Coast Guard
Telephone: 800-424-9346
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal EDRS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 04/13/2010
Data Available at EDR: 04/13/2010
Data Made Active in Reports: 04/13/2010
Number of Days to Update: 73
Source: National Response Center, United States Coast Guard
Telephone: 800-424-9346
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal EDRS list

EDRS: Emergency Response Notification System

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

Federal EDRS list

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Federal EDRS list

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<thead>
<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 3: Leaking Underground Storage Tank Database</strong></td>
</tr>
<tr>
<td>Leaking Underground Storage Tank locations: San Bernardino, Santa Barbara, Santa Cruz counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board San Francisco Bay Region (2)</td>
</tr>
<tr>
<td>Telephone: 707-570-3769</td>
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<tr>
<td>Next EDR Contact: 07/06/2011</td>
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<td>Data Release Frequency: Quarterly</td>
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<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 1: Active Title Site Investigation</strong></td>
</tr>
<tr>
<td>Del Paso, Folsom, Lake, Yuba, Sutter, Placer, El Dorado counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board North Coast (1)</td>
</tr>
<tr>
<td>Telephone: 530-422-7993</td>
</tr>
<tr>
<td>Next EDR Contact: 07/09/2011</td>
</tr>
<tr>
<td>Data Release Frequency: No Update Planned</td>
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<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 6: Leaking Underground Storage Tank Database</strong></td>
</tr>
<tr>
<td>Leaking Underground Storage Tank locations: Los Angeles, Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board Los Angeles Region (1)</td>
</tr>
<tr>
<td>Telephone: 714-508-5370</td>
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<tr>
<td>Next EDR Contact: 03/07/2011</td>
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<tr>
<td>Data Release Frequency: No Update Planned</td>
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<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>LUST REG 4: Underground Storage Tank Leak List</strong></td>
</tr>
<tr>
<td>Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board Los Angeles Region (1)</td>
</tr>
<tr>
<td>Telephone: 714-508-5370</td>
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<td>Next EDR Contact: 03/09/2011</td>
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<tr>
<td>Data Release Frequency: Quarterly</td>
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<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 5: Leaking Underground Storage Tank Database</strong></td>
</tr>
<tr>
<td>Leaking Underground Storage Tank locations: Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board San Diego Region (6)</td>
</tr>
<tr>
<td>Telephone: 619-464-4834</td>
</tr>
<tr>
<td>Next EDR Contact: 03/09/2011</td>
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<td>Data Release Frequency: Quarterly</td>
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<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 2: Fuel Leak List</strong></td>
</tr>
<tr>
<td>Leaking Underground Storage Tank locations: San Bernardino, Santa Barbara, Santa Cruz counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board Los Angeles Region (1)</td>
</tr>
<tr>
<td>Telephone: 530-422-7993</td>
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<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LUST REG 0: Leaking Underground Storage Tank Database</strong></td>
</tr>
<tr>
<td>Leaking Underground Storage Tank locations: Amador, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Mendocino, Mono, Napa, Nevada, Placer, Plumas, Siskiyou, Sonoma, Tehama, Trinity, Tuolumne, Yolo, Yuba counties. For more current information, please refer to the State Water Resources Control Board's LUST database.</td>
</tr>
<tr>
<td>Source: California Regional Water Quality Control Board Central Valley Region (5)</td>
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<tr>
<td>Telephone: 503-423-4300</td>
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<td>Next EDR Contact: 03/07/2011</td>
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<td>Number of Days to Update: 11</td>
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**SLIC REG 6**: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

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

**SLIC REG 7**: SLIC List

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

<table>
<thead>
<tr>
<th>Date of Government Version: 04/11/2005</th>
<th>Source: California Regional Water Quality Control Board Central Valley Region (5)</th>
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<tr>
<td>Data Last Updated: 04/05/2005</td>
<td>Telephone: 916-464-3291</td>
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<tr>
<td>Number of Days to Update: 10</td>
<td>Next Scheduled EDR Contact: 05/23/2005</td>
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**INDIAN LST 190**: Leaks by Underground Storage Tanks on Indian Land

### GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Data Available at EDI</th>
<th>Data Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>State and Tribal Registered Storage Tank Lists</th>
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<td>02/03/2011</td>
<td>02/03/2011</td>
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### GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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<th>Number of Days to Update</th>
<th>Date of Previous Update</th>
<th>Contact</th>
<th>Date Data Arrived at EDR</th>
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### ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield Sites

US BROWNFIELDS: A Listing of Brownfields Sites

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian Land in EPA Region 5 (Michigan, Minnesota and Wisconsin). The database also includes information about underground storage tanks on Indian Land located in Region 1. The database is updated semi-annually.

Local Brownfield Sites

- **EPA Region 5:** Includes all states in Minnesota, Wisconsin, and Michigan.
- **EPA Region 1:** Includes all states in Michigan, Wisconsin, and Minnesota.

**Notes:**
- The database is updated semi-annually.
- The data is available for download from the EPA website.
- The database can be accessed through the Brownfields Information System (BIS) or by contacting the EPA Region 5 or Region 1 offices.

**Contact Information:**
- EPA Region 5: 202-665-5797
- EPA Region 1: 202-665-5797

**Data Sources:**
- EPA Region 5
- EPA Region 1

**Data Availability:**
- The data is available for download in PDF format.
- The data is also available through the BIS website.

**Contact Information:**
- EPA Region 5: 202-665-5797
- EPA Region 1: 202-665-5797
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

**OVERVIEW**

This document contains information and data related to government records searched and data currency tracking. It includes various databases and information sources, with dates and contact information provided for each.

**1. WASTE MANAGEMENT UNIT DATABASE**

- **Source:** Data Water Resources Control Board
- **Telephone:** 916-227-4446
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**2. SWRCC:** Regular Database

- **Source:** Department of Conservation
- **Telephone:** 916-227-4446
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**3. H&LD:** Registered Waste Haulers Listing

- **Source:** Integrated Waste Management Board
- **Telephone:** 916-341-5851
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**4. Local List of Hazardous Waste/Contaminated Sites**

- **US CDL:** Clandestine Drug Labs
  - **Source:** Drug Enforcement Administration
  - **Telephone:** 916-341-5851
  - **Next Scheduled EOR Contact:** 03/17/2011
  - **Number of Days to Update:** 15

**5. HST CALBIOS:** Clandestine Biohazard Sites

- **Source:** Data Water Resources Control Board
- **Telephone:** 916-227-4446
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

This section provides updates and release frequencies for various databases and records, with dates indicating when the data was last updated or when the next update is scheduled.

**SCH:** School Property Evaluation Program

- **Source:** Department of Toxic Substances Control
- **Telephone:** 916-341-5851
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**TODC PLT:** Toxic PLT Change Alert Site

- **Source:** Department of Toxic Substances Control
- **Telephone:** 916-341-5851
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**CA PO UST:** Facility Inventory Database

- **Source:** California Environmental Protection Agency
- **Telephone:** 916-341-5851
- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 10/11/2011
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 07/01/1995
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 03/01/1995
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 04/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 07/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 03/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 04/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 07/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15

**DATA CURRENCY TRACKING**

- **Government Version:** 04/01/2000
- **Release Frequency:** Quarterly

- **Next Scheduled EOR Contact:** 03/17/2011
- **Number of Days to Update:** 15
### GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| Date of Government Version: 09/25/2009 | Source: Department of Rural Health |
| Data Made Active in Reports: 10/01/2009 | Last EDR Contact: 09/07/2011 |
| Number of Days to Update: 5 | Next Scheduled EDR Contact: 07/02/2011 |

### 11ST UST: Hazardous Substances Storage Container Database

The Hazardous Substances Storage Container Database is a historical listing of UST sites. Refer to state records source for current data.

| Date of Government Version: 10/15/2010 | Source: Data Water Resources Control Board |
| Data Date Accessed at EDR: 09/24/2011 | Telephone: 916-444-5081 |
| Data Made Active in Reports: 12/13/2009 | Last EDR Contact: 07/03/2011 |
| Number of Days to Update: 10 | Next Scheduled EDR Contact: N/A |
| Date Released Frequency: No Update Planned |

### 30GPESS UST: SWEEP'S UST Listing

Stakeholders Environmental Evaluation and Planning System. This unapproved sweep list was updated and maintained by a company contracted by the SWEEPS in the early 1990s. This list is no longer updated or maintained. The local agency is the contact for more information on this list in the SWEEPS UST.

| Date of Government Version: 06/14/2004 | Source: Data Water Resources Control Board |
| Data Date Accessed at EDR: 07/03/2005 | Telephone: N/A |
| Data Made Active in Reports: 09/11/2005 | Last EDR Contact: 08/29/2005 |
| Number of Days to Update: 30 | Next Scheduled EDR Contact: N/A |
| Date Released Frequency: No Update Planned |

### Local Land Records

| Date of Government Version: 10/15/2010 | Source: Data Water Resources Control Board |
| Data Date Accessed at EDR: 11/19/2012 | Telephone: 916-444-5083 |
| Data Made Active in Reports: 03/12/2011 | Last EDR Contact: 03/12/2011 |
| Number of Days to Update: 32 | Next Scheduled EDR Contact: 03/12/2011 |
| Data Release Frequency: Varies |

### LAND 2: CERCLIS Land Information

A Federal CERCLIS (Superfund) land record may be created 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 contaminant or CERCLIS provides validation as to the identity of these sites and properties.

| Date of Government Version: 11/09/2000 | Source: Environmental Protection Agency |
| Data Made Active in Reports: 02/13/2000 | Last EDR Contact: 03/22/2010 |
| Number of Days to Update: 32 | Next Scheduled EDR Contact: 06/15/2010 |
| Data Release Frequency: Varies |

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

| Date of Government Version: 12/20/2009 | Source: Department of the Navy |
| Data Date Accessed at EDR: 12/21/2006 | Telephone: 943-420-7320 |
| Data Made Active in Reports: 03/11/2007 | Last EDR Contact: 03/22/2011 |
| Number of Days to Update: 31 | Next Scheduled EDR Contact: 09/06/2011 |
| Data Release Frequency: Varies |

### LAND 5: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is the lien holder.

| Date of Government Version: 12/06/2010 | Source: Department of Toxic Substances Control |
| Data Date Accessed at EDR: 12/06/2010 | Telephone: 951-323-2400 |
| Data Made Active in Reports: 01/25/2011 | Last EDR Contact: 03/28/2011 |
| Number of Days to Update: 47 | Next Scheduled EDR Contact: 05/30/2011 |
| Data Release Frequency: Varies |

### DEBS: Local Lien Records Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed/Land Use Mitigation. 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 dredged evaluations that are active. Some sites have multiple dredged evaluations. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a reported land use restriction at the local county recorder's office. The land use restriction on this list were requested by the DTSC HWMP as result of the presence of hazardous substances that remain on site after the facility or portion of the facility has been ceased or closed up. The types of land use restrictions include deed notices, deed restriction, or a land use restriction that bars current and future owners.

| Date of Government Version: 09/16/2011 | Source: Department of Toxic Substances Control |
| Data Date Accessed at EDR: 09/16/2011 | Telephone: 916-323-3461 |
| Data Made Active in Reports: 04/20/2011 | Last EDR Contact: 03/01/2011 |
| Number of Days to Update: 33 | Next Scheduled EDR Contact: 06/01/2011 |
| Data Release Frequency: Semi-Annually |

### Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Pulmonary Inhalation Incident Report System. HMIRS contains hazardous material spills reported to DOT.

| Date of Government Version: 12/30/2010 | Source: U.S. Department of Transportation |
| Data Date Accessed at EDR: 07/02/2010 | Telephone: 202-366-4355 |
| Data Made Active in Reports: 02/28/2010 | Last EDR Contact: 04/20/2011 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 07/02/2011 |
| Data Release Frequency: Annually |

### CHMIRS: California Hazardous Material Incident Report System

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

| Date of Government Version: 12/31/2009 | Source: Office of Emergency Services |
| Data Made Active in Reports: 02/28/2010 | Last EDR Contact: 04/20/2011 |
| Number of Days to Update: 51 | Next Scheduled EDR Contact: 07/02/2011 |
| Data Release Frequency: Varies |

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates the discharge of material at land disposal sites for long term, storage, and disposal in waste management units.

| Date of Government Version: 03/22/2011 | Source: State Water Quality Control Board |
| Data Date Accessed at EDR: 03/22/2011 | Telephone: 916-445-5400 |
| Data Made Active in Reports: 04/20/2011 | Last EDR Contact: 03/01/2011 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 07/02/2011 |
| Data Release Frequency: Quarterly |

### MCT: Military Contamination Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DOD) through the Defense and State Environmental Assessment (DSEA) to oversee the investigation and remediation of water quality issues at military DOD.

| Date of Government Version: 03/22/2011 | Source: State Water Resources Control Board |
| Data Made Active in Reports: 04/20/2011 | Last EDR Contact: 03/01/2011 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 07/02/2011 |
| Data Release Frequency: Quarterly |

### Other Accessible Records

| Date of Government Version: 03/22/2011 | Source: State Water Resources Control Board |
| Data Made Active in Reports: 04/20/2011 | Last EDR Contact: 03/01/2011 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 07/02/2011 |
| Data Release Frequency: Quarterly |

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TC009G531.1s Pape G5-15
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FITS, FITRA/TECG Tracking System Administrative Case Listing
A complete administrative case listing from the FITRA/TECG Tracking System (FITS) for all EPA regions. The
information was obtained from the Nuclear Compliance Database (RCDB). NCIOS supports the implementation of FITR
(Federal Insecticide, Fungicide, and Rodenticide Act) and TSEGA (Toxic Substances Control Act). Some EPA regions
are now querying the system. Because of that and the fact that some EPA regions are not querying EPA headquarters
with updated records, it was decided to create a HIST FITS database, it included records that may not be included
in the newer FITS database updates. This database is no longer updated.

Date of Government Version: 04/10/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

HIST FITS INSP. FITRA/TECG Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FITRA/TECG Tracking System (FITS) for all EPA
regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation
of FITR (Federal Insecticide, Fungicide, and Rodenticide Act) and TSEGA (Toxic Substances Control Act). Some EPA regions
are now querying the system. Because of that and the fact that some EPA regions are not querying EPA headquarters
with updated records, it was decided to create a HIST FITS database, it included records that may not be included
in the newer FITS database updates. This database is no longer updated.

Date of Government Version: 10/10/2005
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

ESITS. Section 7 Tracking System
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 439) requires an
organized, preferably-producing children’s health is of concern to the Environmental Protection Agency by March
1st each year. Each establishment must report the types and amounts of provisions, active ingredients and devices
being produced, and those having been processed and distributed in the last year.

Date of Government Version: 10/27/2003
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

ICS: Integrated Compliance Information System
The Integrated Compliance Information System (ICS) supports the information needs of the national enforcement
and compliance program as well as the public needs of the National Insecticide Exchange Settlement System (NCES)
program.

Date of Government Version: 04/27/2011
Date Data Arrived at EDR: 04/12/2011
Date Made Active in Reports: 02/21/2011
Number of Days to Update: 55

PDGS: PCB Activity Database System
PCB Activity Database, PDGS, identifies generation, transport, commercial issues and/or transfers and disposers
of PCBs who are required to notify EPA of their activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/07/2010
Date Made Active in Reports: 07/01/2011
Number of Days to Update: 48

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MITS: Material Licensing Tracking System
MITS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 1,000 areas which
produces or uses 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: 08/01/2010
Date Data Arrived at EDR: 08/01/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

NDMINFO: Radiation Information Database
The Radiation Information Database (RADEMO) contains information about facilities that are regulated by U.S.
Environmental Protection Agency (EPA) regulations for radiation and nuclear safety.

Date of Government Version: 01/16/2011
Date Data Arrived at EDR: 01/16/2011
Date Made Active in Reports: 07/02/2011
Number of Days to Update: 34

CSS: Facility Index System/Facility Registry System
Facility Index System, PDGS contains basic facility information and "pointers" to other services that contain more
detail. EDR includes the following PDGS, validates in this report: PDC (Pesticide Compliance System), ARS (Agronomic
Information Retrieval System), Docket (Enforcement dockets used to manage and track information on civil judicial
enforcement cases for all environmental acts), PURS (Fugitive Underground Storage Control), CD-GDO/D (Chemical
Docket System used to track chemical enforcement actions for all environmental acts), FITS (Federal Insecticide,
Fungicide and Rodenticide Act). EPA, National Compliance Database (NCDB) and the National Insecticide Exchange
Settlement System (NCES), the National Compliance Database (NCDB) and the National Insecticide Exchange
Settlement System (NCES).

Date of Government Version: 04/27/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 41

RAATS: RCRA Administrative Action Tracking System
RCRA Administrative Action Tracking System, RAATS contains records based on enforcement actions issued under
RCRA pertaining to minor violations and includes administrative and civil actions brought by the EPA. For administrative
actions before September 30, 1985, 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 docket in Agency regulations
made it impossible to continue to update the information contained in this database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/08/1995
Date Made Active in Reports: 05/01/1995
Number of Days to Update: 35

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

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 02/24/2010
Date Made Active in Reports: 08/29/2010
Number of Days to Update: 76

Source: EPA
Telephone: 202-564-2501
Last EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

Source: EPA
Telephone: (415)947-8000
Last EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

Source: EPA
Telephone: 202-343-9775
Last EDR Contact: 05/18/2011
Data Release Frequency: Quarterly

Source: EPA
Telephone: 202-564-2501
Last EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

Source: EPA
Telephone: 202-564-2501
Last EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

Source: EPA
Telephone: 202-343-9775
Last EDR Contact: 05/18/2011
Data Release Frequency: Quarterly
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FRESNO COUNTY:
CUPA Resources List
Certified Unified Program Agency. CUPA is responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency oversees the businesses that deal with hazardous materials, special waste management, and hazardous waste disposal and transportation.

| Date of Government Version: 03/10/2011 | Source: Fresno County Environmental Health Services Department Telephone: 559-445-2191 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 02/22/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 13 | Data Release Frequency: Semi-Annually|

KERN COUNTY:
Underground Storage Tank Sites & Tank Listings
Kern County Sites and Tanks Listing.

| Date of Government Version: 03/03/2011 | Source: Kern County Environmental Health Services Department Telephone: 661-862-8700 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 21 | Data Release Frequency: Varies |

LOS ANGELES COUNTY:
Underground Storage Tank Sites
Located in the city of Long Beach.

| Date of Government Version: 03/03/2011 | Source: City of Long Beach Fire Department Telephone: 310-882-8280 |
| Date Data Arrived at EDR: 10/23/2009 | Last EDR Contact: 05/03/2011 |
| Date Data Made Active in Reports: 03/03/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 23 | Data Release Frequency: Semi-Annually |

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HUNTINGDON COUNTY:
CUPA Facility List
Certified Unified Program Agency. CUPA is responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency oversees the businesses that deal with hazardous materials, special waste management, and hazardous waste disposal and transportation.

| Date of Government Version: 03/03/2011 | Source: Huntington County Environmental Health Services Department Telephone: 760-878-0238 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 21 | Data Release Frequency: Varies |

RIVERSIDE COUNTY:
CUPA Facility List
Certified Unified Program Agency. CUPA is responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency oversees the businesses that deal with hazardous materials, special waste management, and hazardous waste disposal and transportation.

| Date of Government Version: 11/08/2010 | Source: Riverside County Environmental Health Services Division Telephone: 909-473-2158 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 21 | Data Release Frequency: Varies |

SOLANO COUNTY:
Industrial Waste Facilities
Located in the city of Fairfield.

| Date of Government Version: 03/03/2011 | Source: Solano County Health Services Department Telephone: 707-784-8600 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 21 | Data Release Frequency: Semi-Annually |

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

| Date of Government Version: 03/03/2011 | Source: City of Los Angeles Fire Department Telephone: 213-473-2158 |
| Date Data Arrived at EDR: 03/10/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/07/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 21 | Data Release Frequency: Semi-Annually |

City of El Segundo Underground Storage Tank Sites
Located in the city of El Segundo.

| Date of Government Version: 03/03/2011 | Source: City of El Segundo Public Works Department Telephone: 310-882-8280 |
| Date Data Arrived at EDR: 03/03/2011 | Last EDR Contact: 03/03/2011 |
| Date Data Made Active in Reports: 03/03/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 23 | Data Release Frequency: Semi-Annually |

City of Long Beach Underground Storage Tank Sites
Located in the city of Long Beach.

| Date of Government Version: 03/03/2011 | Source: City of Long Beach Fire Department Telephone: 310-882-8280 |
| Date Data Arrived at EDR: 10/23/2009 | Last EDR Contact: 05/03/2011 |
| Date Data Made Active in Reports: 03/03/2011 | Next Scheduled EDR Contact: 05/03/2011 |
| Number of Days to Update: 23 | Data Release Frequency: Semi-Annually |
The document contains information about underground storage tank facilities in various counties, including Marin, Merced, Orange, Riverside, Monterey, Napa, Placer, and Yavapai. The data includes details such as the facility name, date made active, date data arrived at EDR, number of days to update, and contact information. The data is used to track and monitor underground storage tank sites for compliance with environmental regulations.
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Tank Locations

Sacramento County: Hazardous Materials

San Diego County: Hazardous Materials

San Francisco County: Hazardous Materials

San Joaquin County: Hazardous Materials

San Luis Obispo County: Hazardous Materials

San Mateo County: Hazardous Materials

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sake Waste Facilities

San Diego County Solid Waste Facilities

Environmental Case List:

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the State Assessment and Remediation Program.

San Francisco County: Hazardous Materials

San Joaquin County: Hazardous Materials

San Luis Obispo County: Hazardous Materials

San Mateo County: Hazardous Materials

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BUSINESS INVENTORY
List includes hazardous materials business plan, hazardous waste generators, and underground storage tanks,

Date of Government Version: 09/14/2011
Data Made Active at EDR: 03/17/2011
Number of Days to Update: 45

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

Date of Government Version: 03/21/2011
Data Made Active at EDR: 03/22/2011
Number of Days to Update: 21

HSD LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county.

Date of Government Version: 11/22/2011
Data Made Active at EDR: 03/23/2011
Number of Days to Update: 21

LPQ Listing
A listing of leaking underground storage tank sites located in Santa Clara county.

Date of Government Version: 05/23/2011
Data Made Active at EDR: 06/21/2011
Number of Days to Update: 27

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 06/17/2011
Data Made Active at EDR: 08/13/2011
Number of Days to Update: 18

SANTA CLARA COUNTY:

cupfa Facility List

cupfa Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2011
Data Made Active at EDR: 03/23/2011
Number of Days to Update: 21

Santa Clara County Public Health Department
Telephone: 408-946-2483

Data Release Frequency: Monthly

SANTA CRUZ COUNTY:

CUPA Facility List

cupfa Facility List

Data Made Active at EDR: 03/24/2011
Number of Days to Update: 21

Santa Cruz County Environmental Health Services Division
Telephone: 831-464-2761

Data Release Frequency: Semi-Annually

SHASTA COUNTY:

CUPA Facility List

cupfa Facility List

Date of Government Version: 11/30/2011
Data Made Active at EDR: 04/01/2011
Number of Days to Update: 21

Shasta County Department of Resource Management
Telephone: 530-225-5989

Data Release Frequency: Monthly

SOLANO COUNTY:

Listing Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011
Data Made Active at EDR: 03/25/2011
Number of Days to Update: 21

Solano County Department of Environmental Management
Telephone: 707-764-6770

Data Release Frequency: Quarterly

SONOMA COUNTY:

Listing Underground Storage Tanks
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 03/20/2011
Data Made Active at EDR: 04/02/2011
Number of Days to Update: 28

Sonoma County Department of Environmental Management
Telephone: 707-565-6565

Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 07/04/2011
Data Made Active at EDR: 07/04/2011
Number of Days to Update: 21

Department of Health Services
Telephone: 530-864-6065

Data Release Frequency: Quarterly
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: These are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of sensitive receptors cannot be determined, EDR indicates these buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers for Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes:
Source: National Institute of Health
Telephone: 301-594-5248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools:
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on all public elementary and secondary public schools in the United States.

Private Schools:
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was established by EDR in 2002 and 2008 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 established by EDR in 2002 and 2008 from the U.S. Fish and Wildlife Service.

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13.6 Historical Research Documentation
13.6.1 Topographic Maps
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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<th>TARGET QUAD NAME:</th>
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<th>SITE NAME:</th>
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<td>ADDRESS:</td>
<td>32712 Crown Valley Parkway</td>
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<td>SERIES:</td>
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<td>SCALE:</td>
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<tr>
<td>CLIENT:</td>
<td>Advantage Env.</td>
<td>CONTACT:</td>
<td>Greg Stull</td>
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<td>Consultants LLC</td>
<td>INQUIRY#:</td>
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<tr>
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<td>RESEARCH DATE:</td>
<td>04/22/2011</td>
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Historical Topographic Map

TARGET QUAD
NAME: SAN JUAN CAPISTRANO
MAP YEAR: 1947
SERIES: 15
SCALE: 1:50000

SITE NAME: South Shores Baptist Church
ADDRESS: 32712 Crown Valley Parkway
Dana Point, CA 92629
LAT/LONG: 33.488 / -117.7218

CLIENT: Advantage Env. Consultants LLC
CONTACT: Greg Stull
INQUIRY#: 3049531.2
RESEARCH DATE: 04/22/2011
13.6.2  Sanborn Fire Insurance Maps (No Coverage)
The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Advantage Env. Consultants LLC were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

<table>
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<th>Site Name</th>
<th>Client Name</th>
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</thead>
<tbody>
<tr>
<td>South Shores Baptist Church</td>
<td>Advantage Env. Consultants</td>
</tr>
<tr>
<td>32712 Crown Valley Parkway</td>
<td>145 Vallecitos De Oro</td>
</tr>
<tr>
<td>Dana Point, CA 92629</td>
<td>San Marcos, CA 92069</td>
</tr>
<tr>
<td>EDR Inquiry # 3051847.1</td>
<td>Contact: Greg Stull</td>
</tr>
</tbody>
</table>

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 Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

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13.6.3 Aerial Photographs
South Shores Baptist Church
32712 Crown Valley Parkway
Dana Point, CA 92629

Inquiry Number: 3049531.3
April 25, 2011

The EDR Aerial Photo Decade Package
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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**Date EDR Searched Historical Sources:**
Aerial Photography April 25, 2011

**Target Property:**
32712 Crown Valley Parkway
Dana Point, CA 92629

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3049531.3

2
13.7 Interview Documentation
Advantage Environmental Consultants, LLC
Due Diligence Environmental Questionnaire – Owner/Client

32712 Crown Valley Parkway, Monarch Beach, California

Please fax to (760) 744-3383 or email to dwels@aec-env.com

Completed by: C C KUHLAASEN

Company or Organization: SOUTH SHORES CHURCH (SSC)
Title: PROJECT MANAGER, SSC MASTER PLAN
Date: 4/21/20

1.) Who is the current owner of the subject property and when was it purchased?
SOUTH SHORES BAPTIST CHURCH
PURCHASED: JANUARY 14, 1992

2.) Who are the past owners of the property and years of ownership (if available)?

1) E.C. SHUMAKER, AND FLORENCE E. SHUMAKER,
AND LOUIEANCE SHUMAKER, AND JEAN L. WILLIAMS AND
2) OWEN H. FLICKINGER, AND MAXINE F. FLICKINGER – OWNERSHIP GRANT
MARCH 4, 1960.

3.) What was the past use of the subject property?
DOMESTIC USE

4.) Are you aware of any environmental cleanup liens that are filed or recorded against the
subject property?
NO

5.) Are you aware of any activity and land use limitations that are in place on the property that
have been filed or recorded in a registry?
NO

6.) Are you aware of any specialized knowledge or experience related to the property or nearby
properties that is pertinent to potential adverse environmental conditions?
NO
7.) Are you aware of commonly known or reasonably obtainable information that would help AEC to identify conditions indicative of releases or threatened releases of hazardous wastes/materials at the property? Such information includes knowledge of specific chemicals that are present or were once present on the property, spills or other chemicals releases that may have occurred, underground or aboveground storage tanks and environmental cleanups that have been conducted on the property.

NO

8.) 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

9.) Did the purchase price paid for the property at the time it was acquired reasonably reflect the fair market value of the property?

YES

10.) If there was a significant difference between the purchase price and fair market value, did the purchaser consider whether the lower purchase price was due to known or suspect contamination at the property?

N/A
13.8 Qualifications of the Environmental Professionals
EDUCATION

- Bachelor of Arts - University of Delaware, Newark, DE (1995)
- Master of Science - Public Health, San Diego State University, San Diego, CA (1998)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- Registered Environmental Health Specialist #8172 in the State of California
- Registered Environmental Assessor #08001 in the State of California
- OSHA 40-hour Hazardous Waste Operations Worker and Supervisor Certifications and Annual Refreshers

PROFESSIONAL SUMMARY

Mr. Weis is the branch manager of AEC’s western regional office based in the City of San Marcos, San Diego County, California. He has 14 years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers, Certified Asbestos Consultants, Lead Risk Assessors and other technical team members of AEC staff. His responsibilities at AEC include client development and management, project management, technical oversight and quality control for assessment and remediation services, project staffing, and office financial management. Mr. Weis also completes technical services (including field activities) required of select projects completed by AEC. He has a proven ability to manage multiple personnel and technical projects, negotiate with regulatory agencies and maintain strong and trusting client relationships. Such clientele include but are not limited to local government entities, redevelopment agencies, affordable housing developers, Federal government entities, environmental and land use attorneys, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and real estate developers. He is also very experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects, many of which have been located in downtown San Diego, Los Angeles and other urban communities throughout the State of California. Mr. Weis has a deep understanding of environmental due diligence guidelines including:

- American Society for Testing and Materials (ASTM) E1527-05, Standard Practice for Environmental Site Assessments (ESAs)
- ASTM E2247-08, Standard Practice for ESA: Phase I ESA Process for Forestland or Rural Properties
- ASTM E1903-97 (Re-approved 2002), Standard Practices for Environmental Site Assessments: Phase II ESA Process
- ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions
- 33 CFR Part 137 Oil Spill Liability Standards for Conducting AAI
- United States Department of Housing and Urban Development Guide to Multifamily Accelerated Processing
- Other financial institution specific guidelines including The United States Small Business Administration, Fannie Mae and Freddie Mac
PROFESSIONAL EXPERIENCE

Mr. Weis has completed over 700 due diligence related environmental assessments (i.e. Phase I ESAs, Transaction Screen Analyses, etc.) and has managed over 200 subsurface environmental investigations of soil gas, soil and/or groundwater. Such investigations have also included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underwater storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology. Assets evaluated include industrial, commercial, residential, agricultural and vacant land sites throughout the State of California and numerous additional states of the Nation, with many of the assessments completed under the regulatory oversight of local environmental regulatory agencies, the California Regional Water Quality Control Boards (RWQCBs) and the California Environmental Protection Agency Department of Toxic Substances Control (DTSC). Mr. Weis has also conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials (ACM) and lead-based paint (LBP) surveys and mold/microbial evaluations.

Mr. Weis has managed over 20 remediation related projects primarily related to source removal of subsurface contaminants including but not limited to petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls (PCBs). Cost effective solutions and various remedial action options are provided prior to remedial action implementation. He is very proficient in developing remediation cost estimates and evaluating multiple remedial strategies on specific projects and conducting budget tracking to ensure the accuracy of such estimates during remedial implementation. Mr. Weis also assists clients with the preparation of contractor bid specifications, contractor bid and change order reviews for such projects, contractor agreements and project status reports/updates and has conducted presentations to client personnel, regulatory agencies and/or the public pertaining to such remediation related projects. He has also assisted numerous clients in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work.

SPECIFIC PROJECT EXPERIENCE

48 Property State Lands Exchange Project, Various Locations Throughout San Bernardino and Inyo Counties, California - Project director for the completion of a Phase I ESA in accordance with ASTM Practice E 1527-05, 40 CFR Part 312 Standards for Conducting AAI, and other Federal Agency specific guidelines at forty eight State of California School Lands properties ranging in size from 40 acres to 666.54 acres, located in San Bernardino and Inyo Counties, California and either partially or entirely within Death Valley National Park or the Mojave National Preserve. Due to the remoteness of the properties, the site reconnaissance was conducted via helicopter flyover with intermittent landings as needed to evaluate conditions on the properties. Prior to the site reconnaissance, Geographical Information Systems (GIS) technology was utilized to determine the coordinates of each property (corners and center) and such data was subsequently provided to the aviation company in a format compatible with the helicopter’s navigation system. Additional components of the ESA (i.e. interviews, regulatory research and historical research) were completed in strict accordance with the applicable guidelines. The assessment revealed no evidence of recognized environmental conditions (RECs) in connection with the properties and additional assessment was not recommended. The assessment also included an evaluation of several non-scope ASTM considerations including ACM, LBP, radon potential and lead in drinking water. None of the non-scope ASTM evaluation items were found to be a potential concern with respect to the subject properties.

Industrial Facility, West Bradley Avenue, El Cajon, California - Technical lead on pre-business acquisition due diligence (i.e. Phase I/II ESAs) at a facility that conducts the manufacturing of forged metal products for the medical field and aerospace/defense industry and that was historically used for related industrial purposes. Investigation revealed releases of chlorinated solvents to the vadose zone and groundwater underlying the facility, as well as off-site sources of chlorinated solvents to the property in groundwater. Two phases of due diligence related subsurface investigation consisted of 25 direct-push soil
Daniel A. Weis, R.E.H.S., REA
Page 3 of 4

borings and the collection of soil, groundwater, and soil gas samples. The analytical laboratory data was evaluated, deliverables were prepared and preliminary evaluations of risk conducted using County of San Diego Department of Environmental Health and DTSC Johnson and Ettinger vapor intrusion risk models. The case was subsequently referred to the DTSC due to permit by rule conditions and Mr. Weis oversaw and participated in the preparation a current conditions report, Facility Investigation (FI) Work plan and Community Profile for the property under a Corrective Action Consent Agreement between the interested parties and the DTSC. The FI Work Plan described the investigation objectives, pertinent background information related to the facility, current conditions, and a description of each identified Solid Waste Management Unit and Area of Concern identified at the facility. The document also included a Quality Assurance Project Plan (QAPP), data management plan and information pertaining to the proposed reporting structure. Mr. Weis also served as the project lead/coordinator for the implementation of the FI Work Plan which included the installation of sub-slab and at-depth soil gas probes and multiple groundwater monitoring wells, and the drilling of several direct-push soil borings. On-going regulatory negotiation is being conducted in efforts to reach a quantifiable approach to future monitoring of subsurface conditions at the property.

Santa Monica Beach Public Restroom Facilities Replacement Project, Santa Monica, California - Project director and lead on the completion of a Phase I ESA in accordance with ASTM Practice E 1527-05 of eight public restroom facilities on the Santa Monica State Beach in the City of Santa Monica, Los Angeles County, California. ACM, LBP and PCB surveys were also completed in conjunction with the ESA. All components of the ESA were completed in strict accordance with the applicable guidelines. The assessment revealed no evidence of RECs in connection with the properties and additional assessment was not recommended. Recommendations were provided regarding abatement of ACM and LBP identified at the facilities.

Seventh and Market Street Property - 7th and 8th Avenues and Market Street, San Diego, California - Project lead and manager for remediation planning assistance associated with a proposed 55,000 square foot mixed-use redevelopment project including a multiple level subterranean parking garage) in downtown San Diego. Subsurface characterization utilized in conjunction with prior site data included the drilling of ten soil borings using a hollow-stem auger drill rig, excavation of ten exploratory test pits using a backhoe and sampling/analysis of soil samples for various contaminants of concern. The additional data obtained was used for evaluating the feasibility of alternative remedial strategies, revising remedial cost estimates for multiple redevelopment scenarios and preparation of a mitigation plan and community health and safety plan for the project. Eligible costs for the site characterization related work were recovered from the State Water Resources Control Board (SWRCB) Orphan Site Cleanup Account (OSCA) program on behalf of the client. Although redevelopment plans for the project changed due to various factors, funding remained secured for the project and remediation work consisting of a removal action of lead and petroleum hydrocarbon impact soil was conducted. Over 15,000 tons of contaminated soil was removed from the property during the remediation effort. Mr. Weis served as the project lead and manager for the remediation phase of work which included the excavation and segregation of lead and petroleum hydrocarbon contaminated soils within an approximately 30,000 square foot remediation area, backfilling the excavation with non-contaminated soil generated from the proposed excavation as well as soil to be imported to the property and reconstruction of the property to City of San Diego surface parking lot standards. The remediation activities required the displacement of approximately 27,000 cubic yards of soil. Pre-remediation work completed by Mr. Weis included revising the mitigation plan to account for changes to the project plan, assistance with the preparation of technical bid specifications pertaining to the proposed site remediation, pre-bid meeting representation and responding to questions/inquiries from prospective bidders regarding the technical specifications, drawings and other items related to the proposed remediation effort and associated construction activity. Over 99% of $1,500,000 in SWRCB OSCA grant funds for the cleanup was recovered on behalf of the client.

Proposed Charter School Athletic Field Complex, Temple Avenue and Hoover Street, Los Angeles, California - Project lead and manager for the completion of a Phase I and II ESA during a property acquisition due diligence period at this approximately one-acre property located in the northern portion of the downtown area of the City of Los Angeles. The Phase I ESA was completed under ASTM-2005/AAI protocol and supplemental DTSC guidelines. Prior uses of the property included metal plating activity and a gasoline service station. Other deliverables provided and approved by the DTSC included a Preliminary
Environmental Assessment (PEA) Work Plan, QAPP and a Site Specific Health and Safety Plan. Additional subsurface investigation was subsequently completed to close data gaps pertaining to contaminant distribution and remediation costs prior to a removal action completed at the property. Such investigation included the drilling of over 70 soil borings and sample collection/analysis of soil, soil gas and groundwater samples. Remediation (excavation) at the property was completed by on a turn-key basis and consisted of the excavation and disposal of approximately 2,500 cubic yards of metals contaminated soil and removal of a UST under Los Angeles Fire Department oversight. Other duties completed during the course of the project included regulatory negotiation and litigation support. Community outreach associated with the project included a public hearing with the Los Angeles Department of Building and Safety pertaining to the site permit grading and haul route for trucking of contaminated soil and mass mailing of fieldwork notification activities to all properties situated within a 300 foot radius of the property.

Strata - 9th and 10th Avenues and Market Street, San Diego, California - Project manager for the completion of California SWRCB OSCA Program application assistance pertaining to a portion (former gasoline station) of this downtown San Diego redevelopment site, which included a four-level subterranean parking garage. Initial tasks included a review of prior environmental assessments, written response to SWRCB inquiries pertaining to historical site uses and principal contamination sources and preparation of select sections of OSCA Pre-Assessment and Cleanup Grants. Portions of the Grants included a summary of background information pertaining to the property, detailed scopes of work pertaining to prior eligible assessment response work and proposed cleanup response actions and specific budget details. Cost recovery efforts from the OSCA program were successful. Mr. Weis also served as the project lead for general remediation planning assistance which included the preparation of multiple variations of remediation cost estimates for the project and attendance of meetings with the development team. The remediation cost estimate variations were broken down by physical address (parcel) and three contaminant types (lead, chlorinated solvents and petroleum hydrocarbons) and differing combinations of the referenced parameters. The cost estimation included interface with UST removal, excavation, shoring and dewatering contractors, landfill/recycling facilities, trucking companies, vapor barrier design and installation companies and analytical laboratories. Mr. Weis oversaw subsequent third-party oversight activities on behalf of the client as the property was sold to a third-party and included field oversight of remediation activities, budget tracking, invoice approval, compliance with the OSCA Grant conditions, attendance at meetings and other tasks.

Tijuana River Watershed Project, San Diego State University Graduate School of Public Health - In early stages of the project, implemented a stormwater sampling program within various areas of watershed including the use of auto sampling apparatus triggered by rainfall and flow of rivers and creeks of interest. Personally performed analytical laboratory analysis of water and sediment samples using University owned instruments for constituents of concern including heavy metals, nutrients, and bacteriological indicators and maintained chemistry and flow databases for the development of pollutographs, mass loading estimates and calibration of GIS models.

PUBLICATIONS


AFFILIATIONS

National Brownfields Association
San Diego Housing Federation
Advantage Environmental Consultants, LLC
ENVIRONMENTAL DUE DILIGENCE AND REMEDIATION SPECIALISTS

GREGORY N. STULL, REA
Project Manager – Western Regional Office

EDUCATION

- Bachelor of Arts - Environmental Studies – Connecticut College, New London, CT (2001)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- Registered Environmental Assessor #30072 in the State of California
- OSHA 40-hour Hazardous Waste Operations Worker and Supervisor Certifications and Annual Refreshers

PROFESSIONAL SUMMARY

Mr. Stull is a project manager with AEC's western regional office based in the City of San Marcos, San Diego County, California. He has 10 years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers and other technical team members of AEC staff. His responsibilities at AEC include project management, technical oversight and quality control for assessment and remediation services, project staffing, and office financial management. Mr. Stull also completes technical services (including field activities) required of select projects completed by AEC. He has a proven ability to manage personnel, subcontractors, and interact with clients. Such clientele include local government entities, redevelopment agencies, affordable housing developers, Federal government entities, environmental and land use attorneys, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, and real estate developers. He is also very experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects, many of which have been located in downtown San Diego, Los Angeles and other urban communities throughout the State of California.

PROFESSIONAL EXPERIENCE

Mr. Stull has completed over 300 due diligence related environmental assessments (i.e. Phase I ESAs, Transaction Screen Analyses, etc.) and has managed over 200 subsurface environmental investigations of soil gas, soil and/or groundwater. Such investigations have also included human health risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology. Assets evaluated include industrial, commercial, residential, agricultural and vacant land sites throughout California, with many of the assessments completed under the regulatory oversight of local environmental regulatory agencies, the California Regional Water Quality Control Boards (RWQCBs) and the California Environmental Protection Agency Department of Toxic Substances Control (DTSC). Mr. Stull has also conducted and/or managed drinking water assessments, asbestos containing materials (ACM) and lead-based paint (LBP) surveys. Mr. Stull has managed over 10 remediation related projects primarily related to source removal of subsurface contaminants including but not limited to petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls (PCBs).
APPENDIX G

PRELIMINARY WATER QUALITY MANAGEMENT PLAN AND HYDROLOGY REPORT
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Preliminary
Water Quality Management Plan
(WQMP)

for:

SOUTH SHORES CHURCH

South Shores Church
32712 Crown Valley Parkway
Dana Point, CA 92629
(949) 496-9331

CUP NO. 04-21 / SDP 04-31 / CDP 04-11 AND V04-11

Prepared for:
South Shores Church
32712 Crown Valley Parkway
Dana Point, CA 92629
(949) 496-9331

Prepared by:
Adams-Streeter Civil Engineers, Inc.
Nicholas A. Streeter, PE
15 Corporate Park
Irvine, CA 92606
949.474.2330
nstreeter@adams-streeter.com

Prepared:
November 21, 2012
Owner's Certification
Water Quality Management Plan (WQMP)

Project Name: South Shores Church Master Plan
CUP NO. 04-21 / SDP 04-31 / CDP 04-11 AND V04-11

This Preliminary Water Quality Management Plan (WQMP) has been prepared for the South Shores Church Master Plan for South Shores Church by Adams-Streeter Civil Engineers, Inc. The WQMP is intended to comply with the requirements of the City of Dana Point's Local Implementation Plan and Storm Water/Surface Runoff Water Quality Ordinance, as well as the Municipal Separate Storm Sewer System (MS4) Permit, Order R9-2009-0002 which requires the preparation of a project WQMP for priority development projects.

The undersigned, while he/she/it owns the subject property, is responsible for the implementation of the provisions of this WQMP. The undersigned will ensure that this plan is carried out and amended as appropriate to reflect up-to-date conditions on the site consistent with the current City of Dana Point Local Implementation Plan and the intent of Order R9-2009-0002, as authorized by the State and EPA, into perpetuity. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP, as necessary. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party having responsibility for implementing portions of this WQMP.

Signed: ___________________________ Date: ___________________________

Name: G.G. Kohlhagen

Title: Building Committee Chairman / Church Project Manager

Company: South Shores Church

Address: 32712 Crown Valley Parkway, Dana Point, CA 92629

Telephone #: 714-404-4962

Email Address: gkohlhagen@cox.net

November 21, 2012
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Section 1  Project Description

1. Detailed development description:

The South Shores Church is a hilltop property located on the east side of Crown Valley Parkway, approximately a quarter-mile from its intersection with Pacific Coast Highway, in the City of Dana Point, California, as shown in the Location Map (Figure 2.1, Page 3).

The subject site is bounded at the west by Crown Valley Parkway, at the south by an existing residential community, and at the north by a descending graded cut slope and a vacant area within an existing apartment complex. At the east boundary, a large, natural slope descends to a graded area with a portion of a golf course and a bike path near the toe-of-slope. Salt Creek runs along the adjacent natural basin through the golf course below, and under Pacific Coast highway to drain to the ocean.

The proposed redevelopment of the subject site will include phased demolition of the existing preschool, chapel, and administration/fellowship hall. Ground improvement in the form of mechanical slope stabilization will be undertaken at the northeast portion of the site, and several new buildings and retaining walls will be constructed. New buildings will be constructed to the south and north of the existing Sanctuary, which will remain. The new buildings will consist of a new Preschool/Administration Building with a Landscaped Garden to the south of the Sanctuary, and two, new Christian Education Buildings and a Community Life Center to the north of the Sanctuary. The proposed buildings are two-story structures, to be set into gently variable topography with the use of interior and exterior retaining walls. Parking areas and access pathways will be reconfigured with relatively minor cut and fill grading, and a second-story parking deck is proposed for a portion of the parking area, with the lower level partially subterranean.

Per Table 7.1 of Section 7 of the City of Dana Point’s Local Implementation Plan, the proposed redevelopment project meets the criteria of a priority project by adding, or replacing, at least 5,000 or more square feet of impervious surface.

To comply with the project’s EIR, an alternate design has been considered for the project in which footprints of proposed buildings have decreased. In this case, the alternate plan will incorporate the same BMP concept as the proposed version. The alternate will differ by decreasing impervious area, thus improving water quality.

2. Project location and site address, APN & GIS coordinates:

32712 Crown Valley Parkway, Dana Point, California
APN 670-181-02
GIS Coordinates: 33°29'16"N, 117°43'17"W

3. Property size:

Parcel Size: 6.00 Acres (261,497 square feet)
Proposed Development: 5.1± Acres (221,675± square feet)

4. Existing use:
The site has been previously developed and is occupied by a sanctuary building, preschool and supporting facilities and surface parking facilities. There is permanent landscaping throughout the site consisting of trees and shrubs including native type vegetation along the manmade and natural slope that bounds the site along the easterly property boundary.
5. **Impervious/pervious surface areas:**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Impervious Surface Area</th>
<th>Pervious Surface Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Condition</strong></td>
<td>3.26 acres (142,093 sq. ft.)</td>
<td>2.74 acres (119,404 sq. ft.)</td>
</tr>
<tr>
<td><strong>Developed Condition</strong></td>
<td>4.51 acres (196,486 sq. ft.)</td>
<td>1.49 acres (65,011 sq. ft.)</td>
</tr>
</tbody>
</table>

The impervious surface area will increase from 54% of the site to 75% of the site. This represents an increase of impervious surface area by 38%.

6. **Property ownership:**

The site is a private property owned by South Shores Church.

7. **Other:**

The South Shores Church Master Plan is a multi-phased project. This Preliminary WQMP is intended to be revised and updated for each phase of work before the issuance of grading permits.
Section 2 Project Location Map/Aerial Photo

The location of the project site is illustrated in Figure 2.1.

Figure 2.1
Section 3  Project Site Assessment

This project site assessment section provides important information that is used when considering the potential water quality and hydrologic impacts that could be caused by the proposed project. This information is important when considering and selecting the appropriate BMPs to reduce identified potential impacts as well as when developing measures to reduce those impacts.

1. **Zoning and land use designation:**

   City of Dana Point Zoning Designation is Community Facility

2. **Existing and proposed drainage:**

   **Existing Condition:** The project site drains in a south-easterly direction, away from Crown Valley Parkway. Approximately 3.25 acres of the site drain to the south-east corner of the property into an existing man-made drainage basin. Of the 3.25 acres, the existing parking lot drains to an existing catch basin via sheet flow and then enters into an underground storm drain before discharging onto a concrete channel which then enters the drainage basin. The remainder of the 3.25 acres enters the underground storm drain system at various points before discharging into the drainage basin. The existing drainage basin discharges to an existing concrete v-ditch that runs south towards Pointe Monarch Community.

   The balance of the property drains via sheet flow or multiple drainage pipes towards the existing slope on the east side of the property. There is also a small area, consisting of driveway and landscaping, that drains towards Crown Valley Parkway.

   **Proposed Condition:** The developed condition of the project site consists of four drainage patterns. The majority of the proposed site, Area "A", will drain to an underground storm drain system. Area "A"s water quality will be improved through the use of roof drain planter boxes, proprietary bio-filters, such as Filterra Systems, and biofiltration swale / depressed landscape. To reduce peak flows, flows from Area "A" will enter an on-site detention system, consisting of a pretreatment CDS Unit and underground detention system, which operates as a short-term holding tank to reduce peak flows. The underground detention system will consist of a steel-reinforced polyethylene pipe network, which will control peak discharge flows with a restrictor plate. Reduction of the site’s peak discharge is not only necessary due to the increase of impervious area, but also because of the elimination of the off-site drainage basin. After flows leave the on-site detention system, the proposed storm drain pipe will discharge directly into the existing concrete v-ditch, bypassing the existing drainage basin to be eliminated.

   Area "B" will enter the proposed storm drain pipe downstream of the on-site detention system before discharging into the existing concrete v-ditch. Area "B"s water quality will be improved through the use of roof drain planter boxes, storm water planters and proprietary bio-filters, such as Filterra System.

   Area "C" consists of existing vegetation that will drain via an existing concrete v-ditch on the site’s southerly property line. It will ultimately connect to the existing v-ditch and converge with flows from Area "A" and "B".

   The fourth drainage pattern, Area "D", consists of natural slopes that sheet flow to the east.

   The final drainage pattern, Area "E", consists of a portion of driveway entrances and sidewalk that sheet flow towards Crown Valley Parkway.

   No off-site runon occurs.

   See Drainage Exhibits in Appendix B for drainage area analysis.
3. **Hydromodification Criteria: Does the project drain to a natural bottom creek, such as Salt Creek or San Juan Creek?**

No, the proposed project discharges into an existing concrete v-ditch at the south corner of the property. Flows within the concrete v-ditch travel south towards the Pointe Monarch community (Tract No. 14605) and enters into a man-made drainage basin. From the basin, flows travel south-east via a RCP storm drain pipe, which connects to a concrete box culvert (O.C.F.C.D. facility No. K01) at the north side of Pacific Coast Highway and the bottom of Salt Creek. Flows then travel within the concrete box culvert underneath Pacific Coast Highway and enter the Salt Creek Ozone Treatment Plant before discharging directly to the Pacific Ocean. See “Path of Discharge” Exhibit below for detailed path of travel.

4. **Watershed:**

   Pacific Ocean – via municipal storm drain system.

5. **303(d) listed receiving waters, TMDLs & ESAs:**

   Per the 2010 303(d) Integrated Report, the following ESA waterbodies impacted by this project are on the 303(d) List for the impairments indicated and applicable TMDLs:

   - Salt Creek at Pacific Ocean, Total Coliform, TMDL

   The bacteria TMDL for Beaches & Creeks was adopted in December 2007.