DRAFT PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT PROPOSED COMMERCIAL DEVELOPMENT 516 LA COSTA AVENUE ENCINITAS, CALIFORNIA 92024

Prepared For:

THE BROWN STUDIO, INC.

1650 N. Coast Highway 101, Suite B
Encinitas, California 92024

Project No. 11823.001

November 30, 2017

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A LEIGHTON GROUP COMPANY

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The Brown Studio, Inc.
1650 N. Coast Highway 101, Suite B
Encinitas, California 92024

Project No. 11823.001

Attention: Mr. Lindsay Brown

Subject: DRAFT Phase I and Limited Phase II Environmental Site Assessment
Proposed Commercial Development
516 La Costa Avenue
Encinitas, California 92024

Leighton Consulting, Inc. (Leighton) is pleased to present this Phase I and Limited Phase II Environmental Site Assessment (ESA) Report for the Site. Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International (ASTM) Standard E1527-13.

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

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service.

Respectfully submitted,
LEIGHTON CONSULTING, INC.

Brian Pierce, PG
Project Geologist

Distribution: (1) Addressee (electronic)

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1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton) performed a Phase I and Limited Phase II Environmental Site Assessment (ESA) of the property located at 516 La Costa Avenue, in the City of Encinitas, San Diego County, California (collectively referred to as the "Site" – Figure 1) in accordance with The Brown Studio Inc.'s authorization.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the subject property.

RECs are defined, according to ASTM E1527-13 as: *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment*. *De minimis* conditions are not RECs (ASTM 1527-13, 2013).

HRECs are defined, according to ASTM E1527-13 as: *a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls*.

CRECs are defined, according to ASTM E1527-13 as: *a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls*.

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for on-site releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews;
- Advance four direct push borings to a total depth of 15 feet below ground surface (bgs);
- Conversion of four soil borings into temporary, dual-nested soil vapor probes at 5 feet bgs and 15 feet bgs;
- Advance 4 hand auger borings to a maximum depth of 1.5 feet bgs;
- Collection of 10 soil samples from the hand auger borings for organochlorine pesticide (OCP) analysis;
- Collection of two soil samples from stockpiled undocumented fill soils on the northern slope of the Site for OCP, total petroleum hydrocarbon (TPH) and Title 22 metals analysis;
- Collection of nine soil vapor samples from each soil vapor probe (including field replicate) for volatile organic compound (VOC) analysis; and
- Preparation of this report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Property-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The Limited Phase II ESA is presented in Section 7.0. The findings of this Phase I ESA are presented in Section 8.0. Opinions and conclusions drawn by Leighton, based on the information collected as part of the Phase I ESA, are presented in Sections 9.0 and 10.0, respectively. References are included as Appendix A. Site Photographs are presented in Appendix B. Client-Supplied documentation is included as Appendix C. Research of environmental liens is documented in

Appendix D. The Environmental Radius Report is included as Appendix E. The Vapor Encroachment Screening conducted in accordance with ASTM E2600-10 is included as Appendix F. Regulatory records requests and responses are included as Appendix G. Historical documentation is provided in Appendix H. Laboratory analytical reports for the Limited Phase II ESA are provided in Appendix I.

This Phase I and Limited Phase II ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I and Limited Phase II ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I and Limited Phase II ESA did not include non-scope considerations, such as, but not limited to, those listed in Section 13 of

ASTM 1527-13. This scope of work did not include items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as groundwater, building materials, or paint; assessment of natural hazards such as radon gas, methane gas, or mold; assessment of the potential presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality, or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I and Limited Phase II ESA also did not include an extensive assessment of the environmental compliance status of the Site or of businesses operating at the Site, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of The Brown Studio, Inc. and DasMod, LLC, and their affiliates, including future ownership entities. Use of this report by any other party shall be at such party's sole risk.

1.8 Important Information about Geoenvironmental Reports

The Client is referred to Appendix J regarding important information provided by ASFE on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 General Description

The Site is currently developed as a commercial property operating as a maintenance yard and nursery for a landscaping contractor. The surrounding vicinity is developed primarily as residential and commercial properties.

Property Description Summary	
Property Address	516 La Costa Avenue, Encinitas, CA 92024
Historical Address(es)	520 La Costa Avenue
Legal Description	All of that portion of Lot 1, Avocado Acres No. 3, City of Encinitas, County of San Diego, according to Map thereof No. 2063 filed in the Office of the County Recorder of San Diego County, October 3, 1927; see Appendix D, the EDR Environmental Lien and AUL Search Report for a complete legal description.
Owner Name	Laguna La Costa Beach Hotel, LLC
Property Parcel Number	216-030-48-00
Building Area	N/A
Building Construction	N/A
Units	N/A
Year Built	N/A
Number of Floors	N/A
Parcel(s) Area	1.19 acres (51,130 square feet)
Current Tenants	Tree Trimming Contractor
Suspected Release	Organochlorine Pesticides
Environmental Liens	No environmental liens were reported in the EDR Environmental Lien and AUL Search Report (Appendix D), or by the Property owner.
AULs	No Activity and Use Limitations were reported or identified.
Potable Water Supply	Municipal
Septic/Sewage	Municipal
Waste Disposal	EDCO
Other Public Utilities	SDGE
Road/alleys/parking	The Site is located north of La Costa Avenue and west of Interstate 5.

2.2 Current Use of Adjoining Properties

Direction from Site	Current Use
North	Interstate-5 easement
East	La Costa Chevron
South	La Costa Avenue, followed by residences
West	Residential/Former Greenhouses

3.0 USER PROVIDED INFORMATION

The users of this Phase I and Limited Phase II ESA are identified as The Brown Studio, Inc., and DasMod, LLC (DasMod), recent purchasers of the Site. As a part of the ASTM E1527-13 process, Mr. Sven Simon, of DasMod, completed a questionnaire regarding the property. A copy of this questionnaire is provided in Appendix C.

User Provided Information	Issue Identified	Comments
Environmental Liens or Activity and Use Limitations (AULs)	No	DasMod indicated that they are not aware of environmental liens filed or recorded for the Site. DasMod indicated that they are aware of AULs associated with the property. Leighton reviewed the EDR Environmental Lien and AUL Search, which revealed no environmental liens or activity and use limitations for APN 216-030-48-00.
Specialized Knowledge	No	DasMod indicated that they do not have specialized knowledge or experience related to the Site.
Commonly Known or Reasonably Ascertainable Information	No	DasMod indicated that they are aware of the past uses of the property, they are not aware of any specific chemicals that were once present or may have spilled on the property, and they are not aware of any environmental cleanups that may have occurred on the property.
Valuation Reduction for Environmental Issues	No	DasMod indicated that the purchase price for the Site reflects fair market value.
Owner, Property Manager, and Occupant Information	No	The Site is currently owned by Lindsay Brown and DasMod. Refer to Section 6.0 and Appendix C for owner interview form information.
Reason for Performing Phase I ESA	No	DasMod indicated the reason for performing this Phase I ESA is for due diligence associated with the purchase of the property.
Other	No	Leighton did not conduct any other interviews except for those noted in Section 6.0.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

General Site Settings	
Township and Range	Section 33 of Township 12 South and Range 4 West of the San Bernardino Baseline and Meridian.
Topography	The Site is relatively flat at an elevation of 70 feet above mean sea level (amsl). The Site slopes gently to the north. Steep slopes are located along the northern boundary of the Site, adjacent to Batiquitos Lagoon.
Surface Water	Surface water was not observed on-site.
Geology and Soils	The Site is underlain by localized undocumented fill, overlying Quaternary-aged Old Paralic Deposits (Qop).
Hydrogeology	The Site is located in the Carlsbad Hydrologic Unit, San Marcos Hydrologic Area, and Batiquitos Hydrologic Subarea (904.51). Groundwater in the vicinity of the Site (west of I-5) is exempted from beneficial use (SDRWQCB, 1994). Batiquitos Lagoon is listed as contact water recreation, non-contact water recreation, estuarine habitat, marine habitat, wildlife habitat, preservation of biological habitats of special significance, migration of aquatic organisms, spawning reproduction, and/or early development, and rare, threatened, or endangered species (SDRWQCB, 1994). Based on Leighton's experience in the Site vicinity, groundwater is anticipated to be approximately 70 feet below ground surface (bgs).
Valuation Reduction for Environmental Issues	None
Oil and Gas Fields	No evidence of oil and gas fields was reported for the Site and surrounding properties.

4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the EDR Radius Report, dated November 8, 2017. Details of the database search along with descriptions of each database researched are provided in the EDR® Radius Report (Appendix E). The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The

database listings were reviewed within the specified radii established by the ASTM E1527-13.

4.2.1 Site

The Site was not identified in EDR® Radius Report.

4.2.2 Offsite

Offsite properties identified in the EDR report are listed in the table below.

Table 1 - Databases Searched

Database	Search Distance (radius)	Properties Identified
Federal NPL List	1.0-mile	No
Delisted NPL List	1.0-mile	No
Federal CERCLIS List	0.5-mile	No
SEMS	0.5-mile	No
SEMS-ARCHIVE	0.5-mile	No
CORRACTS	1.0-mile	No
Federal RCRA TSDF List	0.5-mile	No
RCRA Generators List	0.25-mile	**Yes (1)**
US ENG Controls List	0.5-miles	No
US INST Controls List	0.5-mile	No
US Brownfields	0.5-mile	No
Toxic Pits	1.0-mile	No
DTSC EnviroStor	1.0-mile	No
SCH	0.25-mile	No
CA SWF/LF Facilities	0.5-mile	No
CA LUST Facilities	0.5-mile	**Yes (3)**
CAL FID UST	0.25-mile	No
San Diego Co. SAM	0.5-mile	**Yes (3)**
CA SLIC	0.5-mile	**Yes (4)**
CA UST	0.25-mile	**Yes (1)**
Historical UST	0.25-mile	**Yes (3)**
CA AST	0.25-mile	No
SWEEPS UST	0.25-mile	**Yes (2)**
CA HIST CORTESE	0.5-mile	**Yes (1)**
Notify 65	1.0-mile	No
San Diego Co. HHMD	0.5-mile	No
CA VCP	0.5-mile	No
CA DEED	0.5-mile	No
CA HWP	1.0-mile	No

Database	Search Distance (radius)	Properties Identified
Indian RESERV	1.0-mile	No
Indian LUST	0.5-mile	No
Indian UST	0.25-mile	No
Manufactured Gas Plants	1.0-mile	No
Historic Auto Station	0.25-mile	**Yes (1)**
Historic Cleaners	0.25-mile	No

*See EDR® Radius Report (Appendix E) for list of acronyms and data sources

- **La Costa Chevron** at 540 La Costa Avenue is located adjacent to the east of the Site. La Costa Chevron is listed in the Historical UST, UST, SWEEPS UST, RCRA-LQG, EDR US Historical Auto Station, LUST, San Diego County HHMD, and San Diego County SAM databases. This facility had a leaking underground storage (LUST) case with documented impacts to soil and groundwater. Due to the close proximity of La Costa Chevron, vapor encroachment cannot be ruled out as a REC for the Site. This facility is discussed further in Section 4.2.4.
- **La Costa 48/Fred B. Weston, Inc.**, at 510 and 514 La Costa Avenue, is located adjacent to the west of the Site. Leighton previously conducted site assessments at this facility. The facility is impacted with Organochlorine Pesticides (OCPs) in shallow soils from historical agricultural/greenhouse use. In addition, one 2,000-gallon diesel underground storage tank (UST), one 1,000-gallon gasoline UST, and one 290-gallon heating oil UST were removed from the property in February 2017. The property is proposed to be redeveloped as a 48-lot single-family residential development. Based on the soils only nature of the OCP impacts, La Costa 48/Fred B. Weston, Inc. has a low potential to adversely affect the Site.

The remaining listings in the database report were reviewed and not interpreted to represent a potential adverse environmental effect to the Site at the time of this report preparation based on one or more of the following:

- Nature of the database listing and not appearing on a database that reports unauthorized releases of hazardous substances,
- Reported regulatory agency status (e.g. Case Closed),

- Reported nature of the case (soil contamination only),
- Distance of the facility to the Site, and/or
- Location of the facility with respect to anticipated groundwater flow direction (southwest).

4.2.3 Unmapped Listings

Several properties were listed within EDR® Radius Report as "orphan listings". Orphan or unmapped listings are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings to evaluate if the properties were possibly located near the Site. Based on information provided in the EDR® Radius Report, these unmapped sites have a low potential to adversely affect the Site.

4.2.4 Vapor Encroachment

Leighton reviewed the Vapor Encroachment Screen (VES) produced using EDR's Vapor Encroachment Worksheet application that gathers regulatory database information from the accompanying Radius Report and allows the user to integrate groundwater information, regional geology, and other information to evaluate the concern for potential vapor encroachment from on-site activities and from adjacent properties. The VES application was designed by EDR to assist parties seeking to meet the Tier 1 requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E2600-10).

Using the VES application, the offsite database listings near the Site found that vapor encroachment from the leaking underground storage tanks (LUSTs) at the adjacent La Costa Chevron (540 La Costa Avenue) could not be ruled out as a REC. Leighton performed a Tier 2 VES (i.e. soil vapor survey) for the Site. Based on the results of the soil vapor survey conducted at the Site, vapor encroachment is not a REC for the Site.

The limited Phase II ESA conducted at the Site is discussed further in Section 7.0, and a copy of the VES report has been included as Appendix F.

4.2.5 Previous Environmental Reports

Leighton did not review previous environmental reports pertaining to the Site during the preparation of this Phase I ESA.

4.2.6 Regulatory Agency Contacts

Leighton requested regulatory records from the following agencies for the address of 516 La Costa Avenue, and APN 216-030-48-00 in the City of Encinitas, San Diego County, California 92024. Regulatory correspondence is included in Appendix G.

Department of Toxic Substances Control (DTSC)

Leighton reviewed records posted on the DTSC's on-line EnviroStor. There were no facilities found within one mile of the Site on the EnviroStor website.

Leighton searched for records posted on the DTSC's Hazardous Waste Transporting System (HWTS) online database for hazardous waste manifests pertaining to the Site. No manifest information was available for the Site.

File review requests were forwarded to the DTSC Cypress Office and the DTSC Chatsworth Office via facsimile. Leighton received letters from Ms. Julie Johnson of the DTSC Cypress office and Mr. Glenn Castillo with the DTSC Chatsworth Office, respectively, stating that no records were found for the Site.

State Water Resources Control Board (SWRCB)

Leighton reviewed records posted on SWRCB's on-line GeoTracker database. The GeoTracker database search found seven records of environmental cases within 0.5-miles of the Site. Six of the seven facilities have received regulatory closure. As previously discussed in Section 4.2.4, La Costa 48 at the address of 510 and 514 is a soil only case, and therefore have a low potential to adversely affect the Site.

Regional Water Quality Control Board – San Diego (SDRWQCB)

Leighton forwarded a file review request to the SDRWQCB via email. Leighton received a response from the SDRWQCB via email indicating that no records were found for the Site.

San Diego Air Pollution Control District (SDAPCD)

A file review request was forwarded to the SDAPCD via email. Leighton received a response from SDAPCD via email indicating that no records were found for the Site.

County of San Diego – Department of Environmental Health (SD-DEH)

A file review request was forwarded to the SDDEH via email. Leighton received a response from SD-DEH via email indicating that no records were found for the Site.

Radon

Radon is not regulated within the State of California. Nonetheless, the California Department of Health Services (CDPH) and the United States Environmental Protection Agency (US EPA) both recommend a threshold of 4 picocuries per liter (pCi/L) above which certain precautions be taken to mitigate radon buildup in structures.

The California Department of Health Services maintains a database of indoor radon levels that are sorted by zip code. According to the most recent update, prepared on February 26, 2016, 48 tests were completed in the Site's zip code and five tests (10.4%) exceeded 4 pCi/L. The maximum detected concentration in the Site's zip code was 15.4 pCi/L. San Diego County is listed as an EPA Radon Zone 3, which corresponds to an indoor average level of less than (<) 2 pCi/L.

4.3 Historical Use Information on the Property

Leighton reviewed selected historical information on the Site. These references were reviewed for evidence of activities, which would suggest the presence of

hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination.

Historical Sources Reviewed	
Historical Resource	**Years Reviewed**
Aerial Photographs	1939, 1947, 1953, 1964, 1967, 1970, 1979, 1985, 1990, 1994, 2005, 2009, 2010, 2012
Historical Topographic Maps	1893, 1898, 1901, 1947, 1948, 1949, 1968, 1975, 1997, 2012
Fire Insurance Maps	Unmapped Property
Historical City Directories	1970, 1976, 1980, 1985, 1992, 1995, 2000, 2005, 2010, 2014
Recorded Land Titles	216-030-48-00: Laguna La Costa Beach Hotel, LLC; Deed Recorded: 5/2/2003 No environmental liens or AULs found.
Other Historical Sources	EDR Building Permit Report

4.4 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Historical Summary Table		
Dates	**Uses**	**Source(s)**
Prior to 1893	Unknown	No records available
1893 to prior to 1939	Vacant, undeveloped land	Topographic Maps, Aerial Photos
1939 to 1964	The Site is developed with a residential structure and agricultural use.	Aerial Photographs, Topographic Maps
1964 to 1992	The Site is developed with a residential structure. The property is no longer utilized for agricultural use.	Aerial Photographs, Topographic Maps, Building Permits
1992 to 2014	The residential structure was demolished in 1992. The Site is a commercial property occupied by Hensen & Sons Glass and Mirror.	Aerial Photographs, City Directories, Topographic Maps, Building Permits
2014 to present	The Site is developed as a commercial property utilized by a landscaping contractor as a maintenance yard and nursery.	Aerial Photographs, City Directories, Topographic Maps, Site Reconnaissance, Interviews

4.5 Summary of Adjacent Property Historical Land Use

Historical Summary Table		
Dates	**Uses**	**Source(s)**
Prior to 1893	Unknown	No records available
1893-1930	North: Batiquitos Lagoon South: Vacant East: Vacant West: Vacant	Aerial Photographs, Topographic Maps, City Directories
1930-1948	North: Batiquitos Lagoon South: Agriculture East: Vacant West: Residence with Agriculture	Aerial Photographs, Topographic Maps
1948-1967	North: Batiquitos Lagoon South: Agriculture East: Residence with Agriculture West: Residence with Agriculture	Aerial Photographs, Topographic Maps
1967-1979	North: Interstate 5 South: Vacant East: Gas Station West: Greenhouses	Aerial Photographs, Topographic Maps, City Directories
1979-2013	North: Interstate 5 South: Residences East: Gas Station West: Greenhouses	Aerial Photographs, Topographic Maps, City Directories
2013-Present	North: Interstate 5 South: Residential East: Gas Station West: Former Greenhouses/Residential	Aerial Photographs, City Directories, Topographic Maps, Building Permits, File Review

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On November 16, 2017, a representative of Leighton, conducted a reconnaissance–level assessment of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2.

5.2 General Site Setting

The Site currently consists of approximately a 1.19-acre parcel of land, developed with as a nursery and tree trimming contractor's maintenance yard, with associated improvements. (Photos 1 through 10, Appendix B).

Former greenhouses are adjacent to the west of the Site; Interstate 5, followed by Batiquitos Lagoon are adjacent to the north of the Site; La Costa Chevron is located adjacent to the east of the Site; and La Costa Avenue, followed by residences are adjacent to the south of the Site.

5.3 Exterior and Interior Observations

Issue	Observed	Property	Adjacent Properties
Hazardous Substances, Drums, and Other Chemical Containers	Yes	Paint cans, oil containers, fuel containers and equipment maintenance products related to the tree trimming contractor operations were observed in the storage containers on-site.	Gasoline and diesel fuel are present at the gas station adjacent to the east.
Storage Tanks	No	Evidence of USTs or ASTs (such as vent lines, fill or overfill ports) were not observed on the Site.	USTs are present at the gas station adjacent to the east.
Polychlorinated Biphenyls (PCBs)	No	Transformers were not observed on-site.	N/A
Waste Disposal	Yes	Edco	N/A

Issue	Observed	Property	Adjacent Properties
Dumping	Yes	Import soils were observed along the northern margin and the northern slope at the Site.	N/A
Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps	No	N/A	N/A
Pesticide Use	Yes	Organic pesticides, insecticides, and fungicides were observed on-site.	N/A
Staining, Discolored Soils, Corrosion	No	N/A	N/A
Stressed Vegetation	No	N/A	N/A
Unusual Odors	No	N/A	N/A
On-site Wells	No	N/A	N/A
Other Observations	No	N/A	N/A

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses are included as Appendix C.

Title	Name	Comments
Owner	Lindsay Brown and DasMod, LLC	The property was recently purchased by Lindsay Brown and DasMod, LLC. The owners are not aware of any hazardous materials, hazardous wastes, spills, cleanups, or other environmental concerns associated with the Site.
Site/Property Manager	N/A	Leighton did not interview the property manager for the Site.
Occupants	N/A	At the time of site reconnaissance, Leighton interviewed the current occupants of the Site. The Site operates as an organic nursery and maintenance yard for a tree trimming contractor. The occupants stated that they sell mulch, compost, fruit trees, and organic fertilizers and insecticides.
Local Government Officials	N/A	Leighton did not interview employees with local government agencies with the exception of those noted in Section 4.2.
Other	N/A	Leighton did not conduct any other interviews except for those noted in Section 3.0.

7.0 Limited Phase II ESA

7.1 Background

Leighton performed a limited Phase II Environmental Site Assessment (ESA) for the proposed commercial development at 516 La Costa Avenue, in the City of Encinitas, San Diego County California (Site). The scope of work for the limited Phase II ESA was based on the findings of this Phase I ESA for the Site. The Phase I ESA identified the following recognized environmental conditions (RECs) for the Site:

- Historical agricultural site use has resulted in OCP impacts above US EPA Region 9 Regional Screening Levels (RSLs) for residential soil in shallow soils (<3 ft bgs) at the Site.
- Undocumented fill soils are present on the northern slope that may contain chemicals of concern (CoCs).

In addition, the following offsite REC was identified for the Site:

- Leaking USTs at the adjacent La Costa Chevron may have resulted in a vapor encroachment concern at the Site.

Based on the findings this Phase I ESA, Leighton performed the following scope of work:

- Advance four direct push borings to a total depth of 15 feet below ground surface (bgs);
- Conversion of four soil borings into temporary, dual-nested soil vapor probes at 5 feet bgs and 15 feet bgs (Figure 2);
- Advance 4 hand auger borings to a maximum depth of 1.5 feet bgs;
- Collection of 10 soil samples from the hand auger borings for organochlorine pesticide (OCP) analysis (Figure 2);
- Collection of two soil samples from stockpiled undocumented fill soils on the northern slope of the Site (Figure 2) for OCP, total petroleum hydrocarbon (TPH) and Title 22 metals analysis;
- Collection of nine soil vapor samples from each soil vapor probe (including field replicate) for volatile organic compound (VOC) analysis.

7.2 Pre-Field Activities

In accordance with standard environmental procedures, Leighton prepared a Site-Specific Health and Safety Plan (HSP) describing safety aspects of the work to be performed at the site. The HSP was prepared in compliance with the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.120 and California Code of Regulations 5192.

Prior to the commencement of field activities, Leighton obtained Monitoring Well Construction Permit Number LMWP-003142 from SDDEH for the proposed soil vapor survey at the Site.

7.3 Field Investigation and Laboratory Analysis

7.3.1 Field Investigation

On October 13, 2017, Leighton personnel advanced four hand auger borings (LB-1 through LB-4) to a maximum depth of 1.5 feet bgs at the Site. Soil samples were collected from each of the hand auger boring locations at 0.5 and 1.5 feet bgs. In addition, two soil samples (SP-1 and SP-2) were collected from imported stockpiles at the northern margin of the Site. The location of soil samples collected is depicted on Figure 2.

Discrete soil samples were collected in laboratory-provided glass jars with Teflon-lined lids and were clearly marked with sample identification. Soil samples collected were placed in an ice-cooled chest for temporary storage and transported to a State of California Certified laboratory (Eurofins Calscience, Garden Grove, California) for selected chemical analyses with a completed chain of custody.

Soils encountered during this field investigation were generally fine-grained, brown, moist, silty sands corresponding to fill material in the upper 1.5 feet at the Site.

On October 18, 2017, Leighton directed the advancement and installation of four temporary, dual-nested soil vapor wells at the Site (Figure 2) by H&P Mobile Geochemistry (H&P) of Carlsbad, California, a State of California licensed driller. Soil vapor probe construction was performed utilizing a Strata probe® Direct Push Technology Rig by hydraulically pushing 2 inch-diameter steel soil gas probes to a total depth of 15 feet

bgs. The rod was removed and the soil vapor probe tubing (nylon), with a small filter attached to the end, was inserted into the open borehole. Once the desired bottom depth was attained the probe tubing was gently lifted up approximately 3-inches and sand was poured down the borehole to encase the filter with 6-inches of sand pack. Approximately, 6-inches of dry granular bentonite was added above the sand pack to prevent moisture from infiltrating the sand pack. The borehole was then backfilled to the next sampling depth (5 feet bgs) using hydrated bentonite. The same procedure was completed at the 5-foot depth as was used at the deeper sampling depth and the remainder of the borehole was then backfilled to the surface with hydrated bentonite.

Following a minimum 2-hour equilibrium period (DTSC, 2015), a leak shut in test was performed for 60 seconds to ensure no ambient air intruded into the sampling equipment. Soil vapor samples were then collected in laboratory provided tedlar bags and transported to the H&P laboratory. A tracer compound, 1,1-difluoroethane (DFA), was used to test for leaks around the tubing at the ground surface and in the sampling system. The tracer was placed at the ground surface nearby the top of the sampling tube during sample collection. Absence of the tracer compound in the subsurface soil vapor samples indicated that there was no ambient air intrusion during the sample collection activities. The standard three purge volumes were purged from the tubing and sand pack prior to soil vapor sample collection (DTSC, 2015).

A total of nine soil vapor samples (including field duplicate) were collected from four dual-nested soil vapor probes (labeled SV-1 through SV-4) installed at depths of 5 feet and 15 feet bgs in each boring. The locations of the direct push borings are depicted on Figure 2.

7.3.2 Laboratory Analysis

A total of 10 soil samples were collected from the four hand auger borings (LB-1 through LB-4) and two stockpiles (SP-1 and SP-2) at the northern margin of the Site, and analyzed for Organochlorine Pesticides (OCPs) by EPA Method 8081. Stockpile samples were also analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015 and Title 22 Metals by EPA Method 6010.

A total of nine soil vapor samples (including field duplicate) were analyzed for volatile organic compounds (VOCs) by EPA Method 8260.

7.4 Shallow Soil Screening Investigation

OCPs were detected in all 12 soil samples collected at the Site.

- Chlordane was detected in three samples at a maximum concentration of 340 micrograms per kilogram (µg/kg; SP-2), which is below the Department of Toxic Substances Control's (DTSC) modified soil screening level (DTSC-SL) for commercial/industrial soil of 1,500 µg/kg.
- 4,4'-DDD was detected in six of the 12 soil samples collected at a maximum concentration of 280 µg/kg, which is below the EPA Region 9 Regional Screening Levels (RSLs) for commercial/industrial soil of 9,600 µg/kg.
- 4,4'-DDE was detected in all 12 soil samples collected at a maximum concentration of 590 (µg/kg), which is below the RSL for commercial/industrial soil of 9,300 (µg/kg).
- 4,4'-DDT was detected in two of the 12 soil samples collected at a maximum concentration of 11 µg/kg, which is below the RSL for commercial/industrial soil of 8,500 µg/kg.
- Dieldrin was detected in three of the 12 soil samples collected at a maximum concentration of 22 µg/kg, which is below the RSL for commercial/industrial soil of 140 µg/kg.
- Heptachlor epoxide was detected in two of the 12 soil samples collected at a maximum concentration of 15 µg/kg, which is below the RSL for commercial/industrial soil of 330 µg/kg.

The two soil samples collected from the northern slope of the Site were also analyzed for TPH and Title 22 Metals.

- TPH was detected in soil sample SP-2 (Figure 2) at a low concentration of 26 mg/kg (Table 2).
- Title 22 Metals were below their respective RSLs for commercial/industrial soil, and were consistent with background levels for southern California soils (Table 2).

The soil sample analytical results are summarized in Tables 1 and 2, the locations of the hand auger borings are depicted on Figure 2, and the laboratory analytical report for the soil samples collected is included in Appendix I.

7.5 Soil Vapor Survey Results

A total of nine soil vapor samples were collected from 5 and 15 feet bgs.

- Gasoline constituents were not detected above the laboratory reporting limits in the soil vapor samples analyzed.
- Chloroform was detected in two samples (SV-2-15 and SV-2-15-REP) at a concentration 0.20 micrograms per liter (µg/L), which is below RSL for commercial industrial air of 0.53 µg/L.

The soil vapor analytical results are summarized in Table 3, the locations of the soil vapor samples are depicted on Figure 2, and the laboratory analytical report for the soil vapor samples collected is included in Appendix I.

8.0 FINDINGS

Leighton performed a Phase I and Limited Phase II ESA for the property located at 516 La Costa Avenue, in the City of Encinitas, San Diego County, California (Site Location Map – Figure 1) in accordance with The Brown Studio's authorization.

8.1 On-site

Historically, the Site was vacant, undeveloped land. The Site was developed in the 1930s for agricultural use and a single-family residence. In the 1960s agricultural activities ceased and the single-family residence was demolished in 1992. Hensen & Sons Glass and Mirror operated at the Site from approximately 1992 until 2014.

Currently, the Site consists of a 1.19-acre parcel of commercial land that is occupied by a tree trimming contractor and a nursery (Photos 1 through 10 – Appendix B). Undocumented import soils were observed at the northern margin of the Site (Photos 9 and 10 – Appendix B).

Paint cans, oil, fuel, and other equipment maintenance products were observed in the storage containers at the Site (Photos 3 through 7 – Appendix B). Organic fertilizers and pesticides were also observed in a storage container on-site (Photo 2 – Appendix B). Staining or corrosion indicative of a release of hazardous materials was not observed in these areas. The presence of small quantities of hazardous and regulated wastes is considered a *de minimis* condition for the Site.

A search of selected government databases was conducted by Leighton using the EDR Radius Report environmental database report system. Details of the database search along with descriptions of each database researched are provided in the EDR report. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. The Site was not identified in EDR® Radius Report.

Based on the historical agricultural use from approximately 1939 to 1964, Leighton investigated the Site's soils for organochlorine pesticides (OCPs) during a Limited Phase II Investigation as discussed in Section 7.0.

OCPs were detected in all 12 soil samples collected at the Site.

- Chlordane was detected in three samples at a maximum concentration of 340 micrograms per kilogram (µg/kg; SP-2), which is below the Department of Toxic Substances Control's (DTSC) modified soil screening level (DTSC-SL) for commercial/industrial soil of 1,500 µg/kg.
- 4,4'-DDD was detected in six of the 12 soil samples collected at a maximum concentration of 280 µg/kg, which is below the EPA Region 9 Regional Screening Levels (RSLs) for commercial/industrial soil of 9,600 µg/kg.
- 4,4'-DDE was detected in all 12 soil samples collected at a maximum concentration of 590 (µg/kg), which is below the RSL for commercial/industrial soil of 9,300 (µg/kg).
- 4,4'-DDT was detected in two of the 12 soil samples collected at a maximum concentration of 11 µg/kg, which is below the RSL for commercial/industrial soil of 8,500 µg/kg.
- Dieldrin was detected in three of the 12 soil samples collected at a maximum concentration of 22 µg/kg, which is below the RSL for commercial/industrial soil of 140 µg/kg.
- Heptachlor epoxide was detected in two of the 12 soil samples collected at a maximum concentration of 15 µg/kg, which is below the RSL for commercial/industrial soil of 330 µg/kg.

A summary of the soil sample analytical results for OCPs is included in Table 1, and the location of the soil samples collected is depicted on Figure 2.

In addition, two soil samples collected from the northern margin of the Site where imported soil stockpiles were observed. These samples were also analyzed for TPH and Title 22 Metals.

- TPH was detected in soil sample SP-2 (Figure 2) at a low concentration of 26 mg/kg (Table 2).
- Title 22 Metals were below their respective RSLs for commercial/industrial soil, and were consistent with background levels for southern California soils (Table 2).

The soil sample analytical results are summarized in Tables 1 and 2, the locations of the hand auger borings are depicted on Figure 2, and the laboratory analytical report for the soil samples collected is included in Appendix I.

Based on the results of the Limited Phase II ESA, OCP-impacted soils from historical agricultural use is considered a REC for the Site.

8.2 Offsite

Historically, the adjacent properties were utilized primarily for agricultural purposes. Currently, the Site is bordered to the east by La Costa Chevron, to the north by Interstate 5 and Batiquitos Lagoon; to the south by La Costa Avenue and residences, and to the west by former greenhouses and residences.

La Costa 48/Fred B. Weston, Inc., at 510 and 514 La Costa Avenue, is located adjacent to the west of the Site. Leighton previously conducted site assessments at this facility. The facility is impacted with Organochlorine Pesticides (OCPs) in shallow soils from historical agricultural/greenhouse use. In addition, one 2,000-gallon diesel underground storage tank (UST), one 1,000-gallon gasoline UST, and one 290-gallon heating oil UST were removed from the property in February 2017. The property is proposed to be redeveloped as a 48-lot single-family residential development. Based on the soils only nature of the OCP impacts, La Costa 48/Fred B. Weston, Inc. has a low potential to adversely affect the Site.

La Costa Chevron at 540 La Costa Avenue is located adjacent to the east of the Site. La Costa Chevron is listed in the Historical UST, UST, SWEEPS UST, RCRA-LQG, EDR US Historical Auto Station, LUST, San Diego County HHMD, and San Diego County SAM databases. This facility had a leaking underground storage (LUST) case with documented impacts to soil and groundwater. Due to the close proximity of La Costa Chevron, vapor encroachment could not be ruled out as a REC for the Site.

Using the EDR Vapor Encroachment Screening (VES) application, the offsite database listings near the Site found that vapor encroachment from the leaking underground storage tanks (LUSTs) at the adjacent La Costa Chevron (540 La Costa Avenue) could not be ruled out as a REC. Leighton performed a Tier 2 VES (i.e. soil vapor survey) for the Site.

A total of nine soil vapor samples were collected from soil vapor probes SV-1 through SV-4 installed at 5 and 15 feet bgs at the Site (Figure 2).

- Gasoline constituents were not detected above the laboratory reporting limits in the soil vapor samples analyzed.
- Chloroform was detected in two samples (SV-2-15 and SV-2-15-REP) at a concentration 0.20 micrograms per liter (µg/L), which is below RSL for commercial industrial air of 0.53 µg/L.

The soil vapor analytical results are summarized in Table 3, the locations of the soil vapor samples are depicted on Figure 2, and the laboratory analytical report for the soil vapor samples collected is included in Appendix I.

Based on the results of the soil vapor survey conducted at the Site, vapor encroachment is not a REC for the Site.

No offsite RECs, HRECs, or CRECs were identified that are likely to adversely affect the Site.

8.3 Data Gaps

Data gaps were identified by Leighton:

- Historical records prior to 1893 were not available. It is Leighton's opinion that this data gap is not significant to identifying recognized environmental conditions.

9.0 OPINION

9.1 On-site

Based on the results of the Limited Phase II ESA, OCP-impacted soils from historical agricultural use are present on-site, which is an REC for the Site. The detected concentrations of OCPs were below their respective RSLs for commercial/residential soil, therefore a threat to human health or the environment from historical use is considered low. Based on Leighton's experience, the likelihood of an enforced remediation due to the presence of OCPs in shallow soil is low as long as the soil remains undisturbed. However, it is our understanding that the Site is to be redeveloped and potential excavation and export of soil may be required. The presence of OCP-impacted soils is typically considered a waste management issue if disturbed or particularly if the soil is exported. Any such disturbed materials should be handled, possibly as a regulated or hazardous waste, in accordance with appropriate laws and regulations.

Paint cans, oil, fuel, and other equipment maintenance products were observed in the storage containers at the Site. Organic fertilizers and pesticides were also observed in a storage container on-site. Staining or corrosion indicative of a release of hazardous materials was not observed in these areas. During future property redevelopment, all regulated wastes should be properly disposed of in accordance with local, state, and federal regulations.

9.2 Offsite

The results of the soil vapor survey conducted at the Site indicate that vapor encroachment from the adjacent La Costa Chevron in not a REC for the Site. Therefore, vapor intrusion from the adjacent gasoline service station is not anticipated to be a constraint for property redevelopment.

No offsite RECs, HRECs, or CRECs were identified that are likely to negatively impact the Site.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton has performed this Phase I and Limited Phase II ESA in conformance with the scope and limitations of ASTM E1527-13, which satisfies the all appropriate inquiry for purposes of 42 USC §9601(35) (B) 40 CFR Part 312, for the property located at 516 La Costa Avenue, Encinitas, California; APN 216-030-48-00. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

OCP-impacted soils are present on-site, which is a REC for the Site. Due to the limited sampling frequency conducted during this investigation, the horizontal and vertical limits of OCP-impacts have not been delineated. Additional sampling for OCPs is recommended prior to redevelopment of the Site to determine the suitability for reuse of the on-site soils.

In general, observations should be made during future property development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

11.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report.

12.0 ADDITIONAL SERVICES

Leighton did not perform any work outside the scope of work as defined in Section 1.3 of this report.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

13.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our office locations in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Property Assessments are a part of this practice area and have been conducted by us.

13.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13.

13.3 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined by §312.10 of 40 CFR Part 312.

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

DRAFT

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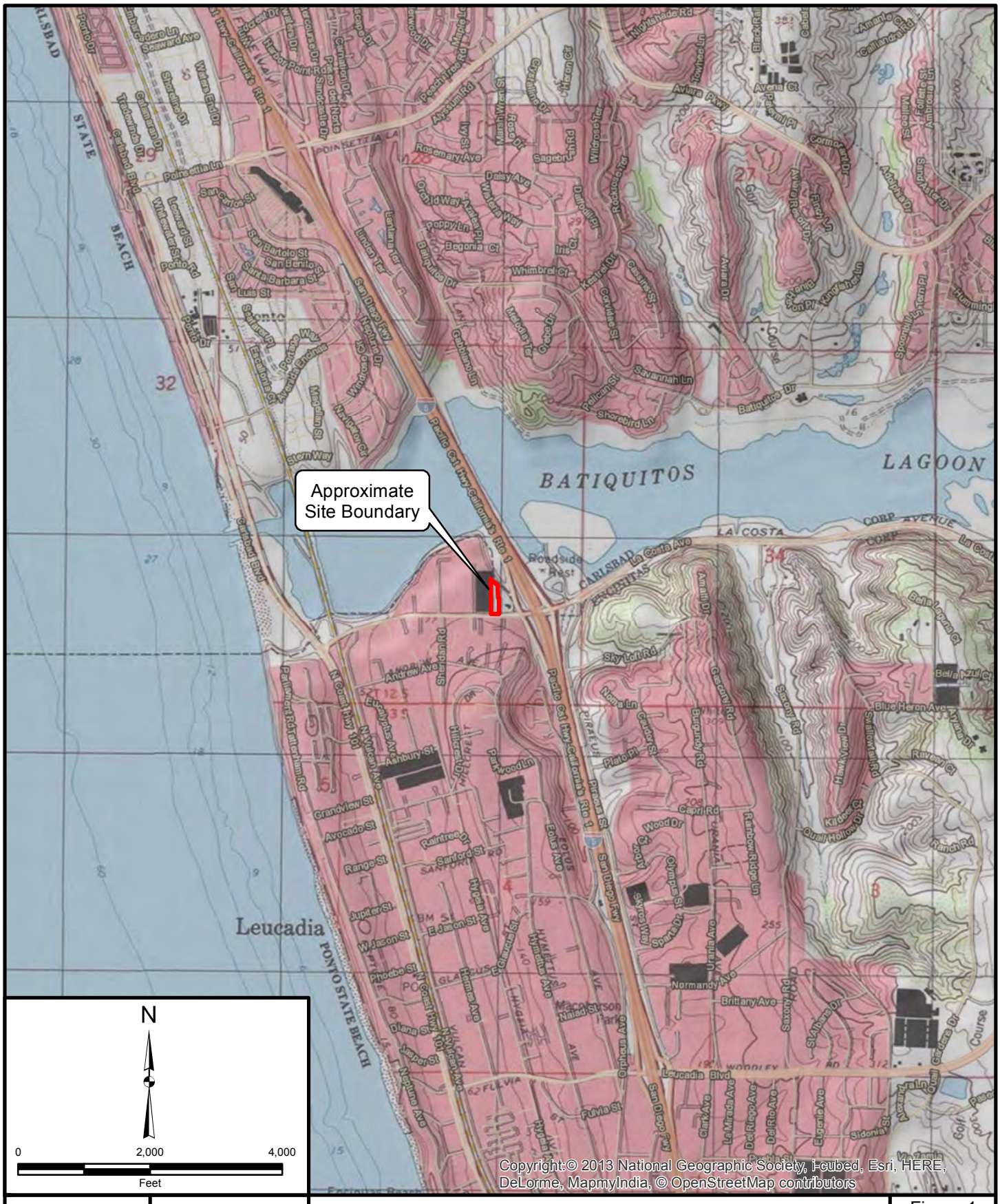
Brian Pierce, PG
Project Geologist

FIGURES



Project: 11823.002	Eng/Geol: BCP
Scale: 1 " = 2,000 '	Date: October 2017

Base Map: ESRI ArcGIS Online 2017
Thematic Information: Leighton
Author: Leighton Geomatics (mmurphy)

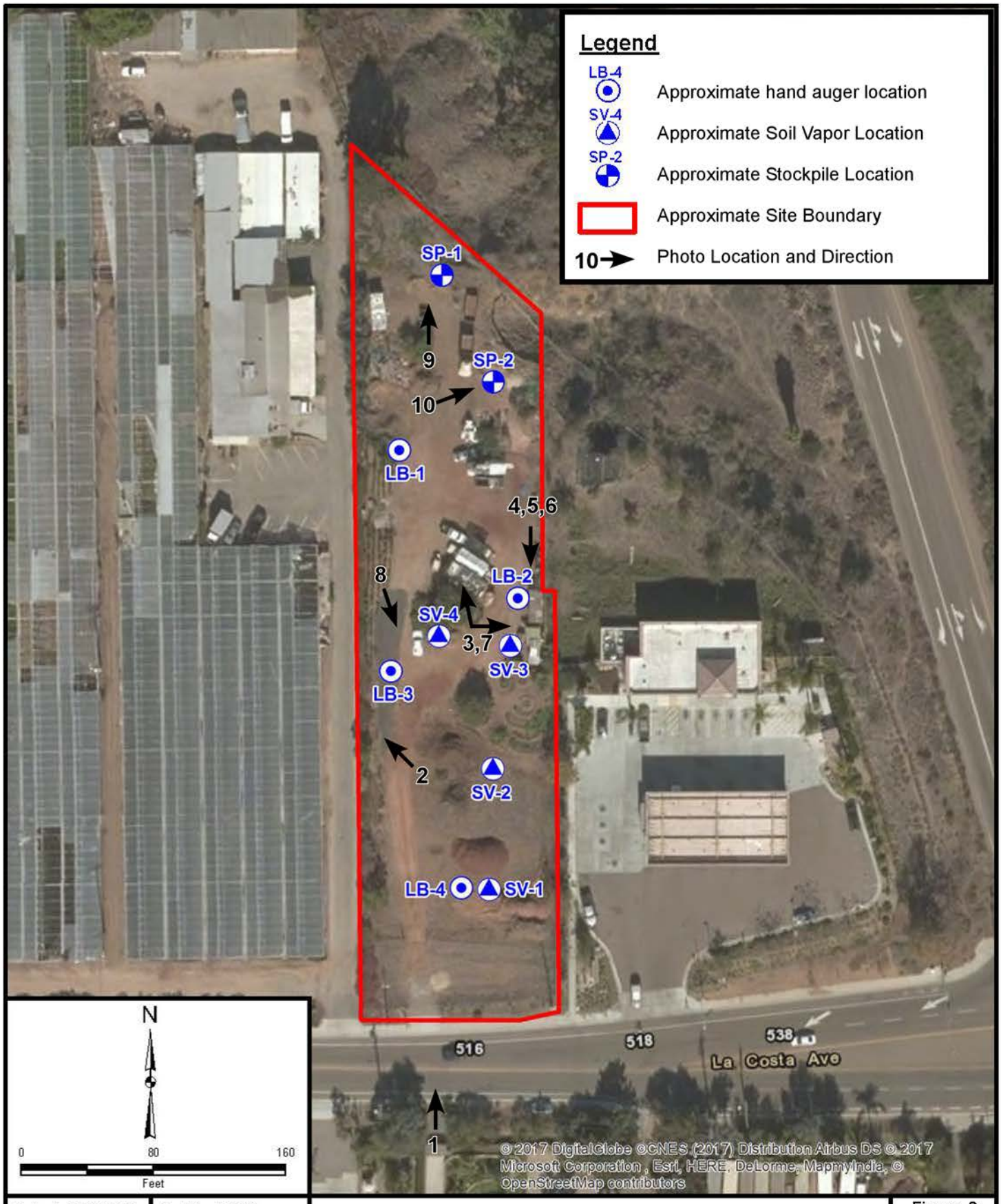
SITE LOCATION MAP

516 La Costa Avenue
Encinitas, California

Figure 1

Leighton

Map Saved as P:\Drafting\11823\002\Maps\11823-002_F01_SLM_2017-10-18.mxd on 10/18/2017 2:59:08 PM



Project: 11823.002	Eng/Geol: BCP
Scale: 1 " = 80 '	Date: October 2017

Base Map: ESRI ArcGIS Online 2017
Thematic Information: Leighton
Author: Leighton Geomatics (mmurphy)

SAMPLE LOCATION MAP

Phase I and Limited Phase II ESA
516 La Costa Avenue
Encinitas, California

Figure 2

Leighton

Map Saved as P:\Drafting\11823\002\Maps\11823-002_F02_SaLM_2017-10-18.mxd on 10/19/2017 2:00:36 PM

TABLES

Table 1: Summary of Soil Sample Analytical Results - OCPs
516 La Costa Avenue
Encinitas, California

Sample ID	Date	Depth (ft. bgs)	EPA 8081 Organochlorine Pesticides					
			Chlordane (µg/kg)	4,4'-DDD (µg/kg)	4,4'-DDE (µg/kg)	4,4'-DDT (µg/kg)	Dieldrin (µg/kg)	Heptachlor Epoxide (µg/kg)
LB1-0.5	10/13/2017	0.5	**270**	**280**	**140**	<5.0	**22**	**15**
LB1-1.5	10/13/2017	1.5	<49	**6.0**	**130**	**7.5**	<4.9	<9.8
LB2-0.5	10/13/2017	0.5	<49	**67**	**32**	<4.9	**5.3**	<9.8
LB2-1.5	10/13/2017	1.5	<50	<5.0	**10**	<5.0	<5.0	<10
LB3-0.5	10/13/2017	0.5	<50	**59**	**590**	**11**	<5.0	<10
LB3-1.5	10/13/2017	1.5	<50	<5.0	**19**	<5.0	<5.0	<10
LB4-0.5	10/13/2017	0.5	<49	<4.9	**10**	<4.9	<4.9	<9.8
LB4-1.5	10/13/2017	1.5	<50	<5.0	**19**	<5.0	<5.0	<9.9
SP-1	10/13/2017	N/A	**98**	**41**	**6.6**	<5.0	<5.0	<9.9
SP-2	10/13/2017	N/A	**340**	**110**	**140**	<5.0	**7.9**	**11**
RSLs - Commercial Soil			**1,500***	**9,600**	**9,300**	**8,500**	**140**	**330**
RSLs - Residential Soil			**440***	**2,300**	**2,000**	**1,900**	**34**	**70**

Notes:

OCP = Organochlorine Pesticides
µg/kg = micrograms per kilogram
ft. bgs = feet below ground surface
-- = Not analyzed/not applicable
RSLs = EPA Region 9 Regional Screening Levels (RSLs) (June, 2017)
1,500* = DTSC HERO Note 3 DTSC-SLs (August, 2017)
<5.0 = Concentration below Laboratory Detection Limits

Bold indicates concentration above laboratory detection limit
Red indicates concentration above relevant screening level

Table 2: Summary of Soil Sample Analytical Results - TPH and Metals
516 La Costa Avenue
Encinitas, California

Sample ID	Date	EPA Method 8015				EPA Method 6010														
		TPH C6-C10 (mg/kg)	TPH C10-C28 (mg/kg)	TPH C28-C36 (mg/kg)	TPH C6-C36 Total	Antimony (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Molybdenum (mg/kg)	Nickel (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)	Thallium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
SP-1	10/13/2017	<5.0	<5.0	<5.0	<5.0	<0.750	**2.42**	**39.9**	<0.250	<0.250	**6.78**	**3.15**	**10.2**	**13.6**	<0.0806	**0.345**	**3.09**	<0.750	<0.250	<0.750	**14.4**	**43.1**
SP-2	10/13/2017	<5.0	<5.0	**14.4**	**26**	<0.735	**2.75**	**53.9**	<0.245	<0.490	**8.16**	**3.60**	**15.7**	**24.9**	<0.0820	**0.379**	**4.14**	<0.735	<0.245	<0.735	**17.1**	**62.1**
Screening Levels																						
RSLs		--	--	--	--	**31**	**12***	**15,000**	**160**	**70**	**120,000**	**23**	**3,100**	**80****	**10**	**390**	**1,500**	**390**	**390**	**0.78**	**390**	**23,000**
Tier 1 SSLs		--	--	--	--	**5.0**	**3.5**	**509**	**4.0**	**1.7**	**50**	**20**	**60**	**15**	**0.26**	**2.0**	**57**	**0.21**	**2.0**	**1.0**	**50**	**149**

Notes:

mg/kg = milligrams per kilogram
µg/L = micrograms per liter
ft. bgs = feet below ground surface
-- = Not applicabe/not analyzed
12* = Southern California Regional Background Concentration (DTSC, 2008)
80** = Human Health Risk Assessment (HHRA) Note 3 (DTSC HERO, 2016)
RSLs = USEPA Region 9 - Regional Screening Level for Residential Soil (June, 2017)
Tier 1 SSLs = Tier 1 Soil Screening Levels (SDRWQCB, R9-2014-0041)
<5.0 = Concentration below laboratort reporting limits
Red = Concentration in excess of respective screening levels
Bold = Concentration above laboratory reporting limits
TPH = Total Petroleum Hydrocarbons

TABLE 3: Summary of Soil Vapor Analytical Results - VOCs
516 La Costa Avenue
Encinitas, California

Sample ID	Sample Date	Sample Depth (feet bgs)	EPA Method 8260					
			Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Chloroform
			µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
SV-1-5	10/18/2017	5.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-1-15	10/18/2017	15.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-2-5	10/18/2017	5.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-2-15	10/18/2017	15.0	<0.10	<1.0	<0.50	<0.50	<0.50	**0.20**
SV-2-15-REP	10/18/2017	15.0	<0.10	<1.0	<0.50	<0.50	<0.50	**0.20**
SV3-5	10/18/2017	5.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-3-15	10/18/2017	15.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-4-5	10/18/2017	5.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
SV-4-15	10/18/2017	15.0	<0.10	<1.0	<0.50	<0.50	<0.50	<0.10
Screening Levels								
RSLs for Commercial Air			**0.42***	**1,300***	**4.9**	**440**	**47**	**0.53**

Notes:

VOCs = Volatile Organic Compounds
µg/L = micrograms per liter (ppb)
bgs = below ground surface

<0.10 = Concentration below laboratory reporting limits
Bold = Indicates concentration detected above laboratory reporting limits
0.28 = Concentration in excess of RSL

RSLs = USEPA Region 9 Regional Screening Levels (RSLs) for Commercial/Industrial Air (June, 2017)
1,300* = DTSC HERO Note 3 DTSC-SLs for Residential Air (August, 2017)

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

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The EDR City Directory Abstract, November 8, 2017.

The EDR Environmental Lien and AUL Search, November 10, 2017.

The EDR Property Tax Map Report, November 8, 2017.

The EDR® Radius Map with GeoCheck®, November 8, 2017.

The EDR® Sanborn® Map Report, November 8, 2017.

The EDR® Aerial Photo Decade Package, November 8, 2017:

Date	Photo Identification Number	Scale	Source
1939	NA	1” = 500’	USDA
1947	NA	1” = 500’	USGS
1953	NA	1” = 500’	USDA
1964	NA	1” = 500’	USDA
1967	NA	1” = 500’	USGS
1970	NA	1” = 500’	EDR
1979	NA	1” = 500’	EDR
1985	NA	1” = 500’	USDA
1989	NA	1” = 500’	USDA
1994	NA	1” = 500’	USGS/DOQQ
2005	NA	1” = 500’	USDA/NAIP
2009	NA	1” = 500’	USDA/NAIP
2010	NA	1” = 500’	USDA/NAIP
2012	NA	1” = 500’	USDA/NAIP

The EDR® Historical Topographic Map Report, November 8, 2017:

Date	Map Name	Scale
1893	*Oceanside*	1:62500
1898	*Oceanside*	1:62500
1901	*Oceanside*	1:62500
1947	*Oceanside*	1:50000
1948	*Encinitas*	1:24000
1949	*Encinitas*	1:24000
1968	*Encinitas*	1:24000
1975	*Encinitas*	1:24000
1997	*Encinitas*	1:24000
2012	*Encinitas*	1:24000

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APPENDIX B

SITE RECONNAISSANCE PHOTOS

Leighton and Associates, Inc.	**PHOTOGRAPHIC RECORD** **November 6, 2017**	
Client Name: **The Brown Studio, Inc.**	**Site Location:** **516 La Costa Avenue, Encinitas, California**	**Project No.** **11823.001**

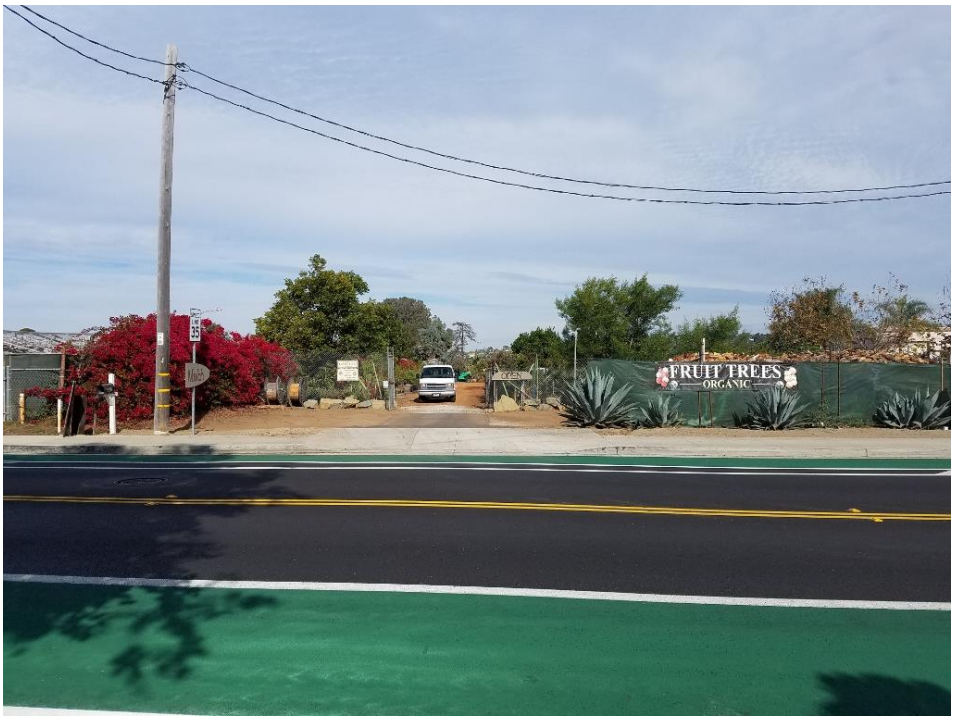
Photo No. 1 **View Direction of Photo:** North **Description:** View of the Site from La Costa Avenue	

Photo No. 2 **View Direction of Photo:** Northwest **Description:** View of an office trailer at the Site. Fertilizer and organic pesticides were being stocked in the trailer at the time of Site reconnaissance.	

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Photo No. 3 **View Direction of Photo:** East **Description:** View of tree trimming contractor's shop area.	

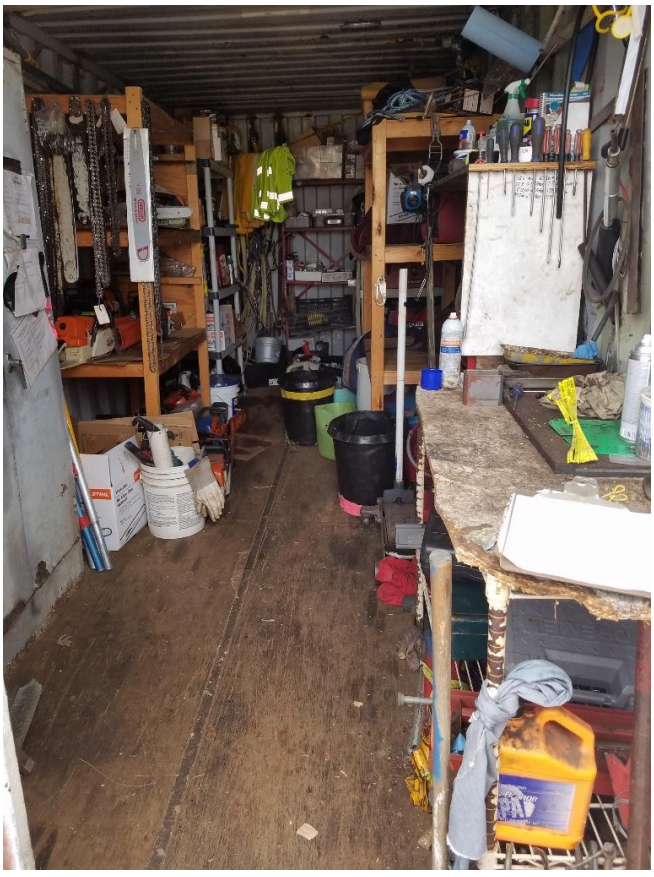
Photo No. 4 **View Direction of Photo:** N/A **Description:** View of the inside of the shop storage container.	

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Photo No. 5 **View Direction of Photo:** N/A **Description:** Closeup of equipment maintenance chemicals inside the shop storage container.	

Photo No. 6 **View Direction of Photo:** N/A **Description:** Closeup of a storage container with fuel and oil stored inside.	

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Photo No. 7 **View Direction of Photo:** N/A **Description:** View of paint and other chemicals in the central portion of the Site.	

Photo No. 8 **View Direction of Photo:** Southeast **Description:** General view of the Site. Plants, trees, and mulch are sold at the nursery operating on-site.	

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Photo No. 9	
View Direction of Photo: North	
Description: View of stockpiled import soils at the northern margin of the Site. Batiquitos Lagoon is visible in the background.	

Photo No. 10	
View Direction of Photo: Northeast	
Description: View of stockpiled import soils at the northern margin of the Site. Batiquitos Lagoon is visible in the background.	