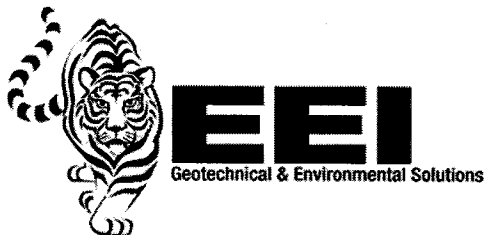


**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX A
RESUME OF ENVIRONMENTAL PROFESSIONAL**



Brian R. Brennan, REA II

Project Manager/Environmental Scientist

As a Project Manager with EEI, Mr. Brennan has been responsible for personnel training, completed Phase I/II Environmental Site Assessments (ESAs); and managed and overseen Underground Storage Tank (UST) remediation projects, as well as chlorinated solvent, pesticide, and heavy metal release sites. Mr. Brennan is also responsible for the operation and maintenance of remedial equipment, decontamination, and waste handling.

Respective Projects

Keystone Development, Moreno Valley, CA – Conducted Phase I and Phase II Environmental Site Assessments (ESAs), evaluated environmental concerns for proposed residential community development project on behalf of a Southern California developer.

Bluestone Properties, Westminster, CA – Evaluated and conducted Phase I and Phase II ESAs on a commercial shopping center, which was being considered for redevelopment.

Former Exide/GNB Battery Manufacturing Facility, City of Industry, CA – Evaluated Phase I/II ESA data on a former lead/acid battery facility. Conducted Phase II ESA soil sampling and implemented lead/acid impacted soil remediation activities under the supervision of a (California Registered Geologist and County of Los Angeles Fire Department Local Oversight Agency), in an effort to prepare the site for commercial/industrial redevelopment.

Education

Masters of Science, Environmental Engineering, National University, 2008

Bachelor of Arts, Geography – Environmental Analysis and Natural Resource Conservation, San Diego State University, 2000

Professional Registration

California Registered Environmental Assessor (REA-II) No. 07920

Professional Affiliations

American Society of Civil Engineers (ASCE)

National Groundwater Association (NGWA)

Association of Environmental Professionals (AEP)

San Diego Environmental Professionals (SDEP)

Certifications

40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX B
COUNTY OF RIVERSIDE PROPERTY INFORMATION/
FIRM MAP**

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
371-210-028

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

371-210-028-6

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

371-210-028
48641 GRAND AVE
LAKE ELSINORE, CA. 92530

MAILING ADDRESS

(SEE OWNER)
3665 GRAND AVE
LAKE ELSINORE CA. 92530

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/296 SD
SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE
LOT/PARCEL: 28, BLOCK: P
Port. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.66 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: E4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: LAKE ELSINORE
ANNEXATION DATE AVAILABLE
MFCO CASE #: 2005-18-1&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

DB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR4W SEC 19
T6SR4W SEC 20
T6SR4W SEC 29

ELEVATION RANGE

1304/1324 FEET

PREVIOUS APN

371-210-011

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
C-EDR

AREA PLAN (RCIP)

ELSINORE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R

ZONING DISTRICTS AND ZONING AREAS

SOUTH ELSINORE AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: 1-1986
SUBAREA NAME: LAKELAND VILLAGE/WILDOMAR
AMENDMENT NUMBER: 1
ADOPTION DATE: JUL. 20, 1999
ACREAGE: 2888 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

ELSINORE

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

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

72

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT

MWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

FAULTS

WITHIN A 1/2 MILE OF

WILDOMAR FAULT

WILLARD FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

MODERATE

VERY LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE

UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED

COMMUNITIES

LAKELAND VILLAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 32.49 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

046401

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

065-134

- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT1-LAKELANDRDV AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BZ170130	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ125896	ON SITE SIGN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ249626	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ124255	AWNING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BDE080066	DEMO A-FRAME BUILDING (MOOSE LODGE)	FINAL
158438	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ123009	PAINT STORE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ322725	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ315079	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL100937	PANEL UPGRADE FOR LODGE FROM 100 TO 200 AMPS	FINAL
BZ255347	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
132162	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ121883	PAINT STORE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BXX090089	EDA FACADE IMPROVEMENT PROJECT FOR MOOSE LODGE	ISSUED
BSN100041	NON-ILLUMINATED CHANNEL LTRS & 11' HIGH SIGN POST	ISSUED
BZ334228	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

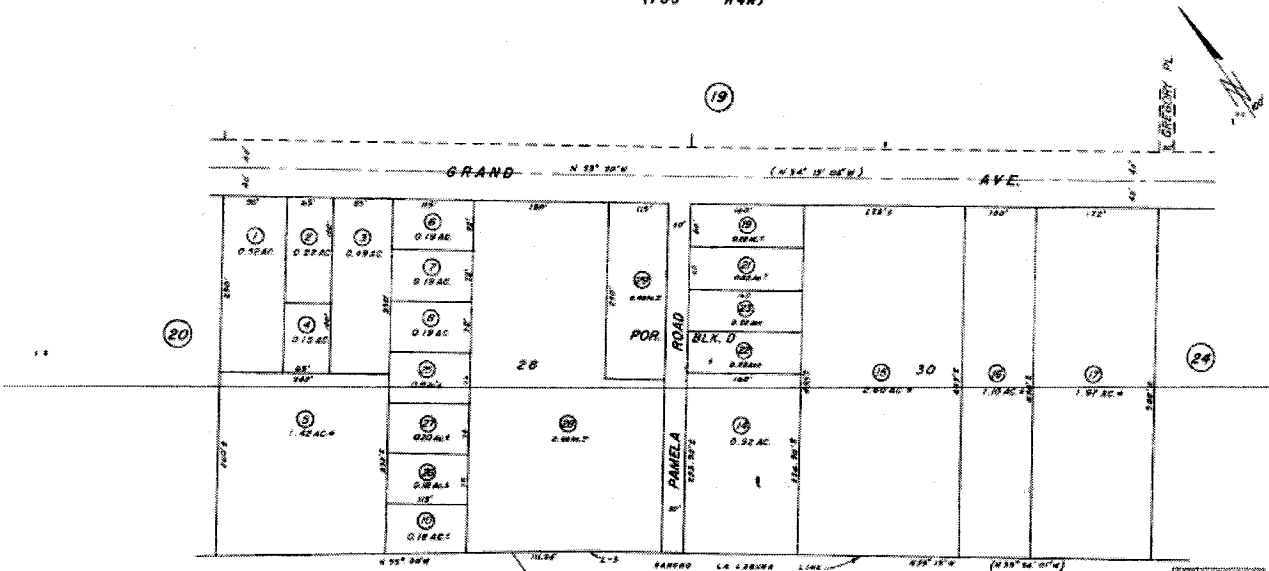
NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
PPX24130	FACADE PLAN FOR MOOSE LODGE LANDSCAPING, PARKING, NEW ENTRY WAY, COLOR CHANGE TO TRIM, SIGANGE, AND TI TO EXISTING BUILDING	TENTAPP

POR. RO. LA LAGUNA
(T65 R4W)

T.R.A. 062-134 371-21¹⁹⁻⁵¹



DATA RE. 36/74
FROM 6/74
FROM 1/74
ASSESSOR'S MAP BK 371 PG 21
RIVERSIDE COUNTY, CALIF.

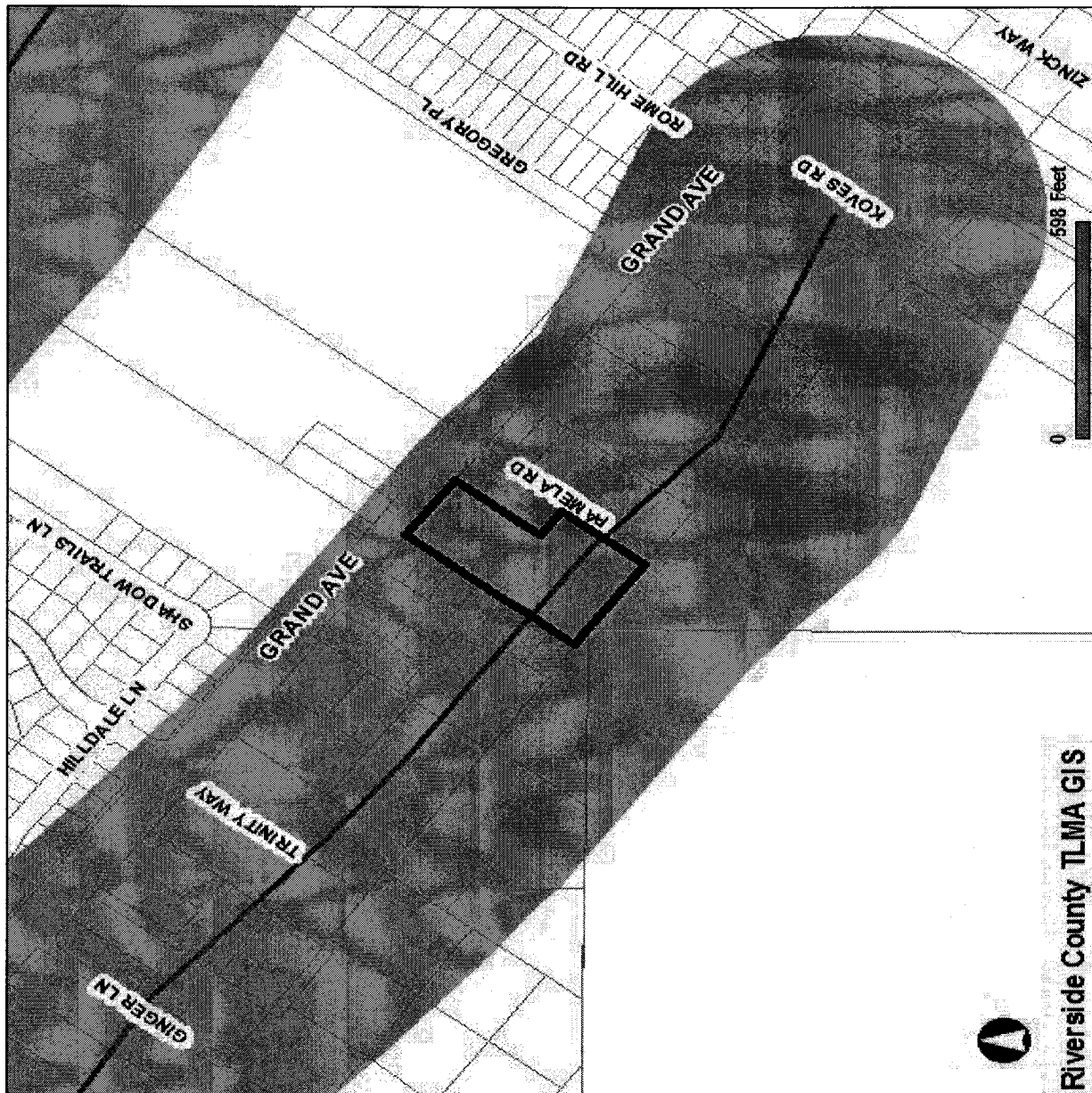
BK
382

M.B. 6/296 S.D. Resub BK D Elsinore

SEPT. 1973

LOT	ACREAGE	OWNER
1	0.10 AC	
2	0.15 AC	
3	0.15 AC	
4	0.15 AC	
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96	0.15 AC	
97	0.15 AC	
98	0.15 AC	
99	0.15 AC	
100	0.15 AC	

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
371-210-028

FAULT ZONES

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

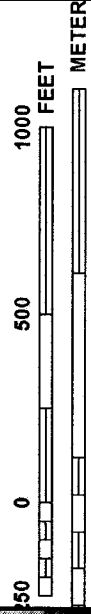
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REPORT PRINTED ON...Tue Mar 01 21:47:07 2011

Version 101221



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2039G

FIRM

FLOOD INSURANCE RATE MAP

**RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS**

PANEL 2039 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKE ELSINORE CITY OF RIVERSIDE COUNTY	060245	2039	G

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

MAP NUMBER
06065C2039G

EFFECTIVE DATE
AUGUST 28, 2008

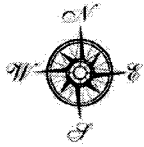
Federal Emergency Management Agency

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

**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS/TOPOGRAPHIC MAPS**



Environmental FirstSearch

Historical Aerial Photo

2002

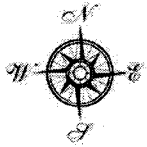


18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (NAPP-3C_12474-82)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

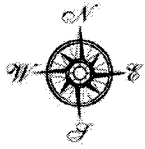
1994

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (NAPP-2C_6865-205)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

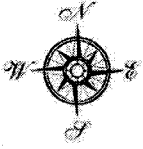
1980

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (AMI-RIV-80_10614)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

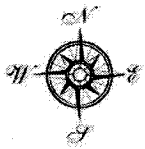
1976

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (AMI-RIV-76_8070)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

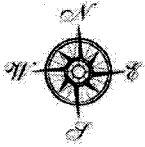
1963

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (RCFC_193)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



Environmental FirstSearch

Historical Aerial Photo

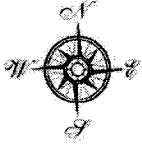
1953

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (AXM-1953B_5K-107)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft

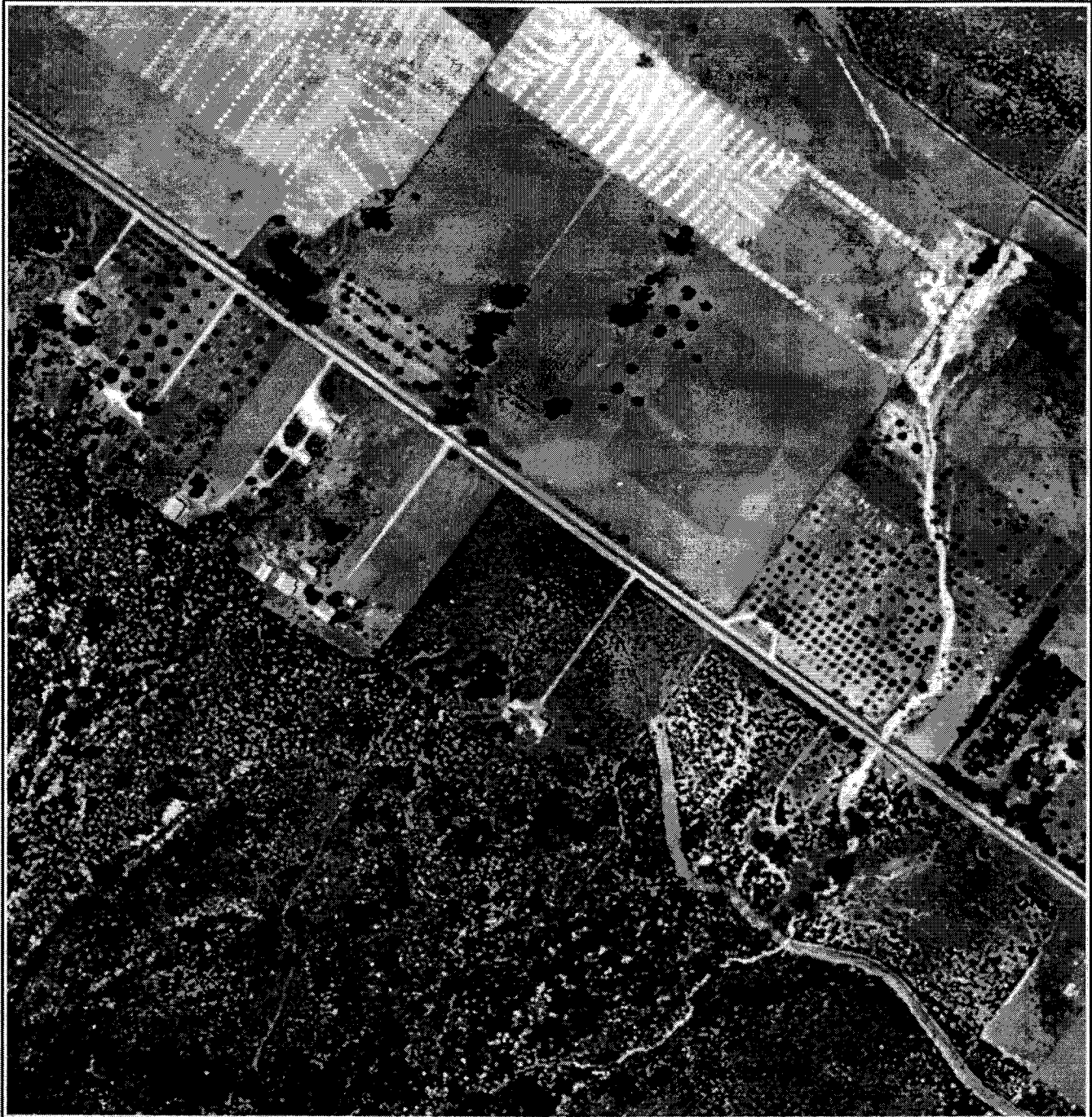


Environmental FirstSearch

Historical Aerial Photo

1938

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR_712421 (AXM-1938A_31-20)
Target Site: 33.629088, -117.328960

Approximate Scale: 1 in equals 375 ft



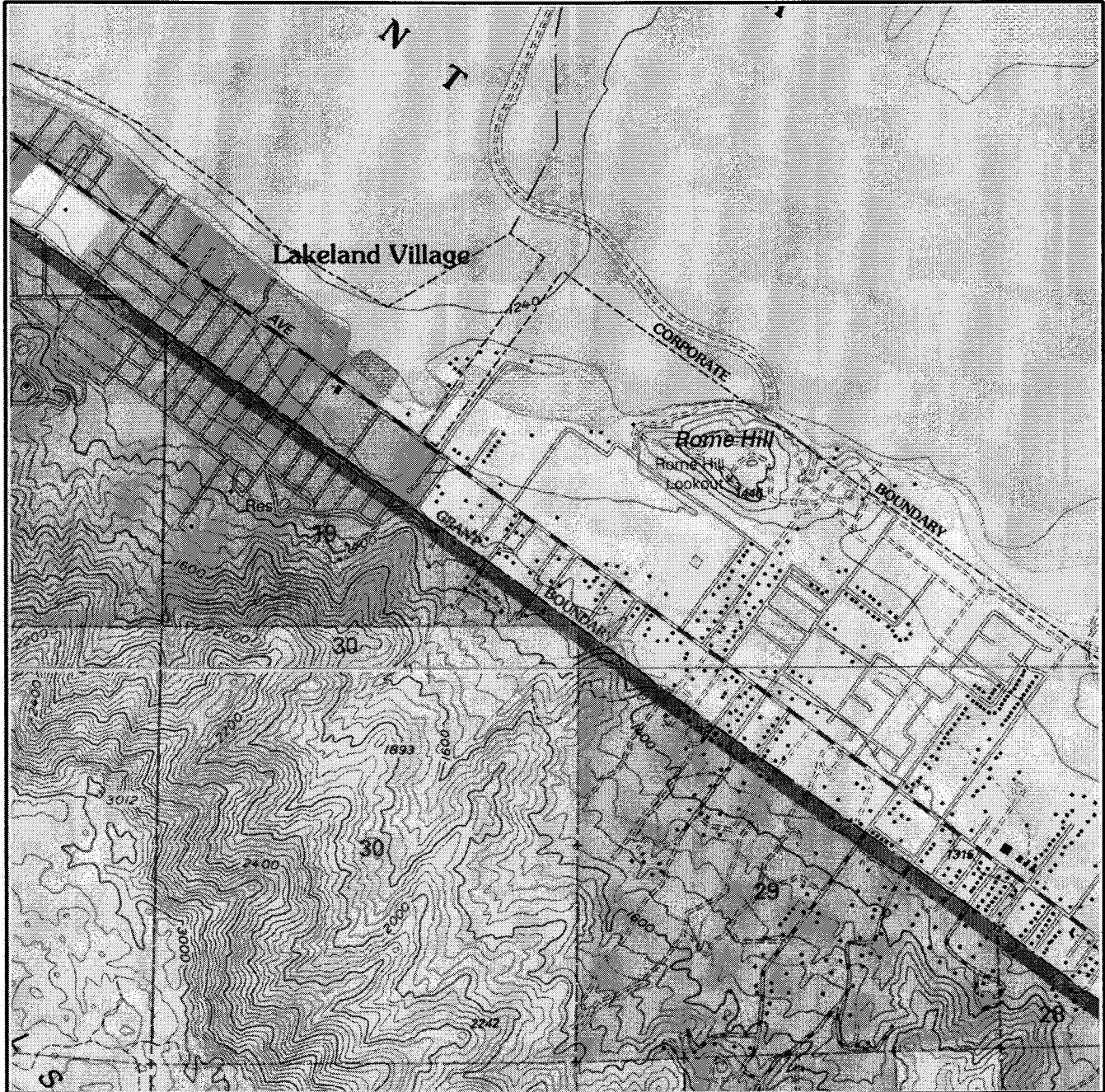
Environmental FirstSearch

Historical Topographic Map



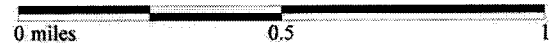
Quad Name: Lake Elsinore, CA
Year: 1997 Original Map Scale: 1:24,000

18641 Grand Ave, Lake Elsinore, CA 92530

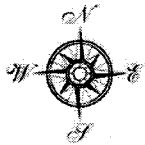


Job Number: COR 712421
Target Site: 33.629088, -117.328960

S Quad Name: Wildomar, CA
Year: 1997



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



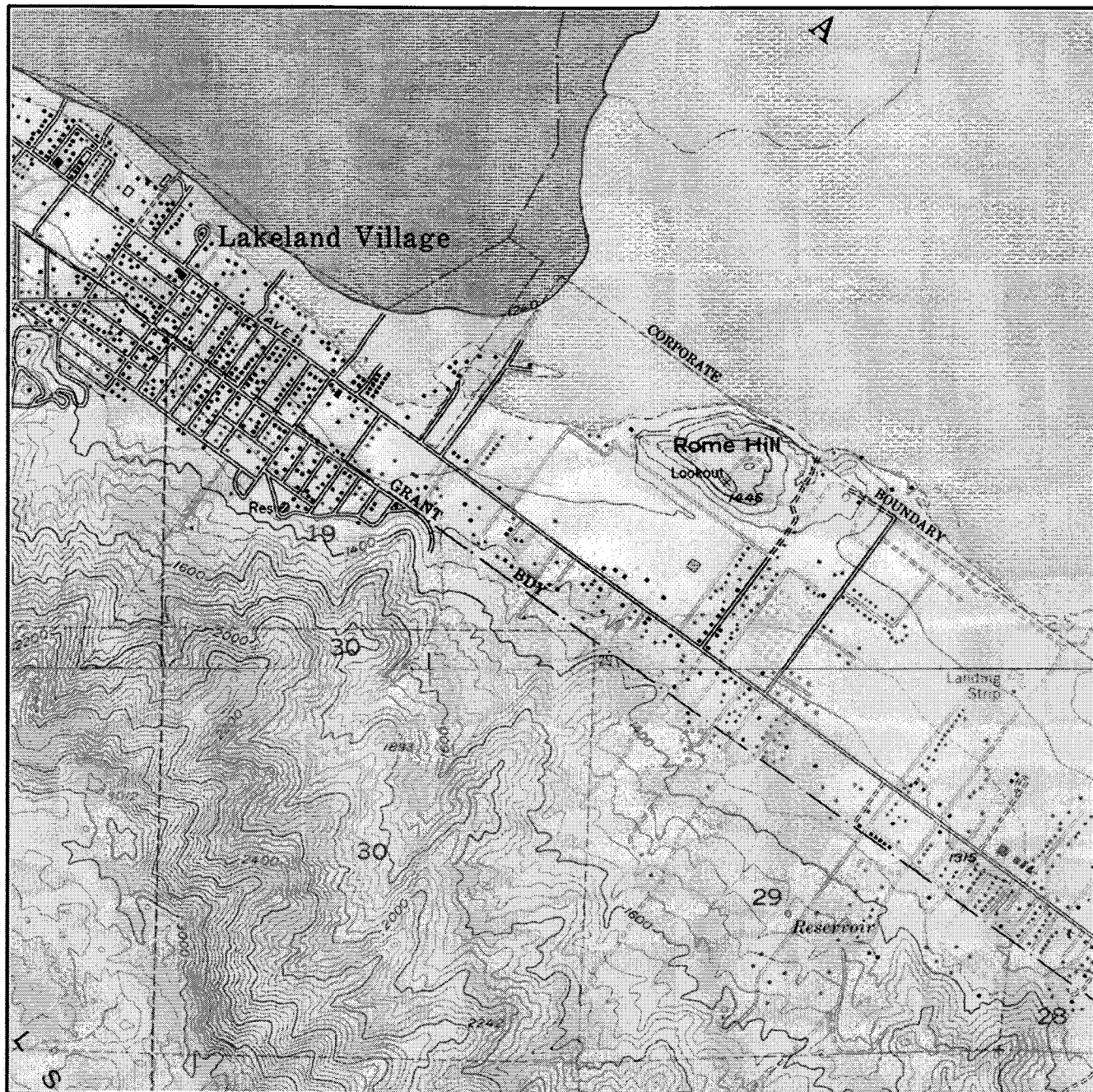
Environmental FirstSearch

Historical Topographic Map



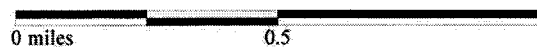
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Year: 1988 Original Map Scale: 1:24,000

18641 Grand Ave, Lake Elsinore, CA 92530

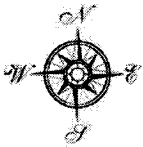


Job Number: COR 712421
Target Site: 33.629088, -117.328960

S Quad Name: Wildomar, CA
Year: 1988



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



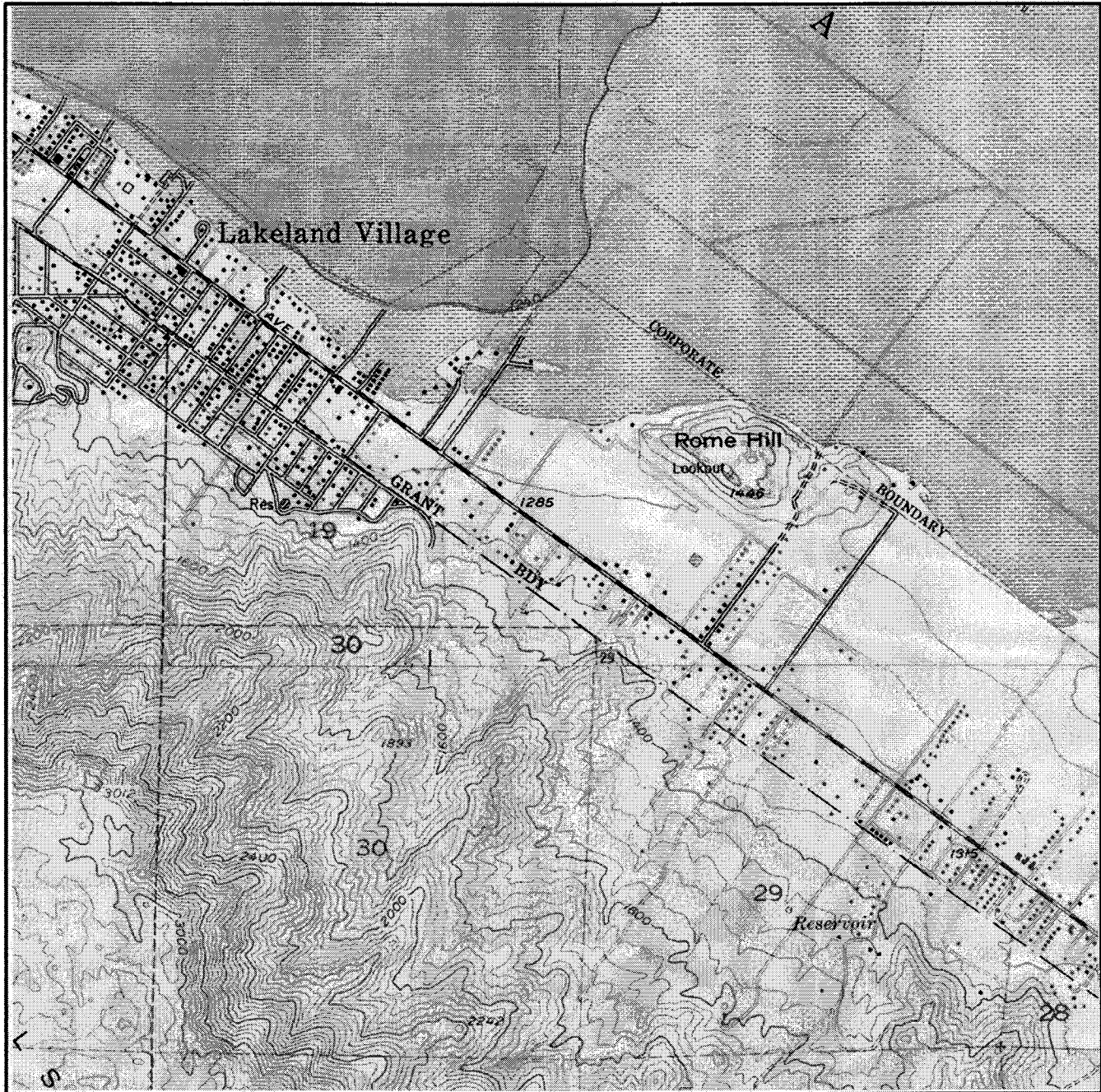
Environmental FirstSearch

Historical Topographic Map



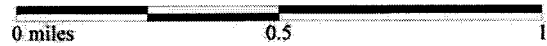
Quad Name: Lake Elsinore, CA
Year: 1982 Original Map Scale: 1:24,000

18641 Grand Ave, Lake Elsinore, CA 92530

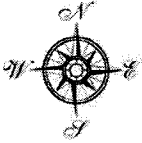


Job Number: COR 712421
Target Site: 33.629088, -117.328960

S Quad Name: Wildomar, CA
Year: 1982



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



Environmental FirstSearch

Historical Topographic Map



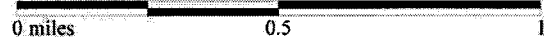
Quad Name: Lake Elsinore, CA
Year: 1973 Original Map Scale: 1:24,000

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR 712421
Target Site: 33.629088, -117.328960

S Quad Name: Wildomar, CA
Year: 1973



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

Environmental FirstSearch

Historical Topographic Map

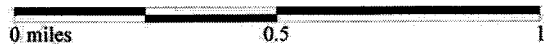
Quad Name: Lake Elsinore, CA
Year: 1953 Original Map Scale: 1:24,000

18641 Grand Ave, Lake Elsinore, CA 92530

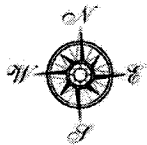


Job Number: COR_712421
Target Site: 33.629088, -117.328960

S Quad Name: Wildomar, CA
Year: 1953



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	



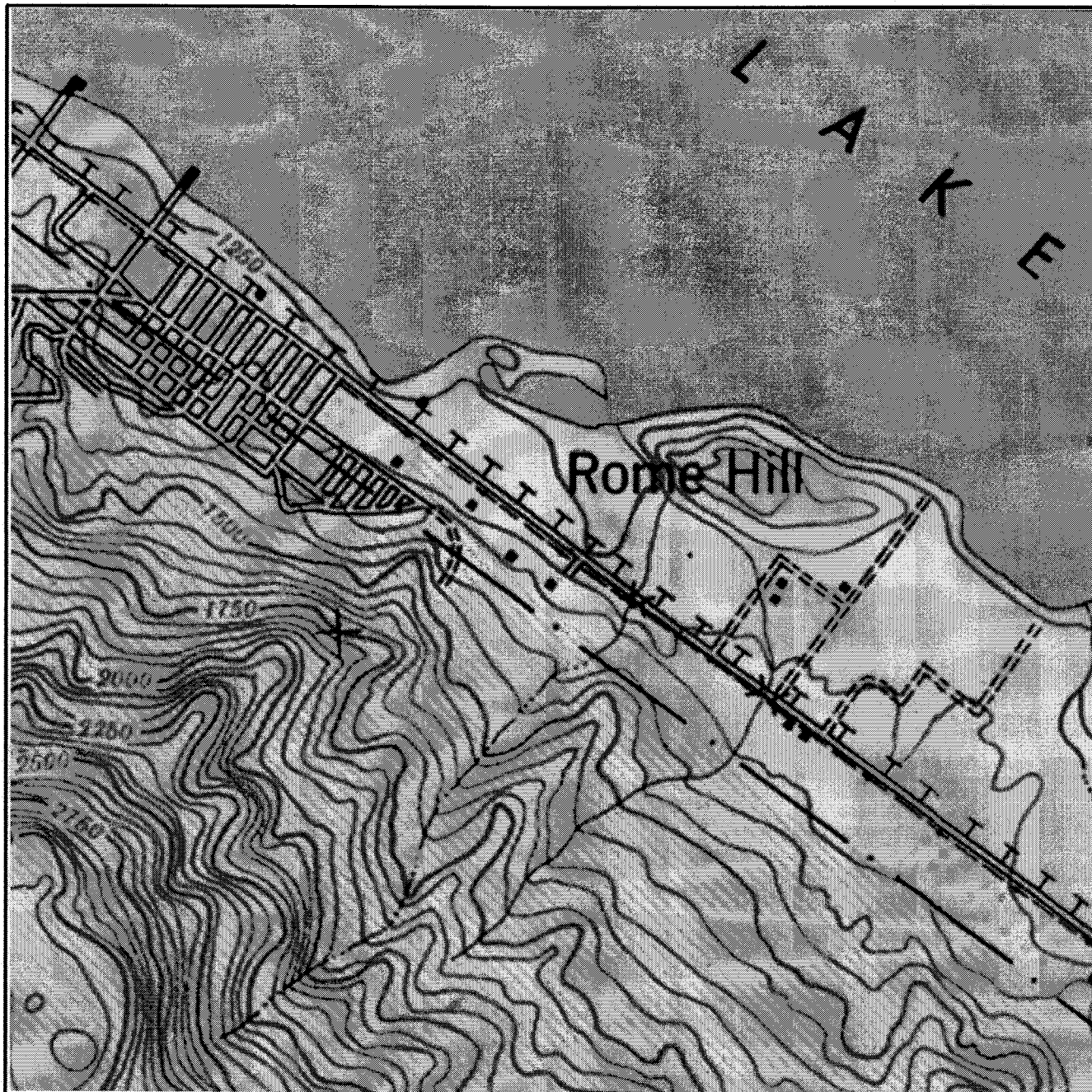
Environmental FirstSearch

Historical Topographic Map



Quad Name: Lake Elsinore, CA
Year: 1941 Original Map Scale: 1:62,500

18641 Grand Ave, Lake Elsinore, CA 92530



Job Number: COR 712421
Target Site: 33.629088, -117.328960



Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	

Track Info Services City Directory Report



Prepared for: Polly Ivers - EEI

Client Job No/Name: COR 712421
TIS Log No: 59707

Subject Property:
18641 Grand Ave
Lake Elsinore, CA 92530

February 24, 2011

DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Track Info Services, LLC (Track Info Services). Although great care has been taken by Track Info Services in compiling and checking the information contained in this report to insure it is current and accurate, Track Info Services disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Track Info Services makes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Track Info Services shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customers' use of the data. Liability on the part of Track Info Services, LLC (Track Info Services) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Track Info Services City Directory Report

Addresses of Potential Concern: A summary of gas stations, cleaners, automotive shops, and other address occupants of potential environmental concern located on the subject street, within the vicinity of the target address. The addresses listed are included in the body of the report.

YEAR	ADDRESS	OCCUPANT
2000	18620 Grand Ave	Elsinore Carbrtr Fuel Injctn
1996	18620 Grand Ave	Ernies Auto Repair
1986	18620 Grand Ave	Ernies Auto Repair
1981	18620 Grand Ave	Ernies Auto Repair
1976	18620 Grand Ave	Ernies Auto Repair
1973	18620 Grand Ave	Ernies Auto Repair
1972	18620 Grand Ave	Ernies Auto Repair

No additional Addresses of Potential Concern identified on the subject street, within vicinity of the Target address.

Track Info Services City Directory Report

2010 Haines: Riverside Area p. 340		
18625 Grand Ave Conaway Reta	18641 Grand Ave Address not listed	18643 Grand Ave Allanson John
18663 Grand Ave No Response	18665 Grand Ave Loyal Order Moose Lodge 1021	18735 Grand Ave Shatzer Larry
2005 Haines: Riverside Area p. 287		
18639 Grand Ave No Response	18641 Grand Ave Address not listed	18647 Grand Ave Nelson Vert
18663 Grand Ave No Response	18665 Grand Ave Loyal Order Moose Lodge 1021	18701 Grand Ave No Response
2000 Haines: Riverside Area p. 245		
18639 Grand Ave Richer Leo	18641 Grand Ave Address not listed	18643 Grand Ave Bray Howard G
Addresses of Potential Concern: 18620 Grand Ave Elsinore Carbrtr Fuel Injctn	18665 Grand Ave Loyal Order Moose Lodge 1021	18667 Grand Ave No Response
18663 Grand Ave Owens Floyd	18689 Grand Ave Rafnson Alma	18701 Grand Ave Davis Suzanne

Track Info Services City Directory Report

1996 Haines: Riverside County p. 267		
18639 Grand Ave Richer Leo	18641 Grand Ave Address not listed	18643 Grand Ave Bray Howard G
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair		
18649 Grand Ave No Response	18665 Grand Ave Loyal Ordr Mse 1021	18667 Grand Ave No Response
	18689 Grand Ave No Response	18703 Grand Ave No Response
1991 Haines: Riverside City & Suburban p. 288		
18639 Grand Ave Richer Leo	18641 Grand Ave Address not listed	18643 Grand Ave Bray Howard G
18649 Grand Ave Elder Betty	18665 Grand Ave No Response	18667 Grand Ave Loyal Ordr Mse 1021
	18689 Grand Ave Cope Jack H	18703 Grand Ave No Response

Track Info Services City Directory Report

1986 Haines: Riverside City & Suburban p. 177		
18639 Grand Ave Richer Leo	18641 Grand Ave Address not listed	18643 Grand Ave Bray Howard G
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair		
18649 Grand Ave Reno Carl	18665 Grand Ave No Response	18667 Grand Ave Loyal Ordr Mse 1021
	18689 Grand Ave Cope Jack H	18701 Grand Ave No Response
1981 Haines: San Bernardino Riverside City & Suburban p. 443		
18639 Grand Ave Richer Leo	18641 Grand Ave Address not listed	18643 Grand Ave Bray Howard G
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair		
18663 Grand Ave Posson John	18665 Grand Ave No Response	18667 Grand Ave Loyl Ord Moose 1021
	18689 Grand Ave Cope Jack H	18705 Grand Ave No Response

Track Info Services City Directory Report

1976 Haines: San Bernardino Riverside City & Suburban p. 501	
18639 Grand Ave Miller Robt J	18641 Grand Ave Address not listed
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair	18649 Grand Ave Weaver Dale
	18665 Grand Ave Kelling Victor
	18689 Grand Ave Cope Jack H
18779 Grand Ave Glass Mayo C	
1973 Haines: Riverside San Bernardino City & Suburban p. 366	
18639 Grand Ave Miller Robt J	18641 Grand Ave Address not listed
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair	18649 Grand Ave Terzolo Julius C
	18665 Grand Ave Kelling Victor
	18689 Grand Ave Rafnson Alma A
	18779 Grand Ave Glass Mayo C

Track Info Services City Directory Report

1972 General Telephone: Palm Springs....Elsinore p. 112	
18639 Grand Ave Miller Robt J	18641 Grand Ave Address not listed
Addresses of Potential Concern: 18620 Grand Ave Ernies Auto Repair	----- 18665 Grand Ave Kelling Victor ----- 18689 Grand Ave Rafnson Alma A
	----- 18735 Grand Ave Bartlett Sally
End Of Search due to: A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings	

Notes:

- Subject Property is in bold, the next lowest address on the same side of the street is to the left and the next highest address on the same side of the street is to the right.
- The next lowest and highest addresses are the closest listed for the same side of the street as the target and may or may not be adjacent. They are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- Occupant names are listed once per address although they may be listed multiple times in the directory.
- A forward slash between names indicates multiple companies listed under same main company.
- Previous refers to source and entries listed above what is being read.
- The source used is cited in the row above referenced address and occupant.

**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX D
ENVIRONMENTAL RECORDS SEARCH**

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

18641 GRAND AVE

LAKE ELSINORE CA 92530

Job Number: COR_712421

PREPARED FOR:

EEI

2195 Faraday Avenue Suite K

Carlsbad Ca 92008

02-17-11



Tel: (866) 664-9981

Fax: (818) 249-4227

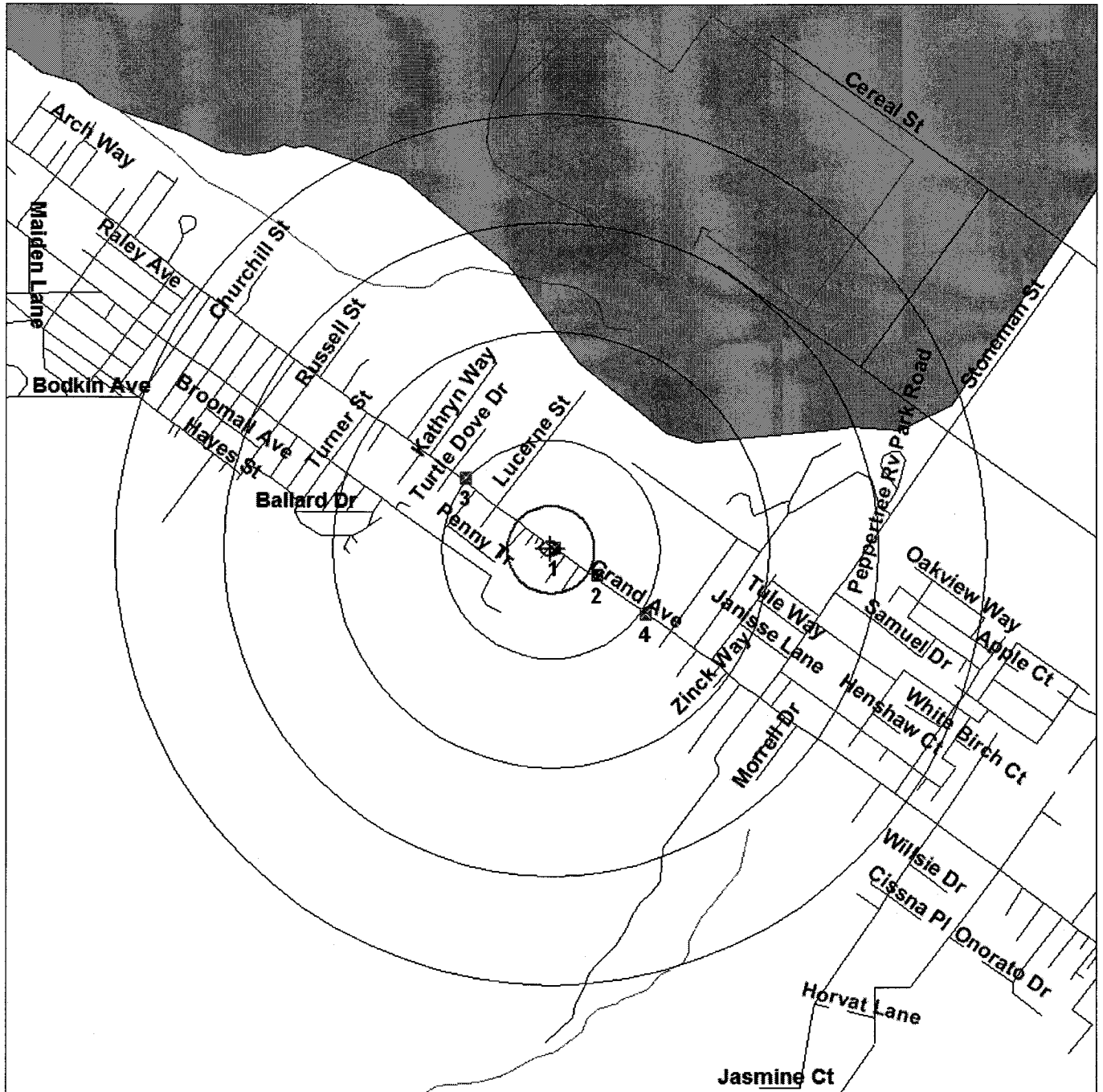


Environmental FirstSearch

1 Mile Radius
Single Map:



18641 GRAND AVE, LAKE ELSINORE CA 92530



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.629088 Longitude: -117.32896)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

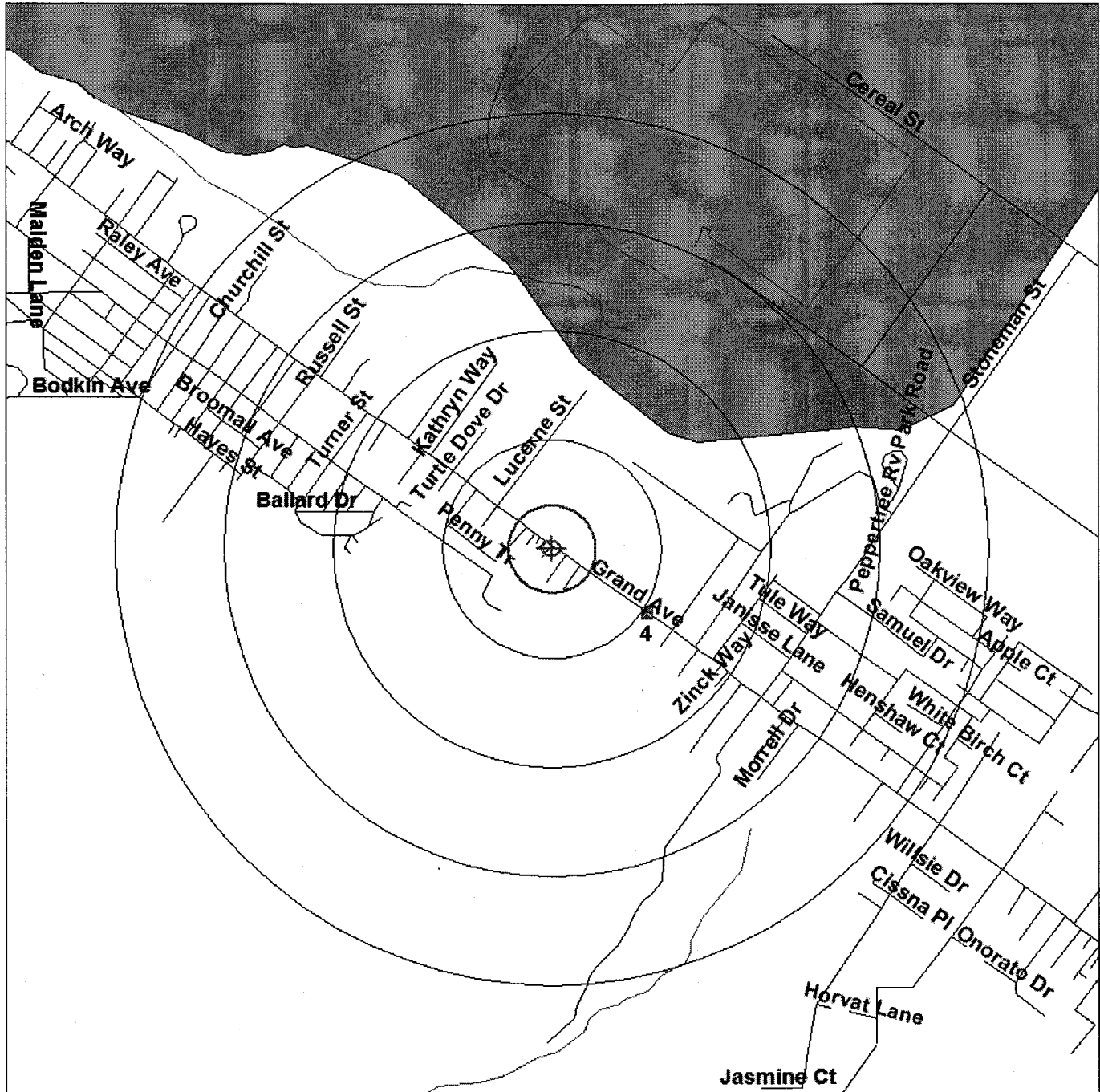
1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE

Environmental
FIRSTSEARCH

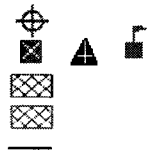


18641 GRAND AVE, LAKE ELSINORE CA 92530



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.629088 Longitude: -117.32896)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Wetland
- Railroads



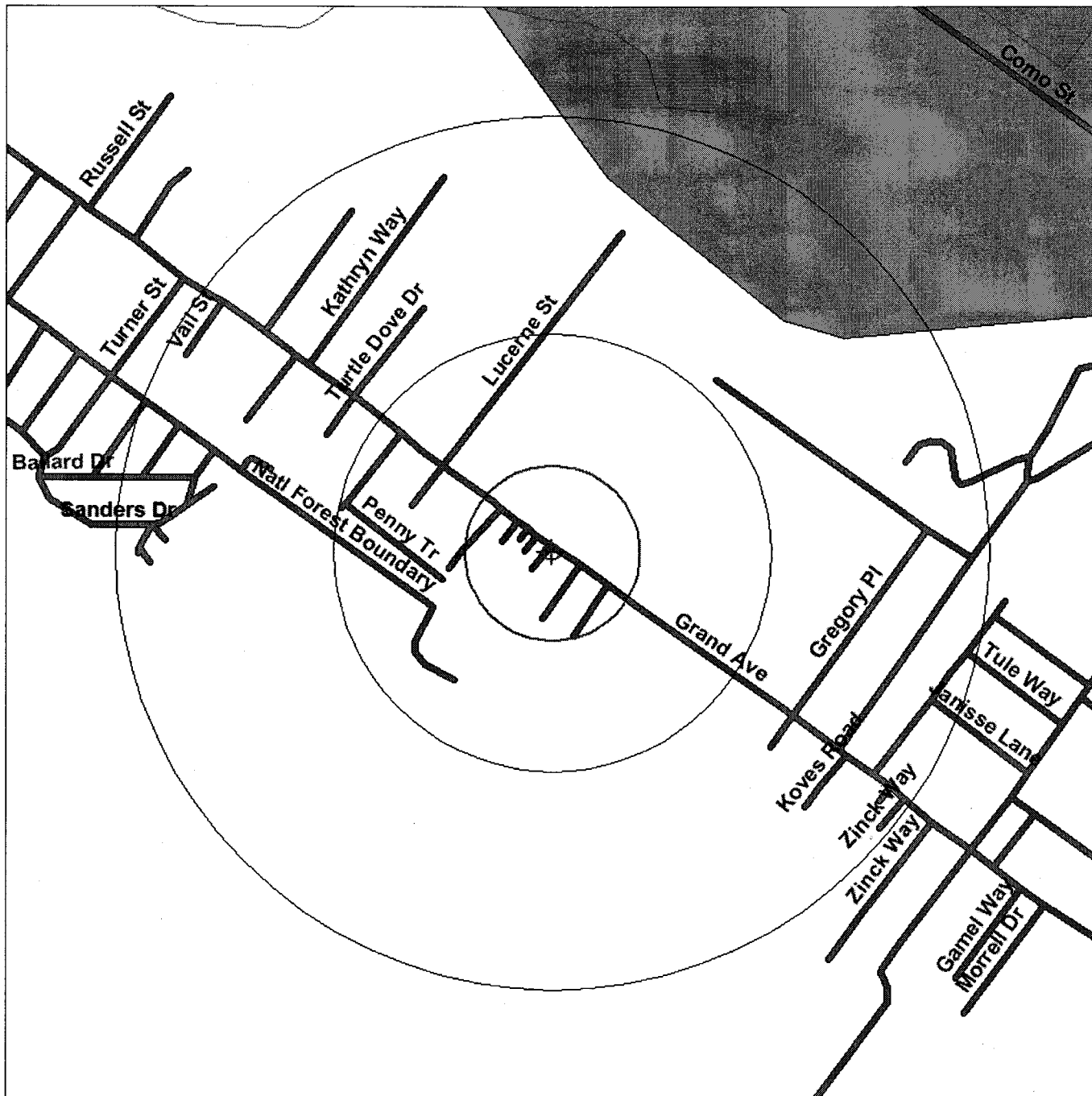
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



18641 GRAND AVE, LAKE ELSINORE CA 92530



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.629088 Longitude: -117.32896)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

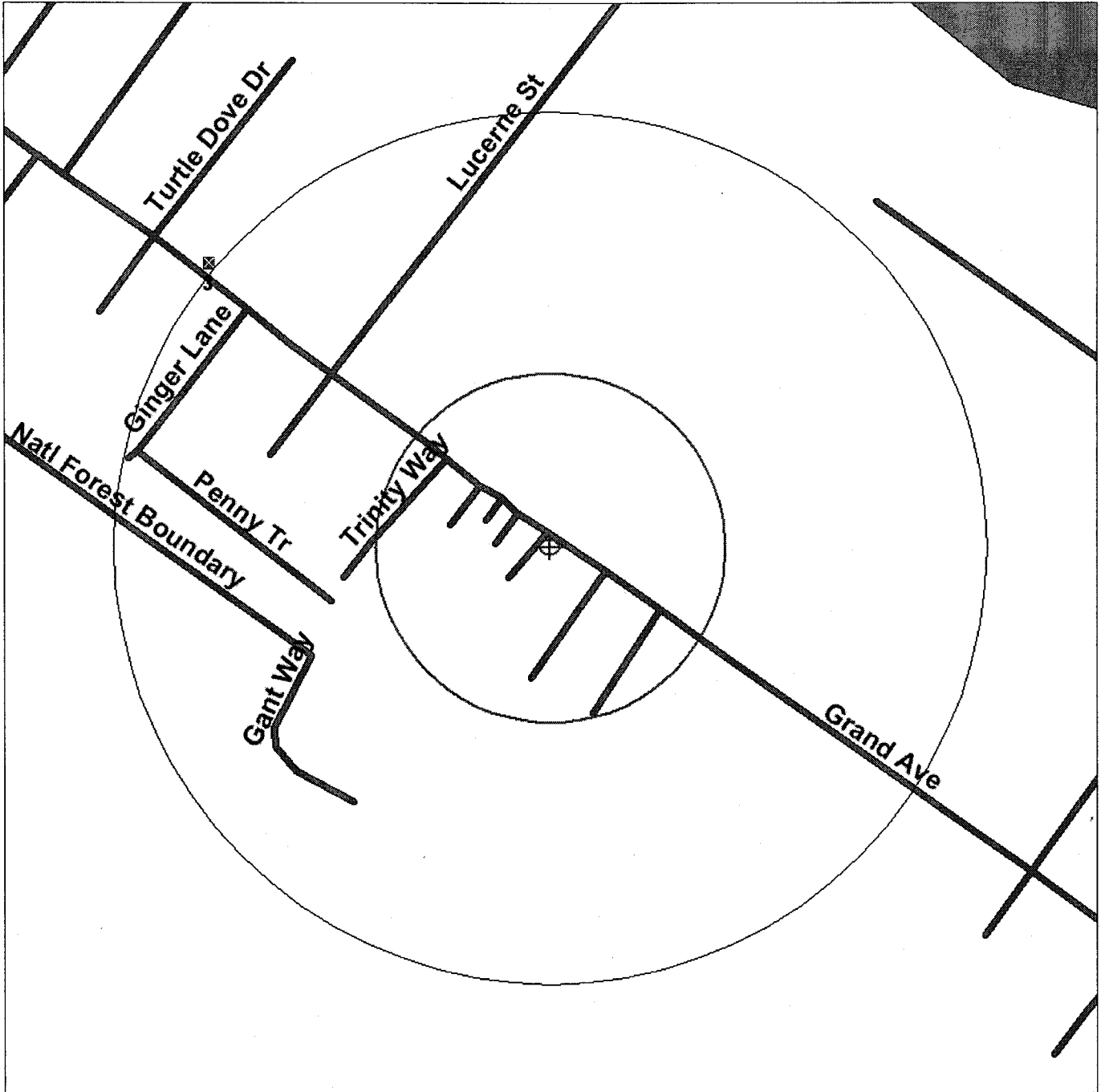
.25 Mile Radius

ASTM-05: RCRA GEN, UST, PERMITS, OTHER

Environmental
FIRSTSEARCH



18641 GRAND AVE, LAKE ELSINORE CA 92530



Source: U.S. Census TIGER Files

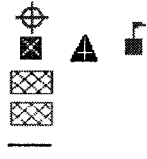
Target Site (Latitude: 33.629088 Longitude: -117.32896)

Identified Site, Multiple Sites, Receptor

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

Triballand

Railroads



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



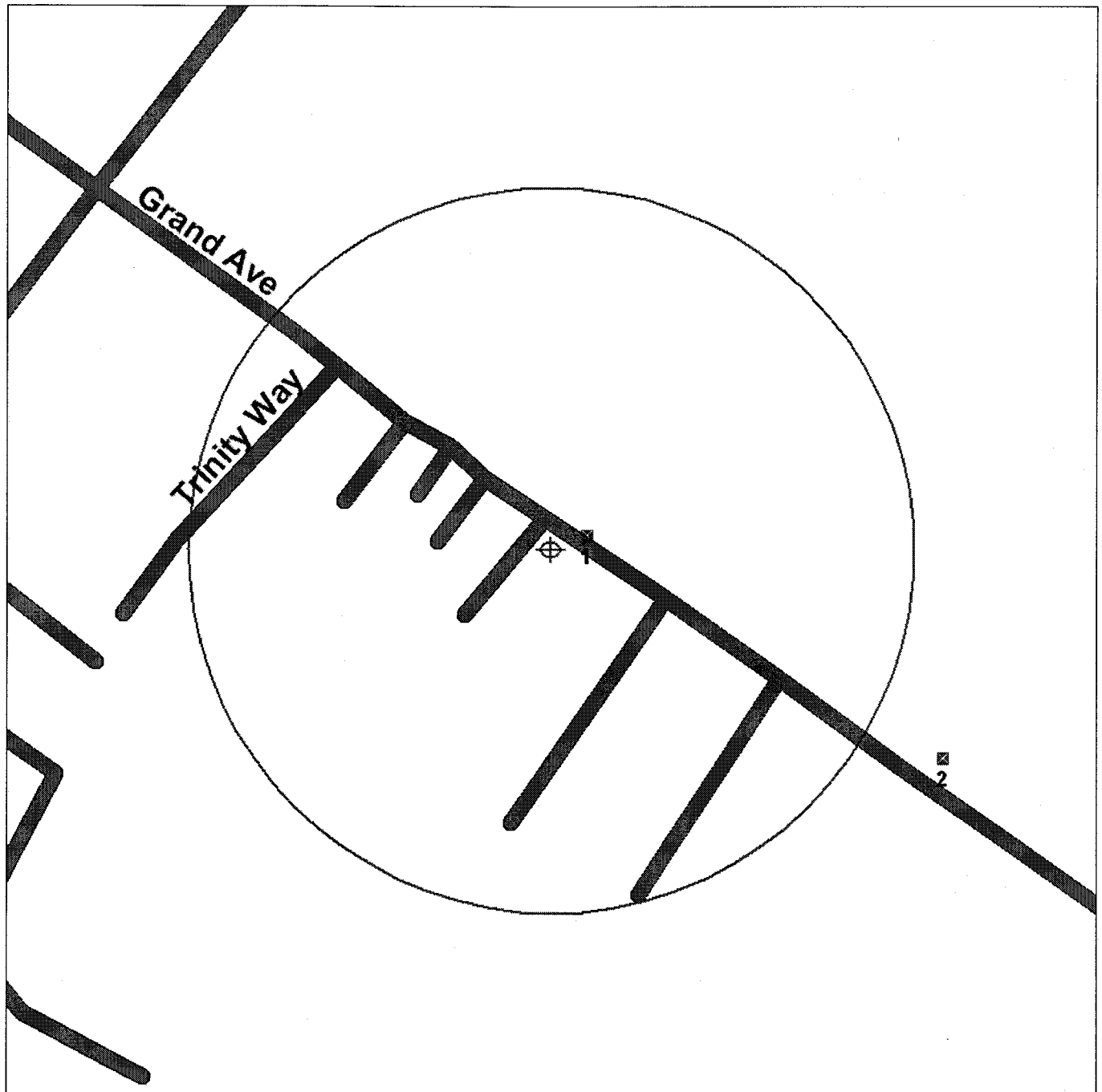
Environmental FirstSearch

.12 Mile Radius







ASTM-05: SPILLS90, ERNS, RCRANLR



18641 GRAND AVE, LAKE ELSINORE CA 92530



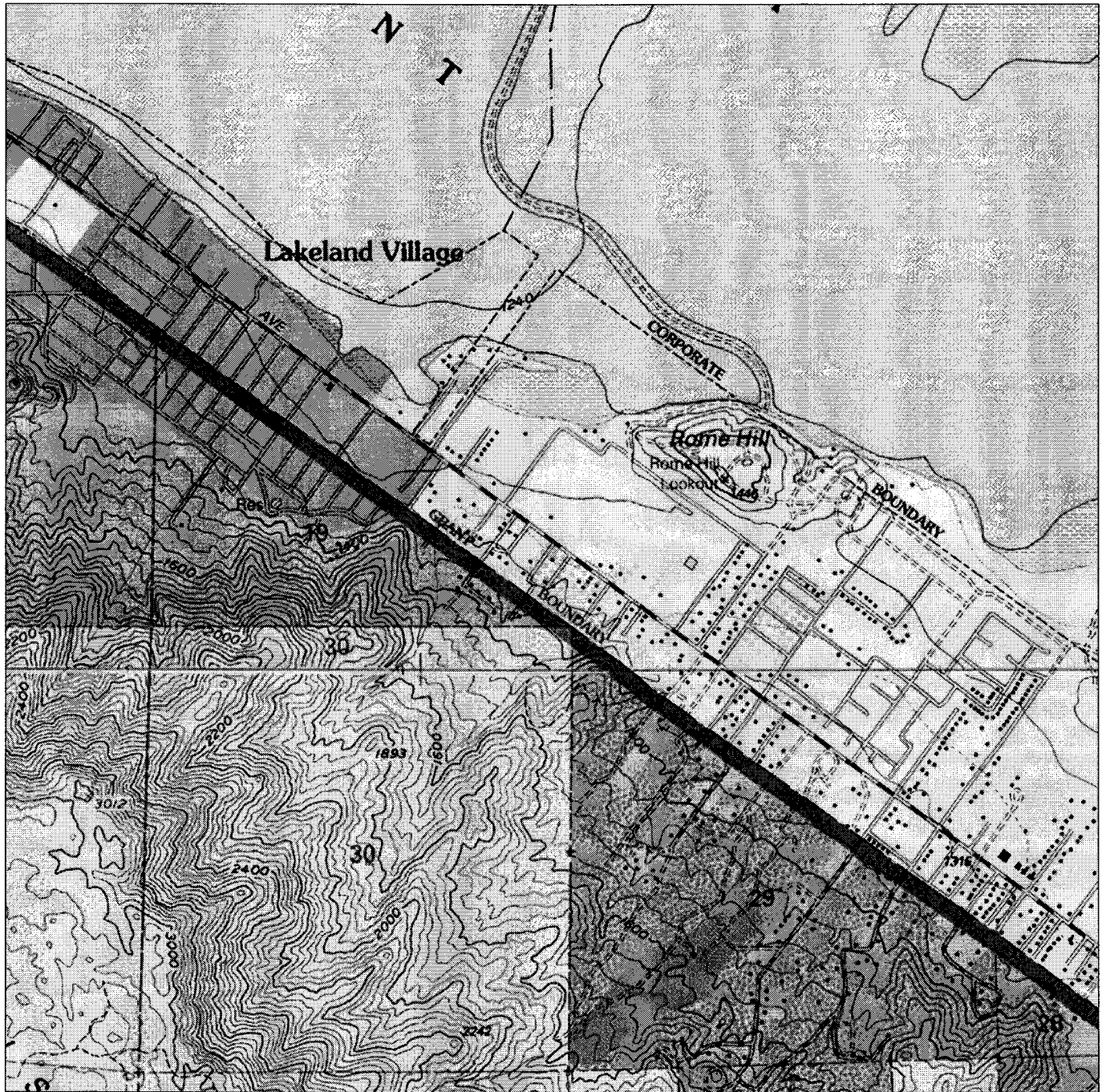
Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.629088 Longitude: -117.32896) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Site Location Map

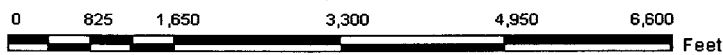
Topo : 1.25 Mile Radius

18641 GRAND AVE, LAKE ELSINORE CA 92530



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

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



Data Supplied by:

Prepared by FirstSearch Technology Corporation 02-17-11

JOB NO.
COR_712421



Map Name: LAKE ELSINORE
Map Reference Code: 33117-F3-TF-024

Date Created: 1997
Contour Interval: 40 feet

Date Revised: None

FIGURE NO.
1

**Environmental FirstSearch
Search Summary Report**

**Target Site: 18641 GRAND AVE
LAKE ELSINORE CA 92530**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-21-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-21-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	11-30-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	11-30-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-10-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	11-10-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	11-10-10	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	12-10-10	0.25	0	0	0	-	-	0	0
ERNS	Y	01-24-11	0.12	0	0	-	-	-	1	1
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	12-13-10	1.00	0	0	0	1	0	0	1
State Spills 90	Y	12-06-10	0.12	0	2	-	-	-	0	2
State/Tribal SWL	Y	12-01-10	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	12-06-10	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	12-02-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	12-13-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.25	0	0	1	-	-	0	1
State Other	Y	12-13-10	0.25	0	0	0	-	-	1	1
- TOTALS -				0	2	1	1	0	2	6

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 02-17-11
Requestor Name: Polly Ivers
Standard: ASTM-05

Search Type: COORD
Job Number: COR_712421
Filtered Report

Target Site: 18641 GRAND AVE
 LAKE ELSINORE CA 92530

Demographics

Sites: 6	Non-Geocoded: 2	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.32896	-117:19:44	Easting: 469489.112
Latitude:	33.629088	33:37:45	Northing: 3720886.493
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:
--------------------------------------	------------------

ZIP Code	City Name	ST	Dist/Dir	Sel

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	02-17-11
Historical Topos	Yes	02-17-11
City Directories	Yes	02-17-11
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	02-17-11

**Environmental FirstSearch
Sites Summary Report**

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

TOTAL: 6 **GEOCODED:** 4 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
6	ERNS	EPMAR 395679/UNKNOWN	HWY 74 2 MI WEST OF GRAND A LAKE ELSINORE CA	NON GC	
7	OTHER	ELSINORE HIGH SCHOOL NO. 4 CAL33010016/NO FURTHER ACTION	GRAND AVENUE/RIVERSIDE DRIV LAKE ELSINORE CA 92530	NON GC	
1	PERMITS	VILLAGE EQUIPMENT RENTALS INC CAL000294542/ACTIVE	18374 GRAND AVE LAKE ELSINORE CA 92530	0.25 NW	3
2	SPILLS	ERNIE S AUTOMOTIVE SLC8_173/CLOSED	18620 GRAND AVENUE LAKE ELSINORE CA	0.01 NE	1
2	SPILLS	ERNIE S AUTOMOTIVE G_SLT8R1324138/COMPLETED - CASE CL	18620 GRAND AVENUE LAKE ELSINORE CA	0.12 SE	2
3	STATE	MIDDLE SCHOOL NO. 5 CAL33010039/CERTIFIED	18690 and 18730 GRAND AVENU LAKE ELSINORE CA 92530	0.26 SE	4

Environmental FirstSearch
Site Detail Report

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

PERMITS

SEARCH ID: 4 **DIST/DIR:** 0.25 NW **MAP ID:** 3

NAME:	VILLAGE EQUIPMENT RENTALS INC	REV:	02/19/10
ADDRESS:	18374 GRAND AVE	ID1:	CAL000294542
	LAKE ELSINORE CA 92530	ID2:	
	RIVERSIDE	STATUS:	ACTIVE
CONTACT:		PHONE:	

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI)
SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created:	5/25/2005 10:15:21 AM
Inactivity Date:	
Facility Mail Name:	
Facility Mailing Address:	18374 GRAND AVE, LAKE ELSINORE, CA 92530-6105
Owner Name:	MARK HOENIG
Owner Address:	28510 RED GUM RD, LAKE ELSINORE, CA 92532-2039
Contact Name:	MARK HOENIG
Contact Address:	28510 RED GUM RD, LAKE ELSINORE, CA 92532-2039
Contact Phone:	9516784141

**Environmental FirstSearch
Site Detail Report**

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

SPILLS		
SEARCH ID: 2	DIST/DIR: 0.01 NE	MAP ID: 1
NAME: ERNIE S AUTOMOTIVE ADDRESS: 18620 GRAND AVENUE LAKE ELSINORE CA RIVERSIDE	REV: 07/01/2003 ID1: SLC8_173 ID2: STATUS: CLOSED PHONE:	
CONTACT:		
Lead Agency:	REGIONAL BOARD	
Program:	SLIC	
Case Type:	SOIL AND GROUNDWATER	
Status:	CLOSED	
Substance:	METALS,SLVT	
Comments:	ADDITIONAL SITE ASSESSMENT WORK NEEDED	
Thomas Brothers Guide Location:		

SPILLS		
SEARCH ID: 3	DIST/DIR: 0.12 SE	MAP ID: 2
NAME: ERNIE S AUTOMOTIVE ADDRESS: 18620 GRAND AVENUE LAKE ELSINORE CA	REV: 12/06/10 ID1: G_SLT8R1324138 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:	
CONTACT:		
<u>RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER SLIC DATABASE</u> <i>Please note that some SLIC data previously provided by the State Water Resources Control Board via the Regional Boards is not currently provided by the agency in the new GEOTRACKER format. To ensure that our data is as complete as possible we have retained the original Regional Boards SLIC records as well as loaded all GEOTRACKER SLIC listings. GEOTRACKER records are distinguished by an initial G at the start of the ID.</i>		
LEAD AGENCY:	SANTA ANA RWQCB (REGION 8)	
REGIONAL BOARD CASE NUMBER:	SLT8R132	
LOCAL AGENCY:		
LOCAL CASE NUMBER:		
CASE TYPE:	Cleanup Program Site	
STATUS:	Completed - Case Closed	
STATUS DATE:	2010-07-21	
POTENTIAL CONTAMINANTS OF CONCERN:	Other Solvent or Non-Petroleum Hydrocarbon	
POTENTIAL MEDIA AFFECTED:	Other Groundwater (uses other than drinking water), Soil	
SITE HISTORY (blank if not reported):	no closure letter in file-though last doc was in 1980s	

Environmental FirstSearch Site Detail Report

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

STATE

SEARCH ID: 1 **DIST/DIR:** 0.26 SE **MAP ID:** 4

NAME:	MIDDLE SCHOOL NO. 5	REV:	12/13/10
ADDRESS:	18690 and 18730 GRAND AVENUE LAKE ELSINORE CA 92530	ID1:	CAL33010039
		ID2:	SCHOOL
		STATUS:	CERTIFIED
CONTACT:		PHONE:	

Sub- Area Name:
Document Type: *Removal Action Workplan*
Completion Date: 2003-09-03 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Supplemental Site Investigation Report*
Completion Date: 2003-02-27 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Supplemental Site Investigation Workplan*
Completion Date: 2002-03-13 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Supplemental Site Investigation Workplan*
Completion Date: 2002-04-05 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Preliminary Endangerment Assessment Workplan*
Completion Date: 2001-11-01 00:00:00
Comments: DTSC conditionally approved the PEA workplan.

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Certification*
Completion Date: 2005-12-19 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Cost Recovery Closeout Memo*
Completion Date: 2006-01-09 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *CEQA - Notice of Exemption*
Completion Date: 2003-11-21 00:00:00
Comments:

Area Name: PROJECT WIDE
Sub- Area Name:
Document Type: *Voluntary Cleanup Agreement*
Completion Date: 2002-07-23 00:00:00
Comments:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

STATE

SEARCH ID: 1

DIST/DIR: 0.26 SE

MAP ID: 4

NAME: MIDDLE SCHOOL NO. 5
ADDRESS: 18690 and 18730 GRAND AVENUE
LAKE ELSINORE CA 92530

REV: 12/13/10
ID1: CAL33010039
ID2: SCHOOL
STATUS: CERTIFIED
PHONE:

CONTACT:

Area Name: *PROJECT WIDE*
Sub- Area Name:
Document Type: *Environmental Oversight Agreement*
Completion Date: *2001-08-01 00:00:00*
Comments:

**Environmental FirstSearch
Site Detail Report**

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

ERNS

SEARCH ID: 5

DIST/DIR: NON GC

MAP ID:

NAME: EPMAR
ADDRESS: HWY 74 2 MI WEST OF GRAND AVE
LAKE ELSINORE CA
Riverside

REV: 01-20-98
ID1: 395679
ID2:
STATUS: UNKNOWN
PHONE:

CONTACT:

CERCLIS (Y/N):

MAT: LIQUID EPOXY **QUANT:** 550 GALLONS

LOCATION: HWY 74 2 MI WEST OF GRAND AVE
CITY: SANTA FE SPRINGS CA **REPORTED:** 09/26/94

SOURCE: UNKNOWN **MEDIUM:** LAND
12 55-GAL DRUMS FELL FM TRUCK DURING TRANSIT / 10 DRUMS WERE DAMAGED

CAUSE: UNKNOWN

ACT: CREWS ON SCENE
BY:

**Environmental FirstSearch
Site Detail Report**

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

OTHER

SEARCH ID: 6	DIST/DIR: NON GC	MAP ID:
<hr/>		
NAME: ELSINORE HIGH SCHOOL NO. 4	REV: 08/04/10	
ADDRESS: GRAND AVENUE/RIVERSIDE DRIVE LAKE ELSINORE CA 92530 RIVERSIDE	ID1: CAL33010016	
CONTACT:	ID2:	
	STATUS: NO FURTHER ACTION	
	PHONE:	

GENERAL SITE INFORMATION

Site Type:	School Investigation
Status:	No Further Action
Status Date:	2000-11-29
NPL Site:	NO
Funding:	School District
Regulatory Agencies Involved:	DTSC
Lead Agency:	NONE SPECIFIED
Project Manager:	
Supervisor:	* Rebecca Chou
Branch:	Cypress
Acres:	74
Assessor s Parcel Number:	NONE SPECIFIED
Past Uses:	AGRICULTURAL - ROW CROPS
Potential Contaminants:	30001 30013 30018
Confirmed Contaminants:	30001 30013
Potential Media Affected:	SOIL
Restricted Use:	NO
Site Management Required:	NONE SPECIFIED
Special Programs Associated with this Site:	

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

ELSINORE HIGH SCHOOL 4(PROPOSED)

HIGH SCHOOL SITE NO. 3 (PROPOSED)

HIGH SCHOOL SITE NO. 4 (PROPOSED)

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LAKE ELSINORE USD-ELSINORE HS 4/VCA

404117

33010016

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

Area Name:	PROJECT WIDE
Sub- Area Name:	
Document Type:	Preliminary Endangerment Assessment Report
Completion Date:	2001-08-17 00:00:00
Comments:	
Area Name:	PROJECT WIDE
Sub- Area Name:	
Document Type:	* Workplan
Completion Date:	2000-11-03 00:00:00
Comments:	
Area Name:	PROJECT WIDE

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 18641 GRAND AVE
LAKE ELSINORE CA 92530

JOB: COR_712421

OTHER

SEARCH ID: 6

DIST/DIR: NON GC

MAP ID:

NAME: ELSINORE HIGH SCHOOL NO. 4
ADDRESS: GRAND AVENUE/RIVERSIDE DRIVE
LAKE ELSINORE CA 92530
RIVERSIDE

REV: 08/04/10
ID1: CAL33010016
ID2:
STATUS: NO FURTHER ACTION
PHONE:

CONTACT:

Sub- Area Name:
Document Type: *Environmental Oversight Agreement*
Completion Date: *2000-07-31 00:00:00*
Comments:

Area Name: *PROJECT WIDE*

Sub- Area Name:
Document Type: *Cost Recovery Closeout Memo*
Completion Date: *2002-08-16 00:00:00*
Comments:

Area Name: *PROJECT WIDE*

Sub- Area Name:
Document Type: *Environmental Oversight Agreement*
Completion Date: *2000-11-29 00:00:00*
Comments:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

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

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also

known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires

owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

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

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

* County of Alameda Department of Environmental Health

* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

* Environmental Health Division

IMPERIAL COUNTY CUPA:

* Department of Planning and Building

INYO COUNTY CUPA:

* Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

- * Environmental Health Department

SHASTA COUNTY CUPA:

- * Environmental Health Department

SIERRA COUNTY CUPA:

- * Health Department

SISKIYOU COUNTY CUPA:

- * Environmental Health Department

SONOMA COUNTY CUPAS:

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

- * Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

- * Department of Agriculture

TEHAMA COUNTY CUPA:

- * Department of Environmental Health

TRINITY COUNTY CUPA:

- * Department of Health

TULARE COUNTY CUPA:

- * Environmental Health Department

TUOLUMNE COUNTY CUPA:

- * Environmental Health

VENTURA COUNTY CUPAS:

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

- * Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Permits: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

The Los Angeles County Hazardous Materials Division

Phone: (323) 890-7806

Orange County Environmental Health Agency

Phone: (714) 834-3536

Riverside County Department of Environmental Health, Hazardous Materials Management Division

Phone:(951) 358-5055

Sacramento County Environmental Management Department

Updated quarterly/when available

State Other: US DOJ U.S. Department of Justice

Updated when available

**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX E
USER PROVIDED INFORMATION**

ASTM E1597-05
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: COR-71242.1 / Elk Lodge Property/ County No. 398ED Property

Project Address: Lake Elsinore, Riverside County, California 92530

Per the ASTM E1527 05 Standard, the *user* (i.e., the entity that orders the Phase I ESA) is required to provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information." These questions have been incorporated into the new standard in order to ascertain the User's level of knowledge concerning any known environmental concerns or problems. Please complete these questions to the best of your knowledge and return to EEI as soon as possible.

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

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

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

Are you aware of any Activity and/or Land Use Limitations (AUL's), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (A copy of a recent Title Search may assist in this determination).

NO

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

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

NO

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

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

YES , NO

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*: NO

(a.) Do you know the past uses of the *property*? NO

(b.) Do you know of specific chemicals that are present or once were present at the *property*? NO

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*? NO

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

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

NO

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

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

To Purchase the property

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

Purchase

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

18641 Grand Ave, Lake Elsinore CA 92530

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

Standard Phase I

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

(f) identification of the site contact and how the contact can be reached, Kurt Bogert
Cell Number 951-901-7199

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

None

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

None

Preparer:

Name/Company: Craig Olsen – Real Property Agent

Address: 3403 10th Street, Suite 500, Riverside, California 92501

Signature: Craig Olsen

Date: 3/1/11

**Phase I ESA – County of Riverside EDA
18641/18665 Grand Avenue, County of Riverside, California**

**March 18, 2011
EEI Project No. COR-71242.1**

**APPENDIX F
PHOTOGRAPHIC LOG**

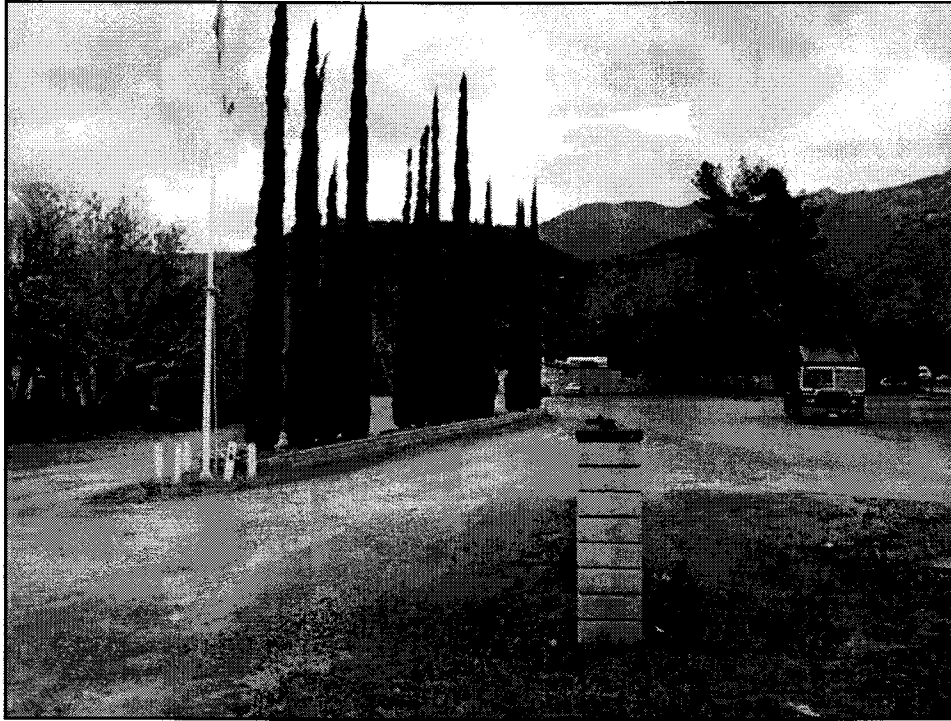
COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

Moose Lodge Property/ County No. 398ED

APN: 371-210-028

18641 and 18665 Grand Avenue

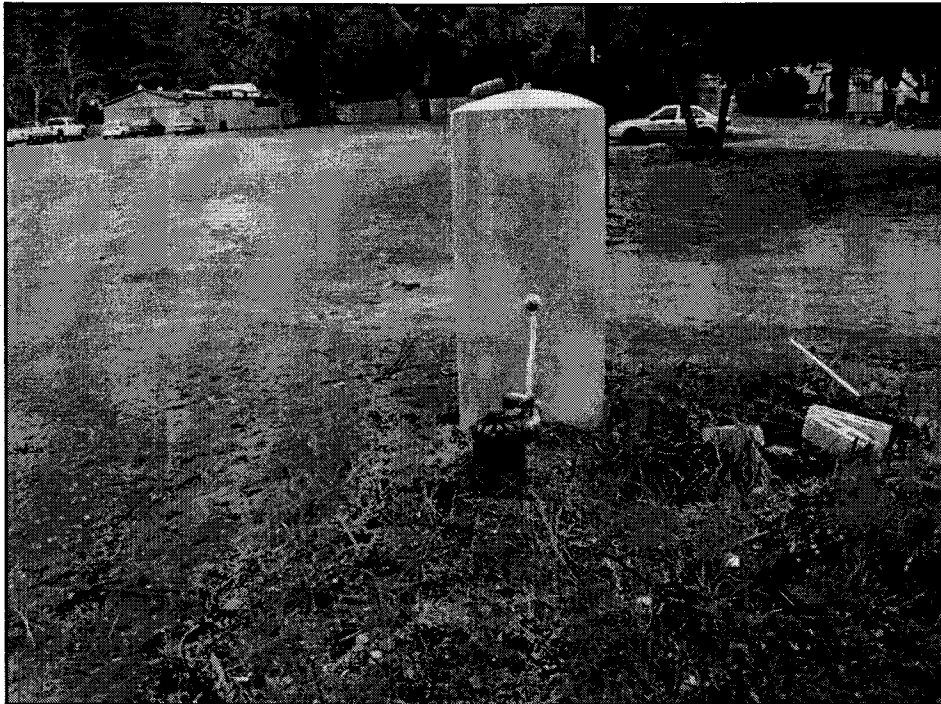
City of Lake Elsinore, Riverside County, California 82530



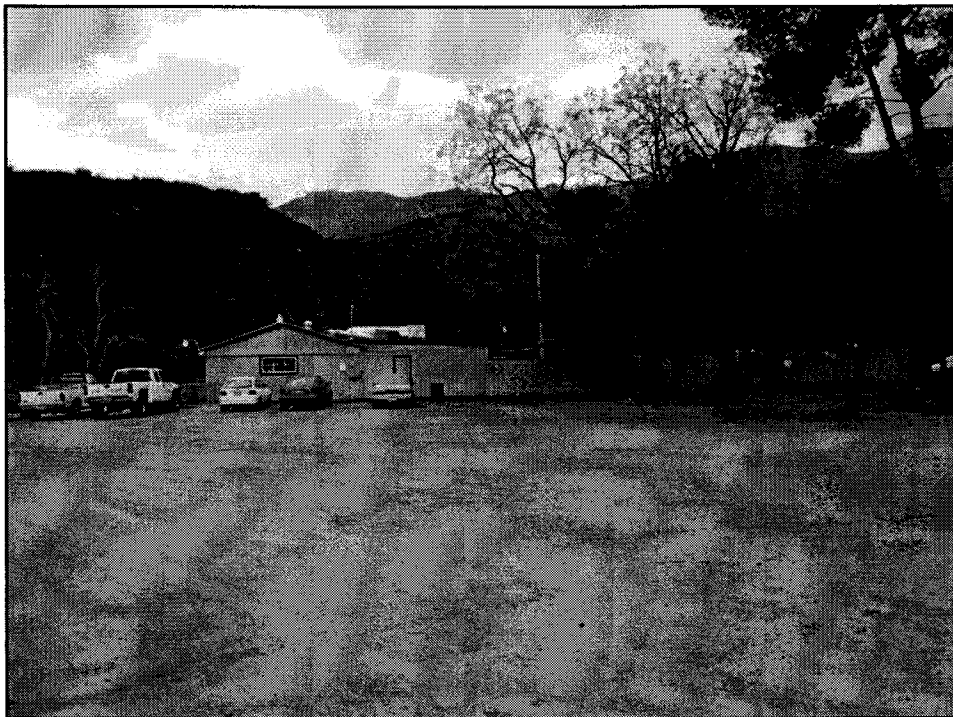
Photograph 1 – View looking southwest towards the subject property entrance from Grand Avenue.



Photograph 2 – View looking east along Grand Avenue and the signage at the entrance to the subject property.



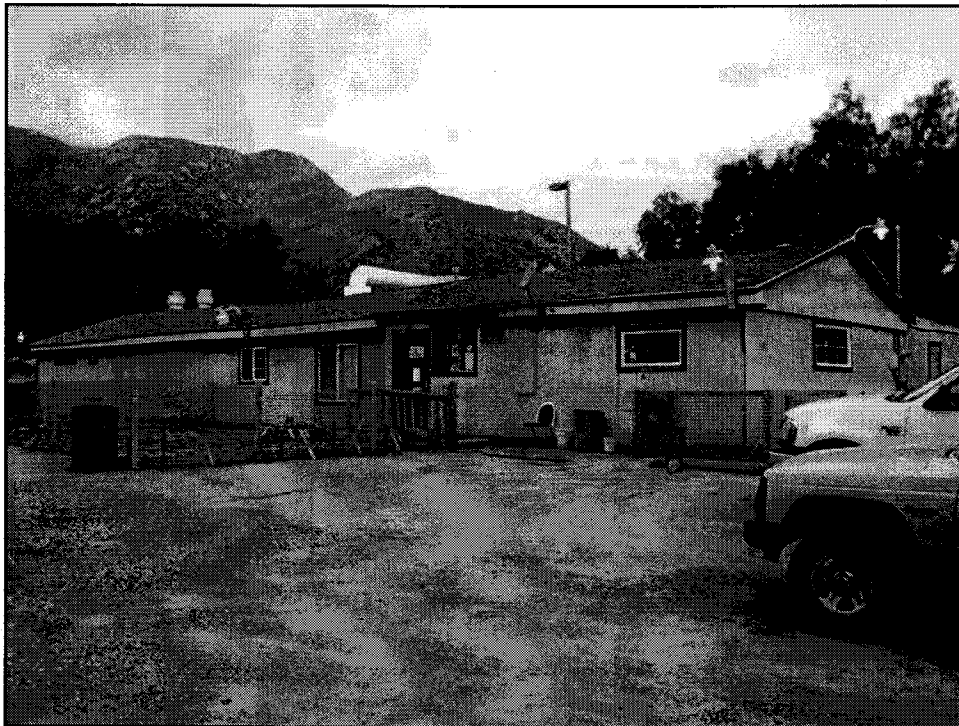
Photograph 3 – View of a possible inactive water supply well located on the northwest portion of the property.



Photograph 4 – View looking southwest towards the Moose Lodge from the central portion of the subject property.



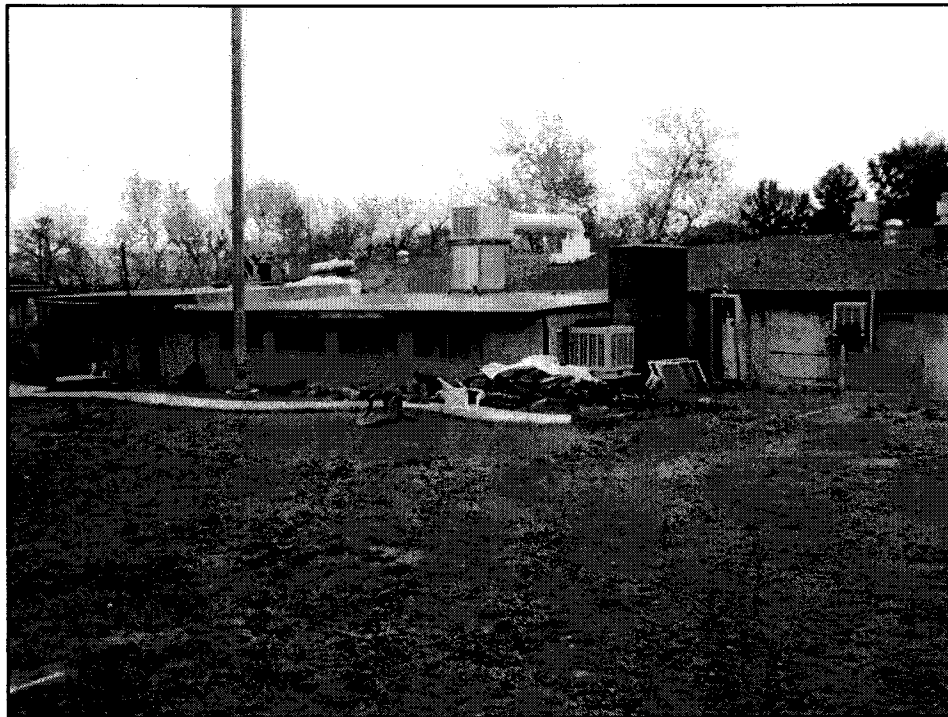
Photograph 5 – View of a metal storage container near the southeast portion of the property.



Photograph 6 – View looking west towards the east side of the Moose Lodge.



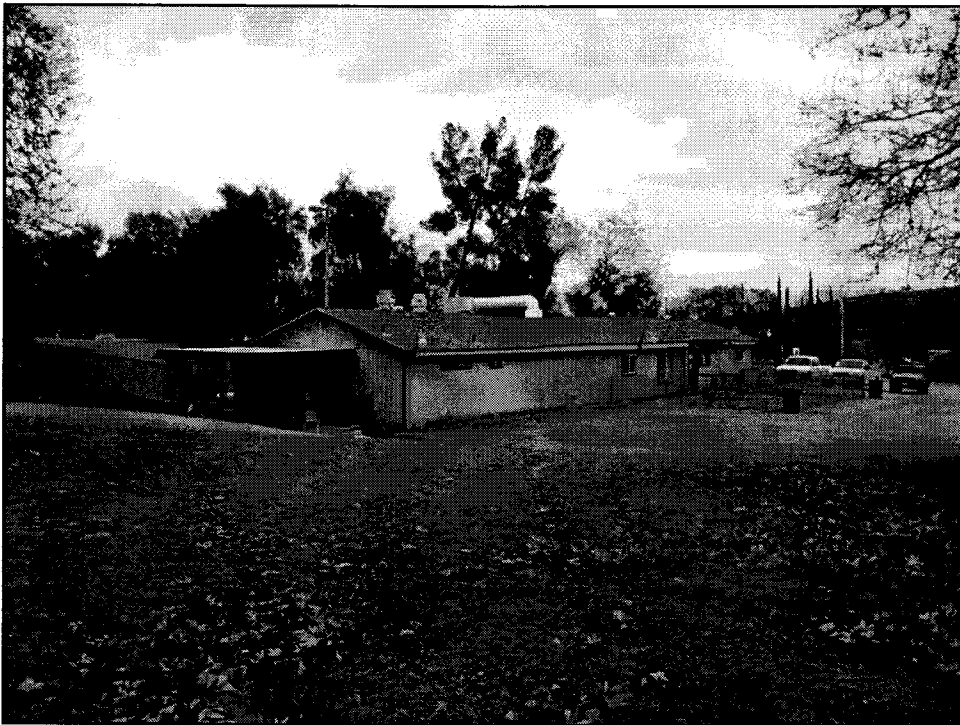
Photograph 7 – View of the yard located on the west side of the Moose Lodge.



Photograph 8 – View looking towards yard area and west side of the Moose Lodge.



Photograph 9 – View looking northeast along the eastern property boundary.



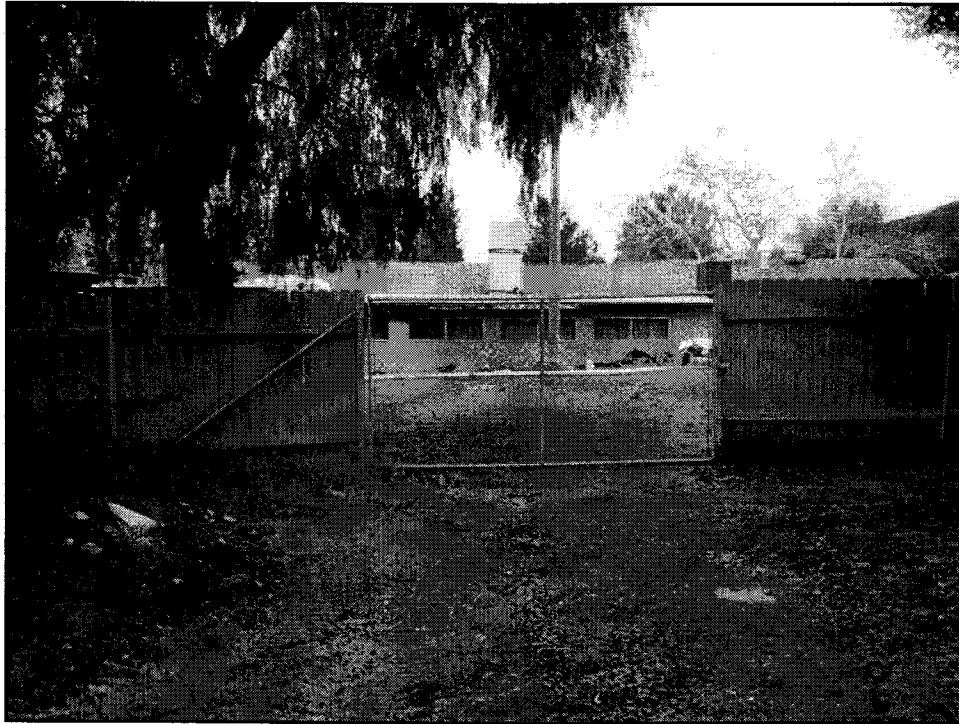
Photograph 10 – View looking northwest towards the south and eastern sides of the Moose Lodge.



Photograph 11 – View looking west along the southern property boundary.



Photograph 12 – View of chain link fencing at the south end of the property.



Photograph 13 – View looking east towards the west side of the Moose Lodge.



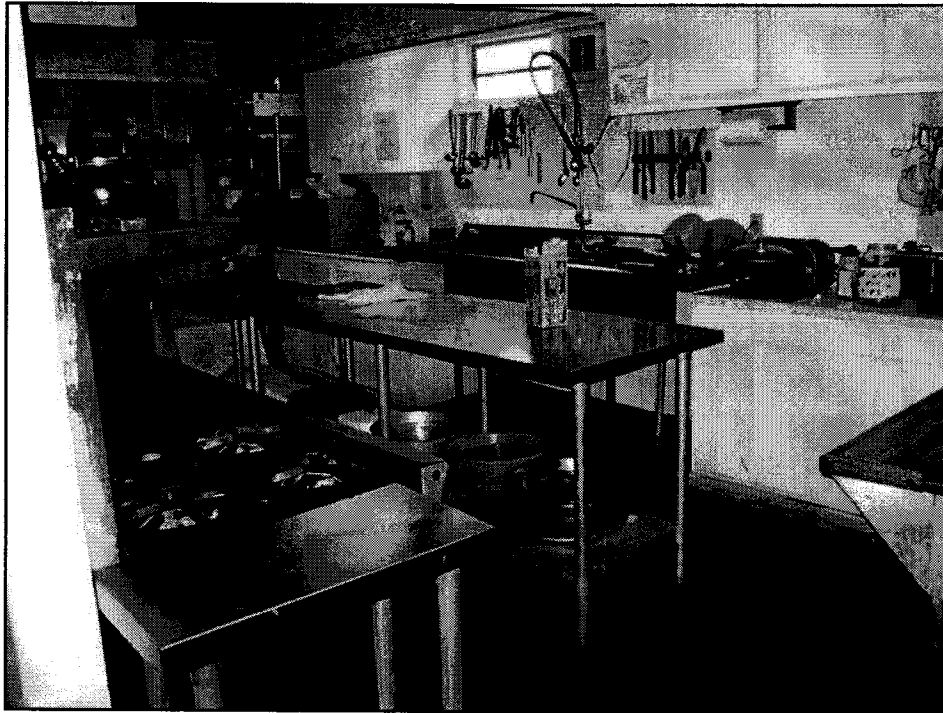
Photograph 14 – View looking south along the west side of the lodge structure. A 4-inch diameter PVC pipe possibly related to a septic tank system is in view in the foreground.



Photograph 15 – View of the bar area within the Moose Lodge.



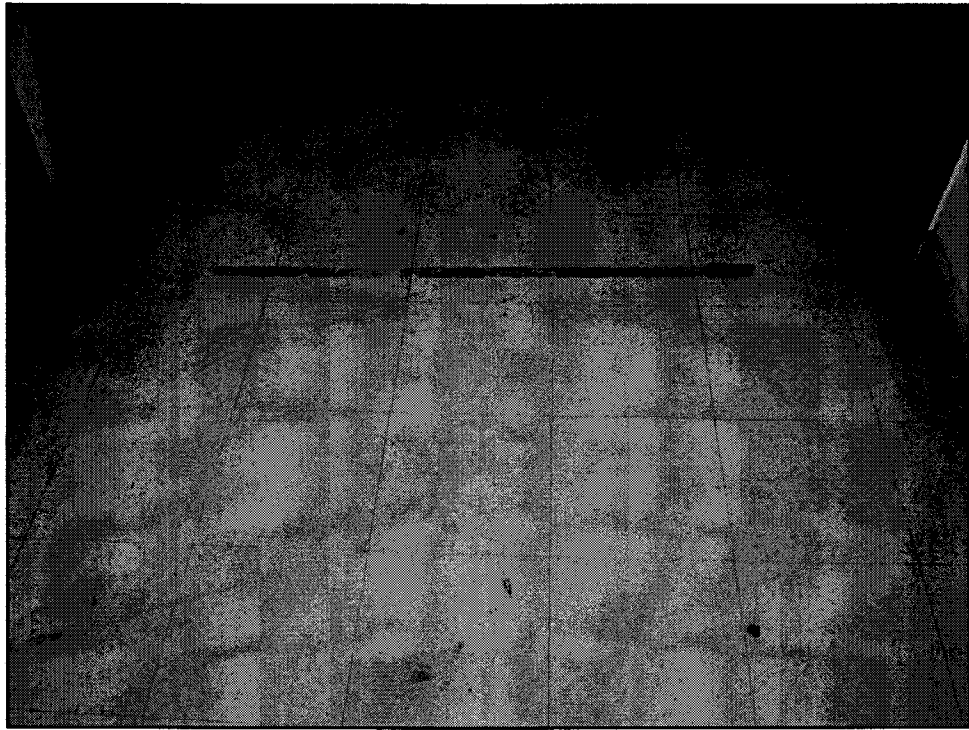
Photograph 16 – View of the dining area within the Moose Lodge.



Photograph 17 – View of the kitchen area within the Moose Lodge.



Photograph 18 – View of the freezer within the kitchen area of the Moose Lodge.



Photograph 19 – Typical condition of the tile floor within portions of the Moose Lodge.



Photograph 20 – View of the cleaning storage area within the kitchen area of the Moose Lodge.

6-7-11
4:2

 COUNTY OF RIVERSIDE
EDA
ECONOMIC DEVELOPMENT AGENCY
Draft Initial Study
MOOSE LODGE PURCHASE & DEMOLITION
Riverside County
ED #1103100202

512005R0311H05383
Redevelopment Agency for
the County of Riverside
3403 10th Street, Fifth Floor
Riverside, CA 92501
April 2011

Redevelopment Agency for
the County of Riverside
3403 10th Street, Fifth Floor
Riverside, CA 92501
May 2011

Redevelopment Agency for
the County of Riverside
3403 10th Street, Fifth Floor
Riverside, CA 92501
May 2011


**COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY**



MEMORANDUM

DATE: September 27, 2011

TO: Sandy Schlemmer, Senior Board Assistant
Clerk of the Board

FROM: Sue Anna Schatz, Real Property Coordinator
Economic Development Agency
Real Estate Division 

RE: Original Documents for: Elsinore Lodge No 1021
Item No.: 4.2
Agenda Date: June 7, 2011

For your records are the original documents for the above mentioned Item No. If you have any questions you can notify me by e-mail sschatz@rc-facilities.org or (951) 955-4817. Thank you

SS:
Attachment: Recorded Grant Deed
Title Policy

cc: File Copy - 398ED/1006633

2011 SEP 28 AM 10:12
CLERK BOARD OF SUPERVISORS
RECEIVED RIVERSIDE COUNTY

2011-9-109769

STEWART TITLE-Riverside

DOC # 2011-0338430

08/03/2011 08:22 AM Fees: \$0.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recorded at request of and return to:
Department of Facilities Management
Real Property Division
3403 10th Street , Suite 500
Riverside, CA 92501

**This document was electronically submitted
to the County of Riverside for recording**
Received by: YSEGURA

FREE RECORDING

This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

CO:ad/040511/398ED/14.033

(Space above this line reserved for Recorder's use)

7436-363852

DTT = \emptyset

APN:

371-210-028

TRA.

065-134

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ELSINORE LODGE NO. 1021, LOYAL ORDER OF MOOSE INCORPORATED, A
CALIFORNIA CORPORATION (WHO ACQUIRED TITLE AS ELSINOR LODGE NO. 1021,
LOYAL ORDER OF MOOSE INCORPORATED, A CALIFORNIA CORPORATION)

GRANTS to the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public
body, corporate and politic, organized and existing under, and by virtue of the State of
California, the real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto
And made part hereof

STEWART TITLE-Riverside

Recorded at request of and return to:
Department of Facilities Management
Real Property Division
3403 10th Street, Suite 500
Riverside, CA 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

CO:ad/040511/398ED/14.033

(Space above this line reserved for Recorder's use)

7436-363852

DIT = \emptyset

APN: 371-210-028

TRA: 065-134

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ELSINORE LODGE NO. 1021, LOYAL ORDER OF MOOSE INCORPORATED, A
CALIFORNIA CORPORATION (WHO ACQUIRED TITLE AS ELSINOR LODGE NO. 1021,
LOYAL ORDER OF MOOSE INCORPORATED, A CALIFORNIA CORPORATION)

GRANTS to the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public
body, corporate and politic, organized and existing under, and by virtue of the State of
California, the real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto
And made part hereof

APN: 371-210-028

Dated: 4-8-2011

ELSINORE LODGE NO. 1021, LOYAL
ORDER OF MOOSE INCORPORATED, A
CALIFORNIA CORPORATION

By: [Signature]
Name: Richard Christie
Its: Administrator

By: [Signature]
Name: Kenny Tyler
Its: Boardman

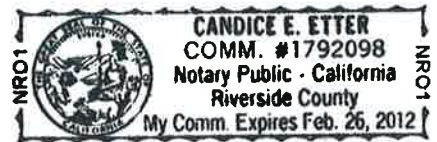
State of California)
County of Riverside)

On April 8, 2011, before me, Candice E Etter, a Notary Public in and for said County and State, personally appeared Kenny Tyler and Richard Christie, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



[SEAL]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 7-20-2011

By: [Signature]
Robert Field
Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

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

The southeasterly 305 feet of Lot(s) 28 of Block D of Elsinore, as shown by map of Resubdivision of said Block on file in Book 6 Page(s) 296, of Maps, Records of Records of San Diego County, California, said 305 feet being measured along the northeasterly line of said lot;

Excepting therefrom that portion thereof described as follows:

Beginning at the most easterly corner of said lot;
Thence northwesterly on the northeasterly line of said lot, 115 feet;
Thence southwesterly parallel with the southeasterly line of said lot, 250 feet;
Thence southeasterly parallel with the northeasterly line of said lot, 115 feet;
Thence northeasterly on the southeasterly line of said lot, 250 feet to the point of beginning;

Excepting therefrom that portion of Pamela Road by Resolution No. 94-007, recorded February 23, 1994 as Instrument No. 75869 of Official Records of Riverside County, California.

APN 371-210-028

(End of Legal Description)



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

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

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

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

ASSESSOR'S PARCEL NO. 371 --210 --028-6
Property Address:

I declare that the documentary transfer tax for this transaction is: \$ 0.

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

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

- 1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. [X] Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.

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

Executed this 2 day of August, 2011 at Riverside CA
City State

Kathy Crawford
Signature of Affiant

KATHY CRAWFORD
Printed Name of Affiant

Stewart Title
Name of Firm (if applicable)

7065 Indiana Ave #100 Riverside, CA
Address of Affiant

(951) 276-2700
Telephone Number of Affiant (including area code)

92506

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

For Recorder's Use:

Affix PCOR Label Here



Stewart Title of California, Inc
7065 Indiana Avenue, Suite 100
Riverside, CA 92506
(951) 276-2700 Phone

September 21, 2011

Department of Facilities Management
Real Property Division
3403 10th St. Suite 500
Riverside, CA 92501

Order Number: 363852
Title Unit Number: 7436
Property Address: 18641 Grand Avenue
Lake Elsinore, California 92530

Congratulations on the completion of your recent real estate purchase. The enclosed policy of title insurance should be kept with your other important records regarding this transaction. We are grateful for the opportunity to have provided you the very best in title insurance services, and would like to extend an invitation to keep us in mind for any of your future title and escrow needs.

Everyone at Stewart Title of California, Inc. is always committed to providing you with the professionalism and expertise that you desire. Should you have any questions regarding your policy of title insurance, please do not hesitate to call.

Sincerely,

Norm Burdick
Title Officer

POLICY OF TITLE INSURANCE
ISSUED BY



SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land; and in addition, as to an insured lender only:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage; said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Countersigned by:

Authorized Countersignature
STEWART TITLE OF CALIFORNIA, INC.


Senior Chairman of the Board
Chairman of the Board
President

EXCLUSIONS FROM COVERAGE

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

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

CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in this policy mean:

- (a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes:
 - (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);
 - (ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;
 - (iii) the parties designated in Section 2(a) of these Conditions and Stipulations.
- (b) "insured claimant": an insured claiming loss or damage.
- (c) "insured lender": the owner of an insured mortgage.
- (d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.
- (e) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.
- (f) "land": the land described or referred to in Schedule [A] [C], and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule [A] [C], nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.
- (g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. Continuation of Insurance

(a) After Acquisition of Title by Insured Lender. If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy in favor of (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.

(b) After Conveyance of Title by an Insured. The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

(c) Amount of Insurance. The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

(i) The amount of insurance stated in Schedule A;

(ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or

(iii) The amount paid by an governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. Notice of Claim to be Given by Insured Claimant.

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. Defense and Prosecution of Actions; Duty of Insured Claimant to Cooperate.

(a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The company will not pay any fees, costs or expenses incurred by an insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to an insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by each insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and

memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that insured for that claim.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or

(ii) in case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of the option provided for in paragraph a(i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

Upon the exercise by the Company of the option provided for in paragraph a(ii) the Company's obligation to an insured Lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle with Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or b(ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. Determination and Extent of Liability.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2 (c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(d) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, or, if applicable, to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy, except construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. Reduction of Insurance; Reduction or Termination of Liability.

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of title to the estate or interest as provided in Section 2(a) of these

Conditions and Stipulations shall not reduce pro tanto the amount of insurance afforded under this policy as to any such insured, except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

10. Liability Noncumulative.

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

11. Payment of Loss.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

(a) The Company's Right of Subrogation

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Insured's Rights and Limitations.

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of an insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Policy; Policy Entire Contract.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

CLTA Standard Coverage Policy – 1990

Order Number: 363852

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Severability.

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029, and identify this policy by its printed policy serial number which appears on the bottom of the front of the first page of this policy.

STEWART TITLE GUARANTY COMPANY

SCHEDULE A

Prepared by: California Regional Production Center
Title Officer: Norm Burdick
Policy No.: O-2228-414270

Order No.: 363852

Amount of Insurance: \$420,000.00

Premium: \$828.00

Date of Policy: August 3, 2011 at 8:22 AM

1. Name of Insured:
Redevelopment Agency For the County of Riverside, a public body, corporate and politic
2. The estate or interest in the land which is covered by this policy is:
Fee
3. Title to the estate or interest in the land is vested in:
Redevelopment Agency For the County of Riverside, a public body, corporate and politic
4. The land referred to in this policy is described as follows:
(See Attached Legal Description)

LEGAL DESCRIPTION

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

The southeasterly 305 feet of Lot(s) 28 of Block D of Elsinore, as shown by map of Resubdivision of said Block on file in Book 6 Page(s) 296, of Maps, Records of Records of San Diego County, California, said 305 feet being measured along the northeasterly line of said lot;

Excepting therefrom that portion thereof described as follows:

Beginning at the most easterly corner of said lot;
Thence northwesterly on the northeasterly line of said lot, 115 feet;
Thence southwesterly parallel with the southeasterly line of said lot, 250 feet;
Thence southeasterly parallel with the northeasterly line of said lot, 115 feet;
Thence northeasterly on the southeasterly line of said lot, 250 feet to the point of beginning;

Excepting therefrom that portion of Pamela Road by Resolution No. 94-007, recorded February 23, 1994 as Instrument No. 75869 of Official Records of Riverside County, California.

APN 371-210-028

(End of Legal Description)

SCHEDULE B

PART I

EXCEPTIONS FROM COVERAGE

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

1. Taxes or assessments which are not shown as existing liens by the records of the taxing authority that levies taxes or assessments on real property or by the public records.

Proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

SCHEDULE B

PART II

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2011 – 2012.
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.
 - 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
 - 2. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
 - 3. An easement for ingress and egress and public utilities, and rights incidental thereto, in favor of Ralph S. Leon, as set forth in a document recorded September 25, 1969 as Instrument No. 98926 of Official Records, affects as described in said document.
 - 4. An easement for ingress and egress and public utilities, and rights incidental thereto, in favor of Barbara J. Leon, a married woman, as set forth in a document recorded September 25, 1969 as Instrument No. 98927 of Official Records, affects as described in said document.
 - 5. The fact that said land is included within a project area of the Project Area No. 1-1986, Amendment No. 1, Lakeland Village/Wildomar Sub-Area Redevelopment Agency, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded July 28, 1999 as Instrument No. 99-337077 of Official Records.

(End of Exceptions)

lc
September 21, 2011

4 STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056