

minimize environmental liability. Based on the information cited in this assessment, and Tetra Tech's understanding of current regulatory guidelines and judgment, the following conclusion has been drawn:

- Tetra Tech has performed a Phase I ESA consistent with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-05 of the property referenced as Parcel 10, located east of Cannon Road and Interstate 5 Freeway, Carlsbad, California. This assessment revealed evidence of one PEC and two BERs in connection with the Site.

Tetra Tech has reached the following additional conclusions:

- No RECs or HRECs have been found in connection with the Site.
- Historical and current agricultural use of the Site is considered to be a PEC. However, based on soil sampling performed as part of a Phase II site assessment performed concurrently with preparation of this Phase I document:
  - site soils are suitable for continued use as agricultural and open space (the current and anticipated future use of the property). If site use were to change to commercial / industrial, a limited, shallow (i.e., less than 3 feet in depth) zone of soils in the extreme southwest corner of the property contains toxaphene in concentrations exceeding state standards for commercial/industrial use. It is estimated that less than 6000 cubic yards of soil contain toxaphene at levels exceeding state standards for commercial/industrial use.
  - groundwater beneath Parcel 10 is not likely to be affected by past or current agricultural site uses. Impacts to soil at depths greater than 5 feet bgs were not found in any soil sample analyzed during the concurrent soil sampling investigation conducted by Tetra Tech. In addition, Tetra Tech encountered an 8-foot clay zone from 27 to 35 feet bgs and a 10-foot clay zone from 40 to 50 feet bgs on adjoining Parcel 8 that is presumed to extend below Parcel 10. As such it is unlikely that groundwater beneath Parcel 10 has been impacted.
- The presence of designated wetlands at the Site is considered to be a BER. Prior to development of any portion of the Site in the future, all appropriate agencies with wetlands jurisdiction for the Site should be contacted to discuss what, if any, on-Site wetlands-related requirements in the USACE-issued permit need to be met during Site development.
- The location of the Site within a flood zone area is considered to be a BER. Prior to any development of any portion of the Site in the future, all appropriate agencies with flood zone jurisdiction should be contacted regarding what, if any, requirements need to be met for development within a flood zone.