

EDR Historical Topographic Map Report

**Orange Grove
Hwy 76/Pala Del Norte Road
Pala, CA 92059**

Inquiry Number: 1890880.4

March 30, 2007



EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Historical Topographic Map Report

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

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

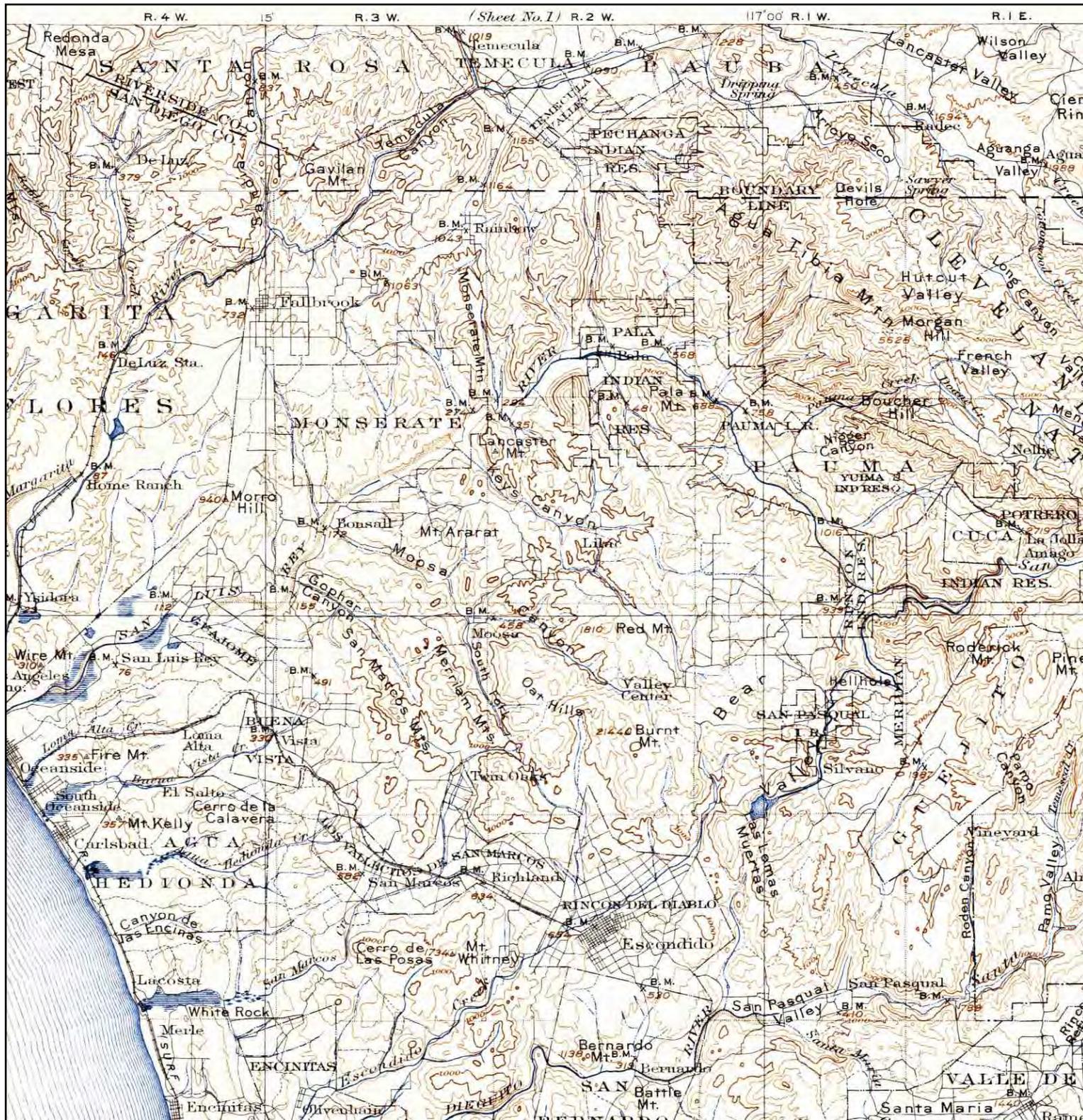
Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2007 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

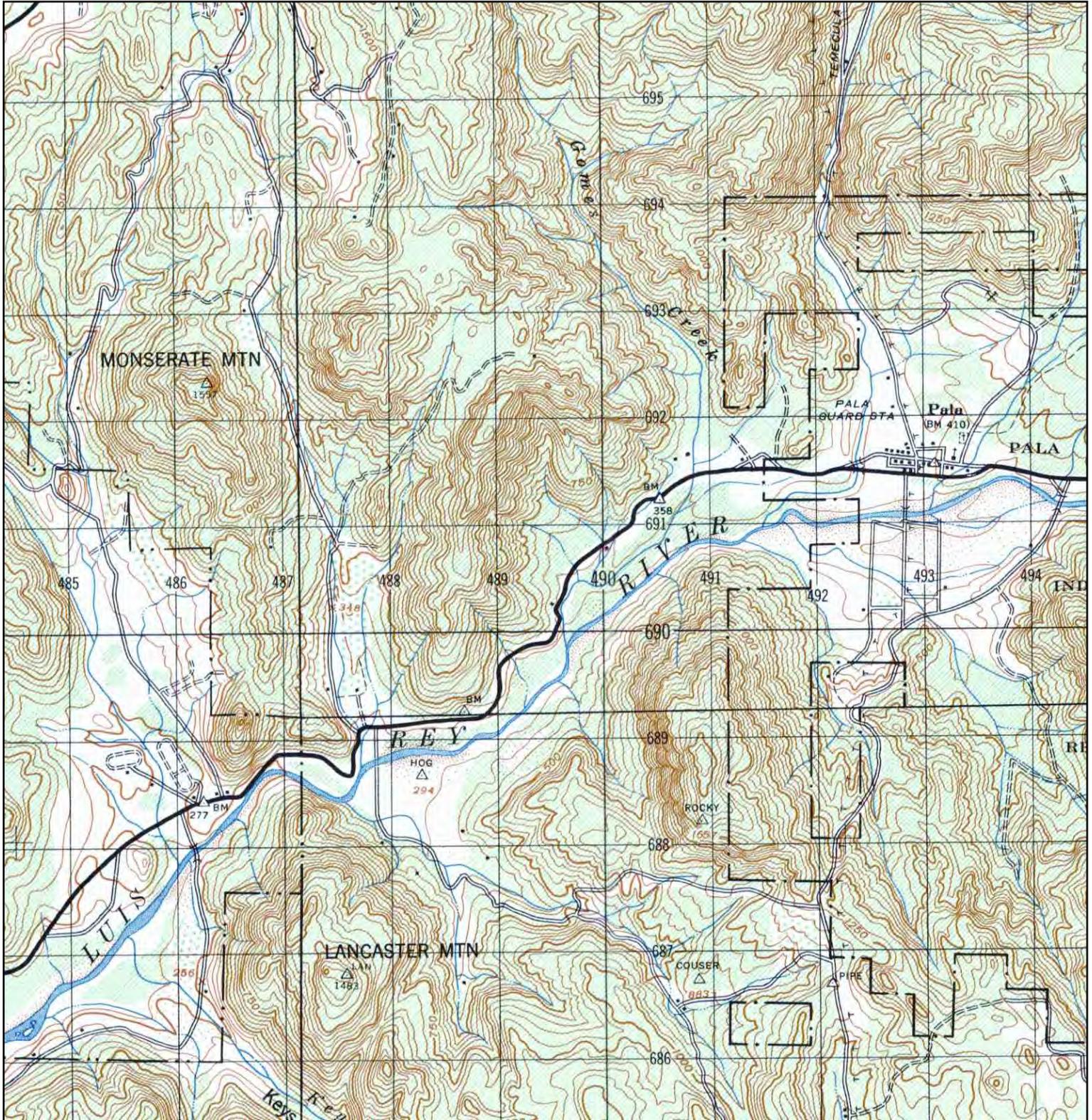
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Historical Topographic Map



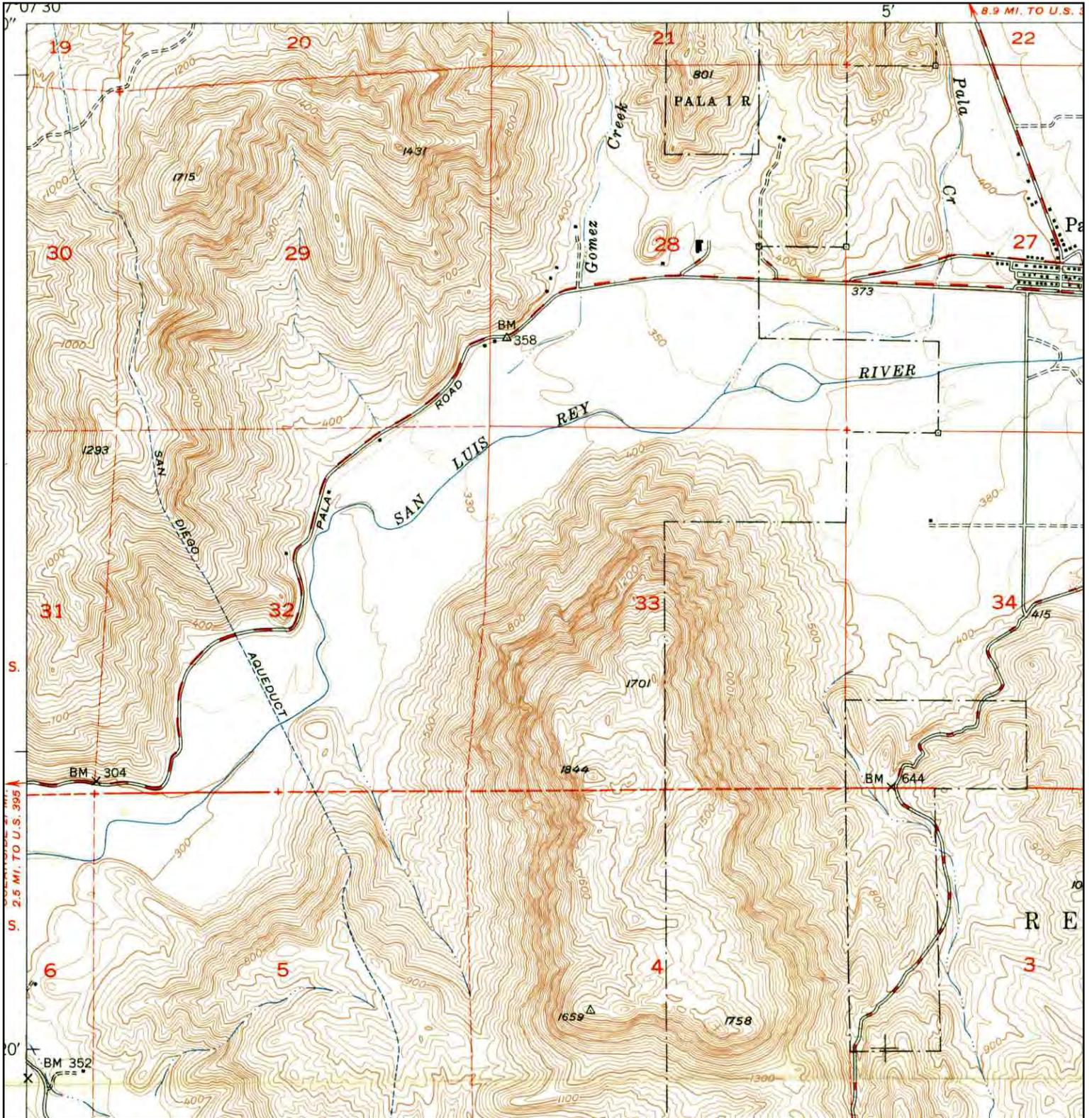
| | | | | | |
|--|---------------------------|------------|----------------------------|----------------|-------------------------------|
| | TARGET QUAD | SITE NAME: | Orange Grove | CLIENT: | TRC Environmental Consultants |
| | NAME: SOUTHERN CA SHEET 2 | ADDRESS: | Hwy 76/Pala Del Norte Road | CONTACT: | Rachel Schmidt |
| | MAP YEAR: 1904 | LAT/LONG: | 33.3578 / 117.1111 | INQUIRY#: | 1890880.4 |
| | SERIES: 60 | | | RESEARCH DATE: | 03/30/2007 |
| | SCALE: 1:250000 | | | | |

Historical Topographic Map



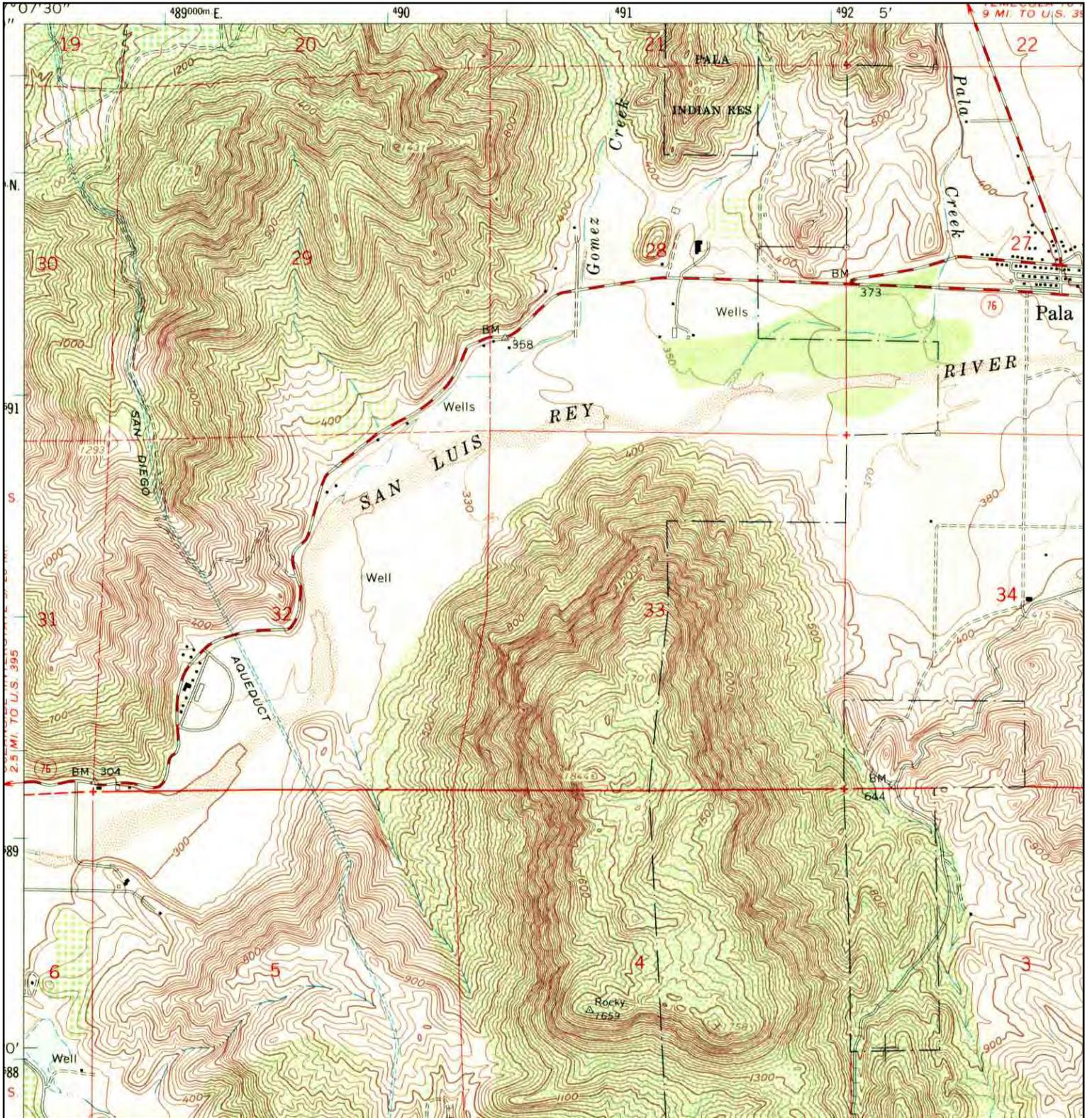
| | | | |
|--|----------------|-------------------------------------|---------------------------------------|
|  | TARGET QUAD | SITE NAME: Orange Grove | CLIENT: TRC Environmental Consultants |
| | NAME: TEMECULA | ADDRESS: Hwy 76/Pala Del Norte Road | CONTACT: Rachel Schmidt |
| | MAP YEAR: 1947 | Pala, CA 92059 | INQUIRY#: 1890880.4 |
| | | LAT/LONG: 33.3578 / 117.1111 | RESEARCH DATE: 03/30/2007 |
| | SERIES: 15 | | |
| | SCALE: 1:50000 | | |

Historical Topographic Map



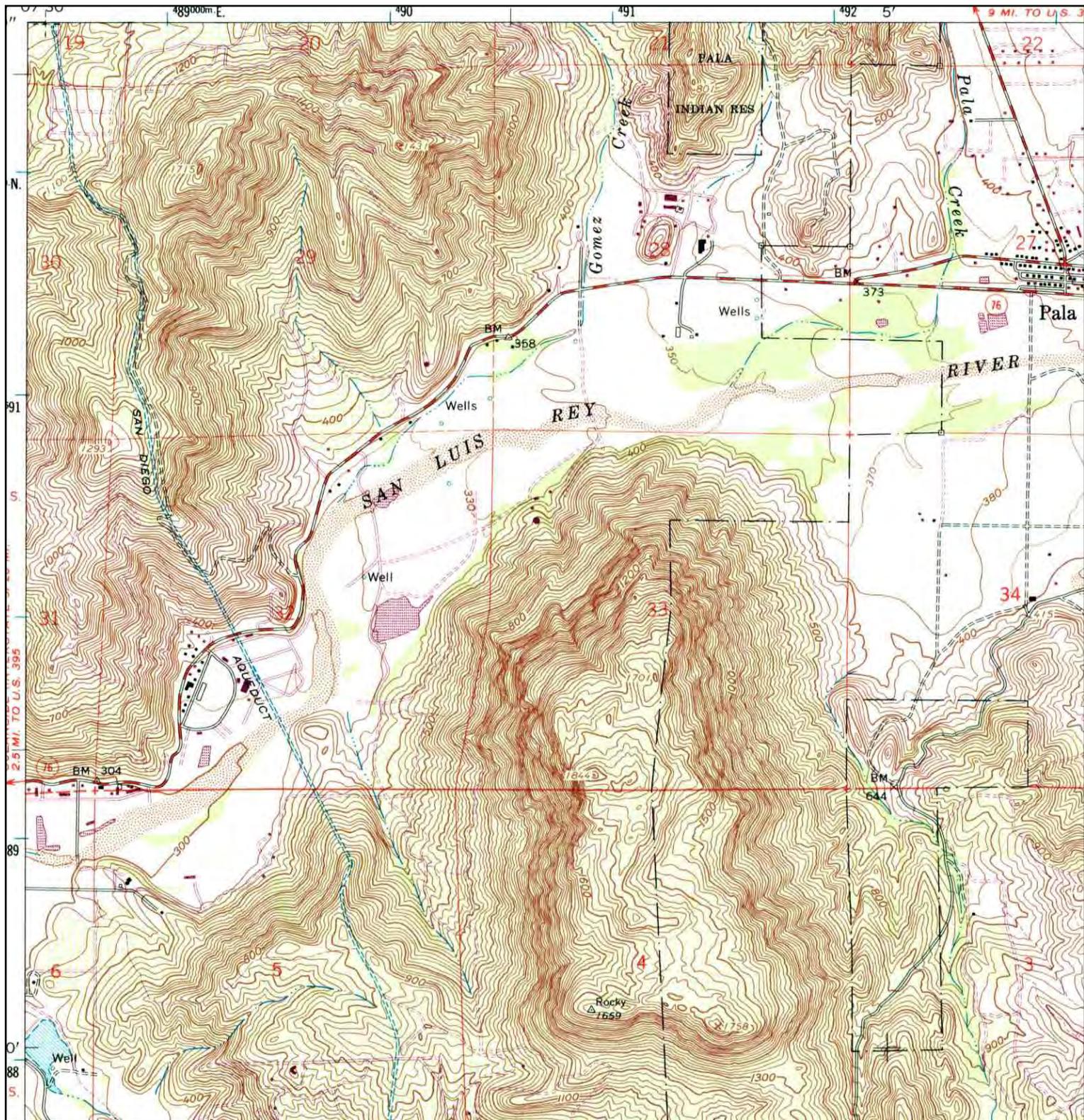
| | | | | | |
|----------|----------------|------------|----------------------------|----------------|-------------------------------|
| <p>N</p> | TARGET QUAD | SITE NAME: | Orange Grove | CLIENT: | TRC Environmental Consultants |
| | NAME: PALA | ADDRESS: | Hwy 76/Pala Del Norte Road | CONTACT: | Rachel Schmidt |
| | MAP YEAR: 1950 | LAT/LONG: | 33.3578 / 117.1111 | INQUIRY#: | 1890880.4 |
| | SERIES: 7.5 | | | RESEARCH DATE: | 03/30/2007 |
| | SCALE: 1:24000 | | | | |

Historical Topographic Map



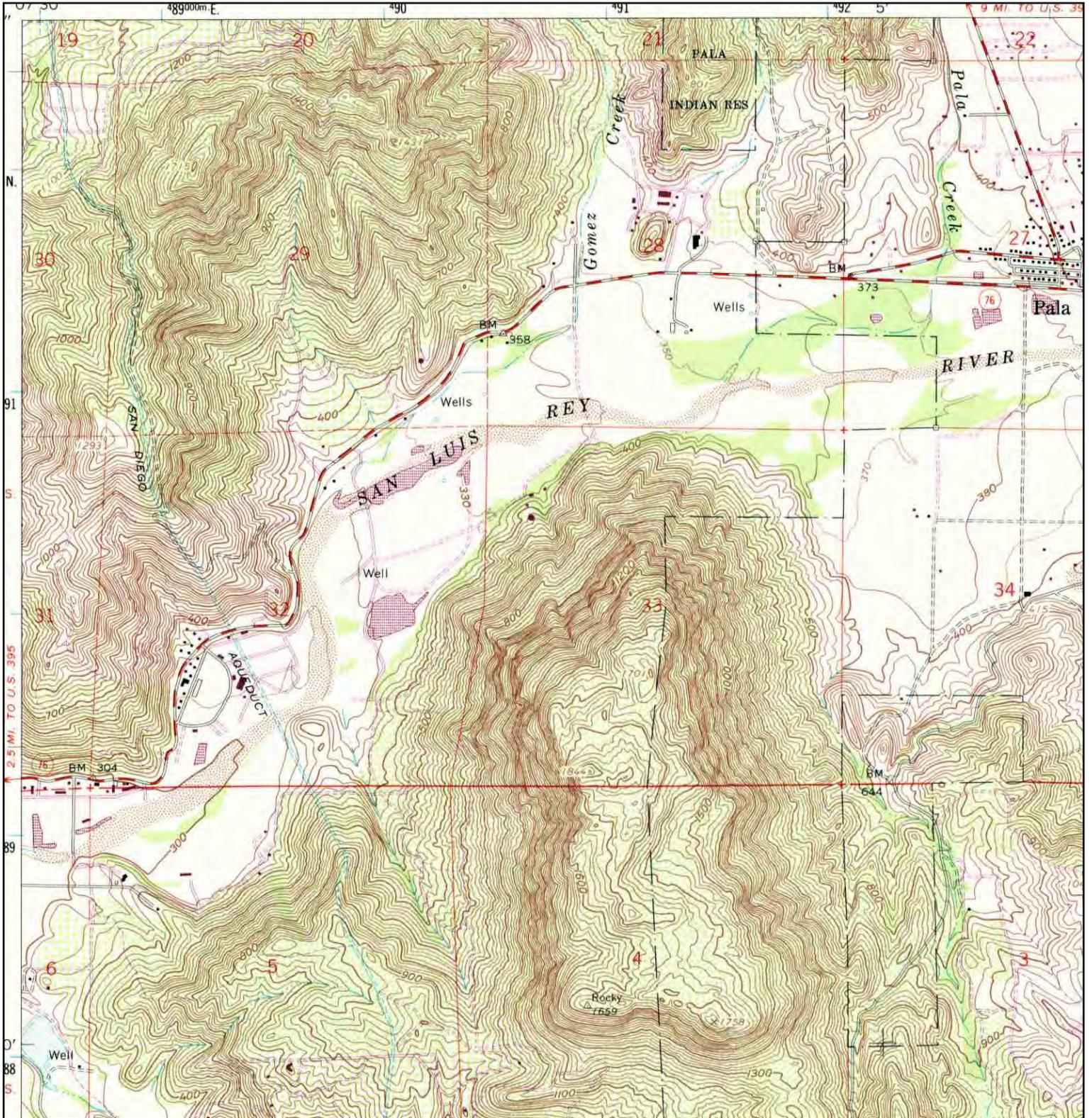
| | | | | | |
|---|----------------|------------|----------------------------|----------------|-------------------------------|
|  N | TARGET QUAD | SITE NAME: | Orange Grove | CLIENT: | TRC Environmental Consultants |
| | NAME: PALA | ADDRESS: | Hwy 76/Pala Del Norte Road | CONTACT: | Rachel Schmidt |
| | MAP YEAR: 1968 | LAT/LONG: | 33.3578 / 117.1111 | INQUIRY#: | 1890880.4 |
| | SERIES: 7.5 | | | RESEARCH DATE: | 03/30/2007 |
| | SCALE: 1:24000 | | | | |

Historical Topographic Map



| | | | | | |
|--|-------------------------|------------|----------------------------|----------------|-------------------------------|
|  | TARGET QUAD | SITE NAME: | Orange Grove | CLIENT: | TRC Environmental Consultants |
| | NAME: PALA | ADDRESS: | Hwy 76/Pala Del Norte Road | CONTACT: | Rachel Schmidt |
| | MAP YEAR: 1982 | | Pala, CA 92059 | INQUIRY#: | 1890880.4 |
| | PHOTOREVISED FROM: 1968 | LAT/LONG: | 33.3578 / 117.1111 | RESEARCH DATE: | 03/30/2007 |
| | SERIES: 7.5 | | | | |
| | SCALE: 1:24000 | | | | |

Historical Topographic Map



| | | | | | |
|--|-------------------------|------------|----------------------------|----------------|-------------------------------|
|  | TARGET QUAD | SITE NAME: | Orange Grove | CLIENT: | TRC Environmental Consultants |
| | NAME: PALA | ADDRESS: | Hwy 76/Pala Del Norte Road | CONTACT: | Rachel Schmidt |
| | MAP YEAR: 1988 | | Pala, CA 92059 | INQUIRY#: | 1890880.4 |
| | PHOTOREVISED FROM: 1968 | LAT/LONG: | 33.3578 / 117.1111 | RESEARCH DATE: | 03/30/2007 |
| | SERIES: 7.5 | | | | |
| | SCALE: 1:24000 | | | | |
| | | | | | |



EDR[®] Environmental
Data Resources Inc

The EDR Aerial Photo Decade Package

**Orange Grove
Hwy 76/Pala Del Norte Road
Pala, CA 92059**

Inquiry Number: 1890880.5

April 02, 2007

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Aerial Photo Decade Package

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

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Thank you for your business.

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2007 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Date EDR Searched Historical Sources:

Aerial Photography April 02, 2007

Target Property:

Hwy 76/Pala Del Norte Road

Pala, CA 92059

| <u>Year</u> | <u>Scale</u> | <u>Details</u> | <u>Source</u> |
|-------------|-----------------------------------|-------------------|---------------|
| 1939 | Aerial Photograph. Scale: 1"=555' | Flight Year: 1939 | Fairchild |
| 1946 | Aerial Photograph. Scale: 1"=655' | Flight Year: 1946 | Jack Ammann |
| 1953 | Aerial Photograph. Scale: 1"=555' | Flight Year: 1953 | Park |
| 1963 | Aerial Photograph. Scale: 1"=555' | Flight Year: 1963 | Cartwright |
| 1976 | Aerial Photograph. Scale: 1"=600' | Flight Year: 1976 | AMI |
| 1989 | Aerial Photograph. Scale: 1"=666' | Flight Year: 1989 | USGS |
| 1995 | Aerial Photograph. Scale: 1"=666' | Flight Year: 1995 | USGS |
| 2002 | Aerial Photograph. Scale: 1"=666' | Flight Year: 2002 | USGS |



INQUIRY #: 1890880.5

YEAR: 1939

| = 555'





INQUIRY #: 1890880.5

YEAR: 1946

| = 655'





INQUIRY #: 1890880.5

YEAR: 1953

| = 555'





INQUIRY #: 1890880.5

YEAR: 1963

| = 555'





INQUIRY #: 1890880.5

YEAR: 1976

| = 600'





INQUIRY #: 1890880.5

YEAR: 1989

| = 666'





INQUIRY #: 1890880.5

YEAR: 1995

| = 666'





INQUIRY #: 1890880.5

YEAR: 2002

| = 666'





"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Rachel Schmidt
TRC Environmental
21 Technology Street
Irvine, CA 92618

Order Date: 3/29/2007 **Completion Date:** 3/29/2007
Inquiry #: 1890880.3
P.O. #: NA
Site Name: Orange Grove

Address: Hwy 76/Pala Del Norte Road

City/State: Pala, CA 92059

Customer Project: NA
1101165KEN 949-727-9336

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.



The EDR Environmental Lien Search Report

**ORANGE GROVE
HIGHWAY 76 AND PALA DEL NORTE
ROAD
PALA, CALIFORNIA**

Friday, April 20, 2007

Project Number: L07-02085

The Standard In Environmental Risk Management Information

440 Wheelers Farm Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

ENVIRONMENTAL LIEN REPORT

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

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

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of Environmental Data Resources, Inc., and TRC Environmental Consultants, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and Nationwide Environmental Title Research (NETR) specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

ENVIRONMENTAL LIEN REPORT

The EDR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

Orange Grove
Highway 76 and Pala Del Norte Road
Pala, California

RESEARCH SOURCE

Source: San Diego County Assessor
San Diego County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: San Diego Gas and Electric Company

Title received from: Robert W. Driscoll, et ux

Deed Dated: 04/14/1970
Deed Recorded: 04/27/1970
Instrument: 71473

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Sections 29 and 32, Township 9 South, Range 2 West, of the San Bernardino Principal Meridian, San Diego County, State of California

Assessor's Parcel Number(s): 110-072-26 and 110-370-01

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found



EDR® Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Orange Grove
10300 Pala Del Norte Road
Pala, CA 92059

Inquiry Number: 1890880.6

Monday, April 02, 2007

**The Standard in
Environmental Risk
Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2007 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1980 through 2005. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: April 2, 2007

Target Property:

10300 Pala Del Norte Road
Pala, CA 92059

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------------------|------------------------------|
| 1980 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1985 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1990 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1995 | Address Not Listed in Research Source | Haines Criss-Cross Directory |
| 2000 | Address Not Listed in Research Source | Haines Criss-Cross Directory |
| 2005 | Address Not Listed in Research Source | Haines Criss-Cross Directory |

Adjoining Properties

SURROUNDING

Multiple Addresses
Pala, CA 92059

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------------------|------------------------------|
| 1980 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1985 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1990 | Street Not Listed in Research Source | Haines Criss-Cross Directory |
| 1995 | Address Not Listed in Research Source | Haines Criss-Cross Directory |
| 2000 | Address Not Listed in Research Source | Haines Criss-Cross Directory |
| 2005 | Address Not Listed in Research Source | Haines Criss-Cross Directory |

APPENDIX C
SUBJECT PROPERTY PHOTOGRAPHIC LOG

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Beginning of refuse piles located on the west end of the Subject Property.



Photo Description:

Northern end of the refuse piles located on the west end of the Subject Property.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Turbine and electrical transmission pole located on the eastern portion of the Subject Property.



Photo Description:

View of the control box/electrical meter on the electrical transmission pole located on the eastern portion of the Subject Property.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|---|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:
Irrigation piping located in the citrus orchard.



Photo Description:
View east of citrus orchard (right) and the undeveloped hillside terrain (left).

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

View northeast of undeveloped hillside on the Subject Property and on adjacent lands including SDG&E transmission line easements and private residences.



Photo Description:

View east of distressed citrus trees in the foreground and undeveloped hillside terrain in the background.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

View north of two electrical transmission poles and the eastern turbine.



Photo Description:

View west of two electrical transmission poles and the western turbine.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Existing connection between the western turbine and the adjacent electrical transmission pole.



Photo Description:

View of the control box/electrical meter on the electrical transmission pole located on the middle portion of the Subject Property.

PHOTOGRAPHIC REPORTING DATA SHEET

Client: J Power
Project: Phase I Environmental Site Assessment
Site Name: 10300 Block of Pala Road (SR 76)

Photographer: Josh Taylor
Location: Unincorporated San Diego
County, California
Date Taken: April 6, 2007



Photo Description:
East end of the storage facility, looking south.



Photo Description:
Middle section of the storage facility, looking southwest.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:
West end of the storage facility, looking southwest.



Photo Description:
Storage drum located at the east end of the storage facility.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Storage drums located on the west end of the storage facility.



Photo Description:

Materials stockpile located in the middle section of the storage facility.

PHOTOGRAPHIC REPORTING DATA SHEET

Client: J Power
Project: Phase I Environmental Site Assessment
Site Name: 10300 Block of Pala Road (SR 76)

Photographer: Josh Taylor
Location: Unincorporated San Diego
County, California
Date Taken: April 6, 2007



Photo Description:

Above ground storage tank (AST) located on the west end of the storage facility.



Photo Description:

AST located on the immediately outside of the west end of the storage facility.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Metal storage container located approximately 75 feet south of the storage facility.



Photo Description:

Wooden storage shed located approximately 80 feet south of the storage facility.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:

Old paint can in the vicinity of the metal storage container located approximately 75 feet south of the storage facility.



Photo Description:

Remnants of an old car or piece of farm equipment located in the vicinity of the wooden storage shed located approximately 80 feet south of the storage facility.

PHOTOGRAPHIC REPORTING DATA SHEET

Client: J Power
Project: Phase I Environmental Site Assessment
Site Name: 10300 Block of Pala Road (SR 76)

Photographer: Josh Taylor
Location: Unincorporated San Diego
County, California
Date Taken: April 6, 2007



Photo Description:

Storm drain located immediately east of the Pala Substation.



Photo Description:

Manhole located immediately east of the Pala Substation.

PHOTOGRAPHIC REPORTING DATA SHEET

| | | | |
|-------------------|---------------------------------------|----------------------|--|
| Client: | J Power | Photographer: | Josh Taylor |
| Project: | Phase I Environmental Site Assessment | Location: | Unincorporated San Diego County, California |
| Site Name: | 10300 Block of Pala Road (SR 76) | Date Taken: | April 6, 2007 |



Photo Description:
Front of the SDG&E Pala Substation, looking northwest.



Photo Description:
View of inside of the Pala Substation from beyond the substation wall, looking east.

PHOTOGRAPHIC REPORTING DATA SHEET

Client: J Power
Project: Phase I Environmental Site Assessment
Site Name: 10300 Block of Pala Road (SR 76)

Photographer: Josh Taylor
Location: Unincorporated San Diego
County, California
Date Taken: April 6, 2007



Photo Description:

View of inside of the Pala Substation from beyond the substation wall, looking west.



Photo Description:

Small metal pump housing located immediately outside of the southeast corner of the Pala Substation walls.

APPENDIX D
TITLE REPORT



Chicago Title Company

Commercial/Industrial Division,
2365 Northside Drive, Suite 500, San Diego, CA 92108 (619) 521-3400

Title Department:

Chicago Title Company
Attn: Michael Brady
Email: bradym@ctt.com
Phone: (619) 521-3542
Fax: (619) 521-3605
Order No.: 73010216-U13

PRELIMINARY REPORT

Property Address: Pala Road
Pala, CA
apns 110-072-26-00
and 110-370-01-00

Dated as of: March 2, 2007 at 7:30 am

CHICAGO TITLE INSURANCE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusion from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

SCHEDULE A

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

A fee

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

San Diego Gas and Electric Company, a California corporation

3. The land referred to in this report is situated in the State of California, County of San Diego and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

PARCEL A: 110-072-26

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT LAND CONVEYED FROM THE SAN DIEGO GAS AND ELECTRIC COMPANY TO H.G. FENTON MATERIAL COMPANY, A CORPORATION BY DEED RECORDED JANUARY 6, 1998 AS FILE NO. 1998-003907 OF OFFICIAL RECORDS.

PARCEL B: 110-370-01

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 32; THENCE NORTH 45° EAST 20.24 CHAINS TO A POINT THAT IS 6.66 CHAINS WEST AND 6.66 CHAINS SOUTH OF NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32; THENCE NORTHEAST IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE NORTH 49°23'11" EAST – RECORD NORTH 45° EAST ALONG A LINE WHICH INTERSECTS A POINT THAT IS 6.66 CHAINS WEST AND 6.66 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 394.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 49°23'11" EAST ALONG SAID LINE, A DISTANCE OF 983.39 FEET TO SAID POINT WHICH IS 6.66 CHAINS WEST AND 6.66 SOUTH OF SAID NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST 52.69 FEET; THENCE NORTH 40°36'49" WEST 291.51 FEET TO A POINT IN A 1000 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THE RADIAL LINE THROUGH SAID POINT BEARS NORTH 35°12'24" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 8°23' A DISTANCE OF 146.32 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 46°24'36" WEST 420.97 FEET TO THE BEGINNING OF A TANGENT 500 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 34°17'45" A DISTANCE OF 299.29 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12°06'51" WEST 226.22 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT LAND CONVEYED FROM THE SAN DIEGO GAS AND ELECTRIC COMPANY TO H.G. FENTON MATERIAL COMPANY, A CORPORATION BY DEED RECORDED JANUARY 6, 1998 AS FILE NO. 1998-003907 OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

1. Taxes Not Assessed.
2. Possible state of Board of Equalization Taxes – no examination at this time.
3. 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
4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. The rights of the public in and to that portion of the herein described land lying within Pala road and Pala Del Norte road.
6. The right of the public to use as a public highway that portion of the premises herein described lying within the boundaries of old Survey No. 120, made by O.N. Sanford, County Surveyor, in June 1884, and the Plat on file in the office of the County Surveyor of said San Diego County, said road being known as the "Pala and Monserate Road".
7. The rights of the public to use the portion of the premises herein described; lying within County Highway Commission, route no. 18, division 2, Bonsall to Warner's Ranch, according to the Official plat thereof on file in the Office of the County of Surveyor of said San Diego County.
8. The rights of the public to use any portion of the property herein described that may be included within the boundaries of the relocated California State Highway.

By Resolution of the California Highway Commission passed and adopted July 28, 1939, those portions of the property herein described, if any, that may have been included in the former County Road XI-SD-195-BC; which was superceded by the original location of the California State Highway was abandoned by the State of California and Relinquished to the County of San Diego as a County Highway. A certified copy of said Resolutions was recorded August 15, 1939 in book 935, page 81 of official records.

9. Riparian rights, as reserved in deed from Griffith Henshaw and Irene R. Henshaw, husband and wife, and John Treanor and Catherine Elizabeth Treanor, husband and wife, to Frank M. Moreno and Mary Moreno, dated April 22, 1930 and recorded May 14, 1930 in book 1777, page 187 of Deeds, which recites, among other things, as follows:

Provided further, however, that nothing contained in the foregoing reservations and exceptions shall be construed as preventing the second parties from sinking wells upon the lands herein conveyed and pumping of otherwise developing water therefrom for the sole purpose of irrigation of said lands and for domestic uses thereon, except and provided however, that such right to pump and/or use water from said land is and shall always be subject to the right of the first parties, their heirs, successors and assigns, to impound and divert water from said river, its tributaries, affluents and watershed by means of one of more dams and reservoirs, reserved and excepted as aforesaid.

SCHEDULE B
(continued)

10. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: January 25, 1937 in book 613, page 217 of official records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
11. Trust Indenture dated October 10, 1940, executed by San Diego Gas and Electric Company, Trustor to the Bank of California National Association, as trustee, to secure bonds of said trustor, recorded on October 10, 1940, in book 1087, page 1 of official records, and all Indentures Supplemental Thereto.
- Affects: The herein described land and other land.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: San Diego Gas and Electric Company
Purpose: public utilities, ingress, egress
Recorded: May 12, 1952 in book 4465, page 10 of official records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
13. Portion of the Pala Agricultural Preserve No. 15 are disestablished as disclosed by document recorded July 15, 1976 as file no. 76-223214 of official records.
- An Ordinance adding a new article CXIV to Ordinance No. 1402 (New Series), as amended, establishing Land Classifications, regulating the use of property, and providing for the adoption of sectional district map No. 80, Pala Section, San Diego County, by County of San Diego recorded January 3, 1972 as file no. 0643, of official records.
14. The fact the Assessors Office of San Diego County shown portions of said land as being in an Agricultural Preserve.
15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
- Granted To: Roy F. Moran
Purpose: road purposes
Recorded: August 24, 1979 as file no. 1979-0356622 of official records
Affects: The route thereof affects a portion of said land and is more fully described in said document.
16. A document entitled "Easement Agreement", dated, January 6, 1998, executed by H.G. Fenton Material Company, a corporation and San Diego Gas and Electric Company, subject to all the terms, provisions and conditions therein contained, recorded January 6, 1998 as file no. 1998-0003909 of official records.

SCHEDULE B
(continued)

17. A document entitled "Right of Way Use Agreement", dated, January 6, 1998, executed by San Diego Gas and Electric Company and H.G. Fenton Material Company, subject to all the terms, provisions and conditions therein contained, recorded January 6, 1998 as file no. 1998-0003910 of official records.
18. Rights of parties in possession of said Land. Matters affecting the rights of said parties are not shown herein.
19. Matters which may be disclosed by an inspection or survey of said land or by inquiry of the parties of possession thereof.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. 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. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 2: The requirement for submission to this Company of a resolution of the governing body of San Diego Gas and Electric Company authorizing the transaction for which this report has been requested together with a copy of such corporation's by laws. The resolution must designate the officers authorized to execute on the corporation's behalf.

JRS

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates or others;
- From our Internet web sites;
- From the public records maintained by government entities that we wither obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

- To agents, brokers or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when your direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more that one privacy notice from us. We apologize for any inconvenience this may cause you.

LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
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 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.

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART I

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

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

Proceedings 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 which may be asserted by 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 any 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.

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

EXCLUSIONS

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

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protection

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

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions, you are not insured against loss, cost, attorneys' fees and expenses resulting from:

1. Someone claiming an interest in your land by reason of:
 - A. Easements not shown in the public records
 - B. Boundary disputes not shown in the public records
 - C. Improvements owned by your neighbor placed on your land
2. If, in addition to a single family residence, your existing structure consists of one or more Additional Dwelling Units, Item 12 of Covered Title Risks does not insure you against loss costs attorneys' fees, and expenses resulting from:
 - A. The forced removal of any Additional Dwelling Unit, or,
 - B. The forced conversion of any Additional Dwelling Unit back to its original use.

if said Additional Dwelling Unit was either constructed or converted to use as a dwelling unit in violation of any law or government regulation.

CALIFORNIA LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98)

EXCLUSIONS

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

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. Building
 - b. Zoning
 - c. Land use
 - d. Improvements on Land
 - e. Land division
 - f. Environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17, or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT – FORM 1 COVERAGE
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT – FORM 1 COVERAGE

EXCLUSIONS FROM COVERAGE

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

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

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT – FORM 1 COVERAGE
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT – FORM 1 COVERAGE

(Continued)

7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
- (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine or equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

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 any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings 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 any 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.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
and
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92)

EXCLUSIONS FROM COVERAGE

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

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

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Instructions:

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 any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings 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 any 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.

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

EXCLUSIONS FROM COVERAGE

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

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

APPENDIX E
PROFESSIONAL RESUME

JAMES FERRARA, PG

EDUCATION

B.S., Geological Science, California State University Fullerton, 1996

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Professional Geologist, California, (#8260), 2006

AREAS OF EXPERTISE

Mr. James Ferrara, PG has over 10 years experience in performing landfill clean closure, excavation oversight, permitting and permit compliance, site assessments, and soil and groundwater remediation. Additional areas of expertise include:

- Construction Management
- Project Oversight
- Phase II Subsurface Investigations
- Phase III Remedial Excavation
- Remedial Excavation and Disposal
- Underground Storage Tank Activities
- Remedial System Design and Installation
- Remedial System Operation and Maintenance
- Permitting and Permit Compliance
- Pipeline Demolition and Replacement

REPRESENTATIVE EXPERIENCE

Mr. Ferrara is a Senior Project Geologist and has overseen numerous excavation projects. He has overseen individual remediation and landfill clean closure projects that have removed up to 175,000 cubic yards of soil. Mr. Ferrara is also experienced in soil screening operations and the mixing and blending of soil with competent soils for reuse as structural foundations and to meet regulatory environmental guidelines. He is experienced with California Environmental Quality Act compliance, South Coast Air Quality Management District Rules 1166, 401, 402 and 403 compliance, and Stormwater Best Management Practices. Mr. Ferrara is experienced in South Coast Air Quality Management Site Specific Rule 1166 permitting and local government grading and excavation permitting. He has conducted project management and field activities for subsurface investigations and remedial excavations involving contaminants such as refined petroleum products, crude oil, industrial solvents, metals, polycyclic aromatic hydrocarbons, polychlorinated biphenyl's, perchlorate, general minerals, herbicides, and pesticides. Mr. Ferrara has also designed, permitted, and constructed remediation systems, including in-situ vapor extraction and groundwater treatment systems.

Former City of Rialto Disposal Site - Rialto, CA

Mr. Ferrara serves as Project Manager and Construction Manager for the clean closure of the former city disposal site for development of the property as a bio-solid treatment facility. He is responsible for all aspects of the project related to bid preparation and specifications, costing and budgeting, contractor procurement and oversight, environmental and geotechnical sampling, agency interaction, and clean closure activities. Highlights of the project include the excavation, screening, and separation of 150,000 cubic yards of landfill material. The majority of unusable material was separated, sorted, and recycled. Material deemed reusable as backfill was blended with an additional 40,000 cubic yards of clean granular material to meet environmental and geotechnical requirements. Backfilling activities involved the placement of 225,000 cubic yards of material to meet the proposed redevelopment building specifications.

ConocoPhillips Company, Harbor Pipeline Assessment Project - Port of Los Angeles, CA

Mr. Ferrara served as Project Manager for the decommissioning of Berth 46 and the Harbor Pipeline Assessment Project. He was responsible for the removal of petroleum related real estate and pipelines at Berth 46, and 4.5 miles of petroleum pipeline assessment activities from Berth 46 to the Tosco Wilmington Refinery. Additional responsibilities included: assessment and removal activities, permitting, project coordination, and preparation of site assessment report. The Port of Los Angeles provided regulatory oversight.

ConocoPhillips Company, 76 Station 1000 - Los Angeles, CA

Mr. Ferrara served as Senior Project Geologist for remedial excavation for property redevelopment. His project activities involved procurement of a site specific South Coast Air Quality Management District Rule 1166 Permit and City of Los Angeles grading and shoring permits. Field oversight coordination activities involved temporary shoring installation, remedial soil excavation, air quality monitoring and soil sampling, soil disposal characterization, and coordination and surveying. In addition, suitable soil was located and imported for property development geotechnical and environmental requirements.

ConocoPhillips Company, Former Bulk Fuel Storage Facility - Los Angeles, CA

Mr. Ferrara served as the General Superintendent for remedial excavation involving redevelopment to commercial property. His project activities involved procurement of a site specific South Coast Air Quality Management District Rule 1166 Permit. Field oversight coordination activities involved temporary shoring installation, remedial soil excavation, air quality monitoring and soil sampling, soil disposal characterization, and coordination and surveying. The project involved the removal of approximately 25,000 tons of hydrocarbon affected soil, the additional excavation of 50,000 tons of clean soil, and the importation of clean soil to elevate to property to the appropriate grade.

ConocoPhillips Company, Remedial Excavation Projects - Various Sites in Southern CA

Mr. Ferrara served as Project Manager for various service stations and remedial excavation projects in Southern California. He conducted site assessment activities, remedial well installation, UST removal, associated pipeline sampling activities, and large-scale excavation projects. Mr. Ferrara was responsible for the design and installation of several air sparge and C-Sparge remedial systems.

Burlington Northern and Santa Fe Railroad Company, Former Macy Street Site - Los Angeles, CA (

Mr. Ferrara served as Construction Manager for remedial excavation involving redevelopment to commercial property. His project activities involved the oversight of permanent shoring installation, remedial soil excavation, air quality monitoring and soil sampling, soil disposal characterization, and coordination. The project involved the removal of approximately 32,000 tons of polynuclear aromatic hydrocarbons and hydrocarbon affected soil. Approximately 4,000 tons of concrete and miscellaneous debris were sorted and disposed at Class II and III facilities. Additional responsibilities included the procurement of soil suitable for backfill at the site.

Southern California Gas Company, Former Dunlap Well Site - Playa Del Rey, CA

Mr. Ferrara served as Project Manager for redevelopment of a former oil well site to residential use property. His project activities involved contractor selection and oversight for removal of oil well vault and related pipelines and structures. Contractor activities included the sampling and abatement of lead and asbestos, remedial soil excavation, air quality monitoring and soil sampling, soil disposal characterization, and post remediation soil gas surveying.

Voit Development Company, Former Kwikset Facility - Anaheim, CA

Mr. Ferrara served as Project Manager for Initial Site Investigation Activities. He was responsible for locating and investigating industrial and residential areas of concern within the 16-acre site. Mr. Ferrara delineated the horizontal and vertical extent of solvents, metals, cyanide, polynuclear aromatic hydrocarbons, pesticides, and polychlorinated biphenyls. Additionally, he prepared a site investigation report for industrial and residential use of the property.

Burlington Northern Santa Fe Railroad, Griggs Site - Needles, CA

Mr. Ferrara performed liquid phase hydrocarbon and groundwater assessment activities at a former Union Oil Bulk Plant Facility to assess vertical and horizontal migration of hydrocarbon contaminants. His assessment activities included borings, soil sampling, and laboratory and data analysis. Regulatory oversight was provided by the County of Riverside Department of Environmental Health SLIC Program.

Former International Light Metals Facility, Groundwater Assessment - Torrance, CA

Mr. Ferrara performed groundwater assessment activities in three different saturated zones for industrial solvents and hexvalent chromium at the former facility grounds, to assess vertical and horizontal migration of contaminants. His assessment activities included soil borings utilizing a cone penetration test rig and the use of hollow stem auger drilling techniques through multiple saturated zones using conductor casing to assess soil and groundwater.

City of Blythe, Groundwater Monitoring – Blythe, CA

Mr. Ferrara serves as Project Manager for groundwater monitoring at the City of Blythe Public Works Yard. His project activities include: offsite contaminate plume investigation, semi-annual groundwater monitoring events, and UST reimbursement document preparation.

City of Santa Ana, Groundwater Assessments – Santa Ana, CA

Mr. Ferrara serves as Project Manager for various city sites. His project activity oversight includes environmental soil and groundwater assessment, lead and asbestos assessment, acoustic surveying, geotechnical assessment, and permitting.

SPECIALIZED TRAINING

- 40-Hour OSHA Hazardous Waste Health and Safety Training Course, 2006
- 8-Hour OSHA Hazardous Waste H&S Training Course, 2006

