

PS Country Club, LLC
1200 North Bundy Drive
Los Angeles, California 90049

**Report of Phase I
Environmental Site Assessment
Former Palm Springs Country Club
APNs 669-480-010 and -027,
669-590-066 and 501-190-011
2500 North Whitewater Club Drive
Palm Springs, Riverside County, California**

December 2, 2013

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PS Country Club, LLC
1200 North Bundy Drive
Los Angeles, California 90049

Attention: Mr. Eric Taylor

Subject: **Report of Phase I Environmental Site Assessment**

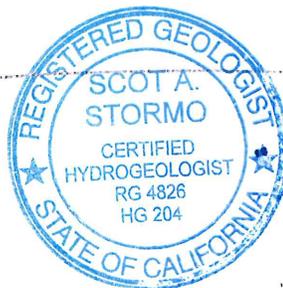
Project: **Former Palm Springs Country Club**
APNs 669-480-010 and -027, 669-590-066 and 501-190-011
2500 North Whitewater Club Drive
Palm Springs, Riverside County, California

As you requested, Earth Systems Southwest [Earth Systems] has completed this Phase I Environmental Site Assessment [ESA] of the site referenced above. This report was prepared for your exclusive use. It was prepared to stand as a whole and no part should be excerpted or used in exclusion of any other part. This project was conducted in accordance with our proposal dated September 26, 2013 and authorized on October 18, 2013. Thank you for this opportunity to be of service. If you have any questions regarding this report, or the information contained herein, please contact this office at your convenience.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject site. I have endeavored to perform this project in conformance with the standards and practices set forth in 40 CFR 312.

Respectfully Submitted,
EARTH SYSTEMS SOUTHWEST

Scot A. Stormo, PG 4826, CHG 204
President, Associate Hydrogeologist



ESA/sas/rh/klm/cgj

Distribution: 1/PS Country Club, LLC, via email
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1.0 INTRODUCTION

1.1 Project Information

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [Earth Systems] for the former Palm Springs Country Club located at 2500 North Whitewater Club Drive in Palm Springs, California. This project was conducted for PS Country Club, LLC in accordance with our proposal dated September 26, 2013 and authorized on October 18, 2013. We understand the site will be developed for residential purposes in the near future. We are not aware of special requirements for this ESA.

1.2 Purpose and Scope of Work

The purpose of an ESA is to evaluate the potential for the presence of soil or groundwater contamination that may be present because of the past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the property. The scope of work for this evaluation is based on the United States Environmental Protection Agency Final All Appropriate Inquiry Rule (2006) [US EPA AAI]; and, the ASTM Standard E-1527-05, *Standard Practice for Environmental Site Assessments*, and consisted of the tasks listed below.

Site Reconnaissance: This involved a visual reconnaissance of the site, noting physical evidence of potential contamination or possible sources of contamination; and observation of adjacent properties to identify readily observable visual evidence of possible impacts to the subject site. Figures depicting the site location and layout are presented in Appendix A. Significant on-site features were photographed to document current conditions. Selected site photographs are presented in Appendix B.

Records Review: Records regarding the regulatory status and history of the site were evaluated regarding the possible presence of Recognized Environmental Conditions [REC]. Regulatory agency records were reviewed by obtaining a report listing known sites that generate, store, use, and/or have released hazardous materials from a firm that specializes in maintaining a database of this type of information. A copy of the agency database search report is presented in Appendix C, and is discussed in Section 5.1. The search radius for the agency database search was in general accordance with the US EPA AAI and ASTM standard E-1527-05 as measured from the property boundary. Other sources of information are listed in the references section of this report and may include the following categories of information (note that each category is utilized at the discretion of Environmental Professional [EP] until, in the EP's opinion, sufficient data has been obtained):

- Historical aerial photographs
- Topographic maps
- California Department of Oil, Gas, and Geothermal Resources maps
- Fire insurance maps
- Land title information
- Local street directories

- Zoning/land use records
- Engineering and institutional controls, such as deed restrictions and restrictive zoning to a radius of ¼ mile, if contained in publicly available lists/registries
- Tribal records of subject property and adjoining properties (if tribal land)
- Local government records such as building department files
- Environmental cleanup liens
- Prior reports

If the property was not previously developed, sources such as building department files and street directories were not reviewed. Relevant supporting documents are provided in Appendix D.

Interviews: Persons familiar with the site were interviewed (if possible) regarding the potential presence of RECs on the site or in a position to affect the site, including the site owner/operator/occupant, former site owners/operators/occupants (if reasonably accessible), neighboring property occupants (if the site is abandoned), and selected government personnel likely to have information regarding environmental conditions at or near the site. Information from persons who were successfully contacted is presented in Section 6.

Report Preparation: This report was prepared to present our findings, conclusions, and recommendations.

1.3 Definitions

ASTM 1527-05 provides definitions for 97 terms and 27 acronyms used in the ESA process. Earth Systems endeavors to use these terms and acronyms within the meaning provided by ASTM 1527-05. The majority of these terms are either obvious in their meaning or are seldom used in this report, but a few are significant enough to warrant defining here, as follows:

Recognized Environmental Condition [REC]: the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products in structures, or into the ground, groundwater or surface water at a site or on an adjacent site that may affect the site. Note that the legal use of a hazardous material and/or petroleum product is an REC if potential mishandling of the material can result in a release. The term REC is applied when the potential for a release exists, but does not apply when it can be shown that a release did not occur and is unlikely to occur. The term does not include *de minimis* conditions that do not present a threat to human health or the environment, and would not result in an enforcement action if brought to the attention of an appropriate governmental agency.

Site: The term “site” is used in place of the term “property” as defined by ASTM 1527-05, and is the physical location that is the subject of the assessment. The site can include more than one parcel of land, or only a portion of a parcel of land, depending on the needs of the

client. ESAs focus primarily on activities that occur within the boundaries of the site, or that could potentially affect conditions and activities within the boundaries of the site. RECs on off-site properties that are not likely to affect the site are not considered to be RECs for the subject site.

Environmental Professional [EP]: An EP is defined by US EPA AAI as “a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule).” Specific minimum credentials are required by US EPA AAI and ASTM 1527-05 to be identified as an EP.

User: The “user” of the report is defined by ASTM Practice 1527-05 as the party for whom the assessment is being conducted (the “client”), not the EP.

1.4 Qualifications

Work on this project was performed under the direct supervision of an Environmental Professional [EP], in accordance with the US EPA AAI and ASTM E-1527-05 requirements. Mr. Scot Stormo (PG, CHG) was the lead EP, the project manager, and provided senior review. Mr. Rich Howe, Staff Scientist, conducted the site reconnaissance and City of Palm Springs file reviews. Ms. Kirsten Murch, Project Geologist, conducted other historical review, historical aerial photo review, and agency database review. A qualifications statement regarding the personnel who performed this evaluation is presented in Appendix E.

1.5 Exclusions and Data Gaps

The scope of work for this ESA did not include testing the air, groundwater, soil, or building materials for the presence of hazardous constituents.

The US EPA AAI and ASTM E1527-05 require that gaps in the data used in evaluating the site be identified. Data gaps encountered in this project, and their significance to the project, are summarized below.

- Historical street directories and City building department records were not requested. These data gaps are not considered significant due to the availability of information from other sources.
- Sanborn maps were not available for the site. This data gap is not considered to be significant due to the availability of information from other sources.

Further investigations regarding the data gaps do not appear warranted.

1.6 Limitations and Reliance

This report has been prepared for the exclusive use of PS Country Club, LLC. Other parties participating in the transaction for which this project was conducted may also use the information presented in this report, provided said parties agree that Earth Systems shall have no additional liability arising from such use than described in the contract under which this project was conducted. Any other use of or reliance on the information and opinions contained in this report without the written authorization of Earth Systems is at the sole risk of the user (to apply for written authorization to rely on this report, please complete and submit the application provided in Appendix F).

Note that the conclusions and recommendations rendered in this report are opinions based on readily available information obtained to date within the scope of the work authorized by the client, and apply only to site conditions as of the date of the site visit. The scope of work for this project was developed to address the needs of the client as part of a property transaction (purchase, sale, refinance, etc.) and may not meet the needs of other users.

It should be noted that any level of assessment cannot ascertain that a property is completely free of chemical or toxic substances. We believe the scope of work has been appropriate to allow the client to make an informed business decision. According to US EPA AAI and ASTM 1527-05: the "shelf life" of an ESA report is six months; an "Update" can be provided to the client within the first year of the report's publication (at an additional cost); and if the report is older than one year, the ESA should be re-conducted. Changes in site conditions can render this report obsolete within a shorter period of time. Use of this report outside of these time frames or after site conditions have changed is at the sole risk of the user and without liability and legal exposure to Earth Systems.

The results contained in this report are based upon the information acquired during the assessment, including information obtained from third parties. Earth Systems makes no claim as to the accuracy of the information obtained from others. In addition, it is possible that variations exist beyond or between points evaluated during this assessment, and that changes in conditions can occur in the future due to the works of man, contaminant migration, variations in rainfall or temperature, a broadening of knowledge, changes in regulatory standards, and/or other factors not apparent at the time of the field investigation. It should also be noted that in active blow-sand areas, sand can accumulate quickly behind windbreaks. Consequently, materials can be buried out of view by natural wind-blown sand in a relatively short period of time under favorable conditions.

The services performed by Earth Systems have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No warranty, express or implied, is offered.

2.0 GENERAL SITE INFORMATION

2.1 Size, Location, and Name

The site consists of approximately 120 acres of land located at 2500 North Whitewater Club Drive in Palm Springs, California. The site is known as the former Palm Springs Country Club. The site location is depicted in Figure 1. The site layout is depicted in Figure 2.

2.2 Assessor's Parcel Number(s)

The site consists of four Assessor's Parcel Numbers [APNs]: 669-480-010 and -027; 669-590-066; and 501-190-011. The first two APNs comprise the northern part of the site, the last APN comprises the southern part of the site, and APN 669-590-066 comprises a small parcel that connects the northern and southern parts. A copy of the report from the Riverside County Land Information Service on the Riverside County Transportation and Land Management [TLMA] website is included in Appendix D.

2.3 Township, Range, Section

APNs 669-480-010 and -027 are located in the southwest quarter of Section 36, Township 3 South, Range 4, San Bernardino Baseline and Meridian. APN 669-590-066 is located in the southeast quarter of the same Section. APN 501-190-011 is located in the northeast quarter of Section 1, Township 4 South, Range 4 East.

2.4 Site Boundaries

The north, south, and west exterior property boundaries and some of the interior boundaries are defined by walls of adjacent residential properties. The remainder of the interior boundaries and the east boundary are not demarcated. For the purposes of this report, the boundaries that are not demarcated were estimated based on the APN map from the Riverside County Transportation and Land Management website.

2.5 Current Development and Access

The site is currently vacant land. Access to the site is restricted by a chain-link fence, though it is possible to get through the fence in a few areas.

2.6 Zoning/Land Use Records

Zoning/Land Use information was obtained from the City of Palm Springs Department of Planning Services website, which indicated that the property usage is designated as Open Land Zone [O, O5].

2.7 Site Topography

The surface of the site slopes uniformly to the southeast at a slight angle. The elevation of the site ranges from about 485 feet above mean sea level in the southeast corner to about 540 feet above mean sea level in the northwest corner. Significant hills, gullies, or streams were not present on the site.

2.8 Surface Water Bodies

Surface water bodies are not present on the site, either as lakes or streams. The Whitewater River is located within man-made embankments adjacent to portions of the east boundary, but contains water only as a result of significant rainfall events. Rain water appears to infiltrate within the site. A flood control levee is located between the site and the Whitewater River, and therefore the Whitewater River is not located in a position to transport contaminants onto the site, or be readily affected by contaminants released at the site.

2.9 Geology and Hydrogeology

The site is located in the Coachella Valley of Southern California. The Coachella Valley is part of the tectonically active Salton Trough, which is a closed, internally draining basin bound by the San Jacinto and Santa Rosa Mountains to the southwest; the San Bernardino Mountains to the northwest; and the Little San Bernardino and Orocochia Mountains to the northeast and east. These mountain ranges, and the basement rock underlying the Coachella Valley, are primarily composed of granitic and metamorphic rock. Within the Coachella Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental clastic sediments eroded from the surrounding mountain ranges; lacustrine deposits of ancient Lake Cahuilla; and wind-blown sand deposited in the active blow-sand area of Riverside County (DWR, 1964). The site is located on continental clastic sediments eroded from the mountains south and west of the site, overlain by Aeolian deposits.

The northwest trending San Andreas fault zone is the major geologic feature of the Coachella Valley. The Banning, Mission Creek, and Garnet Hill faults, which are part of the San Andreas fault system, divide the Coachella Valley into four distinct hydrogeologic subbasins. Each subbasin is further divided into subareas, based on either the type of water-bearing formation, water quality, areas of confined groundwater, forebay areas, groundwater divides, or surface water divides. The site is located within the Palm Springs subarea of the Indio subbasin. This subarea is bounded by the Garnet Hill fault to the northeast, the San Jacinto and Santa Rosa Mountains to the west and south, and the adjacent Thermal subarea of the Indio subbasin to the east. Groundwater in this subarea generally flows in a southeasterly direction toward the Salton Sea from the main recharge areas along the base of the San Jacinto Mountains and near the San Geronio Pass. The alluvial materials within this subarea are primarily heterogeneous alluvial fan deposits exhibiting little sorting and with a low percentage of fine-grained material. The transmissivity (a measure of the capability of an aquifer to transmit water) of the aquifer in the Indio subbasin was calculated in two wells to be 60,000 to 250,000 gallons per day per foot-width of aquifer, which is relatively high (DWR, 1964).

The depth to groundwater at the site was evaluated by contacting the Desert Water Agency [DWA]. Ms. Heather Marcks with DWA indicated that the average depth to water over the last year in DWA wells in the site vicinity has been 225.7 feet below ground surface [bgs].

3.0 SITE RECONNAISSANCE

3.1 On-Site Observations

Earth Systems personnel visited the site on October 29, 2013, to observe current site conditions and adjacent land use. Photographs of selected on-site features are presented in Appendix B. A summary of our findings is presented below.

- The site was observed to consist of a former golf course and country club. Most of the site consisted of golf course fairways (Photo 1). The golf course had not been watered and the grass was dead. Much of the site had also been sprayed with a sealant for dust control. The country club buildings were located in the southeast corner of the site and had been demolished (Photo 2). Remaining hardscaped areas included concrete foundations, asphalt parking lots, tennis courts, basketball courts, entrance roads, and golf cart paths.
- A trash enclosure was in the southern portion of the site. Significant staining or odors were not observed.
- Two former ponds were present, both of which were dry. One had a clay bottom and one had a concrete bottom (Photos 3 and 4).
- All of the buildings at the former maintenance yard had been removed. Concrete foundations were still present, so the layout of that facility could still be discerned (Photo 5 and Figure 3). One aboveground fuel storage tank [AST] was present and appeared to be set up to store both gasoline and diesel (Photo 6). This AST was in the former location of a different AST and underground storage tank [UST] observed on the site in 1998 (ESCSC, 1998). Evidence of soil staining at the AST or around the buildings was not observed.
- The remnants of two water wells were observed in the former maintenance yard area (Photos 7 and 8). The pump and piping features had been removed and the wells had been capped at ground level. The water distribution piping was partially dismantled and that area was surrounded by a chain-link fence.
- A third feature that may be a well or may be a booster pump for the irrigation system was observed near the connection point between the northern and southern portions of the site (Photo 9). The electric motor on this feature was quite small for it to be a well, so we suspect it is a booster pump for the irrigation system.
- The perimeter of the golf course contained a significant amount of debris. Near the

residential properties, the debris consisted of common household debris such as paper, plastic, concrete, wood and landscape waste and was likely dumped over the fence from the residential areas (Photo 10). East of the southern portion of the site, the debris consisted mostly of landscaping debris but also contained concrete, asphalt, plastic, metal parts, mattresses, tires, paper, tile, roofing material and masonry (Photos 11 and 12). Much of this debris was likely dumped by the golf course, but some of those items were probably not from the golf course. Evidence of hazardous materials was not observed.

- Evidence of the on-site manufacture, storage, or disposal of hazardous materials was not observed.

3.2 Site Vicinity Observations

The site vicinity generally consisted of undeveloped and residential land. The north and south loops of the site surround developed residential properties. The adjacent properties to the north, south and west are residential, as is the property east of the north portion of the site. The only adjacent area that is not residential is east of the southern portion of the site, which is undeveloped land that is part of the Whitewater River corridor. Evidence was not observed that the site was adversely affected by activities on properties in the site vicinity.

4.0 HISTORICAL INFORMATION

Information regarding the history of the site was obtained from various sources, as listed in the references section of this report. The results of this research are summarized chronologically in the following table. Footnotes regarding the sources of historical information are provided following the table.

Table 1 – Summary of Historical Site Usage

Date	Source	Discussion
1918	Title Report	Notices of Coachella Valley County Water District to (a) claim to disperse winter flood waters over certain lands including the site, and (b) divert from the natural flow of the Whitewater River by means of spreading dams, ditches, and other spreading works (affecting APN 669-480-027).
1948-1955	ESCSC, 1998 ESA Report	The site and vicinity were undeveloped native desert.
1956	Title Report	The right to enter site to prospect and drill for gas, oil, and other minerals, as conveyed to Gill E. Ellingson, a single man.
1957	USGS Topographic map	In 1957, the site is depicted as undeveloped. The vicinity is depicted as undeveloped to the north and east. Residential neighborhoods are depicted to the west and south.
1958, 1959, 1960, 1963	Title Report	Easements for pole lines and conduits granted to California Electric Power Company.
1959	Title Report	An easement for pole lines and conduits granted to California Water and Telephone Company.
1959	Title Report	An easement for the purpose of ingress and egress granted to Walnut Estates, Inc.

1964	Title Report	An easement for drainage water, ingress and egress, granted to Coachella Valley County Water District.
1965-1995	ESCSC, 1998 ESA Report	By 1965, the site had been developed as a golf course, including the maintenance building and lakes. Residences had been built in the vicinity to the south and west. A trailer park was surrounded by the northern portion of the site. Throughout the listed time period, the site was generally unchanged. Residential development of the site vicinity had continued.
1971	Title Report	An easement for electrical supply systems and communication systems granted to Southern California Edison Company.
1972	Title Report	An easement for public utilities granted to Southern California Gas Company.
1972	Title Report	An easement for streets, highways, underground sewers, and public utility installations granted to the City of Palm Springs.
1981	Title Report	An easement for public utilities granted to Southern California Edison Company.
1983	Title Report	An easement for water, gas, sewer line, and public utilities line granted to San Rafael Development Company.
1988	USGS Topographic map	In the 1988 version, the site is depicted as a golf course. The site surrounds a trailer park in the northwest and residences in the southeast. Expanded residential development is depicted in the vicinity.
1998	Title Report	An easement for an underground sewer line granted to trustees of the Austin Family Trust and the Boyer Family Trust.
2001	Title Report	An easement for underground water and sewer pipeline facilities and appurtenances granted to Desert Water Agency.
06-02-2002	Google Earth aerial photo archive	The site and vicinity appeared to be generally unchanged from the descriptions and photos described in the 1998 ESCSC report.
2003	Title Report	An easement for sewer and electrical services granted to K. Hovnanian's Four Seasons at Palm Springs, LLC.
2003	Title Report	An easement for underground sewers and appurtenances granted to the City of Palm Springs.
2004	Title Report	An easement for underground electrical supply systems and communication systems granted to Southern California Edison Company.
09-27-2004	Google Earth aerial photo archive	The site was generally unchanged from 2002. In the vicinity, a residential development had begun east of the north portion of the site.
2004	Palm Springs Department of Building and Safety file	Permit for UST removal and installation of a new AST.
2006	Title Report	An easement for underground sewers granted to the City of Palm Springs.
06-05-2009	Google Earth aerial photo archive	By 2009, the golf course appeared to have fallen out of use. In the vicinity, early development had begun for a residential area within the area surrounded by the south portion of the site. The new residential development observed in 2004 to the east appeared to be complete.
2011	Palm Springs Department of Building and Safety file	Permits for building demolition, including specific language to not include removal of AST.
03-09-2011 Through 06-23-2011	Google Earth aerial photo archive	On March 9, 2011, the maintenance area did not appear to be in use but the buildings were still present. By June 23, 2011, the maintenance buildings had been removed. In the site vicinity, the development surrounded by the south portion of the site was approximately one half complete.

03-22-2013	Google Earth aerial photo archive	The site and vicinity appeared to be generally unchanged.
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Historical information footnotes:

We attempted to obtain historical information from a standard set of resources, including historical aerial photographs, historical USGS topographic maps, Sanborn fire insurance maps, historical street directories, chain-of-title documents, city building permit files, and personnel interview. However, historical information was not obtained from some sources, as follows:

Sanborn Fire Insurance maps: Based on knowledge of the site vicinity, Earth Systems is aware that Sanborn maps are not available for the site.

Historical City Directories: Historical Street Directories were not requested due to the undeveloped nature of the site and the residential usage of the site vicinity.

County Building Permits: County building permits for the site were not found on the TLMA website.

5.0 RECORDS REVIEW

5.1 Agency Database Search Report

A report summarizing the information available from regulatory agencies regarding sites that generate, store, use, and/or have released hazardous materials was obtained from a firm that specializes in maintaining a database of this type of information. The publications reviewed in the database search are referenced in the database report, presented in Appendix C. The search radii used for each list were in accordance with the US EPA AAI and ASTM E-1527-05 guidelines as measured from the property boundary. Significant information obtained in the database search is summarized below.

- The site is listed as Palm Springs Country Club eight times in the database report. Two of the listings are for hazardous materials (waste oil and mixed oil) generated on-site [HAZNET] and recycled, with no problems reported. The remaining six listings are as follows:
 - **MAP ID A1**: A leaking underground storage tank [LUST], Global ID T0606501022, was documented in 1989. The gasoline leak affected soil only. The leak has a status of “Completed – Case Closed” dated July 10, 1992. Additional information regarding this listing is presented in Section 5.2.
 - **MAP ID A3**: The site is included in the California Facility Inventory Database [FID] for a UST on-site. The FID database, maintained by the State Water Resource Control Board [SWRCB], is a historical listing of active and inactive UST locations. No problems are identified in this listing.
 - **MAP ID A5**: The site is included on the California Hazardous Materials Report System [CHMIRS] for a diesel spill on-site that affected soil only. The spill was a result of a “traffic accident on a golf course involving a stolen water truck.”
 - **MAP ID A5**: This is the Riverside County registration of the LUST discussed above (MAP ID A1). The County ID number is 90039.

- **MAP ID A6:** The site is included in the Statewide Environmental Evaluation and Planning System [SWEEPS] UST database for an active 500 gallon gasoline tank located on-site as of July 15, 1992 with no problems reported.
- **MAP ID A6:** The SWRCB documentation of an active UST; Facility ID 571; latitude 33.85565, longitude -116.51739.
- Two sites within the search radii are listed a total of four times in the database report. Three of the listings identify “Agua Caliente Indian Reservation” in the site vicinity with no problems reported. The remaining site is a HAZNET listing for a landfill or surface impoundment. The responsible party lives at 2898 E. Venetia Road, in the neighborhood adjacent to the west boundary of the site. However, the landfill is located in Arizona. These are not RECs for the subject site.
- The database search report has twenty-one listings categorized as unmapped, due to vague address listings or the inability of the automated search system to identify the location of the release site. A review of these listings did not identify them to be within the search radii. These are not RECs for the site.

5.2 California EPA, State Water Resources Control Board

The California Environmental Protection Agency [EPA], State Water Resources Control Board [SWRCB] GeoTracker website was accessed to research records on file regarding known problems at the site address. Other than the issues discussed in Section 5.1, the database search found no results for the site or properties in the vicinity.

A copy of the RCDEH file for the UST release was obtained from the Geotracker website. The file included 123 pages of information, including investigation reports, lab reports and correspondence. A closure report dated March 4, 1991, was prepared by Applied Consultants and summarized the history of the release and subsequent remediation (Applied Consultants, 1991). Significant information regarding the leak from the first UST is summarized below.

1. A 550 gallon UST was removed from the site on November 14, 1989. Two soil samples collected from under the UST were found to contain elevated concentrations of Total Petroleum Hydrocarbons [TPH], at 3,070 and 1,450 mg/kg, respectively. Lead concentrations were within normal limits.
2. Subsequent investigation of this release found that a contaminant plume extended to a depth of 25 feet and was approximately 15 to 20 feet in diameter.
3. An in-situ vacuum extraction remediation system was installed at the site and consisted of four air injection wells around the perimeter of the plume and three extraction wells in the center of the plume.

4. In September, 1990, two borings were drilled in the center of the plume to confirm the progress of the remediation activities. While concentrations had been significantly reduced, further remediation was warranted.
5. Additional air intake wells were added to the system. In February, 1991, one boring (B14) was drilled through the middle of the contaminant plume to evaluate existing concentrations. TPH and the aromatic hydrocarbons benzene, toluene, ethyl benzene and xylenes were not detected to a depth to 30 feet.
6. On March 28, 1991, the RCDEH issued a standard "closure letter" that confirmed completion of the remedial action for the UST (Appendix D). Note that the standard closure letter includes the following language:

"Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional, or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activities. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage."

5.3 California Department of Toxic Substances Control

The California Department of Toxic Substances Control [DTSC] EnviroStor website was accessed to research records on file regarding known problems at the site address or in the site vicinity. Other than the issues discussed in Sections 5.1 and 5.2, the database search found no results for the site or properties in the vicinity.

5.4 Tribal Records

This site is within ¼ mile of, and adjacent to, Agua Caliente Band of Cahuilla Indians [ACBCI] tribal land east of the southeast end of the site. ACBCI staff was previously contacted regarding records on file for ACBCI tribal lands. ACBCI staff stated that ACBCI has signed a "memorandum of understanding" with the Riverside County Department of Environmental Health [RCDEH] that is included in ACBCI lease agreements, thereby holding tenants to abide by county guidelines regarding environmental issues on-site. Therefore, records on file for the site should duplicate records on file with the RCDEH.

5.5 Engineering and Institutional Controls

Engineering and Institutional Controls [EICs] (i.e. deed restrictions and restrictive zoning) were not identified for the subject site in the agency database search report. Engineering and Institutional Controls to a radius of ¼ mile were not identified.

5.6 Environmental Cleanup Liens

Recorded Environmental Cleanup Liens [ECLs] on a property are indicators that contamination exists or existed at the site. ECLs are “encumbrances on a property for the recovery of incurred cleanup costs on the part of a state, tribal, or federal government agency or other third party” (EPA 2006). Mr. Eric Taylor, with PS Country Club, LLC (the client), was aware of the lien for the site (see Section 5.8 and copy presented in Appendix D), which is reportedly to address landscape maintenance issues at the site. He was not aware of any liens related to a release of hazardous materials.

5.7 CA Department of Conservation, Division of Oil, Gas & Geothermal Maps

The California Department of Conservation, Division of Oil, Gas, & Geothermal [DOGGR] maps on the DOGGR website were reviewed for information regarding historic oil-well drilling activities near the site. The maps did not depict oil wells having been drilled within 1 mile of the site.

5.8 Palm Springs Building Department

Earth Systems staff reviewed the City of Palm Springs Department of Building and Safety [PSDBS] records on file for the site and found a permit for a UST removal dated 2004 and permit for installation of a new AST. Other files from 2011 referenced building demolition (excluding AST removal). PSDBS staff indicated that there were abatement orders that would appear on a title report for the site, but would not provide details (they advised us to obtain a copy of the title report). A copy of the title report was obtained, but there was no reference to abatement orders.

Denise Bystrycki, PSDBS Administrative Secretary, was contacted regarding the lien. Ms. Bystrycki provided a copy of the lien document recorded in County of Riverside Official Records (Appendix D). The 2009 “public nuisance” abatement lien shows that abatement work was completed on September 25, 2008. Of the \$60,443 lien, \$8,775 is for the actual abatement. The scope of the abatement activities was not described, but the cost of the abatement work is too low to be related to a significant environmental release. Ms. Bystrycki suggested that the lien may have been paid as a part of a tax payment. See Section 6.1 for more discussion of this issue.

5.9 Palm Springs Fire Department

Earth Systems staff visited the Palm Springs Fire Department [PSFD] to review records on file for the site. Only field inspection reports (i.e., status of fire extinguishers) were found with no problems reported.

The PSFD Fire Marshal was contacted regarding tank removals at the site, but a response was not available by the time this report went to publication.

5.10 Prior Environmental Site Assessment

A Phase I ESA was conducted for this site by Earth Systems Consultants Southern California [ESCSC] in February 1998. At that time, the site was a functioning golf course and country club. Significant information presented in that ESA report (which is not presented elsewhere in this report) is summarized below.

- The golf course and club house buildings were typical in layout and use, and issues of environmental concern were not noted in these areas.
- The maintenance area was neat and orderly, with minimal staining or spillage. Three drums used to store waste oil and filters were present, as were other petroleum products and paint typical of this type of operation. One shed was used to contain fertilizers and herbicides, and was labeled as a "Poison Storage Area." These materials were stored neatly and evidence of spillage was not observed. These were not considered to be RECs.
- A fuel storage area was located west of the main maintenance building and included one AST for diesel fuel and one UST for gasoline. A secondary containment wall was around the AST. Evidence of spillage was not observed.
- Two water supply wells were observed near the maintenance area, operated by large electric motors.
- A permit to install one 500-gallon UST for storing gasoline was dated July 12, 1971. That UST was removed on December 14, 1989. A leak from that UST was reported to have occurred. The status of that release was "case closed/cleanup complete" at the time of the 1998 ESA.
- A work plan to install a new UST was dated July 10, 1991. The location shown in the work plan was the same as observed during the site visit. The prior UST location was shown to be at the southeast corner of the longest maintenance building.
- The onsite superintendent, Mr. Ron Stephenson, indicated the 1971 UST had been removed and replaced with a UST meeting the 1998 federal requirements.
- The Palm Springs Fire Department issued a letter on August 20, 1993 regarding debris in the tamarisk trees which posed a fire hazard to the homes along Ferrell drive. Hazardous materials were not indicated in the letter.

6.0 INTERVIEWS, GENERAL RESEARCH, AND PRIOR REPORTS

6.1 Current Owners/Occupants/Operators

Mr. Eric Taylor, with PS Country Club, LLC, was contacted regarding his knowledge of the site. Mr. Taylor provided the following information:

- PS Country Club, LLC has owned the property since March, 2013. Prior owners included Point Center Financial (2008-2013), Mr. Lynn Burnett (2003-2008; Mr. Burnett is deceased), and The Operating Engineers Pension Trust (prior to 2003).
- Mr. Taylor indicated the lien was for cleaning up and maintaining the landscaping using city personnel so that it was not a nuisance. Most of the cost was reportedly for legal expenses.
- Mr. Taylor was not aware of information regarding the prior USTs or ASTs at the site, or information regarding the onsite wells.

6.2 Past Owners/Occupants/Operators

Mr. Jeff Ford, Properties Manager for The Operating Engineers Pension Trust, was contacted by telephone regarding his knowledge of the historical usage of the site and he provided the following information:

- The Operating Engineers Pension Trust owned the site for 20+ years until 2003. The site was an active 18-hole golf course throughout that ownership. Mr. Ford stated that two other gentlemen (including Leo Meyage) were involved in property management of that site, but both of those individuals have passed away.
- Mr. Ford recalls that a leaking UST had been removed from the site and that chemical enzymes were used to remediate the contaminated soil. He does not remember a newer UST on-site, but also said that he was not involved in that aspect of the property management.
- He is not aware of any Environmental Cleanup Liens assigned to the site.

Point Center Financial [PCF] managed the site from 2008 to March 2013 (the site was owned by Palm Springs Country Club Investments, LLC [Riverside County, 2009]). Mr. Rene Esperanza with PCF was contacted regarding his knowledge of the site history. Mr. Esperanza provided the following information:

- He is not aware of any Environmental Cleanup Liens assigned to the site.
- Mr. Esperanza was not aware of the leaking UST that was removed from the site.
- Regarding the release of hazardous materials on-site, Mr. Esperanza indicated that a “dust control ‘glue’ has been sprayed on the site,” but did not know if this substance fell into the category of hazardous materials. (Note: dust suppression materials are typically comprised of polymer compounds and are not considered to be hazardous.)

6.3 Owners/Occupants of Neighboring Properties

The US EPA recommends that interviews with persons on adjoining properties be conducted for properties that are “abandoned.” Access to the site is limited by locked gates at Whitewater Club Drive and Verona Road, and has been under the oversight of a property management company. Therefore, the site is not considered to be abandoned and interviews of owners/occupants of neighboring properties were not conducted.

7.0 SUMMARY AND CONCLUSIONS

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [Earth Systems] for the Former Palm Springs Country Club, consisting of approximately 120 acres of vacant land located at 2500 North Whitewater Club Drive, in Palm Springs, California [the site]. We have endeavored to perform this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to or deletions from this practice are described in Sections 1.5 and 1.6 of this report. The purpose of this assessment was to evaluate the site for the presence of Recognized Environmental Conditions [REC] related to the current or past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. This assessment has revealed no evidence of RECs in connection with this property except as discussed in the project summary presented below. Our findings and conclusions are summarized as follows:

1. The site was observed to consist of a defunct golf course. The prior country club buildings had been removed, leaving only the concrete slab foundations. The former location of the maintenance yard was discernable due to the concrete foundation remnants.
2. An above-ground fuel storage tank [AST] was observed in the former maintenance yard area. This AST was newer than the AST observed during the 1998 ESA. Evidence of spillage associated with the AST was not observed.
3. Landscaping debris, construction debris and household debris were noted primarily in the eastern portion of the site, and along the perimeter of the golf course landscaping. The debris does not appear to contain hazardous materials and is not considered an REC.
4. The site has been used as a golf course and country club since about 1965. The site was undeveloped land prior to installation of the golf course.
5. Two water wells are located in the vicinity of the former maintenance yard, both of which have been decommissioned with the pumps removed and a cap welded over the well casing. A third feature that may be a well or may be a booster pump for the irrigation system was also observed. Wells that will no longer be in use are required to be properly destroyed/abandoned in accordance with applicable state and county

regulations. Proper abandonment would include plugging the interior of the wells and cutting off the top of the wells at least 5 feet below the final ground surface by a licensed well contractor. These wells are not considered RECs from a hazardous materials perspective.

6. The site was identified in the agency database review for two underground storage tanks [USTs] that have been located onsite, and a spill of diesel fuel that resulted from a leak from a stolen water truck.
 - A leak from one of the USTs was discovered when that UST was removed in 1989. The RCDEH required that the release from the leaking UST be remediated, and a vacuum extraction system was used to reduce petroleum concentrations in the soil. A single confirmation boring in the center of the plume did not detect contamination in the soil in 1991, and the RCDEH issued a closure letter in March 1991. Note that some residual concentrations may still be present in the soil, which may pose an issue for the site if the land use changes and this location is transferred to another party. Further evaluation of the residual concentrations may be warranted, depending on the proposed land use for the former UST location. This is an REC for the site.
 - The newer UST was installed about the time the first UST was removed, and was apparently removed under permit in 2004 or 2005. We did not find documentation regarding this removal, but no problems were reported in association with the removed UST. This is not considered an REC for the site due to the lack of problems reported and the short time frame/recent installation of this UST.
 - The location of the diesel spill is not specified in the agency database. Given the small volume of fuel carried by a vehicle at any one time and the relatively non-hazardous nature of diesel fuel, this spill is not considered an REC for the site.
7. The site vicinity consists of primarily residential and undeveloped properties. Evidence was not observed that the site was adversely affected by activities in the site vicinity.
8. Offsite releases of significance were not identified in the site vicinity during the agency database review.

8.0 RECOMMENDATIONS

One REC was identified for this site related to the release from the UST at the former maintenance yard. Residual contamination can be left in place after completion of remedial activities, and it may be prudent to remove that residual contamination (if present) if that area will be developed as a residence or other sensitive use. Depending on the proposed use of that area, further investigations may be warranted to evaluate the concentration and distribution petroleum hydrocarbons associated with that UST release.

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Esperanza, Rene, with prior owner Point Center Financial, email contact, November 6, 2013.

Ford, Jeff, with prior owner Properties Manager for The Operating Engineers Pension Trust, telephone contact, November 6, 2013.

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Date	Source/Flight
06-02-2002	USGS
09-27-2004	2013 DigitalGlobe
06-05-2009	USDA Farm Service Agency
03-09-2011	USDA Farm Service Agency
06-23-2011	USDA Farm Service Agency
03-22-2013	NASA

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Riverside County Assessor, 2009, County Clerk & Recorder, *Resolution No. 22642 Confirming the Report of Proceedings and Accounting for the Public Nuisance Abatement Lien and Special Assessment for the Property Located at 2500 Whitewater Club Drive*, Doc # 2009-0239443, recorded May 13, 2009.

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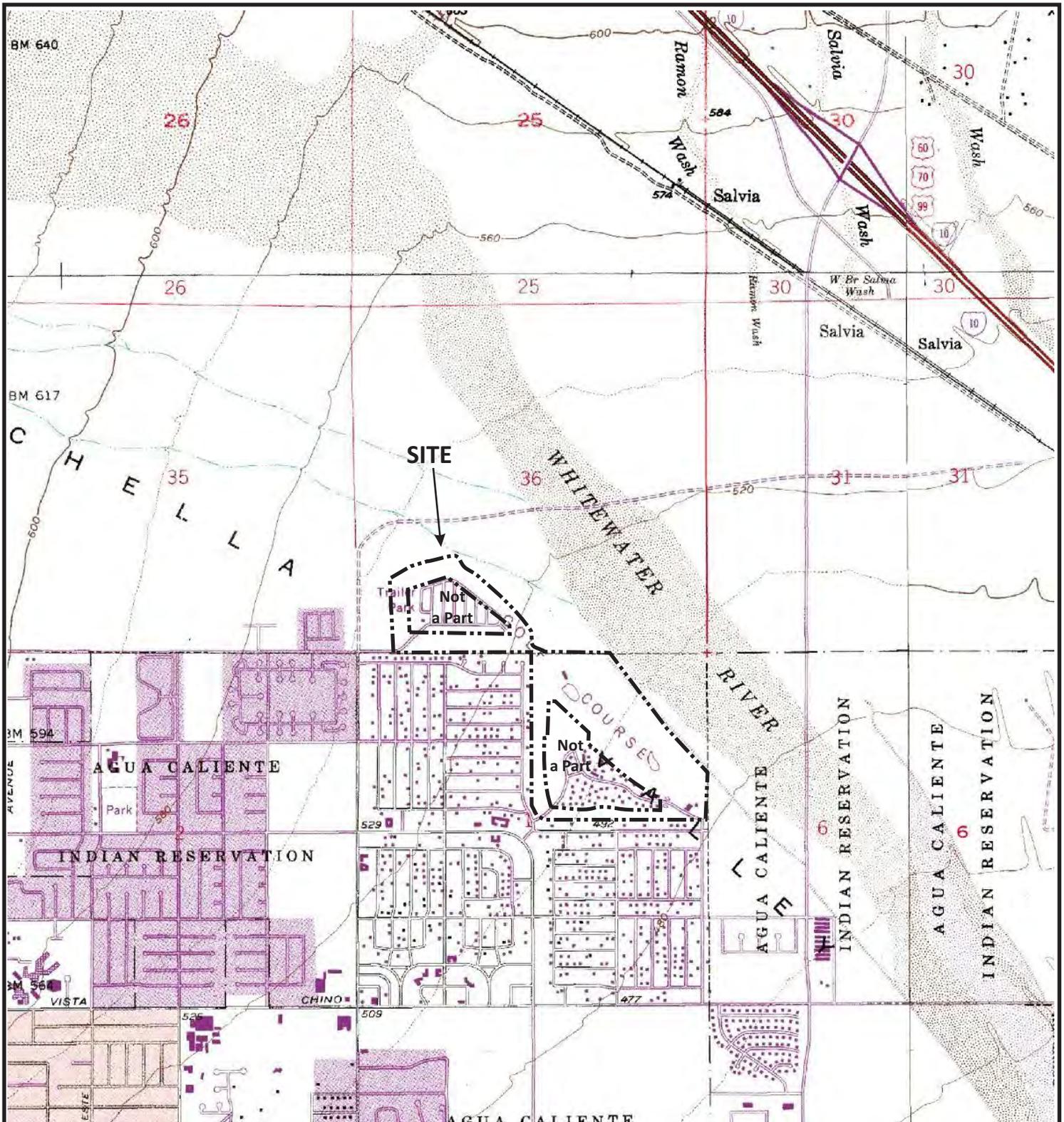
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United States Geologic Survey, 7.5 minute *Palm Springs, Calif. Quadrangle*, 1957, photo-revised 1988.

US Department of Environmental Protection, 2005, *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule*, dated November 1, 2005.

Appendix A

Figures



Base Map: USGS 7-1/2' Quadrangle, Palm Springs, Calif., 1957, photo-revised 1988.

Figure 1
Site Location

Former Palm Springs Country Club
Palm Springs, Riverside County, California



Earth Systems
Southwest

12/02/13

10095-03

--- Site Boundary

Scale: 1" = 2,000'

0 2,000' 4,000'



Reference: Google Earth, November 26, 2012

LEGEND

 Site Boundary

Approximate Scale: 1" = 900'



**Figure 2
Site Layout**

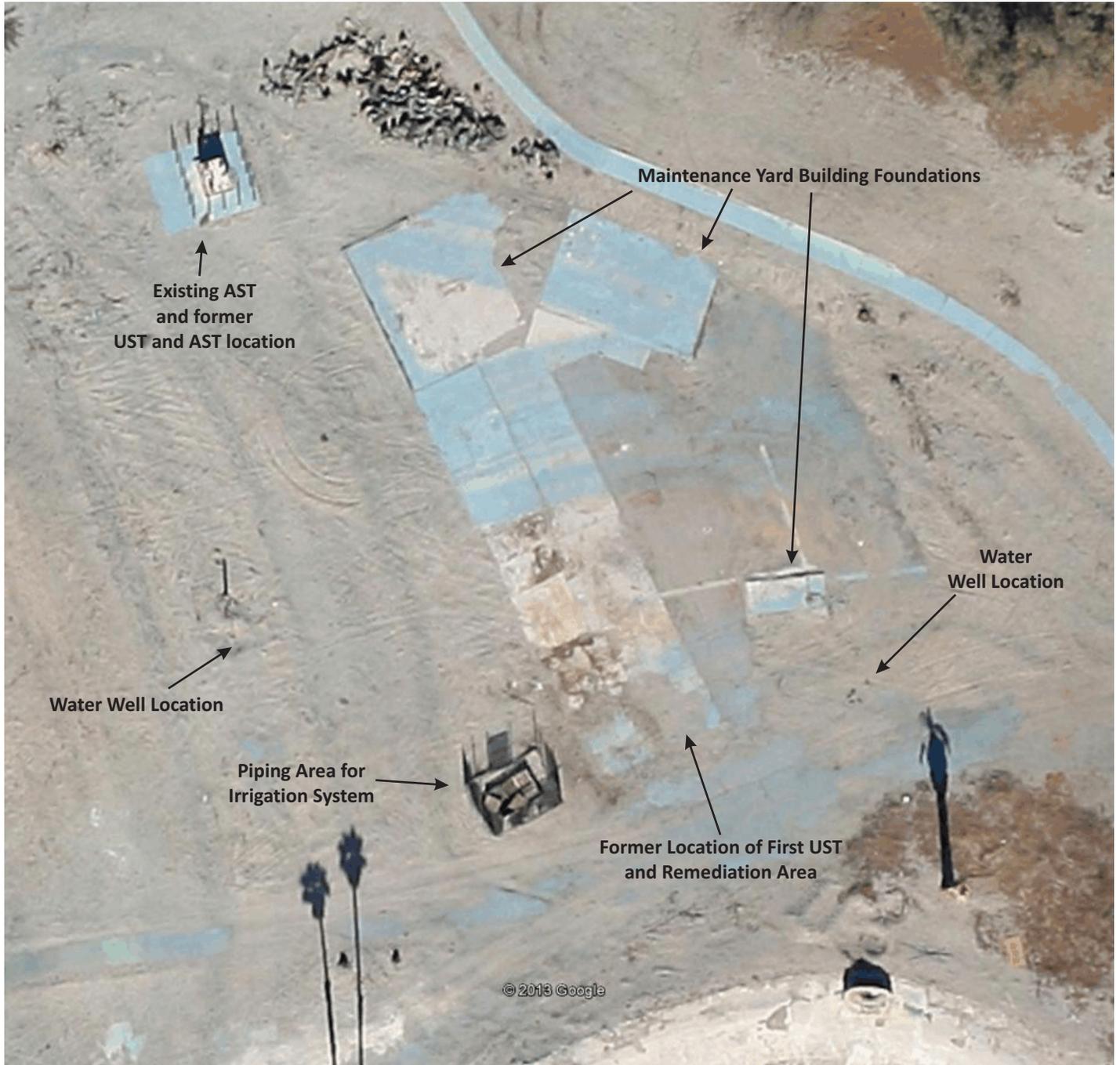
Former Palm Springs Country Club
Palm Springs, Riverside County, California



**Earth Systems
Southwest**

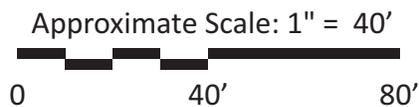
12/02/13

10095-03



Reference: Google Earth

LEGEND



**Figure 3
Former Maintenance Yard Area**

Former Palm Springs Country Club
Palm Springs, Riverside County, California



**Earth Systems
Southwest**

12/02/13

10095-03

Appendix B
Photographs



Photo 1: Typical view of golf course area. Note greenish color of dust control polymer.



Photo 2: Former Country Club building area. Tennis court in foreground, build pads in background.



Photo 3: One of the two former golf course ponds.



Photo 4: The second golf course pond.



Photo 5: Aerial view of former maintenance yard (photo from Google Earth).



Photo 6: Above ground storage tank still present in maintenance yard areas.



Earth Systems
Southwest

Site Photographs

Former Palm Springs Country Club
Palm Springs, Riverside County, California



Photo 7: Remnant of one water well near maintenance yard.



Photo 8: Remnant of second water well near maintenance yard.



Photo 9: Possible (A) water well or (B) booster pump for irrigation system.



Photo 10: Typical view of debris located along perimeter of golf course areas.



Photo 11: Typical view of debris in the eastern part of the southern portion of the site.



Photo 12: Typical view of debris in the eastern part of the southern portion of the site.



Earth Systems
Southwest

Site Photographs

Former Palm Springs Country Club
Palm Springs, Riverside County, California

Appendix C

Agency Database Search Report

Former Palm Springs Country Club

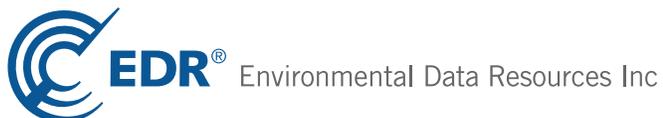
2500 North Whitewater Club Drive

Palm Springs, CA 92262

Inquiry Number: 3773126.1s

October 31, 2013

FirstSearch Area/Linear Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	2	0	0	0	-	1	3
<i>State/Tribal Tanks</i>	Y	1	0	0	-	-	0	1
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Other Tanks</i>	Y	2	0	0	-	-	1	3
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	1	-	-	-	-	0	1
<i>Other</i>	Y	2	2	1	1	-	19	25
- Totals --		8	2	1	1	0	21	33

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Search Summary Report

**TARGET SITE: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
CERCLIS	CERCLIS	04/26/2013	0.500	0	0	0	0	-	0	0
NFRAP	CERC-NFRAP	04/26/2013	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	07/11/2013	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	07/11/2013	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	07/11/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	07/11/2013	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	07/11/2013	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	06/17/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	06/17/2013	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/31/2012	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	09/05/2013	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	09/05/2013	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	08/19/2013	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	09/16/2013	0.500	2	0	0	0	-	1	3
	SLIC	09/16/2013	0.500	0	0	0	0	-	0	0
	INDIAN LUST	09/28/2012	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	09/16/2013	0.250	1	0	0	-	-	0	1
	AST	08/01/2009	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	09/05/2013	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	06/24/2013	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS	
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0	
Other Haz Sites	US CDL	08/06/2013	TP	0	-	-	-	-	0	0	
	SCH	09/05/2013	0.250	0	0	0	-	-	0	0	
Other Tanks	CA FID UST	10/31/1994	0.250	1	0	0	-	-	1	2	
	SWEEPS UST	06/01/1994	0.250	1	0	0	-	-	0	1	
Local Land Records	DEED	09/11/2013	0.500	0	0	0	0	-	0	0	
Spills	HMIRS	12/31/2012	TP	0	-	-	-	-	0	0	
	CHMIRS	03/12/2013	TP	1	-	-	-	-	0	1	
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0	
Other	RCRA NonGen / NLR	07/11/2013	TP	0	-	-	-	-	0	0	
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0	
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0	
	FTTS	04/09/2009	TP	0	-	-	-	-	1	1	
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0	
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0	
	PADS	11/01/2012	TP	0	-	-	-	-	0	0	
	MLTS	03/14/2013	TP	0	-	-	-	-	0	0	
	RADINFO	04/09/2013	TP	0	-	-	-	-	0	0	
	FINDS	03/08/2013	TP	0	-	-	-	-	5	5	
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0	
	Cortese	07/05/2013	0.500	0	0	0	0	-	0	0	
	CUPA Listings		0.250	0	0	0	-	-	0	0	
	HAZNET	12/31/2012	0.250	2	0	1	-	-	13	16	
	INDIAN RESERV	12/31/2005	1.000	0	2	0	1	0	0	3	
	US AIRS	01/23/2013	TP	0	-	-	-	-	0	0	
	PRP	04/15/2013	TP	0	-	-	-	-	0	0	
	WDS	06/19/2007	TP	0	-	-	-	-	0	0	
		- Totals --			8	2	1	1	0	21	33

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92262	37	1

Target Site Summary Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

TOTAL: 33

GEOCODED: 12

NON GEOCODED: 21

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	LUST --9 - Case Closed --Completed - Case Closed	PALM SPRINGS COUNTRY CLUB	2500 WHITEWATER CLUB DRIV PALM SPRINGS, CA 92262	0.00	+ 0	1
A2	HAZNET	PALM SPRINGS COUNTRY CLUB	2500 N WHITEWATER CLUB DR PALM SPRINGS, CA 92262	0.00	+ 0	3
A3	CA FID UST --33003907	PALM SPRINGS COUNTRY CLUB	2500 WHITEWATER CLUB DR PALM SPRINGS, CA 92262	0.00	+ 0	4
A4	HAZNET	PALM SPINGS COUNTRY CLUB	2500 WHITEWATER CLUB DR PALM SPRINGS, CA 92260	0.00	+ 0	5
A5	CHMIRS	PALM SPRINGS COUNTRY CLUB	2500 WHITE WATER CLUB DR PALM SPRINGS, CA	0.00	+ 0	6
A5	LUST --90039	PALM SPRINGS COUNTRY CLUB	2500 WHITE WATER CLUB DR PALM SPRINGS, CA	0.00	+ 0	8
A6	SWEEPS UST --A	PALM SPRINGS COUNTRY CLUB	2500 WHITEWATER CLUB DR PALM SPRINGS, CA 92262	0.00	+ 0	9
A6	UST --571	PALM SPRINGS COUNTRY CLUB	2500 WHITEWATER CLUB DR PALM SPRINGS, CA 92262	0.00	+ 0	10

Sites Summary Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

TOTAL: 33

GEOCODED: 12

NON GEOCODED: 21

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
Reg	INDIAN RESERV	AGUA CALIENTE INDIAN RESERVATI	, CA	0.44 South		11
Reg	INDIAN RESERV	AGUA CALIENTE INDIAN RESERVATI	, CA	0.09 West		12
Reg	INDIAN RESERV	AGUA CALIENTE INDIAN RESERVATI	, CA	0.04 East		13
7	HAZNET	ROBERT PERTTI	2898 E VENETIA RD PALM SPRINGS, CA 92262	0.13 SSE	- 21	14

Sites Summary Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

TOTAL: 33

GEOCODED: 12

NON GEOCODED: 21

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	HAZNET	CITY OF PALM SPRINGS	247 249 255 INDIAN CANYON PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	CITY OF PALM SPRINGS	4410,4412,4414,4415,4416, PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	LUST --9 - Case Closed	ODONNELL GOLF CLUB	30 NORTH BELARDO ROAD PALM SPRINGS, CA	NON GC	N/A	N/A
	HAZNET	INTOWN PROPERTIES PALM DESERT	975 CALLE PAUL PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	FINDS	PALM SPRINGS REGIONAL	EL CIELO PALM SPRINGS, CA	NON GC	N/A	N/A
	FINDS	CITY OF PALM SPRINGS	4250 N CIVIC DR PALM SPRINGS, CA	NON GC	N/A	N/A
	FTTS	CITY OF PALM SPRINGS	4250 N CIVIC DR PALM SPRINGS, CA	NON GC	N/A	N/A
	HAZNET	UNION PACIFIC RAILROAD	5981 W HIGHWAY 111 PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	CITY OF PALM SPRINGS	261-265 INDIAN CANYON DR PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	PALM SPRINGS TIRE & AUTO	495 INDUSTRIAL PL PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	FINDS	FORMER PALM SPRINGS LANDFILL	INTERSECTION OF GENE AUTR PALM SPRINGS, CA	NON GC	N/A	N/A
	HAZNET	PALM SPRINGS UNIFED SCHL DIST	KATHERINE FINCHY ELEMTRY S PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	MERCEDES-BENZ OF PALM SPRINGS	4095 E PALM CANYON PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	FINDS	PALM SPRINGS	RAMON RD AND GENE AUTRY PALM SPRINGS, CA	NON GC	N/A	N/A
	HAZNET	WHITE WATER PALM PARTNERS	58501 TIPTON RD PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	PALM SPGS AERIAL TRAMWAY/PARKS	30000 TRAMWAY RD PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	FINDS	PALM SPRINGS INTERNATIO	UNKNOWN PALM SPRINGS, CA	NON GC	N/A	N/A
	HAZNET	PALM SPRINGS USD	1011 VISTA CHINO DR PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	CA FID UST --33007102	PALM SPRINGS AERIAL TRAMWAY	VLV STA TRAMWAY RD PALM SPRINGS, CA 92262	NON GC	N/A	N/A

Sites Summary Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

TOTAL: 33

GEOCODED: 12

NON GEOCODED: 21

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	HAZNET	PALM SPRINGS VOR PSP	VOR PSP PALM SPRINGS, CA 92262	NON GC	N/A	N/A
	HAZNET	1X PALM SPRINGS UNIFIED SCH DI	PALMSPRINGS HIGH SCHOOL PALMSPRINGS, CA 92262	NON GC	N/A	N/A

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

LUST

EDR ID: S103646269 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A1

NAME: PALM SPRINGS COUNTRY CLUB **Rev:** 09/16/2013
ADDRESS: 2500 WHITEWATER CLUB DRIVE ID/Status: 9 - Case Closed
PALM SPRINGS, CA 92262 ID/Status: Completed - Case Closed
RIVERSIDE
SOURCE: CA State Water Resources Control Board

LUST:
Region: STATE
Global Id: T0606501022
Latitude: 33.8535044
Longitude: -116.5139618
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/10/1992
Lead Agency: RIVERSIDE COUNTY LOP
Case Worker: RIV
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: 7T2262009
LOC Case Number: 90039
File Location: Local Agency Warehouse
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0606501022
Contact Type: Regional Board Caseworker
Contact Name: Phan Le
Organization Name: COLORADO RIVER BASIN RWQCB (REGION 7)
Address: 73720 FRED WARING DRIVE SUITE #100
City: PALM DESERT
Email: ple@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0606501022
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP Closed Cases
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558982

Status History:
Global Id: T0606501022
Status: Completed - Case Closed
Status Date: 07/10/1992

- Continued on next page -

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

LUST

EDR ID: S103646269 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A1

NAME: PALM SPRINGS COUNTRY CLUB

Rev: 09/16/2013

ADDRESS: 2500 WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262
RIVERSIDE

ID/Status: 9 - Case Closed
ID/Status: Completed - Case Closed

SOURCE: CA State Water Resources Control Board

Global Id: T0606501022
Status: Open - Case Begin Date
Status Date: 01/02/1989

Regulatory Activities:
Global Id: T0606501022
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0606501022
Action Type: ENFORCEMENT
Date: 09/07/2008
Action: File review - #RCDEH Upload Site File 7/26/2010

Global Id: T0606501022
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0606501022
Action Type: ENFORCEMENT
Date: 09/08/2008
Action: Closure/No Further Action Letter - #RivCo Closure

Global Id: T0606501022
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

LUST REG 7:
Region: 7
Status: 9 - Case Closed
Case Num: 7T2262009
Substance: Gasoline - Automotive
ID: 1057
Global ID: T0606501022
Lead Agency: Local Agency
Case Worker: RT

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

HAZNET

EDR ID: S113123483 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A2

NAME: PALM SPRINGS COUNTRY CLUB **Rev:** 12/31/2012
ADDRESS: 2500 N WHITEWATER CLUB DR
PALM SPRINGS, CA 92262

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 2003
Gepaid: CAL000262816
Contact: ERIC ROGERS, GENERAL MANANGER
Telephone: 7603232626
Mailing Name: Not reported
Mailing Address: 2500 N WHITEWATER CLUB DR
Mailing City,St,Zip: PALM SPRINGS, CA 922625127
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.87
Facility County: Riverside

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

CA FID UST

EDR ID: U002095590 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A3

NAME: PALM SPRINGS COUNTRY CLUB

Rev: 10/31/1994

ADDRESS: 2500 WHITEWATER CLUB DR
PALM SPRINGS, CA 92262
RIVERSIDE

ID/Status: 33003907

SOURCE: CA California Environmental Protection Agency

CA FID UST:

Facility ID: 33003907

Regulated By: UTNKA

Regulated ID: Not reported

Cortese Code: Not reported

SIC Code: Not reported

Facility Phone: 6193274544

Mail To: Not reported

Mailing Address: 2500 WHITEWATER CLUB DR

Mailing Address 2: Not reported

Mailing City,St,Zip: PALM SPRINGS 92262

Contact: Not reported

Contact Phone: Not reported

DUNs Number: Not reported

NPDES Number: Not reported

EPA ID: Not reported

Comments: Not reported

Status: Active

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

HAZNET

EDR ID: S113025293 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A4

NAME: PALM SPINGS COUNTRY CLUB **Rev:** 12/31/2012
ADDRESS: 2500 WHITEWATER CLUB DR
PALM SPRINGS, CA 92260

SOURCE: CA California Environmental Protection Agency

HAZNET:
Year: 1993
Gepaid: CAL000010702
Contact: PALM SPRINGS COUNTRY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 2500 N WHITEWATER CLUB DR
Mailing City,St,Zip: PALM SPRINGS, CA 922620000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 2.919
Facility County: Riverside

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

CHMIRS

EDR ID: S110419081 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A5

NAME: PALM SPRINGS COUNTRY CLUB **Rev:** 03/12/2013

ADDRESS: 2500 WHITE WATER CLUB DR
PALM SPRINGS, CA

SOURCE: CA Office of Emergency Services

CHMIRS:

OES Incident Number: '08-5888
OES notification: 08/13/2008
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Other
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported

- Continued on next page -

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

CHMIRS

EDR ID: S110419081 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A5

NAME: PALM SPRINGS COUNTRY CLUB **Rev:** 03/12/2013
ADDRESS: 2500 WHITE WATER CLUB DR
PALM SPRINGS, CA

SOURCE: CA Office of Emergency Services

Type: Not reported
Measure: Gal(s)
Other: Not reported
Date/Time: 0430
Year: 2008
Agency: CURA
Incident Date: 8/11/2008
Admin Agency: Riverside County Environmental Health
Amount: Not reported
Contained: Yes
Site Type: Not reported
E Date: Not reported
Substance: Diesel
Quantity Released: Unknown
BLS: Not reported
Cups: Not reported
CUFT: Not reported
Gallons: Not reported
Grams: Not reported
Pounds: Not reported
Liters: Not reported
Ounces: Not reported
Pints: Not reported
Quarts: Not reported
Sheen: Not reported
Tons: Not reported
Unknown: Not reported
Evacuations: 0
Number of Injuries: 0
Number of Fatalities: 0
Description: This release was due to a traffic accident on a golf course involving a stolen water truck. Release was to the soil no water involved.

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

LUST

EDR ID: S110419081 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A5

NAME: PALM SPRINGS COUNTRY CLUB
ADDRESS: 2500 WHITE WATER CLUB DR
PALM SPRINGS, CA

Rev: 09/16/2013
ID/Status: 90039

SOURCE: CA State Water Resources Control Board

RIVERSIDE CO. LUST:

Region: RIVERSIDE
Facility ID: 90039
Employee: Boltinghous-LOP
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

SWEEPS UST

EDR ID: U003783530 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A6

NAME: PALM SPRINGS COUNTRY CLUB

Rev: 06/01/1994

ADDRESS: 2500 WHITEWATER CLUB DR
PALM SPRINGS, CA 92262
RIVERSIDE

ID/Status: A

SOURCE: CA State Water Resources Control Board

SWEEPS UST:

Status: Active

Comp Number: 1873

Number: 1

Board Of Equalization: Not reported

Referral Date: 07-15-92

Action Date: 07-15-92

Created Date: 07-15-92

Tank Status: A

Owner Tank Id: J363958

Swrcb Tank Id: 33-000-001873-000001

Actv Date: 07-15-92

Capacity: 500

Tank Use: M.V. FUEL

Stg: P

Content: REG UNLEADED

Number Of Tanks: 1

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

UST

EDR ID: U003783530 **DIST/DIR:** 0.000 **ELEVATION:** 514 **MAP ID:** A6

NAME: PALM SPRINGS COUNTRY CLUB

Rev: 09/16/2013

ADDRESS: 2500 WHITEWATER CLUB DR
PALM SPRINGS, CA 92262
RIVERSIDE

ID/Status: 571

SOURCE: CA SWRCB

UST:
Facility ID: 571
Latitude: 33.85565
Longitude: -116.51739

Site Detail Report

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

HAZNET

EDR ID: S113774439 **DIST/DIR:** 0.128 SSE **ELEVATION:** 493 **MAP ID:** 7

NAME: ROBERT PERTTI

Rev: 12/31/2012

ADDRESS: 2898 E VENETIA RD
PALM SPRINGS, CA 92262
RIVERSIDE

SOURCE: CA California Environmental Protection Agency

HAZNET:

Year: 2012

Gepaid: CAC002687051

Contact: ROBERT PERTTI

Telephone: 8184690812

Mailing Name: Not reported

Mailing Address: 2898 E VENETIA RD

Mailing City,St,Zip: PALM SPRINGS, CA 922623829

Gen County: Riverside

TSD EPA ID: AZC950823111

TSD County: 99

Waste Category: Not reported

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)

Tons: 0.4

Facility County: Riverside

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: DELISTED NPL 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 NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

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

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

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

Database Descriptions

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 8 ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 1 - Active Toxic Site Investigation. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. LUST - Geotracker's Leaking Underground Fuel Tank Report. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 5 - Leaking Underground Storage Tank Database. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 9 - Leaking Underground Storage Tank Report. LUST REG 2 - Fuel Leak List. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST REG 6L - Leaking Underground Storage Tank Case Listing. SAN MATEO CO. LUST - Fuel Leak List. LUST SANTA CLARA - LOP Listing. SAN FRANCISCO CO. LUST - Local Oversight Facilities. SOLANO CO. LUST - Leaking Underground Storage Tanks. NAPA CO. LUST - Sites With Reported Contamination. Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties. NAPA CO. LUST - Leaking Underground Storage Tank Database SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SAN DIEGO CO. SAM - Environmental Case Listing. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Active UST facilities gathered from the local regulatory agencies UST - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

Database Descriptions

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: VENTURA CO. LF SAN DIEGO CO. LF - Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. LOS ANGELES CO. LF - List of Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. LOS ANGELES CO. LF - Inventory of Illegal Abandoned and Inactive Sites WMUDS/SWAT - Waste Management Unit Database.

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains 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 Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs SCH - School Property Evaluation Program. SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database.

Other Tanks: CA FID UST The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data. CA FID UST - Facility Inventory Database ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST SAN JOAQUIN - San Joaquin Co. UST. UST MENDOCINO - Mendocino County UST Database. TORRANCE UST - City of Torrance Underground Storage Tank. SWEEPS UST - SWEEPS UST Listing.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups. SPILLS 90 - SPILLS90 data from FirstSearch.

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA IMPERIAL - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA MONTEREY - CUPA Facility Listing. CUPA SANTA CRUZ - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA HUMBOLDT - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA DEL NORTE - CUPA Facility List. CUPA SONOMA - CUPA Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA SANTA CLARA - CUPA Facility List. CUPA CALVERAS - CUPA Facility Listing. CUPA AMADOR - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA NEVADA - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA YUBA - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. LA Co. Site Mitigation - Site Mitigation List. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. HAZNET - Facility and Manifest Data. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. WDS - Waste Discharge System. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: California Regional Water Quality Control Board Victorville Branch Office (6)

No Update Planned

Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: California Environmental Protection Agency

No Update Planned

Local Land Records: Department of Toxic Substances Control

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 2500 NORTH WHITEWATER CLUB DRIVE
PALM SPRINGS, CA 92262

JOB: 10095-03

Street Name	Dist/Dir	Street Name	Dist/Dir
Cathy Cir	0.24 NW		
Desert Breeze Way	0.10 North		
Driveway	0.13 South		
E Finley Rd	0.12 WSW		
E Francis Dr	0.22 SSW		
E Hildy Ln	0.18 SW		
E Joyce Dr	0.12 West		
E Rogers Rd	0.15 SW		
Francis Dr	0.20 SSW		
Golden Sands Dr	0.21 NW		
N Farrell Dr	0.12 West		
N Greg Cir	0.23 West		
N Jan Cir	0.17 West		
N Whitewater Club Dr	0.20 South		
Savanna Way	0.12 NNW		
Sunbeam Way	0.20 NNW		
Tranquility Way	0.24 NNW		
Whitewater Club Dr	0.20 South		
Windmill Way	0.15 North		

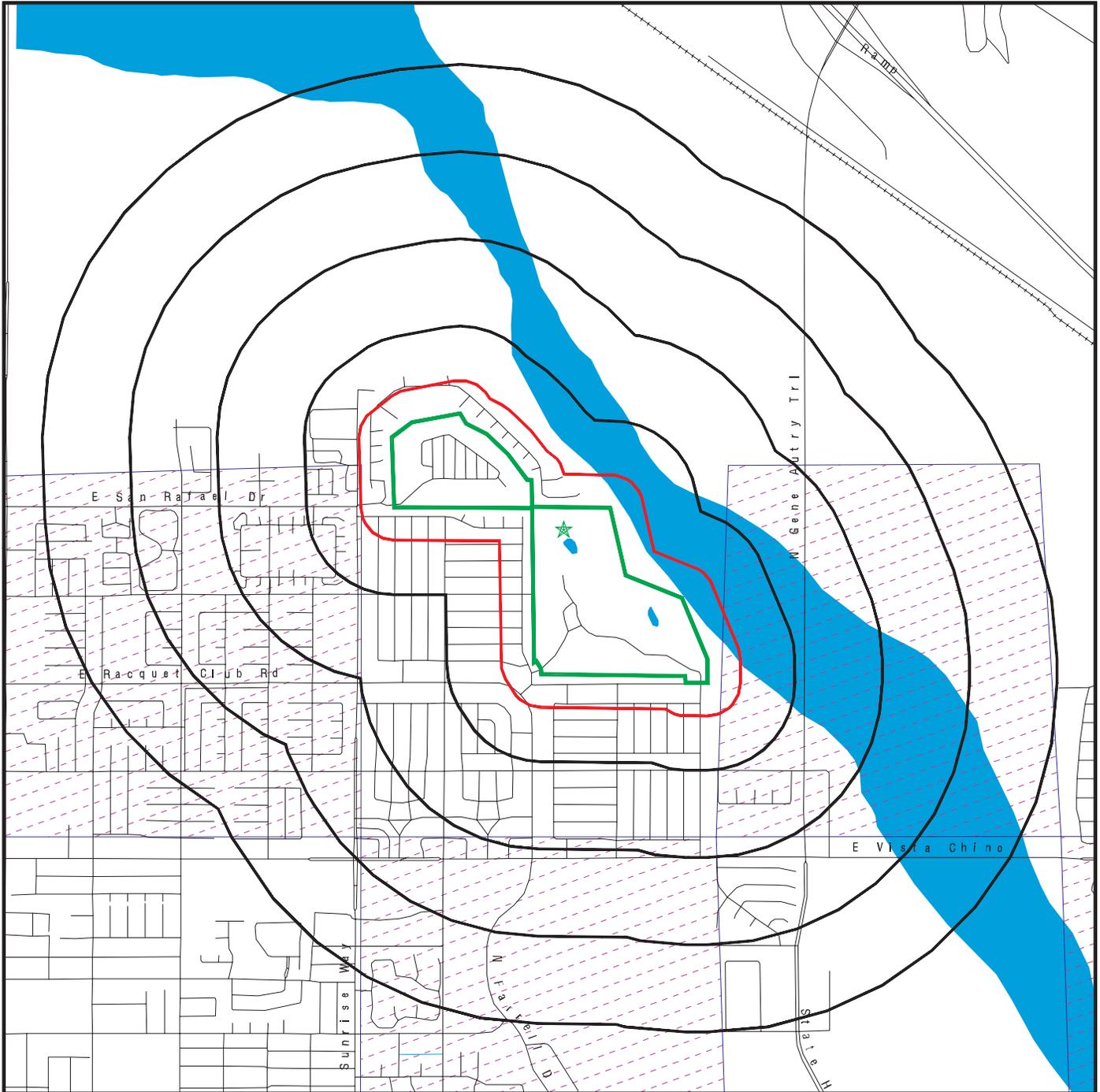
Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



2500 NORTH WHITEWATER CLUB DRIVE PALM SPRINGS, CA 92262



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.8585 Longitude: 116.5178)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

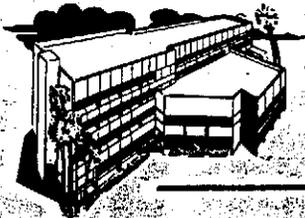
2500 NORTH WHITEWATER CLUB DRIVE PALM SPRINGS, CA 92262



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.8585 Longitude: 116.5178)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Appendix D
Additional Documentation



COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH

E.J. GALLAGHER, M.D., M.P.H., M.A.
DIRECTOR OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address—P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

March 28, 1991

Case #: 90-039

Mr. Wayne Jett
Jett and Lequer
225 S. Lake Ave., Suite 200
Pasadena, CA 91101

Dear Mr. Jett:

RE: Palm Springs Country Club, 2500 Whitewater Club Dr.

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is our position that no further action is required at this time.

*invest.
& rem.
action to
related to
UST had
County
Req.*

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operation at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

*letter
does not cover
cont on-site
which has
not been
identified
&/or relate
to U.S.*

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, contact this office at (714) 358-5055.

Sincerely

Sharon Boltinghouse
Hazardous Materials Specialist

SB:cjm

cc: SWRCB
RWQCB

CHIDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLL, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

E.R. COYNE, M.S.
DEPUTY DIRECTOR OF HEALTH
SUPPORT SERVICES

HEALTH CENTERS

BANNING 3055 RAMSEY STREET - Banning, CA 92220 ● BLYTHE 263 NORTH BROADWAY - Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA - Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA - Corona, CA 91720 ● HEMET 880 NORTH STATE STREET - Hemet, CA 92343 ● INDIO 46-209 OASIS STREET - Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. - Lake Elsinore, CA 92530
PALM SPRINGS 3111 TANQUITZ-McCALLUM - Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. - Perris, CA 92370 ● RIVERSIDE 1520 LINDEN ST. - Riverside, CA 92507 ● JURUPA 9415 MISSION BLVD. - Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE - Temecula, CA 92590

DOC # 2009-0239443

05/13/2009 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
CITY OF PALM SPRINGS



AND WHEN RECORDED MAIL TO:

City of Palm Springs
P. O. Box 2743
Palm Springs, CA 92263

Attn: Office of the City Clerk

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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809

Filing fee EXEMPT per Government Code 6103

C
809

**Resolution No. 22462
Confirming the Report of Proceedings and Accounting for
the Public Nuisance Abatement Lien and Special
Assessment for the Property Located at
2500 Whitewater Club Drive**

Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RESOLUTION NO. 22462

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN AND SPECIAL ASSESSMENT LOCATED AT 2500 WHITEWATER CLUB DRIVE.

WHEREAS, from November 2006 through July 2008, the Code Enforcement Department of the City of Palm Springs conducted numerous site inspections, issued notices of violation and administrative citations resulting from the public nuisances found to exist on the property described as 2500 Whitewater Club Drive, Palm Springs, California, notifying the owners to abate the public nuisances within 30 days of the citation and/or violation; and

WHEREAS, following the expiration of 30 days after the third administrative citation provided notice to the owner and other interested parties concerning the City's Notice of Violation and Order to Abate, the City of Palm Springs applied for and obtained an Abatement Warrant (Warrant No. ISW7183) from the Riverside County Superior Court on July 25, 2008, that was issued by the Honorable Randall D. White, Judge of the Superior Court; and

WHEREAS, on and between July 28, 2008, and September 25, 2008, the City of Palm Springs, through its City staff and City contractors, executed the Abatement Warrant on the property described as 2500 Whitewater Club Drive, Palm Springs, California, and thereby labored to remove all public nuisances existing on said property; and

WHEREAS said property is shown as Assessor's Parcel Nos. 501-190-002-2, 501-190-011-0, 669-480-027-6, and 669-590-066-1 on the Legal Description (attached hereto as Exhibit "A"); and

WHEREAS the Director of Building and Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Spring Municipal Code have been given and that the owner and other interested parties have refused to comply; and

WHEREAS pursuant to said Code and Division 13, part 1.5 of the Health & Safety Code, Title 4, Division 3, Part 2, Chapter 10, Article 6 of the Government Code and California Code of Regulations, Title 25, Chapter 1, Subchapter 1, of the State of California, the City thereupon abated the public nuisance located on the property described above.



THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the Report of Proceedings and Accounting (attached hereto as Exhibit "B") of the costs in the total amount of \$60,443.00.

SECTION 2. That a special assessment lien in the amount of \$60,443.00 is hereby imposed upon the property hereinabove described.

SECTION 3. That a certified copy of this Resolution, together with a certified copy of the Notice of Lien and the Report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the Riverside County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

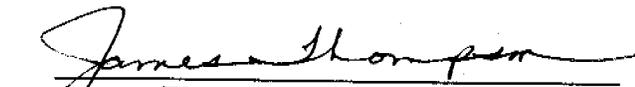
SECTION 5. That a certified copy of this Resolution, together with a certified copy of the Notice of Lien and the Report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 15th day of April, 2009.



David H. Ready, City Manager

ATTEST:



James Thompson, City Clerk



CERTIFICATION

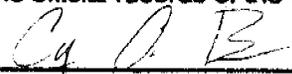
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 22462 is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on the 15th day of April, 2009, by the following vote:

AYES: Councilmember Foat, Councilmember Hutcheson, Councilmember Weigel, Mayor Pro Tem Mills, and Mayor Pougnet.
NOES: None.
ABSENT: None.
ABSTAIN: None.



James Thompson, City Clerk 04/28/2009
City of Palm Springs, California

CERTIFIED COPY
I certify that this is a true and correct copy of the document on file in the official records of the City of Palm Springs.


Deputy City Clerk
This certification must appear in blue with an original signature.



EXHIBIT "A"
(LEGAL DESCRIPTION)

PARCEL 1:

THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING SUBDIVISIONS:

- A. DESERT PARK ESTATES NO. 10, AS PER MAP RECORDED IN BOOK 33, PAGE(S) 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- B. RANCH COUNTRY CLUB ESTATES NO. 1, AS PER MAP RECORDED IN BOOK 36, PAGE(S) 64 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.
- C. TRACT NO. 4362, AS PER MAP RECORDED IN BOOK 70, PAGE(S) 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- D. TRACT NO. 4326-1, AS PER MAP RECORDED IN BOOK 81, PAGE(S) 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- E. TRACT 9317, AS PER MAP RECORDED IN BOOK 91, PAGE(S) 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- F. TRACT 14029, AS PER MAP RECORDED IN BOOK 112, PAGE(S) 61 AND 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 1 OF RANCH COUNTRY ESTATES NO. 1, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE(S) 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

PARCEL 1 OF THAT LOT LINE ADJUSTMENT NO. 02-12 RECORDED FEBRUARY 26, 2004 AS INSTRUMENT NO. 2004-134481 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, SITUATED IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36;
THENCE, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36, NORTH 0° 12' 43"
EAST 420.46 FEET;
THENCE, LEAVING SAID NORTH-SOUTH CENTERLINE NORTH 89° 59' 13" WEST 88.65 FEET;
THENCE NORTH 38° 42' 39" WEST 476.26 FEET;
THENCE NORTH 47° 46' 07" WEST 450.07 FEET;



THENCE NORTH 61° 23' 04" WEST 329.68 FEET;
THENCE NORTH 28° 04' 13" WEST 200.02 FEET;
THENCE SOUTH 80° 57' 45" WEST 440.06 FEET;
THENCE SOUTH 75° 05' 43" WEST 318.05 FEET;
THENCE SOUTH 58° 00' 55" WEST 386.18 FEET;
THENCE SOUTH 5° 14' 30" EAST 769.65 FEET TO THE INTERSECTION OF A LINE PARALLEL TO
AND 554.00 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF
SAID SECTION 36, WITH A LINE PARALLEL TO AND 300.00 FEET NORTHERLY, WHEN
MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 36;
THENCE, ALONG SAID LINE PARALLEL TO THE WEST LINE OF SAID SECTION 36, SOUTH 0° 15'
30" WEST 300.00 FEET, TO THE SOUTH LINE OF SAID SECTION 36;
THENCE, ALONG SAID SOUTH LINE OF SECTION 36, SOUTH 89° 45' 52" EAST 2,100.33 FEET TO
THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL OF LAND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE, ALONG THE SOUTH LINE OF SAID SECTION 36, SOUTH 89° 45' 52" EAST 814.00
FEET;
THENCE, LEAVING SAID SOUTH LINE, PARALLEL TO THE WEST LINE OF SAID SECTION 36,
NORTH 0° 15' 30" EAST 300.00 FEET TO A LINE PARALLEL TO AND 300.00 FEET NORTHERLY
OF SAID SOUTH LINE OF SECTION 36 AND THE TRUE POINT OF BEGINNING;
THENCE, ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF SECTION 36, SOUTH 89° 45' 52"
EAST 718.85 FEET;
THENCE, LEAVING SAID PARALLEL LINE, SOUTH 89° 35' 48" EAST 417.44 FEET;
THENCE SOUTH 88° 10' 53" EAST 316.61 FEET;
THENCE NORTH 49° 27' 44" EAST 107.85 FEET;
THENCE NORTH 45° 27' 43" WEST 390.33 FEET;
THENCE NORTH 82° 49' 28" WEST 18.54 FEET;
THENCE NORTH 53° 11' 47" WEST 872.71 FEET;
THENCE SOUTH 74° 57' 13" WEST 528.72 FEET;
THENCE SOUTH 0° 08' 38" WEST 30.73 FEET;
THENCE SOUTH 72° 41' 33" WEST 113.63 FEET;
THENCE SOUTH 3° 29' 01" EAST 610.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM
SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT
THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST
QUARTER;

THENCE SOUTH 89° 52' 00" EAST, ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE
SOUTHEAST QUARTER, A DISTANCE OF 240.00 FEET;
THENCE NORTH 70° 00' 00" WEST, 105.00 FEET;
THENCE SOUTH 75° 12' 28" WEST, 59.03 FEET;
THENCE NORTH 31° 00' 00" WEST, A DISTANCE OF 163.00 FEET, TO A POINT ON THE WEST
LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;
THENCE SOUTH 0° 06' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 160.00 FEET TO
THE POINT OF BEGINNING.



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:

A. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 2008/2009.

B. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2007-2008.

AMOUNT TO REDEEM PRIOR TO JULY 31, 2008: \$8,817.30
AMOUNT TO REDEEM PRIOR TO AUGUST 31, 2008: \$8,935.45
AMOUNT TO REDEEM PRIOR TO SEPTEMBER 30, 2008: \$9,053.60

CODE NO.: 011-059
PARCEL NO.: 501-190-002-2

C. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2007-2008.

AMOUNT TO REDEEM PRIOR TO JULY 31, 2008: \$27,518.83
AMOUNT TO REDEEM PRIOR TO AUGUST 31, 2008: \$27,888.57
AMOUNT TO REDEEM PRIOR TO SEPTEMBER 30, 2008: \$28,258.31

CODE NO.: 011-005
PARCEL NO.: 501-190-011-0

D. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2007-2008.

AMOUNT TO REDEEM PRIOR TO JULY 31, 2008: \$8,964.99
AMOUNT TO REDEEM PRIOR TO AUGUST 31, 2008: \$9,085.13
AMOUNT TO REDEEM PRIOR TO SEPTEMBER 30, 2008: \$9,205.27

CODE NO.: 011-011
PARCEL NO.: 669-480-027-6

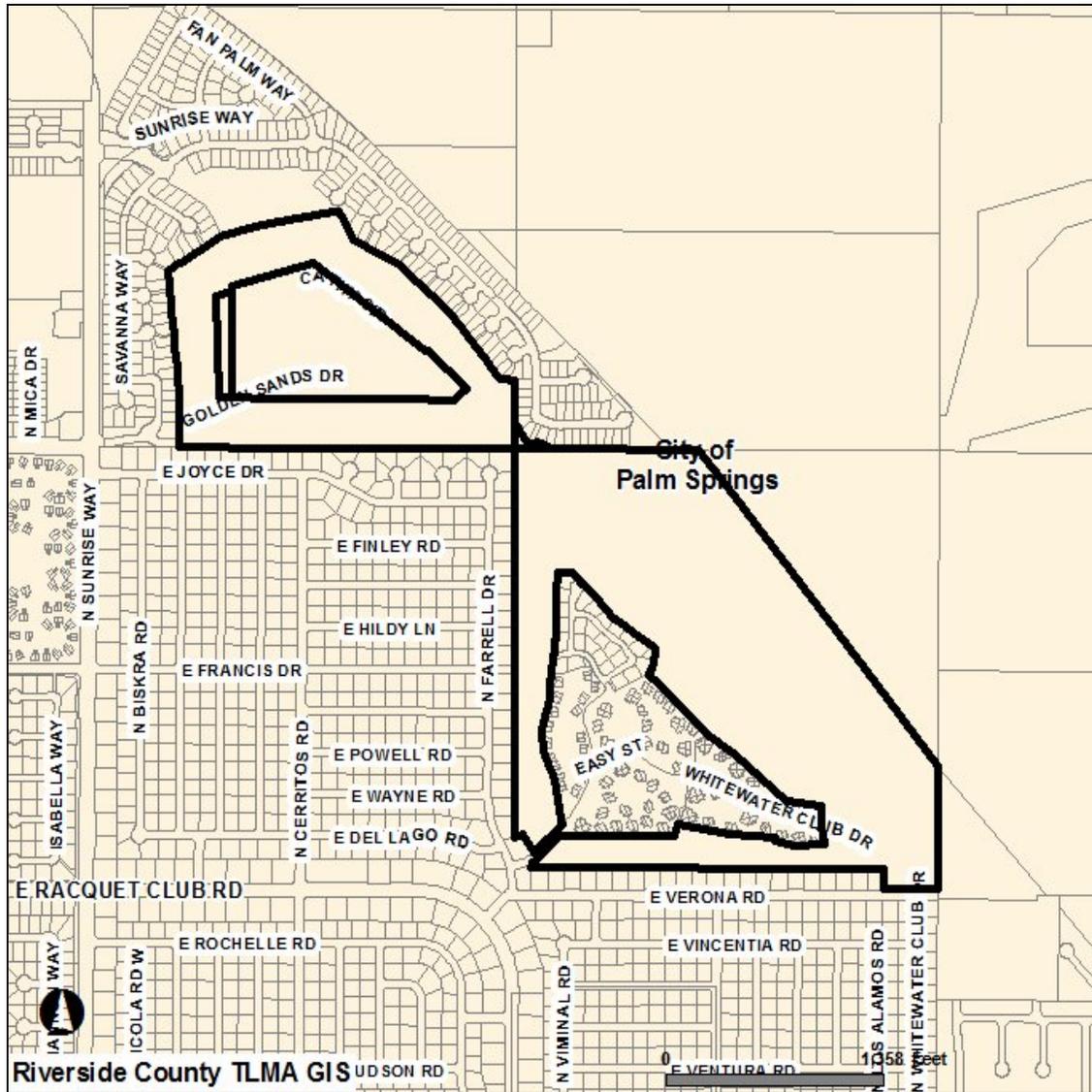
E. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2007/2008.

AMOUNT TO REDEEM PRIOR TO JULY 31, 2008: \$134.27
AMOUNT TO REDEEM PRIOR TO AUGUST 31, 2008: \$135.61
AMOUNT TO REDEEM PRIOR TO SEPTEMBER 30, 2008: \$136.95

CODE NO.: 011-062
PARCEL NO.: 669-590-066-1



PS Country Club



Selected parcel(s):

501-190-011 669-480-010 669-480-027 669-590-066

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.

669-480-010
 ADDRESS NOT AVAILABLE
 669-480-027
 ADDRESS NOT AVAILABLE
 669-590-066
 ADDRESS NOT AVAILABLE
 STANDARD REPORT

APNs

501-190-011-0
 669-480-010-0
 669-480-027-6
 669-590-066-1

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

501-190-011
2500 WHITEWATER CLUB DR
PALM SPRINGS, CA. 92262

MAILING ADDRESS

501-190-011
(SEE OWNER)
1200 N BUNDY DR
LOS ANGELES CA. 90049

669-480-010
(SEE OWNER)
899 TAMARISK
PALM SPRINGS CA. 92262

669-480-027
(SEE OWNER)
1200 N BUNDY DR
LOS ANGELES CA. 90049

669-590-066
(SEE OWNER)
1200 N BUNDY DR
LOS ANGELES CA. 90049

LEGAL DESCRIPTION

APN: 501190011
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 669480010
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 669480027
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 669590066
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

501-190-011
RECORDED LOT SIZE IS 84.61 ACRES

669-480-010
RECORDED LOT SIZE IS 1.5 ACRES

669-480-027
RECORDED LOT SIZE IS 33.72 ACRES

669-590-066
RECORDED LOT SIZE IS 0.26 ACRES

PROPERTY CHARACTERISTICS

501-190-011
NO PROPERTY DESCRIPTION AVAILABLE

669-480-010
NO PROPERTY DESCRIPTION AVAILABLE

669-480-027
NO PROPERTY DESCRIPTION AVAILABLE

669-590-066
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 756 GRID: G3, G4, G5, H4, H5

CITY BOUNDARY/SPHERE

CITY OF PALM SPRINGS
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T3SR4E SEC 36

T4SR4E SEC 1

ELEVATION RANGE

484/548 FEET

PREVIOUS APN

501-190-011

501-190-009

669-480-010

NO DATA AVAILABLE

669-480-027

669-480-022

669-590-066

669-490-001

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS

NOT IN A ZONING DISTRICT/AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

PALM SPRINGS INTL

AIRPORT COMPATIBILITY ZONES

PALM SPRINGS INTERNATIONAL ZONE C

PALM SPRINGS INTERNATIONAL ZONE D

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)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

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 MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
177

181

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT

DWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

PALM SPRINGS UNIFIED

COMMUNITIES

NOT IN A COMMUNITY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 39.36 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

044604

941200

FARMLAND

OTHER LANDS

URBAN-BUILT UP LAND

TAX RATE AREAS

011005

- CITRUS PEST CONTROL 2
- CITY OF PALM SPRINGS
- CSA 152
- CV MOSQ & VECTOR CONTROL
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- DESERT WATER AGENCY
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

SPECIAL NOTES
NO SPECIAL NOTES

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Version 131001

Appendix E
Qualifications Statement

Earth Systems Southwest Qualifications Statement for Environmental Work

The principals of the Earth Systems Southwest companies have been consulting for an average of over 20 years, and the combined staff numbers nearly 100. Earth Systems Southwest' multidisciplinary professional staff has extensive experience with and education in chemistry, geology, geophysics, hydrogeology, mechanical engineering, civil engineering, mapping, soil science, drafting, and surveying. Our senior project and staff professionals include Certified Engineering Geologists, Registered Geologists, Registered Environmental Assessors and Professional Engineers. These professionals are highly qualified, holding an average of two registrations and/or certifications in their area of expertise. To continue to meet our commitment to technical expertise, Earth Systems Southwest considers it essential to train our personnel in the latest scientific advancements in assessment and mitigation techniques. This involves continuing education in the form of training seminars, literature reviews, and pertinent conferences to remain abreast of recent developments in this complex and rapidly changing field.

The Environmental Professional [EP] who provided oversight for this project meets the qualifications specified by US EPA AAI and ASTM 1527-05. An EP is defined by US EPA AAI as "a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule)." In addition, an environmental professional must have:

- A state, tribal, or territory-issued certification or license (Professional Engineer or Professional Geologist) and three years of relevant full-time work experience; or
- A Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or
- Ten years of relevant full-time work experience.

The attached resumes describe the credentials of the professionals who performed field, research and/or report preparation work on the project.

Scot A. Stormo, RG, CHG, REA II

President, Associate Geologist/Hydrogeologist

Years of Experience: 25+

QUALIFICATIONS

BS, Geology, California Lutheran College, Thousand Oaks, California, 1981

MS, Geology, State University of New York at Stony Brook, 1984

Registered Geologist, State of California, 1990 (No. 4826)

Certified Hydrogeologist, State of California, 1995 (No. 204)

California Registered Environmental Assessor (REA II), 2001 (No. 20166)

California Registered Environmental Assessor (REA I), 1990 to 1995 (No. 2356)

University of California, Riverside University Extension, March 2008

Short Course: Application of Risk Assessment for Environmental Decision Making at Containment Release Sites

National Ground Water Association, October 2005

Short Course: Construction Dewatering and Ground Water Control – Design and Application

EMS-I Training Course, Groundwater Flow and Transport Modeling with GMS, September 2002

Association for Environmental Health and Sciences, March 2002

Short Course: Introduction to Environmental Forensics: Techniques and Applications

National Ground Water Association, 2000

Short Course: Geophysics for Environmental and Groundwater Applications

Princeton Groundwater, 1994

Short Course: Groundwater Pollution and Hydrology

OSHA 40-Hour HAZWOPER Course, Hazardous Materials and Site Investigations

(OSHA 29 CFR 1910.120[e]), 1987, 8-hour refresher courses taken annually

PROFESSIONAL EXPERIENCE

2011 to Present	President, Associate Hydrogeologist Earth Systems Southwest, Bermuda Dunes
1997 to 2011	Senior Vice President, Associate Hydrogeologist Earth Systems Southwest, Bermuda Dunes
1991 to 1997	Senior Geologist Dames & Moore, Spokane, Washington and Ontario, California
1989 to 1991	Senior Project Geologist Exceltech, Inc., Irvine, California
1986 to 1989	Staff Geologist Leighton & Associates, Riverside, California
1985 to 1986	Consulting Geologist Epoch Well Logging, Ventura, California

Mr. Stormo is manager of our groundwater and environmental services department. In this capacity, he directs all aspects of our environmental and groundwater services. He has experience with surface water infiltration, groundwater dewatering, groundwater modeling, and groundwater plume evaluations from both water supply and groundwater protection perspectives. He has also performing numerous investigations regarding the presence, source, and extent of contaminants in soil and groundwater associated with landfills, leaking underground storage tanks, and properties of industrial, commercial, educational, residential, and agricultural usage.

Scot A. Stormo, RG, CHG, REA II

President, Associate Geologist/Hydrogeologist

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

- Performs water infiltration studies for drywells and infiltration basins.
- Conducts groundwater and surface water supply evaluations involving assessment of both quantity and quality.
- Develops watershed management, monitoring and protection strategies.
- Performs water quality monitoring of both surface water and groundwater resources.
- Conducts preliminary site assessments (Phase I) entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation.
- Performs site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Conducts Preliminary Endangerment Assessments (PEAs), including planning and performing the field investigation, evaluating the laboratory data, and preparing the PEA report for DTSC review and approval.
- Designs and implements remediation programs such as groundwater monitoring and sampling; delineation of contaminant plumes; monitoring well installation and developments; in situ and above ground bioremediation systems; vapor extraction and soil venting systems; thermal/catalytic oxidation; and groundwater extraction, air stripping, activated carbon filtration, bioreactors.
- Conducts investigations of surficial contaminants such as lead, cadmium, chromium, zinc, copper and pesticides.
- Directs landfill investigations which include cover analysis and risk assessment.
- Performs risk evaluations and feasibility studies involving calculating mobility and potential impact of subsurface contaminants.
- Evaluates release scenarios using computer modeling and fate and transport simulations.
- Assesses and evaluates potential geologic hazards such as faults, liquefaction, and landslides.
- Provides expert witness and consultation services.

SELECT PROJECT EXPERIENCEWater Resource Projects

Residential Subdivision. Mr Stormo performed an in-depth evaluation of a storm water disposal system that was not functioning. The geology at the existing drywells were evaluated with borings, and sieve analysis of the soils were used to estimate the hydraulic conductivity of the different sandy soil horizons encountered in the borings. The geometry of the drywells, and the depth and estimated hydraulic conductivities of the sandy layers were used to predict water disposal rates for different drywell designs. An injection test performed after construction of the replacement drywells found the predictions were within +/-50 percent of the achieved values, which is relatively accurate for this type of study.

Remote Mountain Community. Mr. Stormo evaluated the long-term use and availability of groundwater for a remote mountain community. Included a review of historic water levels and recharge rates, and identification of preferred drilling locations based on the geology of the site.

Proposed Residential Subdivision. Mr. Stormo provided hydrogeologic expertise on a water availability study for a proposed residential subdivision that will rely on groundwater.

Proposed Residential Subdivision. Mr. Stormo provided hydrogeologic expertise regarding dewatering for the installation of an engineered recreational lake in an area with shallow groundwater. Mr. Stormo's duties included reviewing the prior geologic investigation reports; performing on-site drilling and water extraction testing; developing a dewatering strategy with the owner, design engineers and contractors; installing monitoring wells around the lake; monitoring the construction of the lake over a period of more than six months; and investigating future development areas for the potential presence of similar constraints.

Spring Protection Study. Mr. Stormo performed an in-depth investigation of the source and flow mechanism for a spring at a world-renown spa resort. The investigation included an evaluation of the source of the water, the mechanism of water flow, susceptibility of the spring to outside contamination, and the distribution of the spring "plumbing" in the shallow subsurface. This work was performed to allow adequate protection of the spring during major renovations.

Infiltration Evaluations. Mr. Stormo provided hydrogeologic expertise regarding the installation of new drywells at a development where the initial drywells were inadequately designed and poorly installed. Mr. Stormo used grain-size evaluations of the soil to estimate water infiltration rates at different depths, and developed predictions of infiltration rates for a range of drywell designs at each of the locations evaluated. The predicted values were within 50% of the actual values obtained after construction of the new drywells, and were much closer than the values obtained by field infiltration testing in borings.

Depth to Water at a Gravel Pit. Mr. Stormo used geophysical techniques to evaluate the depth to water at a proposed gravel pit, where the coarse-grained nature of the soil made drilling impractical. Survey "lines" at several locations were used to contour the top of the groundwater table, and identify the depth to which the proposed gravel pit could be excavated without dewatering and adversely affecting nearby ecologically-important springs.

Well Installation Oversight. Mr. Stormo has overseen the installation of numerous groundwater monitoring and supply wells for numerous clients. The scope of work has typically including developing specifications for bidding, assisting in the selection of the drilling contractor, daily oversight of drilling activities, geologic logging of the material encountered (including laboratory

SELECT PROJECT EXPERIENCE (continued)

testing for grain-size distribution), post-installation testing of the completed wells, and preparation of reports to document activities.

Water FDA Spring Certifications. Mr. Stormo has provided hydrogeologic expertise for spring certification reports on several properties throughout California in preparation for developing these sites as spring water sources.

Proposed "Spring" Site. Mr. Stormo performed an in-depth evaluation of a reported spring site to identify the nature of the "spring." The physical setting, geochemistry, and soil stratigraphy were evaluated, including the use of geophysical techniques to probe the subsurface. The study concluded that the "spring" was not a natural feature.

Watershed Evaluation and Management Projects for Indian Tribe. Mr. Stormo has been the senior consultant and project manager for the development and implementation of two watershed evaluation and management programs. These activities have included: 1) identifying and quantifying wastewater sources in the watershed; 2) gaging stream flows and water quality in the major drainage of the watershed; 3) design of surface water sampling programs and development of Quality Assurance Project Plans; 4) design and installation of monitoring wells to evaluate water quality in the three water-bearing aquifers; and 5) data evaluation and report preparation.

Salt Water Intrusion Study. Mr. Stormo managed the installation of five wells to evaluate the potential for salt water intrusion into the upper aquifer adjacent to the Salton Sea.

Salt Water Infiltration Study. Mr. Stormo evaluated infiltration issues at a set of water disposal ponds for a community sewage treatment facility in the vicinity of the Salton Sea. The source of the high salt content in the ponds was document as being due to the infiltration of highly saline water from the Salton Sea into the wastewater collection pipelines. The affect of the saline water on the groundwater near the ponds was evaluated using wells.

Water Source Evaluation. Mr. Stormo measured the flow rates in the lower reaches of the Whitewater River (south of Indio) to evaluate the relative contribution of different sources of water to this water body.

Water Source Studies. Mr. Stormo evaluated the chemistry of waters at several sites to identify the source(s) of surface and groundwaters. The evaluations included comparisons of major and trace element geochemistries in on-site and potential off-site water sources. These projects were conducted in support of legal proceedings.

Hazardous Materials Projects

Industrial Park Environmental Assessment. Mr. Stormo was project manager for this assessment which involved research of current and past uses and practices, collection and analysis of soil and groundwater samples, and removal of underground storage tanks. Additionally, the project involved asbestos assessment and abatement, development of an asbestos management plan, and assessment of metallic dust residues.

Proposed School Site PEAs. Mr. Stormo was project manager and lead consultant for several proposed school sites required to go through the PEA process. At each site, he identified the issues warranting further evaluation, selected the investigative methods, negotiated the scope of work with the Department of Toxic Substance Control (DTSC), prepared a work plan, oversaw field sampling activities, reviewed the laboratory data, prepared a PEA report meeting the requirements of the DTSC.

Former Above-Ground Storage Tank and Pipeline Facility. Mr. Stormo managed the environmental investigation of this facility. He evaluated whether the facility contributed contaminants to a regionally extensive groundwater plume emanating from a nearby refinery. This involved differentiating between gasoline and diesel fuel in soil samples, estimating the extent of weathering of the hydrocarbons, and evaluating whether BTEX compounds were migrating upward through the soil as vapors.

Law Suit Involving Pre-Existing Contamination. Mr. Stormo was project manager, principal geologist and expert witness in a law suit involving pre-existing contamination on a former service station property with numerous prior owners, operators and adjacent spills. He evaluated prior remedial activities for appropriateness; evaluated likelihood of upgradient sources; used computer modeling, and fate and transport simulations to evaluate the likelihood of various release scenarios; and, developed cost estimates for clean-up.

Groundwater Contamination at Two Landfills. Mr. Stormo was field manager and chief author of an investigation of the extent of groundwater contamination at two landfills. The project included well installation, aquifer testing, groundwater modeling, risk assessment, and remedial alternatives evaluation.

Phase I and II Investigations and Leaking UST's. Mr. Stormo was involved in numerous investigations related to leaking underground storage tanks and hundreds of environmental site assessments (Phase I Investigations) of industrial, commercial, residential, agricultural, and vacant properties, with follow-up (Phase II Investigations) of the sites identified as potentially contaminated.

Bunker C. Fuel Oil Spill. Mr. Stormo authored the Vacuum Extraction Pilot Test and the Soil Column Bioventing and Surfactant Flushing Treatability Study pertaining to this site. He performed data analyses and provided geochemical consulting services.

Groundwater Contamination Plume Geochemical Evaluation. Mr. Stormo evaluated the chemistry of a groundwater contamination plume involving solvents. He used an analysis of the relative concentrations of the two primary contaminants to identify three separate plumes with distinctive chemical signatures. He then delineated plume boundaries, mixing zones, and probable source areas.

Metal Working Facility Airborne Contaminant Investigation. Airborne metallic dusts such as lead, cadmium, and chromium were the primary concern at this site. As project manager and principal investigator, Mr. Stormo performed ambient air sampling and surficial dust sampling and analysis, and used the isotopic concentrations of the lead and the ratios of the various metals in the different media, to identify the source of the airborne materials.

PROFESSIONAL AFFILIATIONS

National Ground Water Association

Association of Ground Water Scientists and Engineers

Association for Environmental Health and Sciences

Richard Howe

Staff Scientist

Bermuda Dunes, California

Years of Experience: 12

QUALIFICATIONS

Associates Degree of Environmental Sciences and Technology

Clover Park Technical and Vocational College, Lakewood, Washington.

Associates Degree of Liberal Studies, Additional Courses in Geology and Geography

College of the Desert, Palm Desert, California.

Nielsen Environmental Field Sampling

Nielsen Groundwater Sampling and Well Development

Wetlands Training Institute Wetlands, Delineation and Field Practicum

Trimble GPS

ESRI GIS ArcMap

OSHA 80-Hour HAZWOPER Course, Hazardous Materials and Site Investigations with Confined Spaces Entry (29 CFR 1910.120[e], [q][6][ii]), 2001, and (8 CCR 5192[e], [q][6][B]), 2001; with annual refresher courses.

American Indian Underground Storage Tank Inspector, US Environmental Protection Agency; Leaking Underground Storage Tank Detection and Remediation Training.

PROFESSIONAL EXPERIENCE

2006 - Present	Engineering and Environmental Staff Scientist Earth Systems Southwest, Bermuda Dunes, California
2004 - 2006	Environmental Technician Agua Caliente Band of Cahuilla Indians
2002 - 2004	Staff Scientist Earth Systems Southwest
2001 - 2002	Lab Assistant State of California
1999 - 2001	Environmental Technician Earth Systems Southwest

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

Employed with Earth Systems Southwest, Mr. Howe is a staff scientist with our Bermuda Dunes, California office. In this capacity, he assists in a wide range of investigations, including geotechnical investigation, water infiltration studies and evaluations into the presence, source, and extent of hazardous materials and contaminants in soil and groundwater. Mr. Howe is the primary field staff for geotechnical and environmental investigations. During his professional experience, Mr. Howe has performed numerous geotechnical and environmental assessments related to landfills, leaking underground storage tanks, and industrial, commercial, residential and agricultural properties. Additionally, Mr. Howe's professional history includes employment

as an environmental technician with the Agua Caliente Band of Cahuilla Indians, where he also conducted Phase I Environmental Assessments, was the certified underground storage tank inspector for tribal lands, and conducted water quality, biological, and hazardous material use data acquisition for all tribal resources. Mr. Howe has also been employed as a laboratory and field assistant with the California Regional Water Quality Control Board, Colorado River Basin Region, where he acquired a thorough knowledge of field sampling protocols and use of field monitoring devices, laboratory standard operating procedures, and Quality Assurance/Quality Control assurances.

- Investigations of on-site conditions for a wide variety of project types. Duties have included collecting and logging soil samples from borings and backhoe pits at hundreds of sites as part of geotechnical and environmental investigations.
- Assists the Environmental Professional with Environmental Site Assessments, Phase I (ESA), entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation for projects.
- Has performed nearly 100 ESAs of industrial, commercial, residential, agricultural, and vacant properties.
- Performed numerous site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Compilation of laboratory Standard Operating Procedures in compliance with CA ELAP certification requirements.
- Conducted a detailed assessment of wastewater treatment conditions in the Whitewater River Watershed.
- Over 100 assessments of soil percolation conditions for onsite waste disposal or storm water management for commercial properties, mobile home parks, and single-family residences.
- Maintained database of the hazardous material and UST/AST sites on the reservation, including correlation of regulatory compliance with other agencies and periodic site inspections.
- Assisted geologist and hydro geologist with research and field studies for special projects, conducted regular monitoring of surface water and groundwater resources on the reservation, and performed project specific water sampling for review and monitoring of water quality conditions.
- Assisted Tribal Planning, Building, and Engineering management personnel with field surveys and assessments of biological concerns, storm water management, illegal dumping, and inter-tribal cooperation relating to local environmental issues.

Kirsten L. Murch

3041 State Forest Road ▪ Groton, Vermont 05046 ▪ H 802-584-3034

klmurch@gmail.com

EXPERIENCED GEOLOGIST, WRITER, and RESEARCHER

QUALIFICATIONS

- Science and history researcher
- Writing Skills
- Organizational Skills
- Communication Skills
- Computer Literate

PROFESSIONAL EXPERIENCE

Earth Systems Southwest, Bermuda Dunes, California

Subcontracted Writer/Researcher, Map and Diagram Drafter (May 2009 through present)

Project Geologist, Environmental Services Department (December 2000 to May 2009; 40+ hours/week)

- Coordinated all aspects of multiple projects simultaneously: field work, permitting, historical research and aerial photograph review, regulatory agency records and database searches
- Final report preparation including graphic production of figures and excavation diagrams
- Worked closely with prospective clients, clients, subcontractors, and agency officials
- Maintained close interaction as needed with local, county, state, and federal agencies

Select Project Experience

Environmental Site Assessments. I have conducted hundreds of ESAs in the Coachella Valley of California, southeastern California, and high desert areas of southern California.

Proposed School Site Investigations. I conducted and/or assisted in conducting several Preliminary Endangerment Assessments, Supplemental Site Investigations, Removal Action Work Plans, and/or Removal Action Completion Reports for the Corona-Norco Unified School District (CNUSD), the Desert Sands Unified School District (DSUSD), and the Palo Verde Unified School District (PVUSD) in California in liaison with the Department of Toxic Substances Control (DTSC). AQMD was referenced in many of these school investigations.

STORET. I assisted a client by uploading eight years of groundwater quality data to the STORET database (used by state environmental agencies, EPA and other federal agencies, etc.).

State of California Petroleum Underground Storage Tank (UST) Cleanup Fund. I assisted clients in interacting with the California UST Fund for reimbursement of costs incurred during investigation and cleanup of leaking petroleum underground storage tanks.

Stream Gauging Study. I participated in a multi-location stream-gauging program conducted to evaluate water quality of a primary drainage channel as part of a watershed management project. Tasks included initial design of the stream gauging protocol, selection of equipment, writing a Standard Operating Procedure manual for stream gauging for review and approval by the US EPA, and conducting the stream gauging activities. I was involved with establishing gauging transects, testing and refining the equipment operations protocols, conducting the stream gauging, data evaluation, quality control oversight, and report preparation.

Kirsten L. Murch

3041 State Forest Road ▪ Groton, Vermont 05046 ▪ 802-584-3034

klmurch@gmail.com

EDUCATION

B.A. Geology, Archaeology Minor: Smith College, Northampton, Massachusetts

Associates Degree, Liberal Arts: North Shore Community College, Danvers, Massachusetts

ADDITIONAL SKILLS, EXPERIENCE, INTERESTS

- Volunteer for Groton, Vermont Meals on Wheels/Senior Meals
- Volunteer for Groton Growers' Market
- Town of Groton Library Trustee
- Acrylic landscape painting
- Perennial garden
- Sigma Xi, Scientific Research Society member
- HAZMAT and CPR trained (certified 2001-2009)

Computer Skills

- Microsoft Office Suite
- Corel Photo-Paint
- FirstSearch and EDR database searches
- PowerPoint
- STORET (water quality data entry)
- InDesign
- CorelDraw

Appendix F
Reliance Form

Application for Authorization to Rely on Environmental Report

This form serves as an application for third parties to apply for permission to use and rely on the referenced report [Report]. It is the applicant's responsibility to obtain the approval of the original client prior to submitting the form. As a condition of approval for authorization to use and rely on the referenced Report, applicant agrees to waive any conflict of interest arising out of, and applicant will not object to, our representation of our original client; that Earth Systems Southwest's liability for errors and omissions from the Report shall be limited to \$15,000; and Earth Systems Southwest shall have no liability for any other cause or action. Use of this Report without written permission releases Earth Systems Southwest from any liability that may arise from the use of this Report.

Reference: *Report of Environmental Site Assessment, Former Palm Springs Country Club, APNs 669-480-010, 027, and Portions of 501-190-011, 2500 North Whitewater Club Drive, Palm Springs, Riverside County, California, File No. 10095-03, Doc. No. 13-12-702, dated December 2, 2013.*

Original Client: PS Country Club, LLC, 1200 North Bundy Drive, Los Angeles, CA; Mr. Eric Taylor 213-955-4204

To be completed by Applicant. **A processing fee of \$200 made payable to Earth Systems Southwest must accompany application.** Submit to Earth Systems Southwest, 79811 Country Club Drive, Indio, California 92203. Signature signifies applicant's acceptance of the use and liability limitations described above, and caveats described below*.

_____	By: _____
(Company Name)	(Print Name)
_____	_____
(Address)	(Signature)
_____	Title: _____
(City, State, Zip)	Date: _____

(Telephone)	(FAX)

Approval of Original Client

By: _____	_____
(Print Name)	(Signature)

For Earth Systems Southwest's use only	
_____ Approved for re-use with caveat that findings discussed in Report were based on available information and site conditions as noted at time of Report, but may not be applicable to current site conditions.	
_____ Disapproved (application fee to be refunded).	
By: _____	Date: _____
(Earth Systems Southwest)	

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