



**INQUIRY #:** 3383055.2

**YEAR:** 1984

| = 1000'





INQUIRY #: 3383055.2

YEAR: 1996

| = 1000'







INQUIRY #: 3383055.2

YEAR: 1996

| = 1000'







INQUIRY #: 3383055.2

YEAR: 1996

| = 1000'



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**Wistaria Ranch**

Calexico, CA 92231

Inquiry Number: 03446511.1w

November 05, 2012

## EDR DataMap™ Well Search Report

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

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## GEOCHECK VERSION 2.1 SUMMARY

### FEDERAL DATABASE WELL INFORMATION

MAP ID	WELL ID
1	USGS3097849
2	USGS3098009

### STATE WATER WELL INFORMATION

MAP ID	WELL ID
NO WELLS FOUND	

### PUBLIC WATER SUPPLY SYSTEM INFORMATION

NO WELLS FOUND

### USGS TOPOGRAPHIC MAP(S)

32115-F5 HEBER, CA MX02  
32115-F6 MOUNT SIGNAL, CA MX02

### AREA RADON INFORMATION

Federal EPA Radon Zone for IMPERIAL County: 3

Note: Zone 1 indoor average level > 4 pCi/L.  
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
: Zone 3 indoor average level < 2 pCi/L.

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Federal Area Radon Information for IMPERIAL COUNTY, CA

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.450 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# GEOCHECK VERSION 2.1

## STATE DATABASE WELL INFORMATION

### Water Well Information:

Map ID:	1	Site no:	324259115373801
Agency cd:	USGS		
Site name:	S-423		
Latitude:	324259	EDR Site id:	USGS3097849
Longitude:	1153738	Dec lat:	32.71644818
Dec lon:	-115.62805479	Coor meth:	M
Coor accr:	U	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	025
Country:	US	Land net:	Not Reported
Location map:	MOUNT SIGNAL	Map scale:	24000
Altitude:	-21.00		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Salton Sea. California. Area = 7250 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Drain dug to water table or potentiometric surface to either lower ground-water level or serve as a water supply		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	470646200		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	1988-05-19
Water quality data end date:	1989-08-28	Water quality data count:	14
Ground water data begin date:	0000-00-00	Ground water data end date:	0000-00-00
Ground water data count:	0		

Ground-water levels, Number of Measurements: 0

Map ID:	2	Site no:	324220115382001
Agency cd:	USGS		
Site name:	S-416		
Latitude:	324216	EDR Site id:	USGS3098009
Longitude:	1153816	Dec lat:	32.70450417
Dec lon:	-115.63861072	Coor meth:	M
Coor accr:	U	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	025
Country:	US	Land net:	Not Reported
Location map:	MOUNT SIGNAL	Map scale:	24000

# GEOCHECK VERSION 2.1

## STATE DATABASE WELL INFORMATION

Altitude:	-25.00		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Salton Sea. California. Area = 7250 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Drain dug to water table or potentiometric surface to either lower ground-water level or serve as a water supply		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	Not Reported	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	470646200		
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

# CALIFORNIA GOVERNMENT WELL RECORDS SEARCHED

## PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

## PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

## State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

## Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

## EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

## Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

## California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## California Oil and Gas Well Locations

Source: Department of Conservation

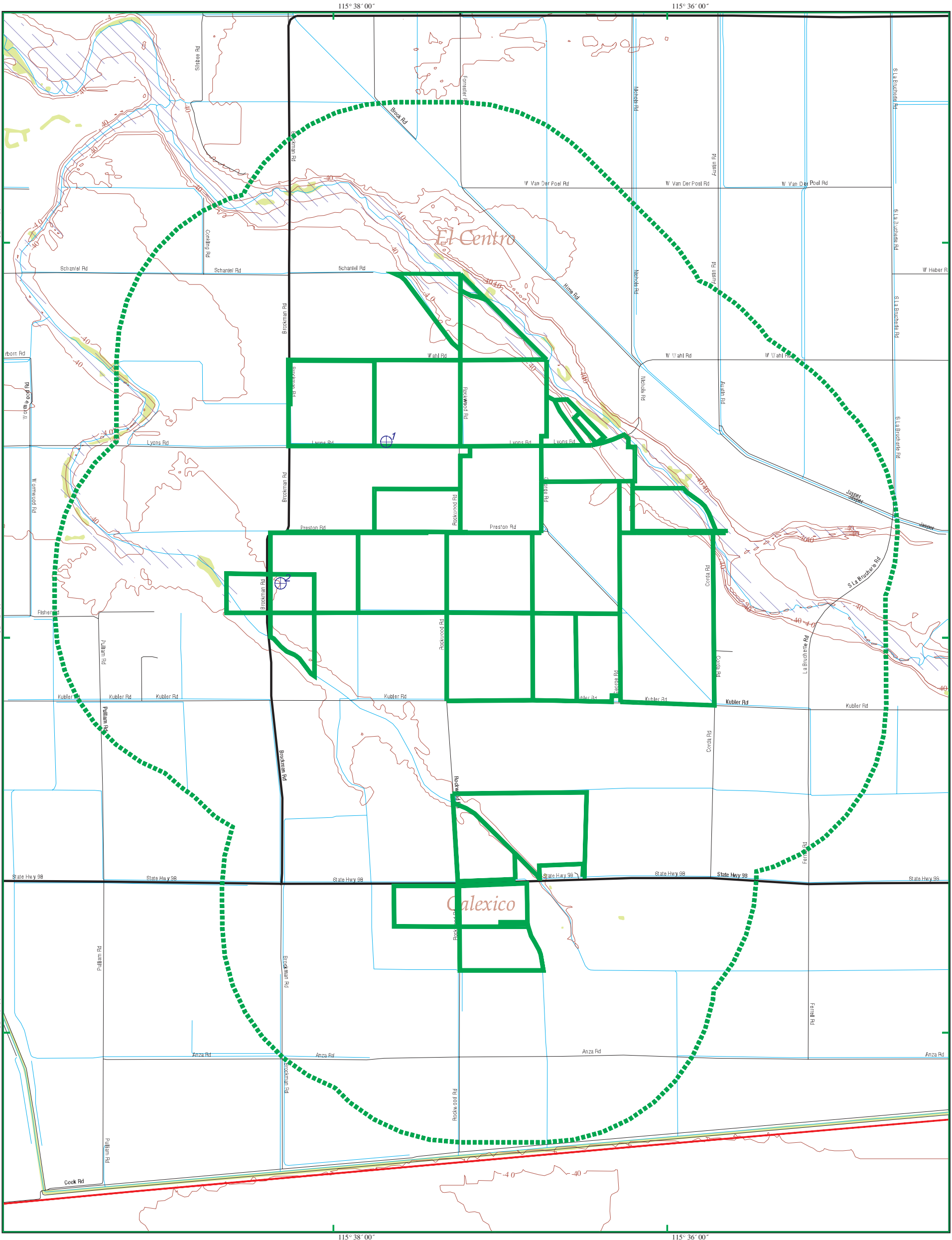
Telephone: 916-323-1779

Oil and Gas well locations in the state.

## **STREET AND ADDRESS INFORMATION**

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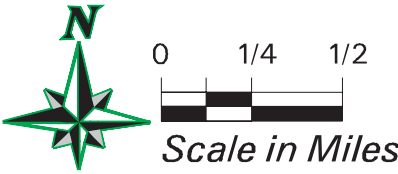
# EDR DataMap® - Well Search

## Wistaria Ranch



Calexico, CA

- |                    |               |                    |
|--------------------|---------------|--------------------|
| Listed Water Wells | Waterways     | Water              |
| Study Boundary     | Railroads     | Superfund Sites    |
| Roads              | Contour Lines | 100-Yr Flood Zones |
| Major Roads        | Fault Lines   | Wetlands           |



## **Appendix C**

### **Qualifications of Environmental Professionals**

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# Kirsten Bradford

## Scientist III

### Professional History

### Education

BS, Chemistry, New Mexico Institute  
of Mining & Technology  
(New Mexico Tech), 2000

### Years of Experience

With AECOM: 7  
With other firms: 2

Kirsten Bradford has nine years of experience conducting environmental site assessments (ESAs) and compliance evaluations, and over ten years of experience in chemical and research laboratory environments including environmental applications. Ms. Bradford has conducted Phase I ESAs and compliance evaluations of commercial and industrial properties and facilities throughout the United States and Mexico, including, agricultural sites, mineralogical sites, shopping malls, automotive and heavy-duty truck repair facilities, multi-tenant office buildings and business parks, assembly and manufacturing facilities, food-processing facilities, power plants and utility facilities, and warehouse/distribution facilities. Issues addressed during assessments have included current and historical storage and use of hazardous and acutely hazardous materials; underground storage tanks; industrial wastewater discharge; and disposal and/or recycling of hazardous waste. Ms. Bradford is continuously developing her project management skills and providing technical support to nation-wide environmental due diligence and compliance projects. Additionally, Ms. Bradford assists in the site reconnaissance and development of Storm Water Pollution Prevention Plans (SWPPPs) in support of National Pollution Discharge Elimination System (NPDES) Permitting, and of Spill Pollution Control and Countermeasure (SPCC) Plans for facilities and industries. She has assisted in the development of integrated pollution prevention and countermeasure plans, including Hazardous Material Business Plan (HMBP) preparation for facilities and industries. These facilities and industries have included municipal airports, numerous natural gas compressor stations and facilities, power plants, food production plants, heavy-vehicle break manufacturing facilities, aerospace manufacturing facilities, and utility-operated pipeline construction sites, among others.

### Relative Experience

#### Environmental Due Diligence

**U.S. Filter Operating Services, Phase I Environmental Site Assessment, Kern County, California.** Conducted assessments of an equipment and maintenance yard including an outdoor storage area for portable equipment used for petroleum dewatering applications, and including two shop buildings in support of metal fabrication and welding of heavy portable equipment, and oil research and development (R&D) laboratory activities.

**Public Storage, Inc., Environmental Support with File Review, San Diego County, California.** Performed site assessment and file review to establish historical on-site remedial action activities including groundwater monitoring, and current site case status with local



regulatory agency. Made recommendations for activities directed toward achieving site case closure, and in complying with State of California Geotracker database requirements.

**International Paper Company, Timberlands Environmental Site Assessment, Alabama.** Conducted assessment of 215,000 acres of timberland in accordance with American Society for Testing and Materials Standard (ASTM) Practice E 2247-02. Used GIS tracking to record routes and mark specific areas of potential environmental concern including log yards and camps, fuel use and storage, pesticide and herbicide use, burning practices, logging roads, sand and gravel pits, hunting camps and leases, and landfills.

**First Industrial Realty Trust, Phase I Environmental Site Assessment, Los Angeles County, California.** Carried out assessment of an office/warehouse facility including an ancillary former hazardous materials storage building and truck loading docks. Assessment included review of local government records to identify historical improvements and uses.

**Acushnet Company, Phase I Environmental Site Assessment, San Diego County, California.** Conducted assessment of agricultural property including historical fuel storage areas.

**General Electric, Phase I Environmental Site Assessments, Santa Barbara County, California.** Performed assessment of tenant spaces located in three offices. Presented findings on detailed predetermined form format provided by the user/client. Research included a detailed review of building department permit site record history.

**Quality Project Management, Phase I Environmental Site Assessment & File Reviews, San Diego County, California.** Conducted assessment of two vacant parcels previously developed. Performed 1,500 page file review of site and adjoining sites based on their historical uses as former gasoline service stations, each with historical unauthorized releases affecting groundwater. Analyzed historical soil sampling, remediation activities, and groundwater monitoring data to identify potential environmental impacts to the site from historical uses associated with on-site contamination sources or from off-site contamination sources.

**Teachers Insurance & Annuity Association (TIAA), Phase I Environmental Site Assessment, Maricopa County, Arizona.** Performed an assessment of a multi-story corporate office building. On-site improvements assessed included hydraulic-powered elevators, storm water retention areas and on-site dry wells, a fuel-powered generator, storage areas, and a rooftop cooling plant. Focused assessment was conducted into observing each on-site tenant space. Assessment activities included American Society Testing Materials (ASTM) 1527 additional scope issues including visual observation for evidences of suspect asbestos-containing materials and of water intrusion and mold growth. Additionally, on-site improvements were investigated by conducting file reviews and interviews with government and regulatory agencies.

**Weil, Gotshal & Manges LLP, Phase I Environmental Site Assessment, Clackamas & Washington Counties, Oregon.** Conducted an assessment of warehouse distribution and office facilities. On-site retail warehousing activities included an on-site truck wash, a

trailer maintenance shop, a fueling island; and fuel-powered generators, hydraulic-powered lifts, and storage areas including for lead-acid (wet-type) batteries to power forklifts.

**Gibson Dunn & Crutcher, Phase I Environmental Site Assessment, Maricopa County, Arizona.** Assessed warehouse, repair, and maintenance facilities for heavy-duty trucks and truck parts. Historical setting included on-site fueling operations and remedial action closure activities.

**Public Storage, Inc., Phase I Environmental Site Assessment, Southern California.** Conducted assessments of multiple self storage facilities throughout Southern California.

**Sargent & Lundy, Phase I Environmental Site Assessment, San Diego County, California.** Conducted assessments in support of the Environmental Due Diligence study for the purchase of a site being developed for a future gas-fired power plant. Site characteristics included existing biological and archeological conservation easements. Historical on-site activities investigated included cement truck cleanouts, refueling operations, and grading.

**T.A. Realty Corporation, Phase I Environmental Site Assessments, Southern and Northern California.** Conducted assessments of corporate office buildings (e.g. multi-story, multi-tenant) and distribution warehouses. On-site improvements assessed have included hydraulic-powered elevators and lifts, loading dock areas, fuel-powered generators, storage areas, and warehouse areas. Focused research was conducted into on-site historical tenant activities. Assessment activities have included American Society Testing Materials (ASTM) 1527 additional scope issues included visual observation for apparent condition of suspect asbestos-containing materials and evidences of water intrusion and mold growth. Additionally, off-site potential sources of environmental concern (e.g. abutting CERCLA sites with impacted groundwater from historical site operations) were identified and investigated by conducting regulatory file reviews and interviews with regulatory agencies.

**Phase I Environmental Site Assessment of Agricultural Orchards, Kern County, California.** Assisted in completing a company-wide environmental due diligence portfolio as a report author of five orchard (e.g. almond, walnut) sites located in Southern California by using an online database Phase I ESA report collection and preparation tool, PARCEL.

**Chevron U.S.A. Inc., Phase I Environmental Site Assessment, San Luis Obispo County, California.** Conducted a Phase I Environmental Site Assessment (ESA) of a site that was first developed in with a garage/service station and residences. The ESA required the organization and review of a significant amount of environmental information. Site operations included former aboveground storage tanks (ASTs), associated product piping, and product dispensers, including an abandoned petroleum pipeline. The subject property was also used for outdoor vehicle storage and related activities. At the time of the ESA, the site was also undergoing pollution characterization under the lead regulatory agency oversight of the Regional Water Quality Control Board (RWQCB).

**United Launch Alliance, Environmental Closeout Survey (ECS), Vandenberg Air Force Base (AFB), Santa Barbara County, California.** Performed an assessment of two air force base facilities located at Vandenberg (AFB) as part of the Environmental Closeout Survey (ECS) in accordance with United States Air Force Instruction (AFI) #32-7066, Environmental Baseline Surveys in Real Estate Transactions, dated April 25, 1994, and the American Society for Testing and Materials (ASTM) standard E1527-97, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ECS was conducted in anticipation of terminating License agreements. ECS considerations included floodplain, vegetation, ecological characterization, wetlands, and cultural resources, aboveground and underground storage tanks, pipelines; hydrant fueling; and transfer systems, oil/water separators, pesticides, medical or biohazardous waste, radioactive wastes, wastewater treatment; collection; and discharge, drinking water quality, asbestos, polychlorinated biphenyls (PCBs), radon, and lead-based paint, including applicable regulatory compliance issues.

**Realty Associates Advisors, LLC, Phase I Environmental Site Assessment, Orange County, California.** Conducted a Phase I Environmental Site Assessment (ESA) of a site consisting of four multi-story office buildings, five single-story light industrial office/warehouse buildings, two single-story retail strip-malls, and one multi-level aboveground parking structure. Operations at the subject property included clerical/administrative; one urgent care clinic, one repairer of medical equipment, one small-scale printing and shipping/copying business, one dentist office, one optometry office, one salon and spa and retail/restaurant-type businesses. A former dry cleaner facility was identified adjacent to the subject property with impacts to soil and groundwater with chlorinated solvents at concentrations that exceed the State of California regulatory cleanup objectives. And, a former on-site gasoline station was also identified during the course of the ESA.

**TNP Acquisitions, LLC (partnered with Realty Associates Advisors, LLC), Phase I Environmental Site Assessment, San Diego County, California.** Phase I Environmental Site Assessment (ESA) was conducted of two sites as part of a portfolio. The ESAs were conducted in accordance with American Society of Testing and Materials (ASTM) standard E 1527-05, and included an evaluation of non-standard ASTM components: asbestos, wetlands, water infiltration and potential mold-like growth, lead in drinking water, radon, high voltage power lines, underground pipelines and National Pollution Discharge Elimination System (NPDES) wastewater permits with respect to the Properties. At one of the sites assessed, one adjacent site was identified during the ESA to present a recognized environmental condition (REC); and at the other site assessed, former on-site (USTs) were identified to be a historical REC (HREC).

**Phase I Environmental Site Assessments, Clark County, Nevada.** Conducted multiple Phase I Environmental Site Assessments (ESAs) within Clark County, Nevada. Facilities assessed included commercial office/warehouse buildings and restaurants. Standard record sources consulted during ESA site visit activities included city and county offices for file reviews and library research.

**Sempra Global, Phase I Environmental Site Assessment, Clark County, Nevada.** Conducted a Phase I Environmental Site

Assessment (ESA) of approximately 380 acres of vacant desert land located in El Dorado Valley. The subject property was assessed for visible signs of possible contamination, public records for the subject property were researched, and interviews were conducted with regulatory agencies and representatives from the property owner.

**Edison Mission Energy, Phase I Environmental Site Assessment, Kern County, California.** Performed a Phase I Environmental Site Assessment (ESA) of 3,170 acres of vacant desert located within the Antelope Valley region of the Mojave Desert, in the vicinity of California City, Kern County, California. ESA activities identified portions of the subject property were part of a quarry and a former military gunnery range, including potential for unexploded ordnance (UXO) on-site.

**Solar Millennium, LLC, Phase I Environmental Site Assessment, Kern County, California.** Conducted a Phase I ESA of 4,920 acres of vacant desert land administered by the Bureau of Land Management (BLM). The Phase I ESA was completed to support the preparation of an Application for Certification (AFC) to be submitted to the California Energy Commission (CEC). Features identified onsite included a former Southern Pacific Rail Road (SPRR) right-of-way, an overhead power transmission right-of-way, a former stock water well, mining prospects, and potential UXO. Nearby features identified included a former burn dump and mining districts.

**City of Palmdale, Phase I Environmental Site Assessment, Los Angeles County, California.** Conducted a Phase I Environmental Site Assessment (ESA) of a natural gas, reclaimed water, potable water, and sewer pipeline routes that were proposed to support a hybrid power project. The ESA report was prepared to respond to a California Energy Commission (CEC) Waste Management Data Request. The length of the pipeline route was approximately 12 miles long, and the ESA included precursory environmental database report and online records reviews and research, followed by compilation of the site survey that was conducted of the proposed pipeline route and surrounding area.

**Air Liquide, Phase I Environmental Site Assessment, Salt Lake County, Utah and Sweetwater County, Wyoming.** Conducted a Phase I ESA of two planned plant location sites. In conducting the Phase I ESA, AECOM assessed the sites for visible signs of possible contamination, researched public records for the sites, and conducted interviews with representatives of regulatory agencies, the client, and those people deemed knowledgeable of the sites. AECOM successfully observed the sites during extreme weather conditions including snow cover and freezing temperatures.

**Eagle Burgmann Industries LP, Phase I Environmental Site Assessments, Harris and Brazoria Counties, Texas.** Conducted two Phase I ESAs of warehouse properties in conformance to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (E 1527-05), which meets the requirements of 40 CFR Part 312 and is intended to constitute all appropriate inquiry for purposes of the landowner liability protections (LLPs).

**Air Liquide, Phase I Environmental Site Assessment, Fairfax County, New Mexico.** Conducted a Phase I ESA of approximately 250 acres of ranch land. The Phase I ESA included a site visit, regulatory research, historic review, and environmental database search of the



subject property. In addition to the ASTM Phase I ESA scope of work, Phase I ESA non-scope items included radon, wetlands, floodplains, and endangered and threatened species.

**Minera Toloro, Phase I Environmental Site Assessment, Moctezuma, Sonora, Mexico.** Conducted a Phase I ESA of approximately 1,070 acres of land used for cattle ranching and including mine sites/claims. Assessment activities included site reconnaissance, review of historical documents, and interviews conducted with selected individuals knowledgeable about the property and surrounding area. In addition to the ASTM Phase I ESA scope of work, Phase I ESA non-scope items included radon, wetlands, floodplains, and endangered and threatened species.

**Air Liquide, Phase I Environmental Site Assessment, Sunnyvale, Santa Clara County, California.** Conducted a Phase I ESA of a microelectronic assembly and product development facility. The Phase I ESA included a site visit, regulatory research, historic review, and environmental database search of the subject property. A review and summary of a previous Phase I and Phase II ESAs was conducted for the facility. The summary included a comparison of the Phase II ESA analytical results against the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs).

**Phase I Environmental Site Assessment Portfolio, Los Angeles County, California.** Served as lead assessor in a series of seven Phase I ESAs within the Phase I ESA portfolio which included assessment of non-scope ASTM 1527 items, including methane gas.

**SunTrust, Phase I Environmental Site Assessments, Florida and South Carolina.** Assisted in completing a company-wide environmental due diligence portfolio as a report author of multiple sites located in Florida and South Carolina by using an online database Phase I ESA report collection and preparation tool, PARCEL.

## **Project Management**

**Realty Associates Advisors, LLC, Due Diligence, Western United States.** Served as project manager for nearly 100 Phase I Environmental Site Assessments (ESAs), also including Phase II ESAs or other due diligence projects (e.g., file reviews, contaminated properties case closure work, wastewater pretreatment facilities, soil vapor intrusion, fuel station compliance oversight). Included management of multiple multi-site Phase I ESA portfolios located in the vicinity of Chicago, Illinois where over half a dozen sites required Phase II ESAs.

## **Publications**

Detection of Single Nucleotide Mismatches via Fluorescent Polymer Superquenching, Kushon, S.A.; Bradford, K.; Marin, V.; Suhrada, C.; Armitage, B.A.; McBranch, D.; Whitten, D.; Langmuir; (Article); 2003; ASAP Article; DOI: 10.1021/la034323v

Detection of DNA Hybridization via Fluorescent Polymer Superquenching, Kushon, S.A.; Ley, K.D.; Bradford, K.; Jones, R.M.; McBranch, D.; Whitten, D.; Langmuir; (Communication); 2002; 18 (20); 7245-7249. DOI: 10.1021/la026211u