

Oversight Board of the Successor Agency
to the Redevelopment Agency of the City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060



OVERSIGHT BOARD AGENDA

Regular Meeting
February 27, 2014

9:30 A.M. CONSENT AND GENERAL BUSINESS, COUNCIL CHAMBERS

Call to Order

Roll Call

- _____ Hilary Bryant, City of Santa Cruz Councilmember
- _____ Neal Coonerty, Santa Cruz County Supervisor, District 3
- _____ J. Guevara, former Redevelopment Employee, Mid-Managers Association
- _____ Doug Ley, Parking District Representative
- _____ Cynthia Mathews, Public Member-at-Large
- _____ Robert Shemwell, Assistant Superintendent, Santa Cruz County Office of Education
- _____ Rachael Spencer, Cabrillo College Trustee

Administrative Business

Presentations: Successor Agency and Legislative Update: Bonnie Lipscomb, Director of Successor Agency

Additions and Deletions

Consent Agenda

1. Approve Minutes for the September 26, 2013 Oversight Board Meeting

Resolution to approve as submitted.

General Business

2. Approval of Long-Range Property Management Plan.

Resolution to approve as submitted.

3. Approval of Transfer of Birch Lane Parking and Trash Enclosure Area, APN 005-144-14, to the City of Santa Cruz for a Government Purpose

Resolution to approve as submitted.

4. Approval of Remaining 2004 Bond Proceeds Bond Expenditure Agreement between the Successor Agency and the City of Santa Cruz.

Resolution to approve as submitted.

5. Approval of Recognized Obligation Payment Schedule 14-15A for the period July 1, 2014 through December 31, 2014

Resolution to approve as submitted.

Oral Communications

Adjournment

Next Scheduled Meeting

Tentatively scheduled for Thursday, September 18, 2014 at 9AM.

February 20, 2014

Oversight Board to the Successor Agency of the City of Santa Cruz
337 Locust Street
Santa Cruz, CA 95060

**CONSENT AGENDA AND GENERAL BUSINESS RECOMMENDATIONS
FOR THE FEBRUARY 27, 2014, REGULAR MEETING OF THE OVERSIGHT BOARD**

Dear Oversight Board Members:

This letter serves as a comprehensive staff report to the Oversight Board of the Successor Agency of the City of Santa Cruz for all agenda items for the Regular Meeting of the Oversight Board on Thursday, February 27, 2014.

Consent Agenda

1. Minutes of the September 26, 2013 Oversight Board Meeting

Recommended Action: Resolution to approve as submitted.

General Business

2. Approval of Long-Range Property Management Plan.

Recommended Action: Resolution to approve as submitted.

Successor Agency staff recommends that the Oversight Board adopt a resolution approving a Long-Range Property Management Plan (LRPMP), which the Successor Agency is considering on Tuesday, February 25, 2014. The resolution allows the Successor Agency to transfer those properties identified in the Plan as governmental use, enforceable obligation, or future development properties to the City if the transfer is in conformance with the LRPMP and the dissolution law.

Pursuant to Health and Safety Code section 34191.5(b), successor agencies are required to prepare and submit for approval a “long-range property management plan” addressing the disposition and use of real properties previously owned by the redevelopment agency. The long-range property management plan must be submitted to the Oversight Board and DOF for approval no later than six months following receipt of the finding of completion.

The LRPMP lists only two properties—the historic Del Mar Theatre and the Eastside Parking Lot—as properties to be retained for governmental use in conformance with Health and Safety Code section 34191.5(c)(2). Due to the historic designation, the lease obligation for community use, and the restraints on the property zoned as a Park, staff ascertains the property meets the government use standard. Due to the public parking provided by the Eastside Parking Lot, its adjacency to Fire Station #2 as an emergency operations center, public art mural, and the number of properties permitted based on the parking provided in the lot, staff also believes the parking lot meets the government use standard. No other property is retained and neither of these properties will be used for the other three categories of properties, which include: 1) to fulfill current enforceable obligations, 2) retained for future development, 3) proposed for immediate sale (see LRPMP as Attachment #1).

The State Controller’s Office performed its review of asset transfers, but it has not finalized the report. While a draft review indicates that the two properties identified for transfer above are legitimate transfers, staff may need to return at a later time to the Oversight Board if the final review recommends a reversal. Due to the uncertain timing of the final review completion and State mandated deadlines, staff is recommending proceeding with the transfer at this time.

3. Approval of Transfer of the Birch Lane Parking and Trash Enclosure Area, APN 005-144-14, to the City of Santa Cruz for a Government Purpose

Recommended Action: Approval to transfer the Birch Lane Parking and Trash Enclosure Area to the City of Santa Cruz for a government purpose.

Pursuant to AB X1 26, the State Controller’s Office is in the process of conducting an asset review of the former Agency’s redevelopment assets. The objective of the review is to determine the dissolved redevelopment agency’s compliance regarding the disposition of the former redevelopment agency’s assets. The applicable Health and Safety Code section states that the Controller shall review the activities of redevelopment agencies in the state to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency or any other public agency, and the redevelopment agency. If such an asset transfer did occur during that period and the government agency that received the assets is not contractually committed to a third party for the expenditure or encumbrance of those assets, to the extent not prohibited by state and federal law, the Controller shall order the available assets to be returned to the successor agency.

However, pursuant to Health and Safety Code Section 34181 (a), the Oversight Board may direct the successor agency to transfer ownership of assets for a government purpose:

“The oversight board shall direct the successor agency to do all of the following:
(a) Dispose of all assets and properties of the former redevelopment agency that were funded by tax increment revenues of the dissolved redevelopment agency; provided however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a government purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction

pursuant to any existing agreements relating to the construction or use of such an asset .”
[emphasis added]

The Birch Lane Parking and Trash Enclosure Area (Birch Lane) was purchased by the former Redevelopment Agency (Agency) in order to facilitate the implementation of the alley program, create an above ground vault for utilities, create a trash enclosure area for six surrounding commercial businesses and to create downtown public parking spaces with any remaining residual space. Acquisition of the property allowed the Agency to proceed with the design and construction of improvements along Birch Lane Alley. The use of any residual space for public parking was considered in both the Environmental Impact Report for the Downtown Recovery Plan and the Agency’s Five-Year Implementation Plan.

The property was purchased by the former Agency, the City funded the Site Assessment and some of the improvements on the site including providing construction management. As the value of the site primarily benefits the greater downtown area and City in general, and the improvements to the Birch Lane Parking and Trash Enclosure Area were constructed and used for a government purpose, it is recommended that this site be transferred to the City for government use.

On September 26, 2013, the Oversight Board approved the transfer of Birch Lane for a government purpose. However, on December 24, 2013, the Department of Finance (DOF) notified the Successor Agency that they denied the Birch Lane transfer (while approving the Marnell Alley transfer). Citing Health and Safety Code section 34179 (h), the Department of Finance is returning resolution OBSA-16 to the Oversight Board for reconsideration. Once reconsidered, Health and Safety Code section 34179 (h) states that “the oversight board shall resubmit the modified action for department approval and the modified oversight board action shall not become effective until approved by the department.”

Given the ongoing government use of Birch Lane, which was previously approved by the Oversight Board, staff again recommends approval to transfer the Birch Lane Parking and Trash Enclosure Area to the City of Santa Cruz for a government purpose.

4. Approval of Excess 2004 Bond Proceeds in a Bond Expenditure Agreement between the Successor Agency and the City of Santa Cruz.

Recommended Action: Resolution to approve as submitted.

Staff recommends that the Oversight Board for the City of Santa Cruz Successor Agency ("Successor Agency") adopt a resolution approving a bond expenditure agreement between the Successor Agency and the City of Santa Cruz to transfer excess tax allocation bond proceeds not previously obligated to the City for bond-eligible purposes. These funds would be dedicated for previously approved projects in the former City of Santa Cruz Redevelopment Agency’s Five-Year Implementation Plan 2010-2014.

On November 20, 2013, the Successor Agency received its Finding of Completion from the California Department of Finance (“DOF”). After receiving a Finding of Completion, pursuant to

AB 1484, successor agencies are allowed to create new obligations and spend so-called "excess" bond proceeds (i.e., pre-2011 tax allocation bond proceeds that are not otherwise obligated for a project). The spending must comply with bond covenants that restrict the use of bond proceeds to redevelopment activities within the project area for which the bonds were issued.

The Bond Expenditure Agreement between the Successor Agency and the City of Santa Cruz ("City") will authorize the transfer of all excess bond funds that are currently on hand by the Successor Agency to the City during the ROPS 14-15A period in order to complete projects and activities consistent with the bond covenants for which these bonds were issued. ROPS 14-15A will include listing excess bond proceeds that were not obligated at the time of dissolution, totaling \$2,889,454.31.

The Bond Expenditure Agreement will be a master agreement between the City and the Successor Agency transferring excess bond proceeds to the City and authorizing the City to use such proceeds, consistent with bond covenants, on projects and programs (see Attachment 2 - Bond Expenditure Agreement). The Bond Expenditure Agreement was approved by City Council on February 25, 2014, and will not be finalized and executed until the Oversight Board and the DOF approve.

The projects and programs were previously approved on the former Redevelopment Agency's Five-Year Implementation Plan 2010-2014, and include the following:

- Highway 1/9 intersection improvements
- Riverside Avenue Utility Undergrounding
- Wharf Infrastructure Improvements
- City-wide Wayfinding improvements

The projects or program costs covered by the Bond Expenditure Agreement **will not** require any funding from the Redevelopment Property Tax Trust Fund (RPTTF). The excess, unobligated pre-2011 bond funds that will be used for the listed projects and programs are restricted to redevelopment activities within the project area for which they were issued. These projects and programs funded with current or future restricted bond proceeds will have long-term economic benefits for all taxing entities, including jobs and increased tax revenues, such as property taxes.

4. Approve Recognized Obligation Payment Schedule for July 1, 2014 through December 31, 2014 (ROPS 14-15A)

Recommended Action: Resolution to approve as submitted.

Recognized Obligation Payment Schedule (ROPS) 14-15A is the first ROPS to be submitted after the Successor Agency earned its Finding of Completion on November 20, 2013. Since staff is estimating unspent funds more than 90 days in advance of the ending of the current ROPS period, ROPS 14-15A includes amounts that will ensure the Agency can pay debts as "carryover" Redevelopment Property Tax Trust Fund (RPTTF) debt obligations. These amounts may not accurately reflect final expenditures so far in advance of the close of the current ROPS period.

Sincerely,

Bonnie Lipscomb
Director of Economic Development

Oversight Board of the Successor Agency
to the Redevelopment Agency of the City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060



DRAFT MINUTES OF THE OVERSIGHT BOARD MEETING

Regular Meeting

September 26, 2013

9:30 A.M. CONSENT AND GENERAL BUSINESS, Courtyard Conference Room

Call to Order

Secretary Bren Lehr called the meeting to order at 9:32 a.m. in the Courtyard Conference Room.

Roll Call

Present: Board Members Bryant, Coonerty, Guevara, Hart, and Spencer; Vice Chair Ley; Chair Mathews

Absent: None

Staff: Economic Development Director B. Lipscomb

Administrative Business

Presentations – Director of Successor Agency Bonnie Lipscomb presented on Successor Agency and Legislative updates since the last board meeting.

Additions and Deletions - NONE

Consent Agenda

1. Approve Minutes for the July 11, 2013 Oversight Board Meeting

Chair Mathews opened the public comment period. There were no speakers. Chair Mathews closed the public comment period.

ACTION: Motion by Coonerty, second by Spencer, and carried by a 6:0:1 vote (Mathews abstained); Resolution No. OBSA-13 was adopted.

General Business

2. Recognized Obligation Payment Schedule 13-14B for the period January 1, 2014 through June 30, 2014

Resolution approved as submitted.

Chair Mathews opened the public comment period. There were no speakers. Chair Mathews closed the public comment period.

ACTION: Motion by Coonerty, second by Spencer, and carried by a 7:0:0 vote; Resolution No. OBSA-14 was adopted.

3. Approval of Transfer of Marnell Alley, APN 009-363-42, to the City of Santa Cruz for a Government Purpose

Resolution approved as submitted.

Chair Mathews opened the public comment period. There were no speakers. Chair Mathews closed the public comment period.

ACTION: Motion by Bryant, second by Guevara, and carried by a 7:0:0 vote; Resolution No. OBSA-15 was adopted.

4. Approval of Transfer of Birch Lane Parking and Trash Enclosure Area, APN 005-144-14, to the City of Santa Cruz for a Government Purpose

Resolution approved as submitted.

Chair Mathews opened the public comment period. There were no speakers. Chair Mathews closed the public comment period.

ACTION: Motion by Coonerty, second by Spencer, and carried by a 7:0:0 vote; Resolution No. OBSA-16 was adopted.

Oral Communications - NONE

Adjournment - At 10:56 a.m.

APPROVED: _____
Chair

ATTEST: _____
Secretary

RESOLUTION NO. OBSA-17

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE
FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ APPROVING
THE MINUTES OF THE 26th OF SEPTEMBER, 2013 REGULAR MEETING

WHEREAS, Health and Safety Code Section 34179 section (e) defines that a majority of the total membership of the oversight board shall constitute a quorum for the transaction of business; and

WHEREAS, Health and Safety Code Section 34179 section (e) determines that a majority vote of the total membership of the oversight board is required for the oversight board to take action; and

WHEREAS, Health and Safety Code Section 34179 section (e) deems the Oversight Board as a local entity for the purposes of the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act; and

WHEREAS, Health and Safety Code Section 34179 section (e) newly requires all actions taken of the Oversight Board to be taken by resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby approves the minutes for the September 26, 2013 regular meeting.

PASSED AND ADOPTED this 27th day of February, 2014, by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____
Chair

ATTEST: _____
Clerk



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to

Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Santa Cruz Successor Agency**

Date Finding of Completion Received:

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name: Bonnie Lipscomb

Name: Kim Wigley

Title: Director of Economic Development

Title: Senior Accountant

Phone: (831) 420-5159

Phone: (831) 420-5065

Email: blipscomb@cityofsantacruz.comEmail: kwigley@cityofsantacruz.com

Date:

Date:

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

City of Santa Cruz Successor Agency Long-Range Property Management Plan (LRPMP)

Submitted to the California Department of Finance
in accordance with Health and Safety Code Section 34191.5.

February 27, 2014

Property Name: **Del Mar Theatre**

A. Date of acquisition, value of property at time of acquisition, and an estimate of the current value as required by Health and Safety Code Section 34191.5(c)(1)(A).

The property was purchased on 6/20/2001 for \$1,252,862.70. The net book value of land and building is currently estimated at \$1,051,012.56.

B. Purpose for which the property was acquired as required by Health and Safety Code Section 34191.5(c)(1)(B).

When United Artist Theatre, Inc. listed the property for sale in 1999, community members urged the Redevelopment Agency to acquire the historic 1936 art deco movie theatre in order to preserve the historic landmark and to provide a much needed venue for artists, nonprofits and government agencies to use the property for film screenings, lectures, governmental town hall meetings and performance events. Community use guarantees access for the public to preserve the theatre as a venue for film and performing arts events primarily used by non-profits. Additionally, the Agency wished to eliminate blight in the downtown caused by the vacant, rat-infested theatre, which was in drastic disrepair.

C. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan as required by Health and Safety Code Section 34191.5(c)(1)(C).

1120-1126 Pacific Avenue
 APN 005-153-10
 Lot Size: 21,310 sq. ft.
 Current Zoning: CBD Central Business District
 Assessor Use Code:
 Use Permit: City Park/Recreation
 General Plan: RVC - Regional Visitor Serving Commercial

Exhibit A provides a GIS map of the property.
 Exhibit B provides the Tax Assessor's Map of the property.

532 Front Street
 APN 005-153-02
 Lot Size: 987 sq. ft.
 Current Zoning: CBD Central Business District
 Assessor Use Code: Miscellaneous City Property

General Plan: RVC - Regional Visitor Serving Commercial

Exhibit C provides a GIS map of the property.

Exhibit D provides the Tax Assessor's Map of the property.

D. Estimate of the current value of the parcel including, if available, any appraisal information as required by Health and Safety Code Section 34191.5(c)(1)(D).

The full book value is \$1,733,456.76

E. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds as required by Health and Safety Code Section 34191.5(c)(1)(E).

Total estimated rent revenue based on FY 2012 is \$106,335.82. Nickelodeon Theatres, Inc., has a lease through 9/30/2031 with an annual base rent of \$28,800 plus a percentage rent of 7.5% of ticket and concession sales over \$384,000. In 2013 the percentage rent was \$44,888. LaPlaya has a lease through 9/30/2016 with an annual rent of \$12,480. Santa Cruz Jewelers has a lease through 9/30/2016 with an annual rent of \$10,800. Delmarette LLC has a lease through 1/31/2023 with annual rent of \$17,078.

The Master Lease Termination Agreement includes a right of first offer guaranteed to the the Swenson/Ow Joint Venture. For any potential sale of the Del Mar the property must first be offered to the Swenson/OW Joint Venture due to the right of first offer clause in the Master Lease Termination Agreement executed on 12/14/2007. The Master Lease Termination Agreement is attached as Exhibit E.

Memorandum of Lease Agreement with the Nickelodeon Theatre, Inc., recorded on 3/2/2012, guarantees that Nickelodeon Theatre, Inc. can exercise all four of its five remaining lease extensions under the Subject Lease Agreement assumed by the Redevelopment Agency as an obligation when the Master Lease Termination Agreement was executed. The Memorandum of Lease Agreement is attached as Exhibit F.

F. History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts as required by Health and Safety Code Section 34191.5(c)(1)(F).

On June 7, 2001, a Phase I/II Environmental Site Assessment reported low-level detection of cis-1,2-Dichloroethene in groundwater, at concentrations slightly exceeding State Maximum Cleanup Levels. Environmental Site Assessment is attached as Exhibit G.

- G. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency as required by Health and Safety Code Section 34191.5(c)(1)(G).

The historic property cannot be easily redeveloped for transit-oriented use in the middle of the block.

- H. Brief history of previous development proposals and activity, including the rental or lease of the property as required by Health and Safety Code Section 34191.5(c)(1)(H).

After United Artists Theatre, Inc. filed for Chapter 11 bankruptcy on 9/5/2000, the former Redevelopment Agency negotiated a public/private partnership with George Ow Properties and Barry Swenson Builders, as the master leaseholder, who in turn entered into a long-term sub-lease with Nickelodeon Theater, Inc., in order to preserve the historic Del Mar Theatre, which was an empty storefront since 1998.

- I. Use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation as required by Health and Safety Code Section 34191.5(c)(1)(I).

The Nickelodeon, as a requirement of the lease agreement with the Agency, makes portions of the Theatre available for use by a 501(c)(3) non-profit, non-profit-affiliated group, or a government agency based in Santa Cruz County for film screenings, lectures, governmental town hall meetings or musical/theatrical events. The event must have a demonstrable and readily identifiable public purpose and be for the betterment of the community. A maximum of 36 events and a minimum of 24 events per year have been set aside out of the Nickelodeon's operational schedule to guarantee public access.

Because the Del Mar Theatre provides the public with accessible and affordable community use of the theatre for events, the Successor Agency believes this access constitutes a government use with the current use permit for the property as a City Park/Recreation. Community Use and preservation of the historic building were consistent with the Five-Year Redevelopment Plan at the time of purchase (12/8/1999).

Furthermore, theater use shall continue due to terms of the leases and the redevelopment use of the property under Health and Safety Code Section 34180(f)(1). The four tenant leases expire on 9/30/2016, at the earliest, and 9/30/2031, at the latest.

Property Name: **Eastside Parking Lot and Emergency Operations Center Staging Area**

- A. Date of acquisition, value of property at time of acquisition, and an estimate of the current value as required by Health and Safety Code Section 34191.5(c)(1)(A).

The property was purchased on 10/25/1993 for \$485,000. The appraised value at the time was \$520,000. Estimated current value is \$485,000.

- B. Purpose for which the property was acquired as required by Health and Safety Code Section 34191.5(c)(1)(B).

The purpose for the acquisition was for development as a public off-street parking lot, as approved in the Redevelopment Plan for the Eastside Business Improvement District.

- C. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan as required by Health and Safety Code Section 34191.5(c)(1)(C).

1111 Soquel Avenue
 APN 10-042-34 and APN 10-042-19
 Lot Size: 23,975 square feet
 Current Zoning: CC Community Commercial
 Assessor Use Code: Vacant City Land
 General Plan: MXHD Mixed High Density

Exhibit H provides a GIS map of the property.
 Exhibit I provides the Tax Assessor's Map of the property.

- D. Estimate of the current value of the parcel including, if available, any appraisal information as required by Health and Safety Code Section 34191.5(c)(1)(D).

\$520,000.00 based upon the last appraisal. The book value of the parcels is \$485,000.00

- E. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds as required by Health and Safety Code Section 34191.5(c)(1)(E).

N/A

- F. History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts as required by Health and Safety Code Section 34191.5(c)(1)(F).

El Rancho Auto Sales occupied the site in 1961 but no evidence of leaked petroleum products were found in the 1993 Environmental Site Assessment (ESA) performed by Weber & Associates. Due to the shallow depth of groundwater and nearby businesses there is the potential for undocumented soil and groundwater contamination, according to the 1993 ESA.

- G. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency as required by Health and Safety Code Section 34191.5(c)(1)(G).

Given the adjacency to Fire Station No. 2 and the mid-block location on Soquel Avenue, there is little potential for transit-oriented development at 1111 Soquel Avenue.

- H. Brief history of previous development proposals and activity, including the rental or lease of the property as required by Health and Safety Code Section 34191.5(c)(1)(H).

The Eastside Redevelopment Project Area was initially formed largely to provide a tool for addressing the gross lack of parking in the Eastside business district. The Redevelopment Agency (Agency) created the Eastside Plan Advisory Committee (Committee) in 1991 and the Committee identified a strong need for off-street public parking. The Committee recommended that the Agency purchase the vacant commercial property at 1111 Soquel Avenue for off-street public parking. As part of the developing the Eastside Improvement Plan, consultants also recognized the need for off-street parking and identified the vacant property at 1111 Soquel Avenue as an ideal site for public parking.

In 1992, a parking survey of the seven-block Soquel Avenue area was conducted to determine the exact amount of existing parking in the general vicinity of 1111 Soquel Avenue. The survey compared the existing off-street parking to the zoning ordinance requirements, and based on that information, the survey area had a parking deficiency of 484 spaces. After the survey was conducted, large sections of on-street parking were eliminated due to traffic circulation improvements, leaving only 160 on-street parking spaces along Soquel Avenue and side streets in the survey area.

On October 12, 1993, the Redevelopment Agency made findings that the purchase and development of the land for a public off-street parking lot was a benefit to the Project Area and the immediate neighborhood, and purchased the property on October 25, 1993. By 1994, the property was developed into a 54-space parking lot serving the entirety of the Eastside Improvement Area.

The property's is also adjacent to and surrounds Fire Station No. 2 at 1103 Soquel Avenue, which serves as the backup Emergency Operations Center per the City of Santa Cruz Emergency Operations Plan 2011. The Eastside Parking Lot and Fire Station No. 2 served as the Emergency Operations Center and Staging Area after the 1989 Loma Prieta Earthquake due to the decimation of Downtown Santa Cruz.

- I. Use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation as required by Health and Safety Code Section 34191.5(c)(1)(I).

California Streets & Highways Code Section 32501 states, "The supplying of additional parking facilities and the performance of all undertakings incidental or advantageous thereto are public uses and purposes for which public money may be spent and private property acquired, and are *governmental functions*" (emphasis added).

The Eastside Parking Lot provides public off-street parking to the Soquel Avenue Commercial Corridor, where there is a significant shortage of parking. Since 1994, Eastside businesses have depended upon the Eastside Parking Lot, and the majority of developments have been permitted and approved based upon the long-term availability of public parking in the Eastside Parking Lot.

Moreover, due to the unique location and emergency operation purpose of the property in conjunction with the adjacent Fire Station No. 2, the Eastside Parking Lot serves an additional government use in emergency operations.

Because California State law recognizes public parking and fire stations as a governmental use, the City of Santa Cruz Successor Agency believes that 1111 Soquel Avenue is appropriately categorized as a property currently in the City's governmental use under Health and Safety Code section 34181 (a).

In accordance with Health and Safety Code Section 34191.5(2), the Long-Range Property Management Plan shall separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Government Use

1. 1120-1126 Pacific Avenue, APN 005-153-10, Del Mar Theatre
2. 532 Front Street, APN 005-153-02, Del Mar Theatre parking lot
3. 1111 Soquel Avenue, APN 10-042-34 and APN 10-042-19, Eastside Parking Lot and Emergency Operations Center Staging Area

Redevelopment Purpose

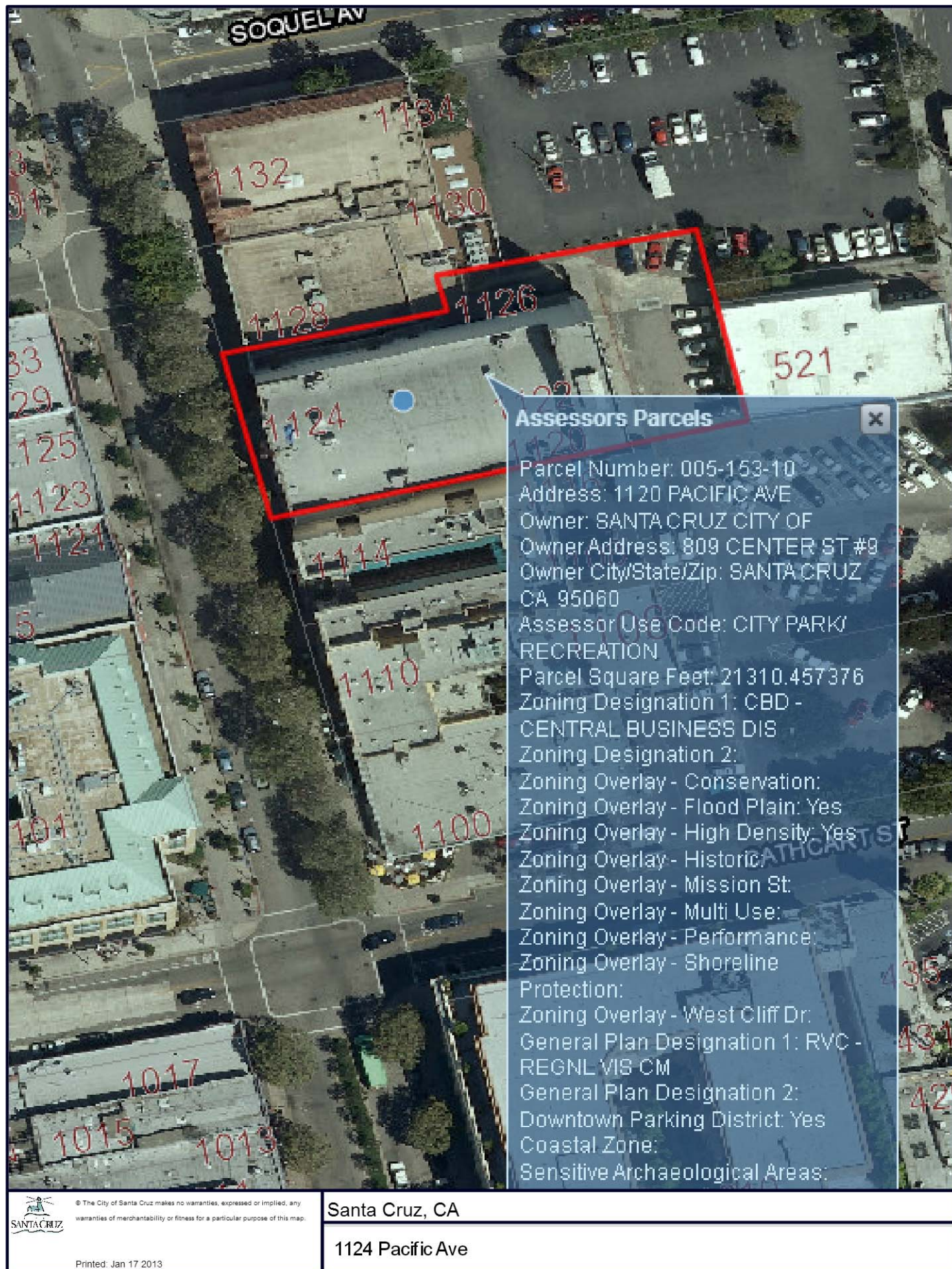
None.

Debt Obligation

None.

Sale

None.



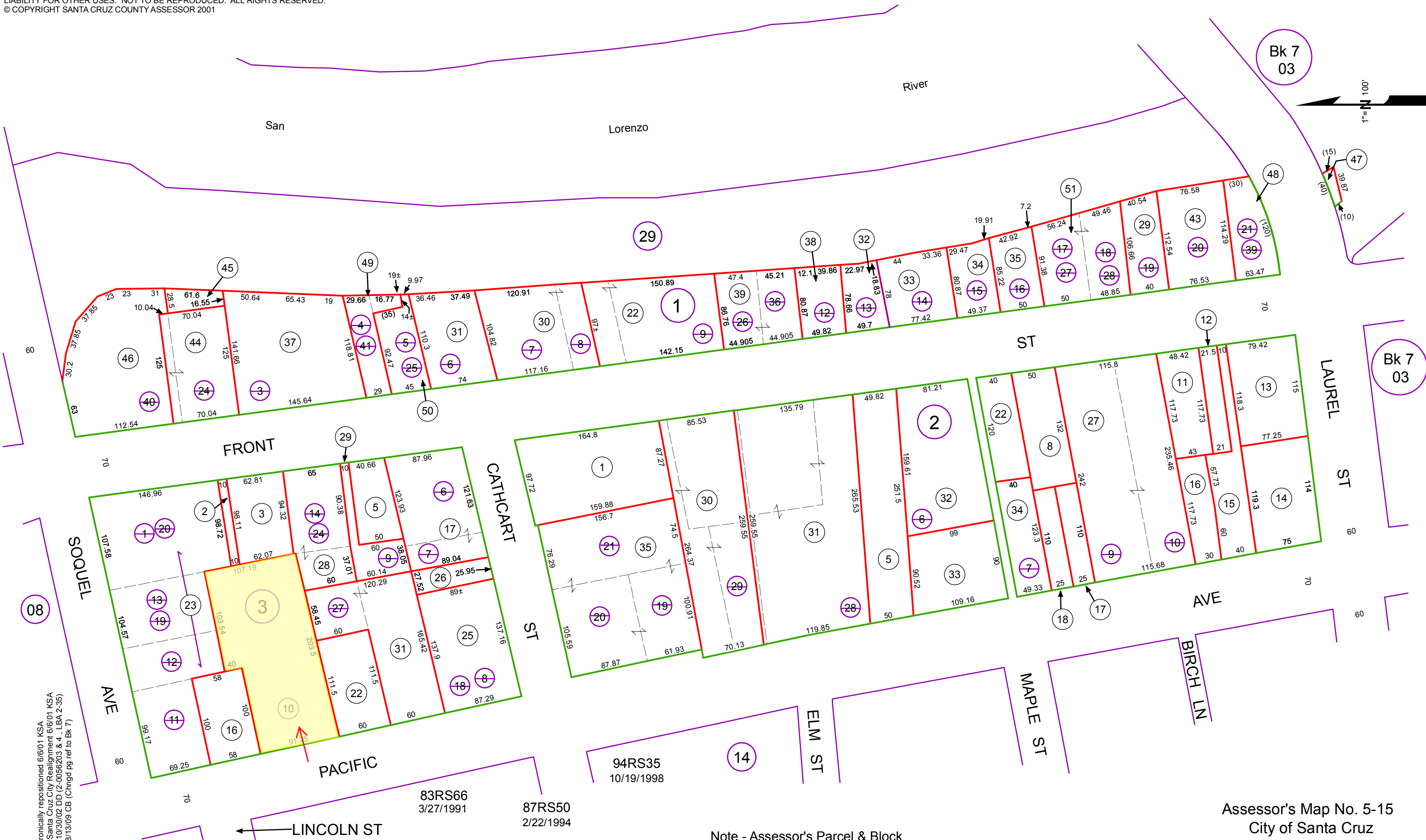
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

CITY OF SANTA CRUZ

Tax Area Code
1-020

5-15



Electronically repositioned 6/6/01 KSA
Rev. Santa Cruz City Realignment 6/6/01 KSA
Rev. 10/30/02 DD (2-0056203 & 4, LBA 2-35)
Rev 8/13/09 CB (Chngd pg ref to Bk 7)
(L)

Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.



Assessors Parcels

Parcel Number: 005-153
Address: 523 FRONT ST
Owner: SANTA CRUZ CITY
Owner Address: 809 CENTRAL AVENUE
Owner City/State/Zip: SANTA CRUZ, CA 95060
Assessor Use Code: MISCELLANEOUS
PROPERTY
Parcel Square Feet: 986
Zoning Designation 1: COMMERCIAL
CENTRAL BUSINESS DISTRICT
Zoning Designation 2:
Zoning Overlay - Conservation
Zoning Overlay - Flood Plain
Zoning Overlay - High Density
Zoning Overlay - Historic
Zoning Overlay - Mission
Zoning Overlay - Multi-Use
Zoning Overlay - Performance
Zoning Overlay - Shoreline
Protection
Zoning Overlay - West Central
General Plan Designation
REGIONAL COMMERCIAL
General Plan Designation
Downtown Parking District
Coastal Zone
Sensitive Archaeological
Sensitive - Exemption Map
Historic Volume/Page:
National Historic District
Monarch Butterflies:



© The City of Santa Cruz makes no warranties, expressed or implied, any
warranties of merchantability or fitness for a particular purpose of this map.

Printed: Jan 17 2013

Santa Cruz, CA

523 Front St

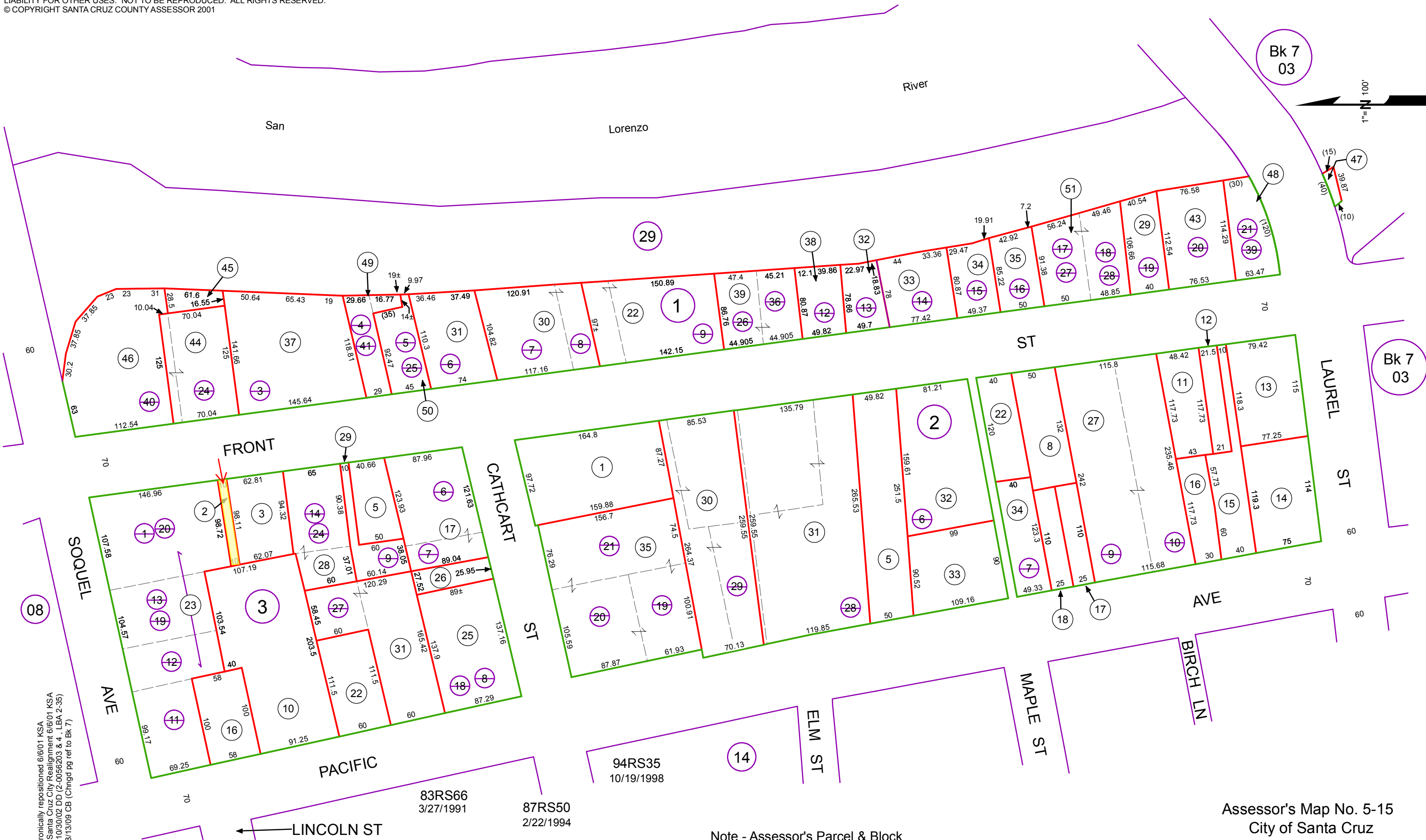
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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CITY OF SANTA CRUZ

Tax Area Code
1-020

5-15



City of Santa Cruz Successor Agency
Long Range Property Management Plan

EXHIBIT D

Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.

MASTER LEASE TERMINATION AGREEMENT

THIS MASTER LEASE TERMINATION AGREEMENT ("**Agreement**") is made as of December 14, 2007, between Landlord and Tenant (as defined in Section 1 of this Agreement). Landlord and Tenant agree as follows:

1. Definitions. In this Agreement, the following terms have the meanings:
 - A. Landlord: City of Santa Cruz Redevelopment Agency
 - B. Tenant: Swenson/Ow Del Mar Joint Venture ("**Swenson/Ow**")
 - C. Master Lease Date: June 12, 2001
 - D. Property: 1120, 1122, 1124, and 1126 Pacific Avenue, Santa Cruz, California, 95060
 - E. Termination Date: December 31, 2007
 - F. Effective Date of This Agreement: December 31, 2007

Any capitalized term used in this Agreement that is not defined herein has the meaning set forth in the Master Lease.

2. Background.

- A. The Property. Landlord is the owner in fee of improved real property (the "**Property**") located in the City of Santa Cruz, as described in Exhibit A to the Master Lease.

- B. The Master Lease. Landlord leased the Property to Tenant and Tenant leased the Property from Landlord pursuant to a written lease, dated June 12, 2001 ("**Master Lease**").

- C. The Subleases. There are a total of three Subleases for different portions of the Property:

- (1) The Del Mar Theater Lease between Swenson/Ow and Nickelodeon Theaters, Inc., dated April 27, 2001, ("**Nickelodeon Sublease**");

- (2) The Lease between Swenson/Ow and Maureen Lee, dba La Playa, dated October 1, 2001, and assigned to Betty Black on November 25, 2002, ("**La Playa Sublease**");

- (3) The Lease between Swenson/Ow and Maureen Lee, dba Santa Cruz Jewelers, dated October 1, 2001, ("**Santa Cruz Jewelers Sublease**").

D. Landlord's Right to Terminate. Pursuant to Section 2.05 of the Master Lease, Landlord has the right to terminate the Master Lease (but not the Nickelodeon Sublease) at any time during the Term upon 60 days notice to Tenant. The effectiveness of the election of such right is conditioned on:

(1) Landlord paying any Lender, within 60 days of Landlord's written notice of the election to exercise the right to terminate, the outstanding principal balance, accrued interest and prepayment penalties (if any), of any loan secured by Tenant's leasehold estate as permitted by the Master Lease; and

(2) Landlord paying Tenant, within 60 days of Landlord's written notice of the election to exercise the right to terminate, the depreciated value of Tenant's Equity Investment being amortized over 20 years at a 12% discount rate.

3. Purpose. This Agreement shall implement Landlord's exercise of its right to early termination pursuant to Section 2.05 of the Master Lease. Tenant agrees to waive the 60-day notice period required in Section 2.05 of the Master Lease.

4. Master Lease Termination: Landlord and Tenant agree that the Master Lease shall be terminated effective as of 11:59 p.m. on the Termination Date. From and after the Termination Date, the Master Lease will be of no further force and effect, except as otherwise set forth in this Agreement.

5. Subtenants. Tenant's rights and obligations in the Nickelodeon, La Playa and Santa Cruz Jewelers Subleases will be assigned to Landlord pursuant to Section 6 of this Agreement.

6. Assignment of Subleases, Rents and Service Contracts. On or before the Termination Date, Tenant agrees to execute and deliver to Landlord the Assignment of Subleases, Rents and Service Contracts in the form attached hereto as Exhibit A.

7. Subtenant Notices. Upon the execution of this Agreement by both parties, Tenant shall promptly notify all subtenants of Landlord's exercise of its early termination right in the format attached as Exhibit B.

8. Tenant Estoppel and Attornment Agreements. Tenant will obtain and deliver to Landlord, on or before the Termination Date, Tenant Estoppel and Attornment Agreements executed by each of the Sublessees in the format attached as Exhibit C.

9. Payment.

A. On or before the Termination Date, Landlord will pay to Tenant, in cash or certified funds, \$353,989.57 (the "**Termination Payment**"). The Termination Payment will be made to Tenant at: City of Santa Cruz Redevelopment Agency, 337 Locust St, Santa Cruz, California ("**Landlord's Office**").

(1) The Termination Payment includes the outstanding principal balance, accrued interest and prepayment penalties (if any) of Tenant's loan secured by the

leasehold estate (as discussed in Section 2A of this Agreement). The Termination Payment also includes the depreciated value of Tenant's Equity Investment amortized over 20 years at 12% discount rate (as discussed in Section 2B of this Agreement). The details of the amount of the Termination Payment are attached hereto as Exhibit D.

B. On or before the Termination Date, Tenant will pay Landlord Rent and other charges due under the Master Lease up to and including the Termination Date in accordance with the Master Lease. Tenant shall also deliver to Landlord any security deposits and pre-paid rent paid by any of the Sublessees pursuant to the Subleases, if any.

10. Quitclaim Deed. On or before the Termination Date, Tenant shall execute and deliver to Landlord a Quitclaim Deed conveying all of its interest in the Property to Landlord ("**Quitclaim Deed**"). Such Quitclaim Deed shall be provided to Landlord in the format attached as Exhibit E and the Quitclaim Deed will be recorded by Landlord.

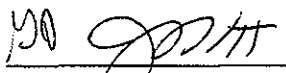
11. Right of First Offer. If Landlord decides to sell the Property or any portion thereof, Landlord shall first invite an offer from Tenant. If Tenant makes an offer within the time reasonably specified by Landlord and such offer is not acceptable to Landlord for any reason, which reason shall be in Landlord's sole discretion, Landlord shall reject the offer and the parties shall have no further rights or obligations to each other with respect to a potential sale of the Property or any portion thereof. Landlord shall then have the right to put the Property, or any portion thereof, on the market and sell it for any amount Landlord deems reasonable, which decision shall be in Landlord's sole discretion.

12. Surrender. Tenant will surrender possession of the Property to Landlord pursuant to Section 13.01 of the Master Lease on or before the Termination Date. From and after the Termination Date, Tenant will have no further right to occupy the Property. Prior to Tenant's surrender, Landlord shall have the opportunity to inspect the Property's condition. If Landlord is not satisfied with the condition of the Property, Landlord shall not be obligated to exercise its right to early termination of the Master Lease. Should Landlord choose not to exercise its right, the parties shall have no further obligations to each other under this Lease Termination Agreement.

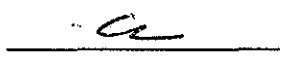
13. Release.

A. Upon (i) Tenant's receipt of the Termination Payment, (ii) Landlord's receipt of the Rent, security deposits and other charges due under the Master Lease up to the Termination Date, and (iii) Tenant's vacation of the Property in accordance with the terms of this Agreement on or before the Termination Date, and as expressly set forth in this Agreement, Landlord and Tenant shall be fully released and discharged from any further right or obligation under the Master Lease; this Agreement shall fully and finally settle all demands, charges, claims, accounts or causes of action of any nature, including, without limitation, both known and unknown claims and causes of action that arose between Landlord and Tenant out of or in connection with the Master Lease, Tenant's use and occupancy of the Property, or by reason of the breach or alleged breach, or conduct or activity resulting in the breach of alleged breach, of any of the terms or provisions of the Master Lease and it shall constitute a mutual release with respect to the Master Lease, except as to the Surviving Master Lease Obligations.

B. In connection with section 12A above, Landlord and Tenant expressly waive the benefits of Section 1542 of the California Civil Code which provides as follows: "**GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.**"



Tenant's Initials



Landlord's Initials

14. Indemnity. The obligations of Tenant set forth in the Master Lease that by their terms survive the Master Lease will survive termination pursuant to this Agreement, including without limitation all indemnifications of Landlord by Tenant relating to any period of time prior to the Termination Date (the "**Surviving Master Lease Obligations**"). Further, Tenant agrees to indemnify Landlord and to hold Landlord harmless from and against all injury, loss, claims or damage (including attorneys' fees, investigation costs and disbursements from the first notice that any claim or demand is to be made or may be made) to any person or property, arising from, relating to, or in connection with the use or occupancy of the Property or the conduct or operation of Tenant's business in the Property. The indemnity set forth in this Section 13 will be deemed to be in addition to the Surviving Master Lease Obligations.

15. Representation by Tenant. Tenant represents and warrants that it has not made any assignment, sublease, transfer, conveyance or other disposition of (i) the Master Lease or the Subleases; (ii) its interest in the Master Lease or Subleases; or (iii) any claim, demand, obligation, liability, action, or cause of action arising under the terms of the Master Lease or Subleases, to any person, firm, partnership, association, or other entity other than those disclosed in this Agreement. Tenant further represents and warrants that the execution and delivery of this Agreement will not violate and will not constitute a default under any agreements with any third parties by which it is bound.

16. Representations by Landlord and Tenant. Landlord and Tenant represent and warrant to each other that:

A. Each has read this Agreement and knows and understands its contents fully;

B. Each voluntarily executes this Agreement and accepts the terms of the Agreement without any compulsions whatsoever;

C. Each is authorized to execute this Agreement, and all necessary corporate action has been taken to authorize execution of this Agreement.

17. Remedies of Landlord. If Tenant defaults prior to the Termination Date, Landlord reserves the right to take any action under the Master Lease or by law.

18. Miscellaneous. This Agreement constitutes the entire understanding and agreement of Landlord and Tenant with respect to the matters covered by it and supersedes all prior agreements and understandings, written or oral, between Landlord and Tenant with respect to such matters. This Agreement may not be modified or amended, nor may any term or provision be waived or discharged, except in writing signed by the party or parties against whom such amendment, modification, waiver, or discharge is sought to be enforced. The waiver by any party of any breach by another party of any provision of this Agreement will not constitute or operate as a waiver of any other breach of such provision or of any other provision by such party, nor will any failure to enforce any provision operate as a waiver of such provision or any other provision. This Agreement will be construed in accordance with, and be governed by, the laws of the State of California. In the event of litigation arising out of this Agreement, the prevailing party will be entitled to an award of reasonable attorneys' fees and costs incurred in such litigation. This Agreement may be executed in counterparts, in which case all such counterparts will constitute one and the same agreement; however, this Agreement will not become binding upon any party unless and until executed (whether or not in counterpart) by all the parties. Telecopy or facsimile signatures by the parties will be regarded as valid and binding signatures of the parties. This Agreement will benefit and be binding upon the parties to it and their respective heirs, representatives, successors and assigns.

Landlord and Tenant have entered into this Master Lease Termination Agreement as of its date.

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY OF SANTA CRUZ REDEVELOPMENT
AGENCY

Dated: 12/14, 2007

By: Ceil Cirillo
Name: Ceil Cirillo
Title: Executive Director

SWENSON/OW DEL MAR JOINT VENTURE, a
California limited partnership

Dated: Dec 5th, 2007

By: Jesse Nickell
Name: Jesse Nickell
Title: Vice President

Dated: Dec. 5, 2007

By: George Ow Jr.
Name: George Ow Jr.
Title: Acting Property Manager

Approved as to Form

12-4-07
City Attorney

ASSIGNMENT OF SUBLEASES, RENTS AND SERVICE CONTRACTS

This Assignment of Subleases, Rents and Service Contracts (this "**Assignment**") is made and entered into December 14, 2007, by and between SWENSON/OW DEL MAR JOINT VENTURE, a California limited partnership ("**Assignor**"), and THE CITY OF SANTA CRUZ REDEVELOPMENT AGENCY ("**Assignee**").

Assignee acknowledges and agrees this Assignment is delivered pursuant to that certain Master Lease Termination Agreement, dated as of December 14, 2007, by and between Assignor and Assignee (the "**Termination Agreement**"). In the Termination Agreement, Assignor has agreed to assign and Assignee has agreed to accept assignment of those certain Subleases subject to all of the terms and conditions thereof. Assignor and Assignee now desire to complete the Assignment. Therefore, Assignor and Assignee agree as follows:

ASSIGNMENT

1. For value received, and subject to the terms and conditions of the Termination Agreement, Assignor does hereby assign, transfer, convey and deliver to Assignee, and Assignee does hereby acquire, all of Assignor's right, title and interest in and to the sublease agreements listed on **Exhibit A** attached hereto and made a part hereof, accruing on and after Termination Date as set forth in the Termination Agreement ("**Subleases**").

2. Assignor does hereby assign, transfer, convey and deliver to Assignee, and Assignee does hereby acquire, all of Assignor's right, title and interest in and to the service contracts listed on **Exhibit B** attached hereto and made a part hereof, accruing after Termination Date ("**Service Contracts**").

3. Subject to the terms and conditions of the Termination Agreement, Assignor does hereby assign and Assignee hereby assumes and agrees to discharge, perform and fulfill all of the duties, obligations, liabilities and restrictions imposed on Assignor under the Subleases and Service Contracts which pertain to and are to be performed after the Termination Date.

All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

City of Santa Cruz Success Agency
Long Range Property Management Plan
IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be
executed on the day and year first above written. Exhibit E

CITY OF SANTA CRUZ, REDEVELOPMENT
AGENCY

Dated: _____, 20__

By: _____

Name: Ceil Cirillo

Title: Executive Director

SWENSON/OW DEL MAR JOINT VENTURE, a
California limited partnership

Dated: _____, 20__

By: _____

Name: Jesse Nickell

Title: Vice President

Dated: _____, 20__

By: _____

Name: George Ow Jr.

Title: Acting Property Manager

_____, 2007

Via Certified Mail
Return Receipt Requested

Re: **SubLease for Premises at _____, Santa Cruz, California**

Ladies and Gentlemen:

You are advised that, as of _____, 2007, the City of Santa Cruz Redevelopment Agency ("Agency") has exercised its right of early termination of the Lease between the Agency and Swenson/Ow Del Mar Joint Venture (Swenson/Ow), dated June 12, 2001 (the "Master Lease"). In connection with the termination of the Master Lease, Swenson/Ow conveyed to the Agency all of Swenson/Ow's right, title, and interest under the lease between you and Swenson/Ow, dated _____, 200__ (the "Sublease"). As of the date of this letter, the Agency has assumed all rights and obligations under the Sublease arising on or after the termination date. From and after the date of this letter you are advised to perform all of your duties under the Sublease directly to the Agency. Make all future checks payable to: City of Santa Cruz Redevelopment Agency. All rent and other payments should be mailed to the Agency at:

Santa Cruz Redevelopment Agency
ATTN: Ceil Cirillo
337 Locust Street
Santa Cruz, CA 95060

Very truly yours,

SWENSON/OW DEL MAR JOINT
VENTURE

By: _____
Name: Jesse Nickell
Title: Vice President

By: _____
Name: George Ow Jr.
Title: Acting Property Manager

EXHIBIT C

To: City of Santa Cruz Redevelopment Agency
ATTN: Ceil Cirillo
337 Locust Street
Santa Cruz, CA 95060

Re: Sublease Dated: _____, 2007
Landlord: Swenson/Ow Del Mar Joint Venture
Tenant: _____
Premises: _____ Square Feet
_____ Pacific Ave.
Santa Cruz, CA 95060

TENANT ESTOPPEL CERTIFICATE AND ATTORNMENT AGREEMENT

The undersigned tenant (herein called "**Tenant**") is the lessee of certain space (the "**Premises**") located at the above-captioned address (the "**Property**") under the terms of a lease with the Landlord referred to above (the "**Sublease**"). Landlord intends to transfer the Property and assign the Landlord's interest in the Sublease to the City of Santa Cruz Redevelopment Agency ("**Agency**").

At Agency's request, and knowing that Agency will rely upon the accuracy of the information contained herein in connection with Agency's acquisition of the Sublease interest, Tenant certifies to Agency (and to Agency's lender, if applicable) as follows:

1. The Sublease is dated _____, _____. A true, correct and complete copy of the Sublease is attached hereto and incorporated herein by this reference, including any assignments, amendments or addendums thereto as listed below:

2. The commencement date of the Sublease is _____, _____, and the expiration date of the current term of the Sublease is _____, 20____.

3. (a) The fixed monthly rental presently payable under the Sublease is \$ _____ and has been paid through _____, 200__.

(b) All additional rent (including, as applicable, operating costs, common area expenses, taxes, utilities, adjusted base rents, inflation adjustments, percentage rents, etc.)

Exhibit E
Exhibit D

(Termination Payment Details)

	Item		Due to Tenant	Due to RDA
	Swenson /Ow Equity Investment Balance			
	Balance 12/31/2007		\$ 358,425.16	
	Current year net operating income			
	Actual Balance 9/30/2007	(2,968.85)		
	Estimated Balance 12/31/2007	(774.00)		
	Subtotal			\$ (3,742.85)
	Tenant Held Sub-tenant Security Deposits			
	La Playa	800.00		
	Santa Cruz Jewelers	725.00		
	Subtotal			1,525.00
	Tenant Held Reserves			
	Balance 2/28/2007			6,653.44
	Totals due		\$ 358,425.16	\$ 4,435.59

TERMINATION PAYMENT TO SWENSON/OW

\$ 353,989.57

Revised 11/26/2007 with new termination date of 12/31/2007

EXHIBIT E

City of Santa Cruz Successor Agency
 RECORDING REQUESTED BY Property Management Plan
 AND WHEN RECORDED MAIL TO

Exhibit E

Name Redevelopment Agency of the City of Santa Cruz
 Street 337 Locust St.
 Address Santa Cruz, CA 95060
 City & State Attention: Executive Director

MAIL TAX STATEMENTS TO

Name Redevelopment Agency of the City of Santa Cruz
 Street 337 Locust St.
 Address Santa Cruz, CA 95060
 City & State Attention: Executive Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 005-153-10

Quitclaim Deed

MH&A-E-0080 (Rev'd 7/94)

The undersigned Grantor(s) declare(s):
 Documentary transfer tax is \$0.00

No tax due. This quitclaim deed is in favor of the existing assessee, a political subdivision of the State of California. CA R & T Code 11922

- ☐ Computed on full value of property conveyed, or
☐ Computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of Santa Cruz and

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

SWENSON/OW DEL MAR JOINT VENTURE, a California limited liability company

hereby REMISES(S), RELEASE(S) AND QUITCLAIM(S) to

REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ, a public body corporate and politic

the following described real property in the City of Santa Cruz
 County of Santa Cruz
 State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This Quitclaim Deed is given for the purpose of quitclaiming and conveying to the Grantee all right, title and interest which the Grantor acquired in and to the herein described real property, or any portion thereof, by virtue of that certain unrecorded Lease executed by Grantor, Swenson/Ow Del Mar Joint Venture, a California limited liability company, on April 26, 2001 and executed by Grantee, The Redevelopment Agency of the City of Santa Cruz, a public body corporate and politic, on June 12, 2001.

Dated: _____

STATE OF CALIFORNIA
 COUNTY OF _____

SWENSON/OW DEL MAR JOINT VENTURE,
 a California limited liability company

On _____, before me,
 _____, a Notary Public,

BY: _____
 NAME: JESSE NICKELL
 ITS: _____

personally appeared _____
 personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s), is/are subscribed to the within instrument and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BY: _____
 NAME: GEORGE OW JR.
 ITS: _____

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

EXHIBIT "A"

LEGAL DESCRIPTION

All that real property situated in the City of Santa Cruz, County of Santa Cruz, State of California, and described as follows:

Commencing at a point on the Easterly line of Pacific Avenue as now established, distant thereon South 12° 15' East 69.5 feet Southerly from the Southerly line of Soquel Avenue, as established by Ordinance Number 135 of the City of Santa Cruz, adopted December 24, 1887 and establishing a uniform width of Soquel Avenue of 60 feet, said point of beginning being the Southwesterly corner of land of Bank of America; running thence from said point of beginning North 76° 46' East 100 feet; thence South 12° 08' East 40 feet; thence North 76° 46' East 103.54 feet; thence South 12° 11' East 107.19 feet to the Northerly line of Land of G. Cacace; thence South 75° 15' West and along said last mentioned line of 203.50 feet to the said Easterly line of Pacific Avenue and thence along said last mentioned line North 12° 15' West 152.68 feet to the point of beginning.

EXCEPTING THEREFROM the lands described in the deed from United Artists Theatre Circuit, Inc, a corporation to Bank of America National Trust and Savings Association, a National Banking Association, recorded May 26, 1978, in Volume 2915, Page 654, official records of Santa Cruz County.

ALSO EXCEPTING THEREFROM the lands described in the deed from Pacific States Amusement & Realty Co., Inc., a California corporation, to Guiseppe Cacace, recorded March 21, 1938, in Volume 345, Page 493, official records of Santa Cruz County.

Commonly known as 1124 Pacific Avenue, Santa Cruz, CA

APN: 005-153-10

RECORDING REQUESTED BY:

City of Santa Cruz

WHEN RECORDED MAIL TO:

City of Santa Cruz Economic Development Dept.
Attn: Julie Hendee
337 Locust St
Santa Cruz, CA 95060

With copy to:

Jim Swenterly
Nickelodeon Theatres, Inc.
210 Lincoln St
Santa Cruz, CA 95060



2012-0010622 03/02/2012 08:12:20 AM
OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



LEAS
6 PGS
RCD131

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

THIS TRANSACTION IS NOT SUBJECT TO CALIFORNIA DOCUMENTARY TAX PURSUANT TO SECTION 11911 OF THE CALIFORNIA REVENUE AND TAXATION CODE AS THE ASSIGNMENT OF LEASEHOLD INTEREST WITH A TERM OF FEWER THAN 35 YEARS. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

MEMORANDUM OF LEASE AGREEMENT
(DOCUMENT TITLE)

This Memorandum of Lease ("Memorandum") is made and entered into as of February 21, 2012 by and between the City of Santa Cruz, a California charter city and municipal corporation, ("City" or "Landlord") and Nickelodeon Theatres, Inc., a California corporation, ("Nickelodeon" or "Tenant"), who agree as follows:

1. The Master Lease. On June 12, 2001 the City, as owner of the Del Mar Theatre property and improvements located at 1124 Pacific Avenue, Santa Cruz, California, APN 005-153-10 (the "Premises") entered into a lease agreement for the Premises with the Swenson-Ow Del Mar Joint Venture ("Swenson-Ow").

2. The Sublease. On April 27, 2001 Swenson-Ow entered into a sublease with Nickelodeon for the Premises pursuant to which Nickelodeon would operate a motion picture theatre on the Premises. The sublease went into effect on June 19, 2001.

3. Master Lease Termination. On January 1, 2008 the City and Swenson-Ow agreed to terminate the Master Lease and the City thereupon agreed to accept Swenson-Ow's assignment of the sublease to the City and to thereby assume Swenson-Ow's obligations as sublessor under the sublease (hereinafter referred to as the "Subject Lease Agreement").

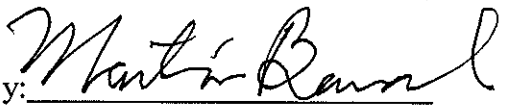
4. Under the Subject Lease Agreement, Nickelodeon has the option to extend the initial ten-year lease term for four additional five-year term extensions. In accordance with this provision of the Subject Lease Agreement, Nickelodeon has exercised the first of its four five-year term extensions. The initial ten-year lease term expired on June 11, 2011 and Nickelodeon has timely exercised its first five-year term extension. The first five-year term extension will expire on June 11, 2016. If Nickelodeon exercises all four of its five-year term extension options, the Subject Lease Agreement will terminate on June 11, 2031.

5. Purpose of Memorandum. This Memorandum of Lease Agreement is prepared for the purpose of recordation, and it in no way modifies the provisions of the Lease Agreement.

6. Execution. This Memorandum of Lease Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, Nickelodeon has caused this Memorandum of Lease Agreement to be executed in its corporate name by its duly authorized officer, and the City has caused this Memorandum of Lease Agreement to be executed in its name by its duly authorized officer, as of the date first above written.

The City of Santa Cruz, a Municipal
Corporation as Landlord

By: 
Martin Bernal
City Manager

Nickelodeon Theatres, Inc., as
Tenant

By: 
Jim Schwenterley
President 2/21/12

Order Number: 08458191 ECF

EXHIBIT "A"

The land referred to herein is described as follows:

**SITUATE IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA,
AND DESCRIBED AS FOLLOWS:**

PARCEL ONE:

COMMENCING AT A POINT ON THE EASTERLY LINE OF PACIFIC AVENUE AS NOW ESTABLISHED, DISTANT THEREON SOUTH 12° 15' EAST 89.5 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SOQUEL AVENUE, AS ESTABLISHED BY ORDINANCE NUMBER 126 OF THE CITY OF SANTA CRUZ, ADOPTED DECEMBER 24, 1887 AND ESTABLISHING A UNIFORM WIDTH OF SOQUEL AVENUE OF 80 FEET, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF LAND OF BANK OF AMERICA; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 76° 46' EAST 100 FEET; THENCE SOUTH 12° 08' EAST 40 FEET; THENCE NORTH 76° 46' EAST 103.54 FEET; THENCE SOUTH 12° 11' EAST 107.19 FEET TO THE NORTHERLY LINE OF LAND OF G. CACACE; THENCE SOUTH 75° 15' WEST AND ALONG SAID LAST MENTIONED LINE 203.50 FEET TO THE SAID EASTERLY LINE OF PACIFIC AVENUE AND THENCE ALONG SAID LAST MENTIONED LINE NORTH 12° 15' WEST 152.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM UNITED ARTISTS THEATRE CIRCUIT, INC., A CORPORATION TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED MAY 26, 1978, IN VOLUME 2915, PAGE 854, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM PACIFIC STATES AMUSEMENT & REALTY CO., INC., A CALIFORNIA CORPORATION, TO GUISEPPE CACACE, RECORDED MARCH 21, 1938, IN VOLUME 345, PAGE 493, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL TWO:

BEGINNING AT AN IRON PIPE STANDING ON THE WESTERLY SIDE OF FRONT STREET AT THE SOUTHEAST CORNER OF THE LANDS CONVEYED BY ROSE F. THRELFALL TO WILLIAMSON & GARRETT, A CORPORATION, BY DEED DATED NOVEMBER 14, 1927 AND RECORDED IN VOLUME 82, PAGE 102, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS SOUTH 80° 49' WEST 98.11 FEET TO AN IRON PIPE STANDING AT THE SOUTHWEST CORNER OF SAID LANDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS NORTH 12° 11' WEST 10.01 FEET TO AN IRON PIPE; THENCE NORTH 80° 49' EAST 98.72 FEET TO AN IRON PIPE ON THE WESTERLY SIDE OF FRONT STREET; THENCE ALONG THE WESTERLY SIDE OF FRONT STREET, SOUTH 8° 40' EAST 10.00 FEET TO THE PLACE OF BEGINNING.

APN: 005-153-02 AND 10

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California)
County of Santa Cruz)

On February 21, 2012 before me, Brenda Lehr,
Notary Public, personally appeared Jim Schwenterley, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

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

WITNESS my hand and official seal.

Signature



(This area for official notary seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California)
County of Santa Cruz)

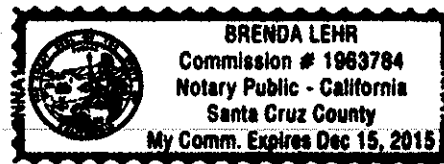
On February 21, 2012 before me, Brenda Lehr,
Notary Public, personally appeared Martin Bernal, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged
to me that he executed the same in his authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

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

WITNESS my hand and official seal.

Signature _____

(This area for official notary seal)





Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Dr., Watsonville, CA 95076
(831) 722-3580 (831) 662-3100
Fax: (831) 722-1159

Letter of Transmittal

to: **Ms. Ceil Cirillo**
City of Santa Cruz Redevelopment Agency
323 Church Street
Santa Cruz, California 95060-3811

cc: California Regional Water Quality Control Board
Central Coast Region
Attention: Mr. Bob Hurford, Case Officer
81 Higeura Street, Suite 200
San Luis Obispo, California 93401-5414

County of Santa Cruz Health Services Agency,
Environmental Health
Attention: Steve Baiocchi, Case Officer
701 Ocean Street, Room 312
Santa Cruz, California 95060

from: Patrick Hoban

re: 1124 Pacific Avenue, Santa Cruz, CA

date: June 7, 2001

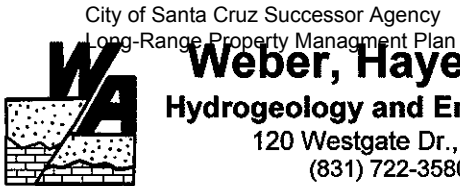
# of Copies	Date of Documents	Description
2	June 7, 2001	Phase I/II Environmental Site Assessment – reporting of low-level detection of cis-1,2-Dichloroethene (cis-1,2-DCE) in groundwater, at concentrations slightly exceeding State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion).

Our client (the City of Santa Cruz Redevelopment Agency) has requested that we forward a copy of this report for your review and comment. Our client and the property owner (seller) respectfully request your expedited response to this report due to escrow deadlines.

Please call me with any questions or input at (831) 722-3580.

Sincerely,

Pat Hoban
Project Geologist



City of Santa Cruz Successor Agency
Long-Range Property Management Plan

Exhibit G

Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
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FILE COPY

Phase I/II Environmental Site Assessment

Del Mar Theater Property

1124 Pacific Avenue
Santa Cruz, California

June 7, 2001



Prepared for:

Ms. Ceil Cirillo

Mr. Joe Hall

City of Santa Cruz Redevelopment Agency

323 Church Street

Santa Cruz, California 95060-3811

Job #21004

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 - Sanborn Historical Maps (1988, 1950, 1928, 1905 & 1892)
 - Reverse Telephone Directory Data (1926-1977)
- APPENDIX B: Phase I Site Inspection and Interview
- *Site Inspection Checklist* & Photographic Record
 - *Property Owner Questionnaire*
- APPENDIX C: Phase II Drilling and Lab Data
- Drilling Logs and Field Sheet
 - *Certified Analytical Report* (tested soil and groundwater)
- APPENDIX D: Database Research Report of Sites having Regulatory Records



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1.0 EXECUTIVE SUMMARY

This combined Phase I/II ESA has been conducted to review potential environmental liability risks for the Del Mar Theater property, a 20,000 ft² commercial parcel located at 1124 Pacific Avenue, in Santa Cruz (see Location Map, Figure 1). The irregularly-shaped parcel contains a large concrete structure (theater and retail shops/offices), concrete walkways, and an asphalt-covered parking area (see Vicinity Map, Figure 2). The Del Mar Theater structure was reported to have been constructed in the early 1930s and is a landmark for the Santa Cruz downtown area.

1.1 Summary of Phase I Research: Phase I assessments provide limited assurances of risk since they rely on a finite database of regulatory and historical documentation, a cooperative and candid interviewee, and existing site conditions (site inspection). Given these limitations, the ESA review of regulatory agency databases and the land use interview did not reveal any notable environmental liabilities attributed to the subject site. However, historical land use maps and an inspection of the theater's furnace room revealed the following *recognized environmental conditions*¹ (potential sources requiring further investigation):

- Historical insurance maps indicate the subject site previously contained a dry cleaner and laundry service (maps dated 1905 and 1920, see Figure 3). These maps show the back portion of the parcel (southeast corner) to contain fuel oil-boilers, aboveground tanks, and "oil tanks in ground".
- Two, capped 2½-inch diameter pipes were observed adjacent to the furnace in the basement of the Del Mar Theater. The pipes appeared suspiciously like discontinued, fuel product piping for the nearby furnace. There was no apparent petroleum hydrocarbon staining or residue inside the pipes but there was a slight fuel oil odor. The subsurface pipes appeared to turn under the slab and exit out the back end of building.

1.2 Summary of Phase II Assessment: We completed 1) an underground utility survey, 2) exploratory backhoe trenching, and 3) a drilling program to evaluate potential environmental liability associated with the recognized conditions described above (historic underground fuel storage tanks, and potential residual contamination).

- **Field Observations:** The underground utility location service did not find evidence of an underground storage tank although there was some interference from a reinforced sidewalk. A

¹: ASTM Standard E 1527-93:definition, *recognized environmental conditions*: the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

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backhoe was then used to pothole a 12-foot deep exploratory trench which was dug in the vicinity of the known piping and suspected fuel oil storage tank. **Careful inspection revealed no evidence of an underground tank, product piping, or contamination.**

In addition, shallow soil and water samples were obtained to check for potential negative environmental conditions resulting from the historic land use, such as the presence of a residual chemical plume. Three exploratory borings drilled along the back (east) portion of the Del Mar Theater encountered groundwater at depths of 11-to-13 feet below ground surface but no obvious evidence of chemical contamination (ie. no discoloration, odor, or sheen in the continuous soil cores or collected water).

- **Lab Results: Limited detection of low-level solvent compounds in groundwater:** Three soil and three groundwater samples were tested for selected chemical scans including a chlorinated hydrocarbon solvent scan, petroleum hydrocarbons fuel scans (motor oil, stoddard solvent, kerosene diesel, gasoline), and volatile fuel compounds (MTBE, benzene, toluene, ethylbenzene, and xylenes). The results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. Specifically:
 - Certified laboratory testing of soil samples collected at a depth of 8 feet below ground surface did not detect contaminant concentrations.
 - Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product cis-1,2-Dichloroethene (cis-1,2-DCE) at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion). Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (<1.2 parts per billion) and trans-1,2-DCE (<1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

The field and laboratory results indicate that non-significant, trace concentrations of degraded solvent compounds are present at the rear (eastern edge) of the Del Mar Theater. The residual plume does not appear to be significant in concentration or magnitude. The source of the contamination may be associated with historic land use as a dry cleaner (see Figure 3, 1905-1928). In addition, there is no apparent evidence that any former underground product tanks are still present at the site.

1.3 Regulatory Framework: The following two regulatory agencies have initial jurisdiction over chemical releases to subsurface soil and groundwater. A copy of this summary report is being forwarded directly to these two overseeing regulatory agencies for their response:

- The California Regional Water Quality Control Board (CRWQCB) - Central Coast Region (Mr.

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Bob Hurford, case officer) has authority to order investigation and cleanup at sites where discharge of any waste threatens water quality. The CRWQCB generally bases groundwater assessment and cleanup orders on MCLs for specific constituents (ie. cis-1,2-DCE at 6 parts per billion). **We believe no further action will be required since existing conditions indicate there is no threat to a groundwater resource (low contaminant concentrations, apparent lack of underground storage tanks, and distance to the nearest groundwater resource).**

- **The County of Santa Cruz Health Services Agency - SC-HSA** (Steve Baiocchi, case officer) is the regulatory agency responsible for protection of human health and the environment. SC-HSA establishes soil cleanup orders on a case-by-case basis, based on a combination of factors which include health and safety issues, potential receptors, land use (potential for grading, foundations), site conditions (soil type, depth to groundwater, transport pathways). Although no soil contamination was encountered, SC-HSA has jurisdictional authority for review and comment.

In summary, it is our opinion that the completed Phase I ESA and Phase II drilling program have provided assurances that the *recognized environmental conditions* identified above are not significant liabilities to the subject site. **This concludes the Executive Summary.**

2.0 PURPOSE AND SCOPE

This report contains results of a combined *Phase I and Phase II Environmental Site Assessment* (ESA) which has been conducted to assess potential liabilities resulting from land use at the subject property. Completed work tasks are in general conformance with recommended guidelines established by the American Society for Testing and Materials (ASTM)². Limitations and Exceptions of Assessment are listed at the end of this report.

The purpose of the Phase I ESA is to provide a professional opinion regarding recognized environmental conditions at the site, including potential impacts from known problems in the surrounding area. The term "*recognized environmental conditions*," is defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property" (ASTM Standard E 1527-93).

A Phase II drilling program was also completed to evaluate specific recognized environmental conditions identified while completing the Phase I ESA research. The Phase II assessment included subsurface assessment (utility location, exploratory trenching, drilling) and sampling of potentially contaminated areas to determine whether contamination was present, and if so, to list risks to current/future users.

²: ASTM Standard: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E 1527-97.

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This report was prepared pursuant to a purchase order contract with the City of Santa Cruz Redevelopment Agency (SCRA). Reliance on any use of this report by anyone other than the SCRA is prohibited. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. No warranties or representations, expressed or implied in this report, are made to any such third party.

2.1 Defined Scope and Methodology: Our scope of services for this investigation was defined in our proposals to the City of Santa Cruz Redevelopment Agency for completing an ESA (January 30, 2001), a soil and groundwater investigation (February 27, 2001), and a backhoe trenching search for an underground fuel storage tank (May 21, 2001). We completed the following tasks:

- We reviewed historical maps, and aerial photographs, telephone directories, available geologic, topographic and groundwater data of the subject site and vicinity (Appendix A).
- We completed a visual inspection of the site to identify evidence of potential contamination such as current hazardous materials storage or use, unusually stained ground surfaces (soils, slabs) or stressed vegetation, sumps/drains/tanks, and discarded hazardous material containers. A copy of the *Site Inspection Checklist* is provided in Appendix B and includes photo sheets of the subject site.
- We reviewed a *Land Use Questionnaire* completed by the current property manager (Mr. William Ow) regarding current and historical uses of the site (see Appendix B).
- We contracted with EDR, an information research firm specializing in environmental data collection, to provide a list of regulated sites located within the ASTM survey radius. We evaluated the locations of all identified sites relative to the subject site which included known sites having subsurface contamination, underground fuel storage tanks (UST's), hazardous waste generation, treatment-storage-and disposal facilities, and landfills (see Appendix D for a copy of EDR's radius report).
- We completed a Phase II investigation and sampling program at the site to address on-site, recognized environmental conditions. The investigation included
 - an exploratory check of the subsurface using an underground utility location service and a backhoe-dug trench.
 - a drilling program included collection and testing of on-site soil and groundwater.

Soil and groundwater samples were laboratory tested for selected chemicals of concern including gasoline, diesel, motor oil, and solvents (boring logs, field sheets, and the Certified Laboratory Report is included in Appendix C).

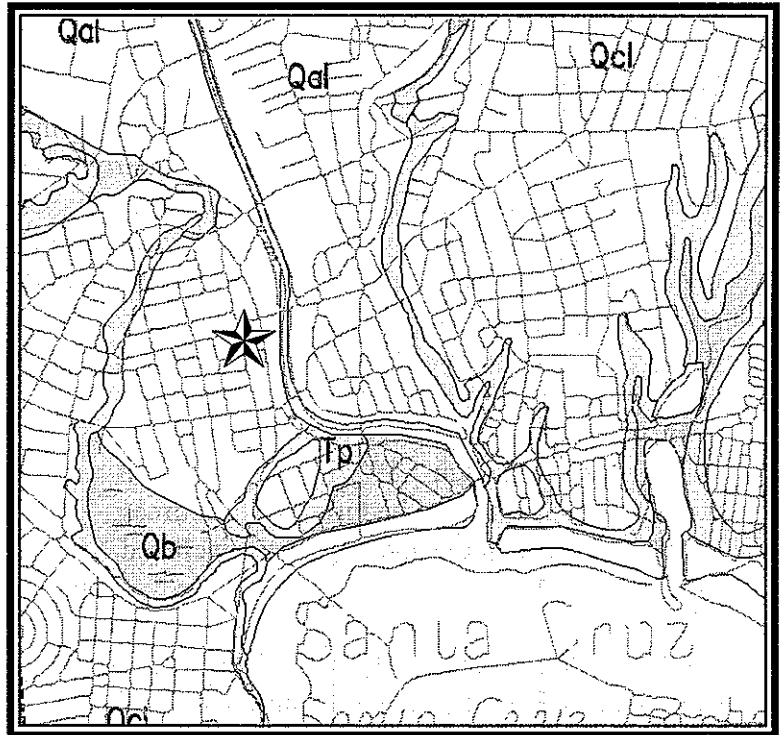
- We evaluated the collected information and prepared this summary report.

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3.0 LOCATION AND DESCRIPTION

3.1 Site Description: The approximately 20,000 ft² Del Mar Theater parcel is located along the main business thoroughfare for downtown Santa Cruz (see Location Map, Figure 1). The property is owned by United Artists Theatre, Inc. of Colorado.

The site is fully encapsulated by the theater building, concrete exit walkways, and asphalt parking at the rear. The concrete-constructed Del Mar Theater building footprint is approximately 160'x 75' in size and is primarily used as a movie house (currently vacant). The subject building has a large central entryway for the vacant movie house as well as individual shop spaces having a frontage along Pacific Avenue. The shop spaces are used for an import shop (#1120), a gift shop (#1122) and a tourist information center (#1126). Adjoining properties contain commercial businesses including restaurants and retail clothing/gift sales.



Qal: Quaternary Alluvium (river deposits)

3.2 Regional and Local Hydrogeology: The topographic elevation at the flat-lying property is approximately 10 feet above Mean Sea Level (MSL). The south flowing San Lorenzo River is located approximately 500 feet east of the site. Groundwater beneath the site was encountered during drilling at a depth of 11-12 feet. Groundwater flow direction at nearby sites is southeasterly, toward the San Lorenzo River (see Vicinity Map, Figure 2). Localized groundwater gradient and flow direction may reverse due to seasonal water level changes and river-mouth closure of the San Lorenzo River.

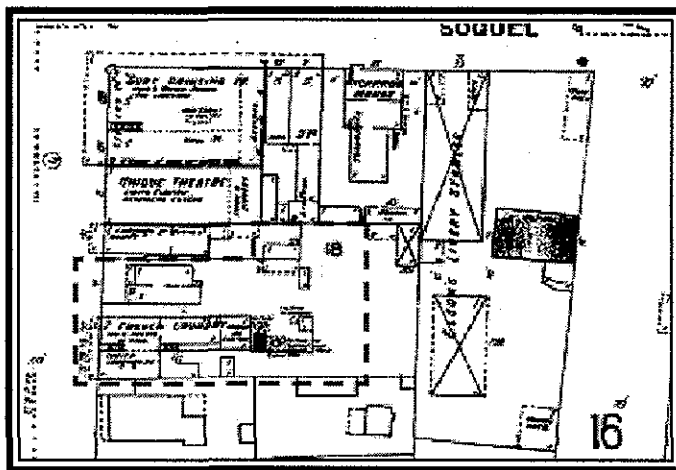
Surface soils at the site have been mapped as Quaternary Alluvium (river deposits) which have been deposited over time by the San Lorenzo River. The alluvium is described as unconsolidated interbedded sands and silts with locally discontinuous clay lenses. During the current soil and groundwater investigation conducted by Weber, Hayes and Associates, three driven probe borings were drilled to depths of up to 19 feet below the ground surface (bgs). Soils beneath the site generally consisted of medium-grained sand overlain by a silty sand. Groundwater was encountered at an average depth of 12 feet (see Boring Logs, Appendix B).

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4.0 HISTORICAL REVIEW

Historical research tools reviewed for this site included fire insurance maps, aerial photographs, and telephone directories. These tools can provide a glimpse of historic land use in the vicinity of the site and are valuable resources for detecting property development and obvious land uses. The Sanborn™ Insurance Company has historically prepared detailed insurance maps for business districts and can provide evidence of land use and potential locations of hazardous material storage. Sanborn Maps were reviewed for the years 1892, 1905, 1928 1950, and 1988 (Appendix A). Aerial photographs can also provide evidence of notable land use changes to the property and potential clues of hazardous material storage. Aerial photographs were reviewed for the years 1957, 1982 and 2000. Reverse telephone directories provide a listing of site occupants over time and were reviewed in 5-year intervals from 1926 through 1977. Land use observations from these historical data sources are summarized below and copies are included as Appendix A.

4.1 Sanborn Maps: The earliest Sanborn map showed the subject parcel to contain a couple of small offices and a couple of dwellings along Pacific Avenue (see 1892 Sanborn Map, Appendix A). This early map also showed a couple of sheds and an out house in the rear portion of the property. There were indications of hazardous material storage. Adjoining lands in the upgradient groundwater direction (west) include the 75-foot wide Pacific Avenue and retail shops. Adjoining parcel use include a residential dwelling (south), a horse stable and barns (north), and an animal pavilion (east).



Historical Map (1905) showing French Laundry and tanks.

The 1905 Sanborn shows the southern half of the site has been developed as a "French Laundry" having fuel oil-boilers, aboveground tanks, and "*oil tanks in ground*". The northern portion of the subject parcel continues to contain a residential dwelling with unlabeled sheds in the back. Adjoining upgradient lands to the west include Pacific Avenue and retail shops. Changes in adjoining parcel use includes a theater("Unique Theatre", north), and stables (east). No other changes were noted.

The 1928 Sanborn shows some changes in the buildings but a laundry remains. There are horizontal, aboveground boilers and a cleaning room. No other tanks are apparent. The northern portion of the subject parcel has changed from a residential dwelling to a "Chine" restaurant. Pacific Avenue and retail shops remain to the west. Changes in adjoining parcel use include infilling of commercial buildings and stores to the north and vacancy of the stables to the east.

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The 1950 Sanborn map shows the Del Mar Theater building as it is today. The theater building shows a Fan Room located at the northeast corner of the building. Changes in adjoining parcel use include a furniture store to the north, a gas station to the northeast, and an unlabeled commercial building to the east.

The 1988 Sanborn map shows no change to the subject site. Changes in adjoining parcel use include removal of a number of commercial buildings to the north and including a gas station to the northeast. The furniture store to the north has been converted to commercial stores.

In summary, the 1905 and 1928 Sanborn Maps showed evidence of chemical storage, including aboveground and underground storage tanks on the site. Later maps showed no evidence of chemical storage on the site or immediately adjoining properties (see Appendix A for details).

4.2 Aerial Photographs: The set of aerial photos dated 1957, 1982 and 2000 appear to agree with the on- and off-site information provided in the Sanborn Insurance maps (above). The Del Mar Theater is clearly visible on all three aerials (Appendix A).

4.3 Telephone Directories: Polk Reverse Telephone directories, which list occupants by street address, were reviewed for commercial property use in five year intervals for the years spanning 1926 through 1977. Pacific Avenue street addresses appear to have changed between 1941 and 1953 (subject site address appears to have changed from #211 to 1124). The Del Mar Theater is identified from 1953 through 1977. Additional on-site shops include the Del Maretté Café/Fountain (1953-1977), a real estate office (1953-1977), a smoke shop (1953); and a barber shop/beautician (1953-1969).

4.4 Summary of Collected Historical Data: In summary, the historical research revealed the evidence of chemical storage, including aboveground and underground storage tanks on the site, which is considered a *recognized environmental condition* (potential source requiring further investigation). As detailed in the Phase II investigation section below, an effort was made to determine potential negative environmental liabilities (ie. presence of a significant chemical release) by collecting soil and groundwater samples from three exploratory borings positioned drilled immediately downgradient of identified historical chemical storage areas.

5.0 SITE INSPECTION

A site inspection was conducted on April 26, 2000, to note potential sources of contamination associated with current commercial land use at the site. A copy of a completed *Site Inspection Checklist*, which contains detailed documentation of the site survey including a photographic record of the inspection, is presented in Appendix B. The following section summarizes commercial operations and chemical use observed during the site inspection:

The property lines of the approximately 20,000 ft² parcel form an irregularly-shaped rectangle (roughly

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200'x 100'- see Figure 3). The site is fully encapsulated by a large concrete building having an approximate footprint of 160'x 75', concrete exit walkways, and asphalt parking at the rear. The structure was reportedly built in the 1930's specifically as a theater-movie house containing a lobby, bathrooms, storage areas, large open seating pavilion, stage, and a basement beneath the stage area. The basement contains former dressing rooms which have been converted into storage rooms, a large cast iron furnace, and fan room (heating circulation). The Del Mar has recently closed down and the interior has not been maintained (some debris, garbage). The only hazardous materials storage observed at the site were small quantity containers of cleaning products was noted in a couple of cabinets.

During the inspection, we discovered two, capped 2½-inch diameter pipes in the basement slab floor in the furnace room of the Del Mar Theater (see Appendix B for photo). The floor of the furnace room was measured to be 13 feet below street level. We determined that these two subsurface pipes extended approximately 3 feet beyond the back wall of the Del Mar before a turn or obstruction was encountered. (Note: We subsequently completed an exploratory trench on the outside of the Del Mar building to search for piping and tanks which could have historically stored fuel for the theater's large, cast-iron furnace - see Phase II investigation section in this report for details, below. No evidence of piping, tanks, or contamination was observed.)

In addition to the movie house, the site structure also contains a number of small, individual shop spaces having frontages along Pacific Avenue which include an import shop (#1120), a gift shop (#1122) and a tourist information center (#1126). Adjoining sites generally contain commercial businesses including restaurants and retail clothing/gift sales. A parcel situated northeast of the site (currently used as the parking lot) is a former fuel leak site which was closed by overseeing regulatory agencies in 1995. No other adjoining sites have documented chemical releases or environmental issues with overseeing regulatory agencies (See Site Map, Figure 2).

In summary, the site inspection revealed the following *recognized environmental condition* (potential source requiring further investigation): two, undocumented pipes located immediately adjacent to the site's furnace. As detailed in the Phase II investigation section below, an effort was made to determine whether these pipes led to an oil storage tank for the historic fueling of the theater's large, cast-iron furnace.

6.0 PROPERTY LAND USE INTERVIEW

The property contact (Mr. William Ow) completed a *Land Use Questionnaires* regarding current and historical uses of the site. Mr. Ow is familiar with the site in his capacity as property realtor. The completed *Property Land Use Questionnaire* is included in Appendix B. Mr. Ow reported the following information regarding the subject site:

- ▶ The site structure was built in approximately 1932 as a movie theater and has remained the same since it opened. The site previously contained a farm.

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- ▶ Mr. Ow indicated that no chemicals were used and storage at the site.
- Mr. Ow was aware of the undocumented pipes exiting the furnace room which could be associated with a heating oil tank for the furnace.
- ▶ Public gas, electricity, sewer and water utilities service the property. There are no groundwater wells on the property and storm water is channeled by gutters to native soils or to the City storm water infrastructure.

In summary, the only potential negative environmental land use issue disclosed by Mr. Ow were the undocumented pipes exiting the furnace room.

7.0 REGULATORY AGENCY INFORMATION

7.1. Database search of Federal and State environmental records: Records of hazardous material storage and releases are required to be kept by regulatory agencies overseeing environmental issues. A firm specializing in environmental data collection prepared a *Radius Map Report* for the site (included as Appendix D). The *Radius Map Report* identifies sites listed in the selected regulatory databases, presents location maps and details on identified sites, provides a description of the 38 Federal and State agency databases reviewed, and limitations to the search. It should be noted that the database search documents only those sites having a regulatory paper trail. Listed sites include those locations having registered UST's, documented disposal of hazardous waste generation, permitted hazardous waste treatment-storage-disposal facilities, and regulatory-required subsurface contamination investigations. Search distances are per ASTM's E1527-97 standard.

- The subject parcel was not identified on any of the Federal or State databases:
- The records search identified a total of 4 sites located within a ¼-mile radius having a current or historical record of permitted UST's (closest site is 700 feet away at 705 Front Street), and 39 sites having records showing generation and proper disposal hazardous waste, typically a waste oil or oily waste.
- The report lists 25 unmapped sites ("orphans") obtained from the list of 38 databases, for which EDR was not able to determine an exact location. A further check of these locations indicates only two of these sites are located within a ¼-mile radius of the subject site and both businesses (740 Front St. and 501 Soquel Ave) were identified as a site generating and properly disposing of hazardous waste.
- The records search identified 6 sites located within a ¼-mile radius having a record of a release of contamination to soil and/or groundwater. The use of the ¼-mile radius is an arbitrary distance

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used to judge the potential impact to the subject site from an off-site source. It should be noted that chemical releases (ie. particularly solvents) can travel a great deal further than ¼-mile but this distance has been selected based on extent of contamination records for various magnitudes of fuel leak sites (additional sites are identified up to a 1 mile radius in Appendix C). None of these documented fuel releases are expected to be an environmental liability because they have been fully characterized, are currently undergoing post-remedial monitoring, or have been officially closed by the overseeing regulatory agencies. The following table summarizes site-specific details:

Table 1
Documented Chemical Releases within a Quarter-Mile

SITE NAME, ADDRESS, and DISTANCE	COMMENTS (NOTE: Shallow Groundwater Flow Direction near the site is to the southeast)
1. <i>Bank of America property</i> - 1128 Pacific Avenue (adjacent site north, sidegradient)	CLOSED Fuel Leak Case: A motor oil release was discovered in September 1993, during subsurface monitoring. The release occurred at a former gas station site which was out of operation for more than 30 years. The release was characterized, cleaned up (excavation and thermal treatment) and monitored with wells under the direction of the CRWQCB. A no further action letter (closure) was issued by State and Local regulatory agencies in 1995.
2. <i>Front Street Garage</i> - 601 Front Street (150 feet north, sidegradient)	MONITORED Fuel Leak Case: A heating oil release was discovered in May 1999, during property development. The release was fully characterized and a limited quantity of contaminated soils was excavated and disposed under the direction of the CRWQCB. Currently, the characterized plume is being monitored on a quarterly basis ("post remedial action monitoring in progress").
3. <i>McPherson Museum</i> - 705 Front Street (700 feet northeast, sidegradient)	CLOSED Fuel Leak Case: A gasoline release was discovered in 1991, during property development drilling. The release was fully characterized and contaminated soils were excavated and disposed under the direction of the CRWQCB. A no further action letter (closure) was issued by State and Local regulatory agencies in November 1994.
4. <i>Pacific Bell</i> - 709 Center Street (1,000 feet northwest, upgradient)	CLOSED Fuel Leak Case: A diesel release was discovered in August 1991, during property development drilling. The release was characterized and monitored under the direction of the CRWQCB. A no further action letter (closure) was issued in February 1995.
5. <i>Putney & Perry</i> - 325 Front Street (1,200 feet southeast, downgradient)	MONITORED Motor Oil Tank Leak Case: A motor oil release was discovered in November 1989, during an underground waste oil tank closure. The release was fully characterized and a limited quantity of contaminated soils were excavated and disposed of in 1993 with approval of the CRWQCB. Currently, the characterized plume is being monitored on a quarterly basis ("post remedial action monitoring in progress").

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SITE NAME, ADDRESS, and DISTANCE	COMMENTS (NOTE: Shallow Groundwater Flow Direction near the site is to the southeast)
6. <i>Shell Station</i> - 100 Laurel Street (1,250 feet southeast, downgradient)	MONITORED Fuel Leak Case: A gasoline release was discovered in December 1992 in a soil boring. The release apparently is "soil-only" -- monitoring wells have no detectable contamination. Currently, the groundwater is being monitored.

7.2. Local environmental records: Records of hazardous material storage and releases are also required to be kept by the Local Implementing Agency (County of Santa Cruz Health Services Agency, SC-HSA). A request was submitted for any records on the subject property regarding hazardous material storage and use, registered underground fuel storage tanks (UST's), hazardous waste generation, and subsurface contamination. There were no SC-HSA records for the subject site.

7.3 Summary of Environmental Regulatory Records Review: In summary, the review of regulatory agency records did not uncover an on-site or off-site environmental liability having the potential to impact the subject site.

8.0 PHASE II INVESTIGATION: EXPLORATORY DRILLING AND TRENCHING

A Phase II assessment of subsurface conditions was completed at the site to investigate the two *recognized environmental conditions* identified by historical land use maps and inspection of the theater's furnace room:

- Historical insurance maps showed the rear portion (east) of the subject site to previously contain fuel oil-boilers, aboveground tanks, and "oil tanks in ground" as part of dry cleaning/laundry operations (maps dated 1905 and 1920, see Figure 3).
- Two, capped 2½-inch diameter pipes were observed adjacent to the furnace in the basement furnace room and appeared to turn under the slab and exit out the back end of building. There was no apparent petroleum hydrocarbon staining or residue inside the pipes but there was a slight fuel oil odor and the pipes appeared suspiciously like discontinued, fuel product piping for the nearby furnace.

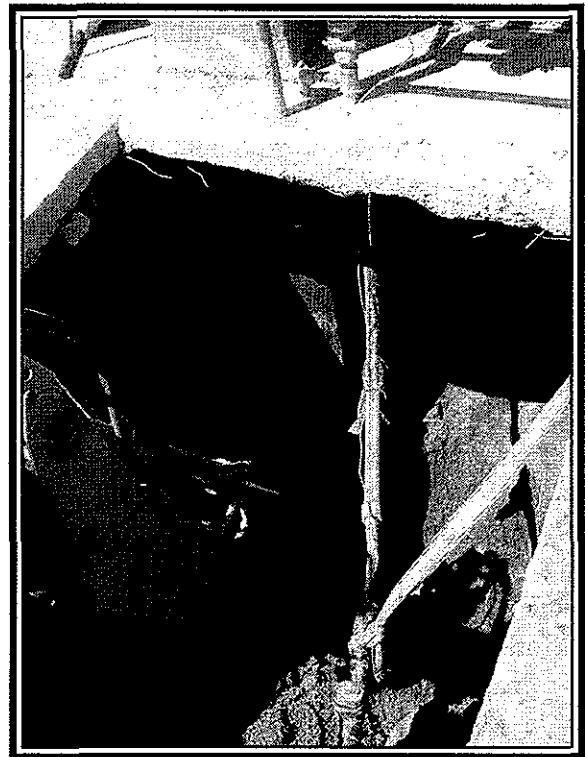
8.1 Field Investigation: We completed 1) an underground utility survey, 2) exploratory backhoe trenching, and 3) a drilling program to evaluate potential environmental liability associated with these recognized conditions. Analytical results of the laboratory tested soil and groundwater are tabulated below and presented graphically in Figure 3. Drilling logs of observations made by the field geologist and the certified analytical report issued by the testing laboratory are presented in Appendix C.

8.11 Underground Utility Survey & Video Check of Piping: A professional underground utility

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location service (Cruz Brothers of Scotts Valley) used electronic resonance equipment to inspect the area adjacent to the furnace room for evidence of metal-bearing interference patterns in the subsurface. The location service did not find evidence of an underground storage tank although some interference was encountered due to a reinforced sidewalk. Cruz Brothers also used a specialized utility pipe video camera to follow the course of the furnace room pipes but the piping dead-ended just beyond the rear (east) foundation of the Del Mar Theater no additional information was gained.

8.12 Backhoe Trenching: On May 23, 2001, a backhoe was used to search for a suspected fuel oil storage tank by potholing a 12-foot deep exploratory trench adjacent to the furnace room. The earthwork was conducted by an excavation contractor certified to work with hazardous materials (Portico, Inc. of Aptos). Careful inspection revealed no evidence of an underground tank, product piping, or contamination. The excavated hole was backfilled, compacted and the cement sidewalk replaced.



Backhoe search for suspected
Furnace Fuel Supply UST

8.13 Driven-Probe Drilling Operations: In addition, shallow soil and water samples were obtained on April 12, 2001 to check for potential negative environmental conditions resulting from the historic land use, such as the presence of a residual chemical plume. Three exploratory borings were drilled along the back (east) portion of the Del Mar Theater using a truck-mounted driven-probe system (Environmental Management and Testing of San Jose, CA). Soil coring was conducted to map subsurface soil types, to physically check for evidence of chemical releases (ie. chemical odor, soil discoloration), and to obtain soil and groundwater for analysis by a certified laboratory. The collection of groundwater samples is especially ideal for assessing whether a chemical release has occurred because it can provide evidence of upgradient releases over a relatively large area.

Relatively undisturbed soil samples were retrieved by driving a 1.5-inch sampling barrel into native soils through hollow-stem steel probes. Soil samples were retrieved in acetate liners and were regularly checked for discoloration and chemical odor but no obvious evidence of contamination was noted. Once the sampling barrel was brought to the surface, soil targeted for laboratory analysis was immediately protected at both ends with Teflon tape, sealed with

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non-reactive caps, taped, and stored in an insulated container cooled with blue ice. A portion of the retained soil core was then placed in a plastic baggie to check for the presence of volatile organic compounds using a photionization field meter calibrated to benzene, but no evidence of contamination was noted.

The cores encountered groundwater at depths of 11-to-13 feet below ground surface and water grab samples were obtained from each boring using a GeoProbe™ disposable acrylic bailing system and dispensed directly into appropriate glass bottles, and placed in ice chests cooled with blue ice. Soil and groundwater samples were transported under appropriate chain-of-custody documentation to a State-certified laboratory (Entech Analytical Labs, State Certification #2346).

8.2 Lab Results: Three soil and three groundwater samples were tested for selected chemical scans including a chlorinated hydrocarbon solvent scan, petroleum hydrocarbons fuel scans (motor oil, stoddard solvent, kerosene diesel, gasoline), and volatile fuel compounds (MTBE, benzene, toluene, ethylbenzene, and xylenes). The results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. A tabulated description of field observations and analytical results is presented below:

Table 2
Soil and Groundwater Analytical Results

<i>Boring ID#</i>	<i>Targeting?</i>	LABORATORY RESULTS	
		<i>SOIL</i> (parts per million, mg/kg)	<i>GROUNDWATER</i> (parts per billion, µg/L)
DP-1	Property transaction check for 1) potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's); and 2) check for potential fuel leak migration from an off-site source (adjacent property is a CLOSED fuel leak site).	<u>Soil @ 8'</u> Motor Oil = ND Diesel = 1.6** Gas + M-BTEX = ND	<u>Water at 12.5'</u> Chlorinated Solvent Scan: cis-1,2-DCE = 12. trans-1,2-DCE = 1.3 TCE = ND Motor Oil/Diesel = ND Gas + M-BTEX = ND
DP-2	Property transaction check for potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's, see Figure 3)	<u>Soil @ 8'</u> Motor Oil = ND Diesel = 1.2** Gas + M-BTEX = ND	<u>Water at 12.5'</u> Chlorinated Solvent Scan: cis-1,2-DCE = 18. trans-1,2-DCE = 1.1 TCE = 1.0 Motor Oil/Diesel = ND Gas + M-BTEX = ND

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<i>Boring ID#</i>	<i>Targeting?</i>	LABORATORY RESULTS	
		<i>SOIL</i> (parts per million, mg/kg)	<i>GROUNDWATER</i> (parts per billion, µg/L)
DP-3	Property transaction check for potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's, see Figure 3)	<u>Soil @ 8'</u> Motor Oil = ND Diesel = ND Gas + M-BTEX = ND	<u>Water at 12.5'</u> Chlorinated Solvent Scan: cis-1,2-DCE = 6.8 trans-1,2-DCE = ND TCE = 1.2 Motor Oil/Diesel = ND Gas + M-BTEX = ND

Notes: ND = chemical compound(s) not detected. ** = .Not a typical diesel pattern
M-BTEX = Methyl tertiary butyl ether, benzene, toluene, ethylbenzene, and xylenes.
cis-1,2-DCE = cis-1,2-Dichloroethene (MCL = 6 µg/L)
trans-1,2-DCE = trans-1,2-Dichloroethene (MCL = 10 µg/L)
TCE = Trichloroethylene (MCL = 5 µg/L)

Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product cis-1,2-Dichloroethene (cis-1,2-DCE) at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion). Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (TCE < 1.2 parts per billion) and trans-1,2-DCE (< 1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

Again, the results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. Specifically:

- Certified laboratory testing of soil samples collected at a depth of 8 feet below ground surface did not detect contaminant concentrations.
- Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product cis-1,2-Dichloroethene (cis-1,2-DCE) at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion). Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (< 1.2 parts per billion) and trans-1,2-DCE (< 1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

In summary, the field and laboratory results indicate that non-significant, trace concentrations of degraded solvent compounds are present at the rear (eastern edge) of the Del Mar Theater. The residual plume does not appear to be significant in concentration or magnitude. The source of the contamination may be associated with historic land use as a dry cleaner (see Figure 3, 1905-1928). In addition, there is no apparent evidence that any former underground product tanks are still present at the site.

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 7, 2001

9.0 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This report and the associated work have been provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all other warranties, express or implied. This report has been prepared solely for our clients (City of Santa Cruz Redevelopment Agency). The assessment is provided so the client may make a more informed decision as to site conditions. This report shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of Weber, Hayes and Associates.

This ESA is not a regulatory compliance audit or an evaluation of the efficiency of the use of any hazardous materials at the site. No evaluation for the presence of asbestos-containing building materials, lead-based paint, urea-formaldehyde foam insulation, or other potentially hazardous building materials; methane; radon gas; lead in drinking water; or wetlands, is included in our assessment.

Our findings and opinions are based on information collected from regulatory agency files and lists, interviews, and site conditions at the time of our site reconnaissance on April 26, 2001 and drilling on April 12, 2001. Note that our findings and opinions are based on information that we obtained on specific dates through records review, site reconnaissance, and related activities. It is possible that other information exists or subsequently has become known, just as it is possible for conditions we observed to have changed after our observations.

The accuracy and thoroughness of any environmental assessment depend on a variety of factors and optimally will include soil and groundwater sampling. Weber, Hayes and Associates cannot and will not provide guarantees, certifications or warranties that the investigated property is or is not free of environmental impairment. Any person who is aware of any recognized environmental conditions of the site or surrounding areas that are different from those described in the report should report them immediately to this office for evaluation as part of an additional scope of work.

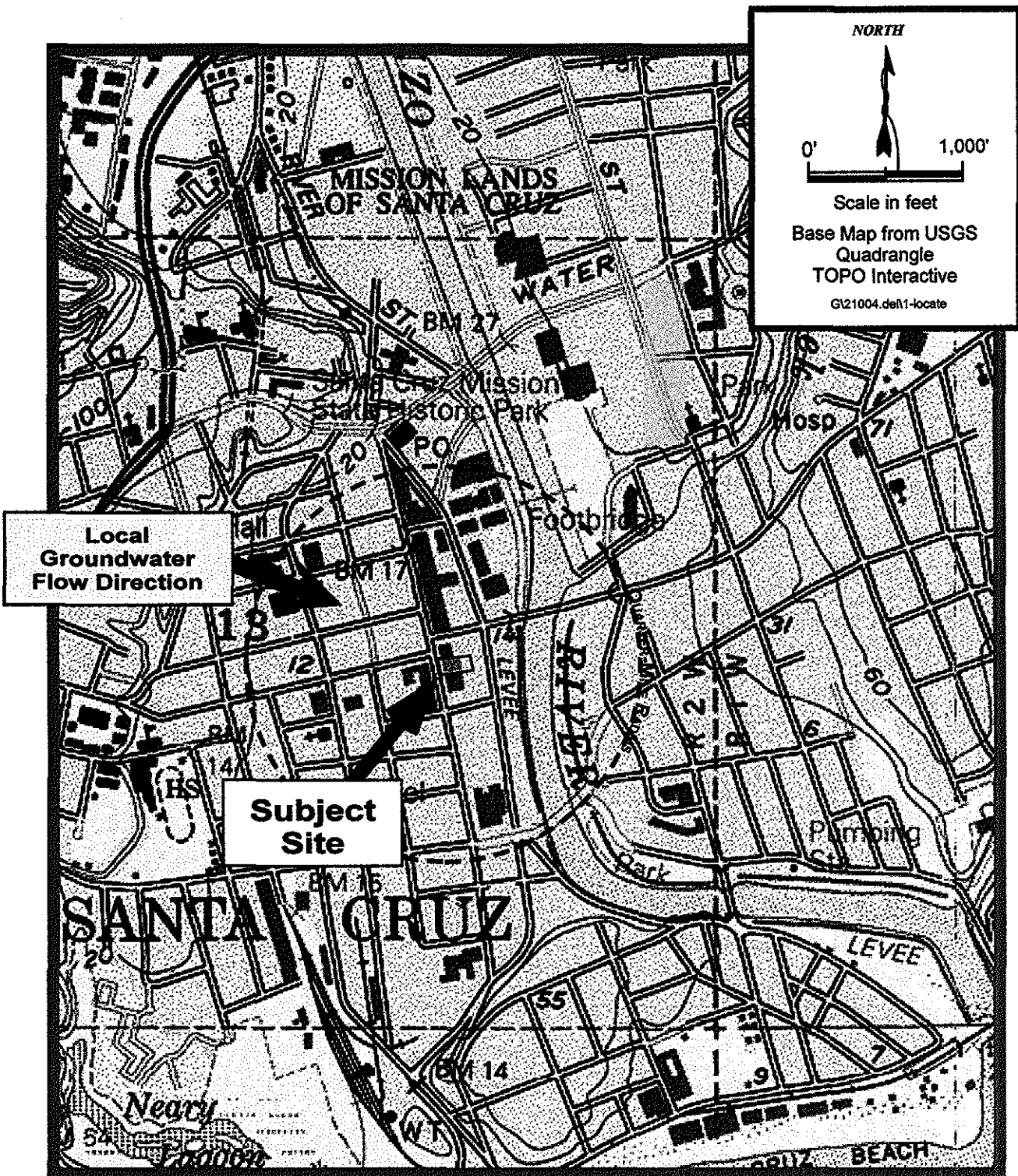
Thank you for this opportunity to be of service. Should you have any questions or comments regarding this project, please contact us at our offices.

Respectfully submitted,

WEBER, HAYES AND ASSOCIATES
A California Corporation

By: 
Patrick Hoban
Project Geologist

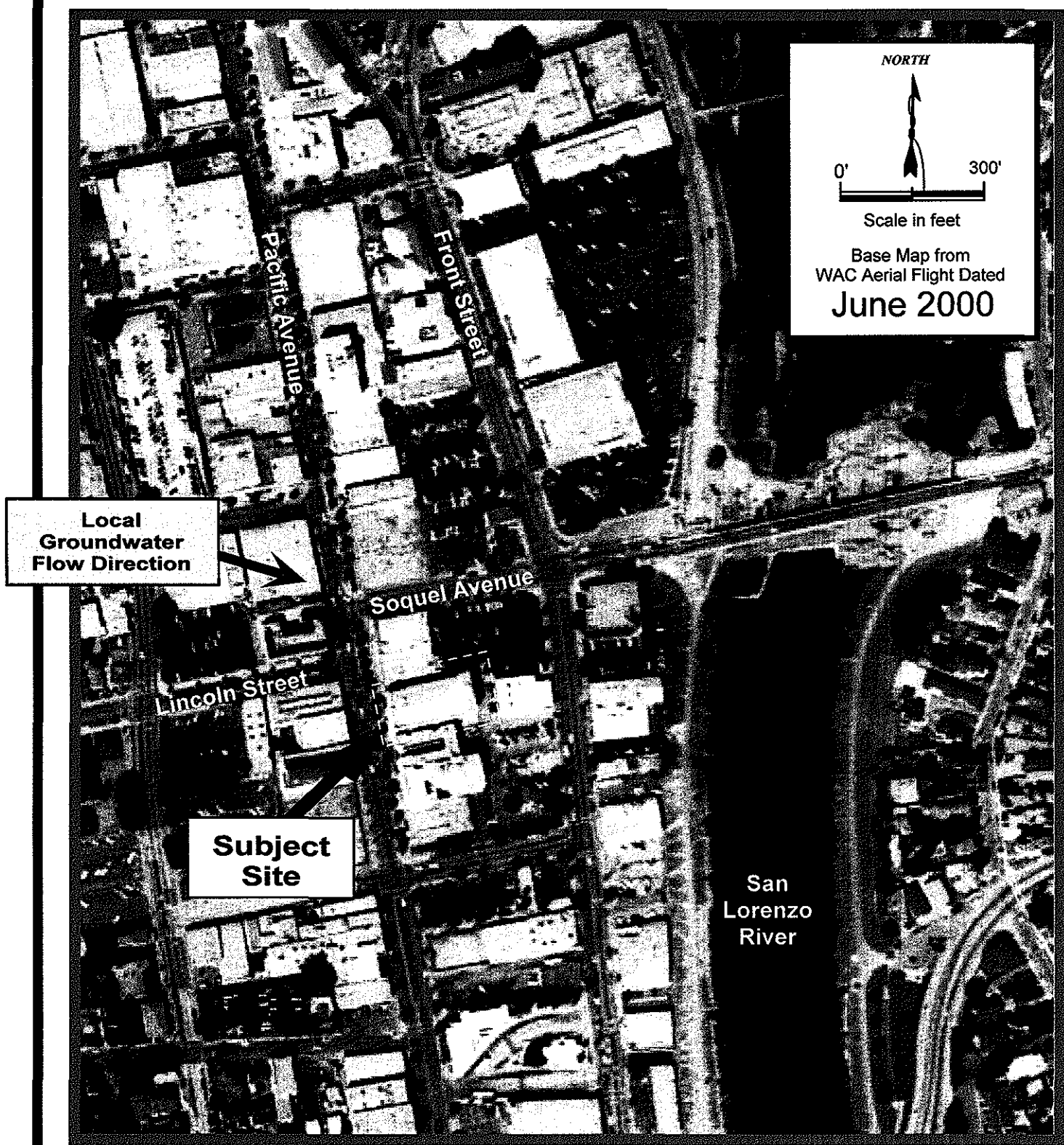
And: 
Joseph Hayes
Certified Engineering Geologist #1629
Certified Hydrogeologist #373



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, Ca. 95076
(831) 722 - 3580 (831) 662 - 3100

Location Map
Phase I Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

FIGURE
1
Job #
21004



GI21004.def2-vicinity



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Vicinity Map
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

FIGURE
2
Job #
21004

Furnace Room

DP-1
Gas: ND
Benzene: ND
Diesel: ND
Motor Oil: ND
Chlorinated Solvents:
cis-1,2 DCE: 12.
trans-1,2 DCE: 1.3
TCE: ND.
(No field evidence of chemical contamination in soil or groundwater)

DP-2
Gas: ND
Benzene: ND
Diesel: ND
Motor Oil: ND
Chlorinated Solvents:
cis-1,2 DCE: 18
trans-1,2 DCE: 1.1
TCE: 1.0
(No field evidence of chemical contamination in soil or groundwater)

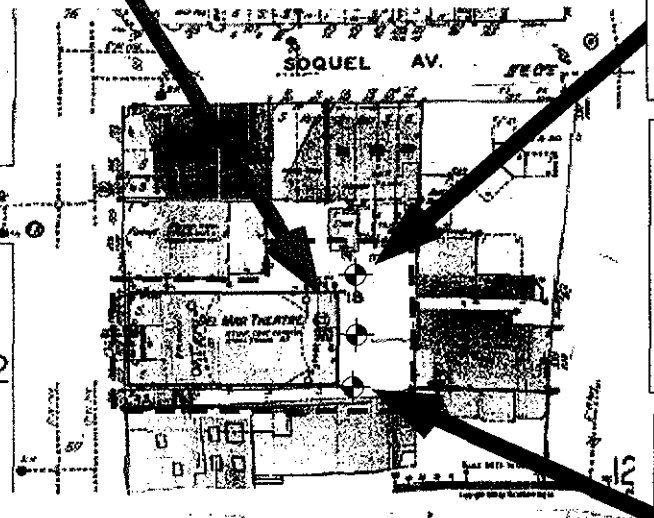
DP-3
Gas: ND
Benzene: ND
Diesel: ND
Motor Oil: ND
Chlorinated Solvents:
cis-1,2 DCE: 6.8
trans-1,2 DCE: ND.
TCE: 1.2
(No field evidence of chemical contamination in soil or groundwater)

EXPLANATION

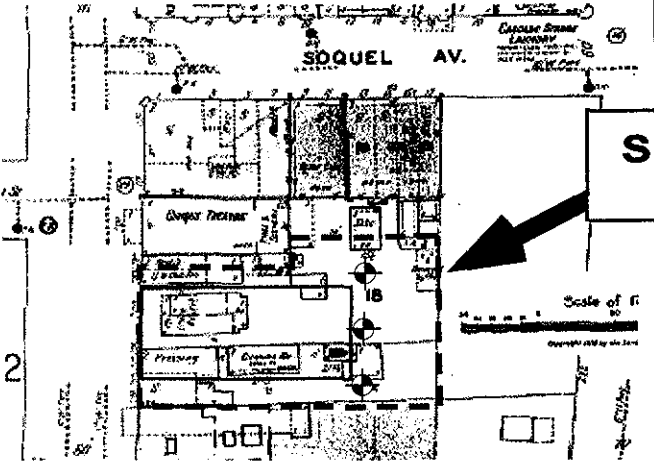
Groundwater concentrations are presented in
PARTS-PER-BILLION (ug/L).

- ☐ Driven Probe Boring Location & Analytical Results.
(Weber, Hayes and Associates, drilled April 4, 2001).
- Boring locations are approximate.
- No MTBE or BTEX constituents were detected in soil or groundwater.

Base Map from
Sanborn Insurance Map
1950



Base Map from
Sanborn Insurance Map
1928



Subject Site

**Local
Groundwater
Flow Direction**



Base Map from
Sanborn Insurance Map
1905

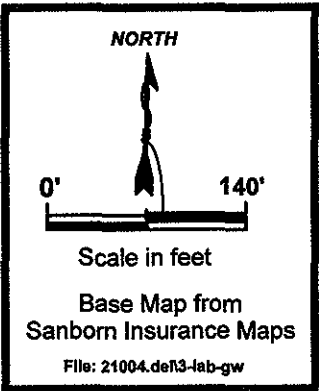
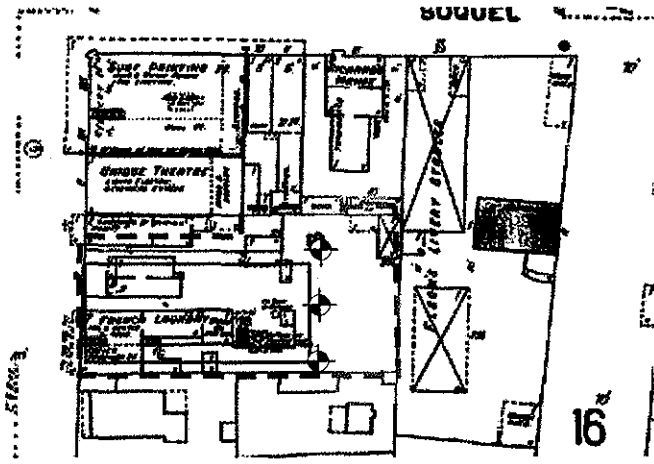


FIGURE
3
Job #
24004

Groundwater Results & Historical Insurance Maps
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

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Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

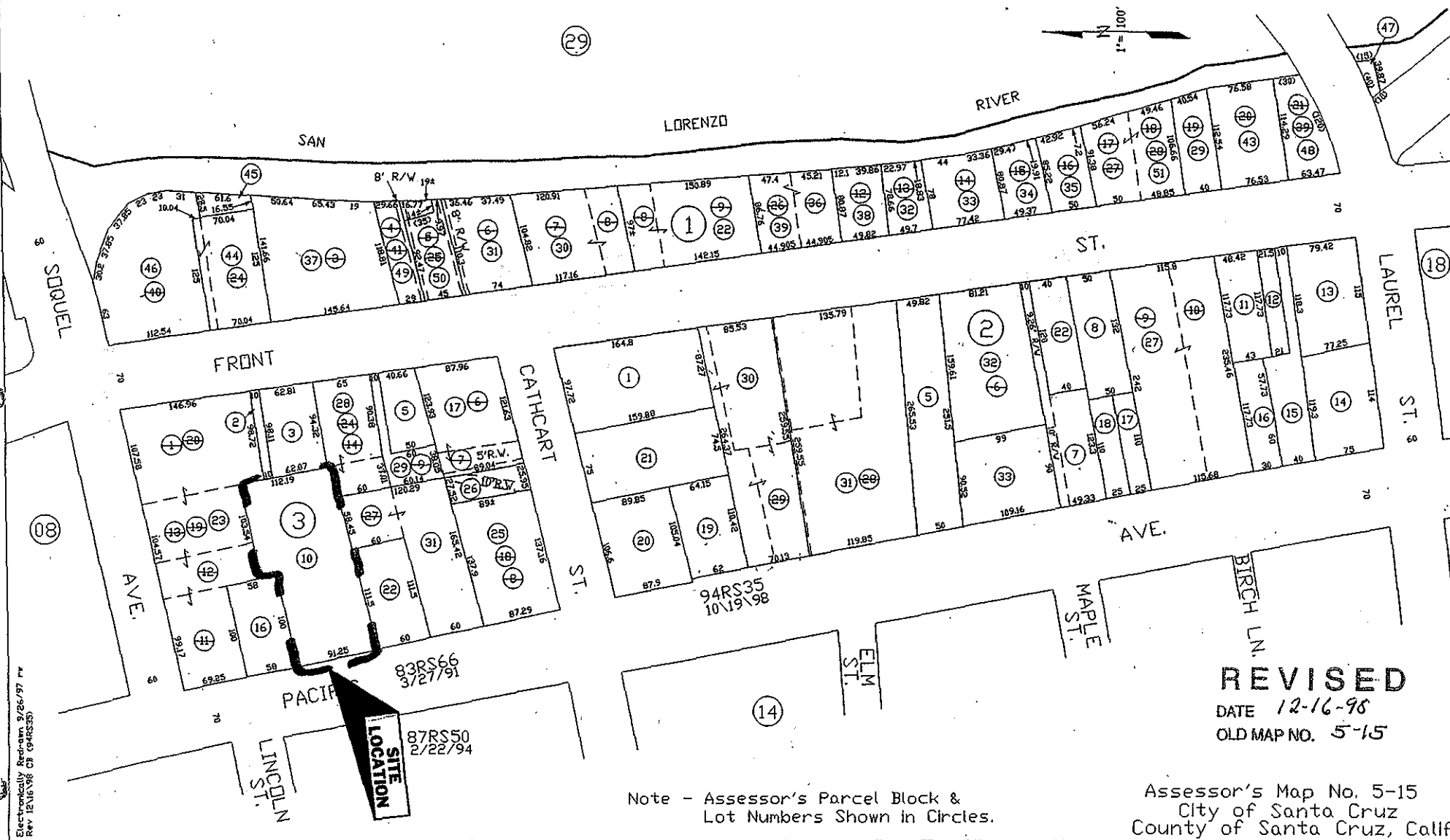
APPENDIX A

PHASE I HISTORICAL RESEARCH

- Tax Assessor's Map (1998)**
- Sanborn Historical Maps (1988, 1950, 1928, 1905 & 1892)**
- Reverse Telephone Directory Data (1926-1977)**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.

REVISED
DATE 12-16-98
OLD MAP NO. 5-15



Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

1950 Historical Map

Sanborn Insurance™

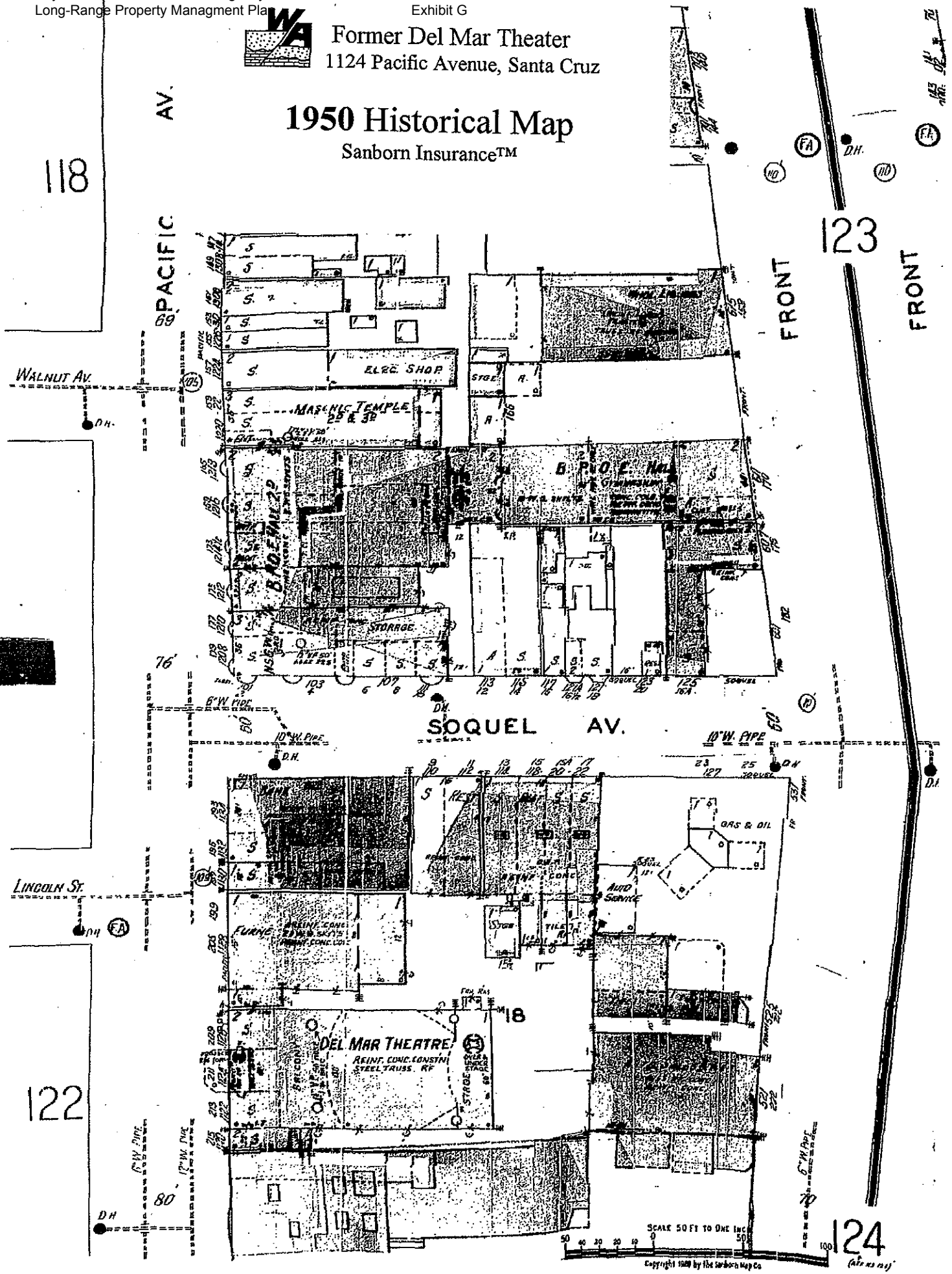
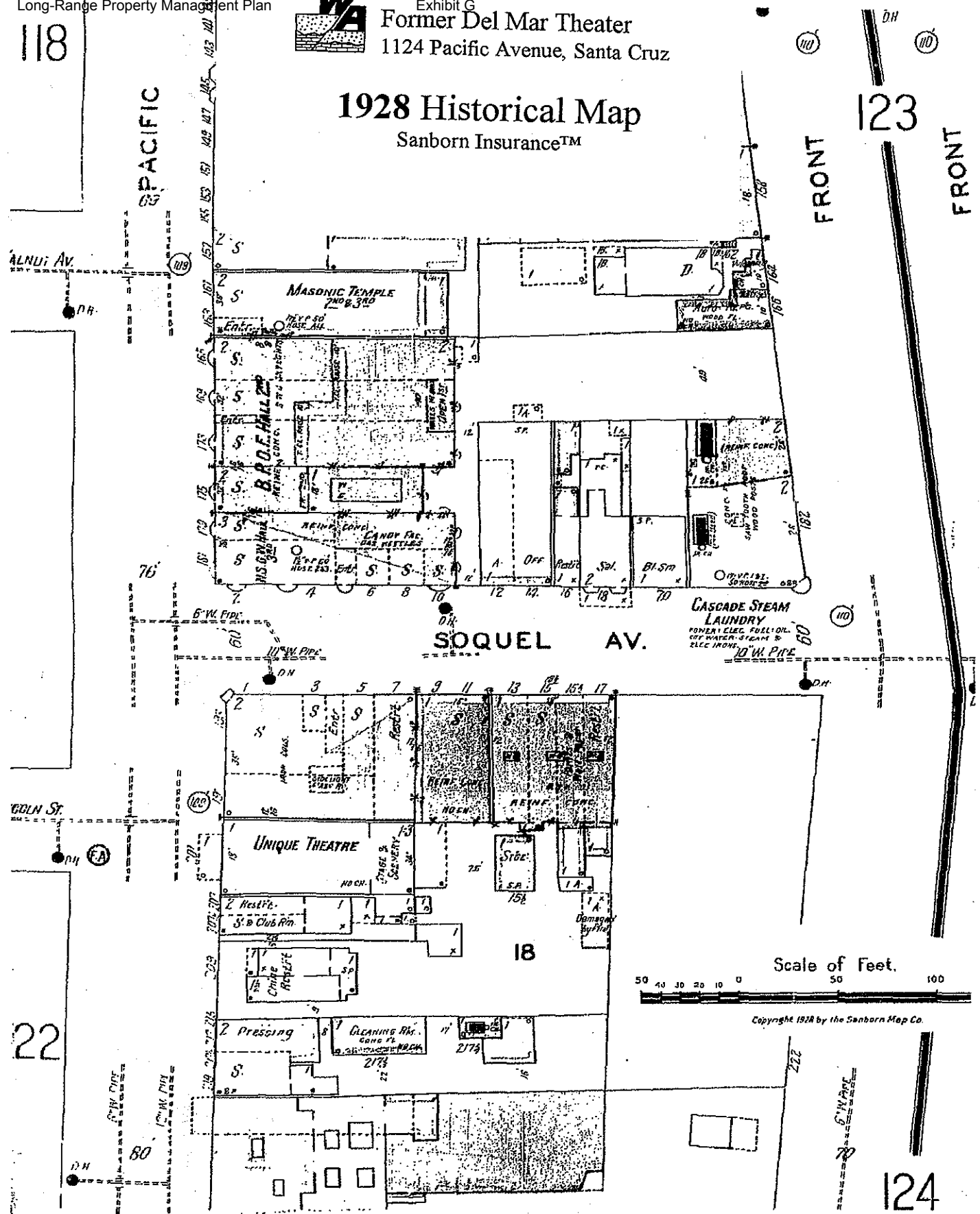




Exhibit G
Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

1928 Historical Map

Sanborn Insurance™



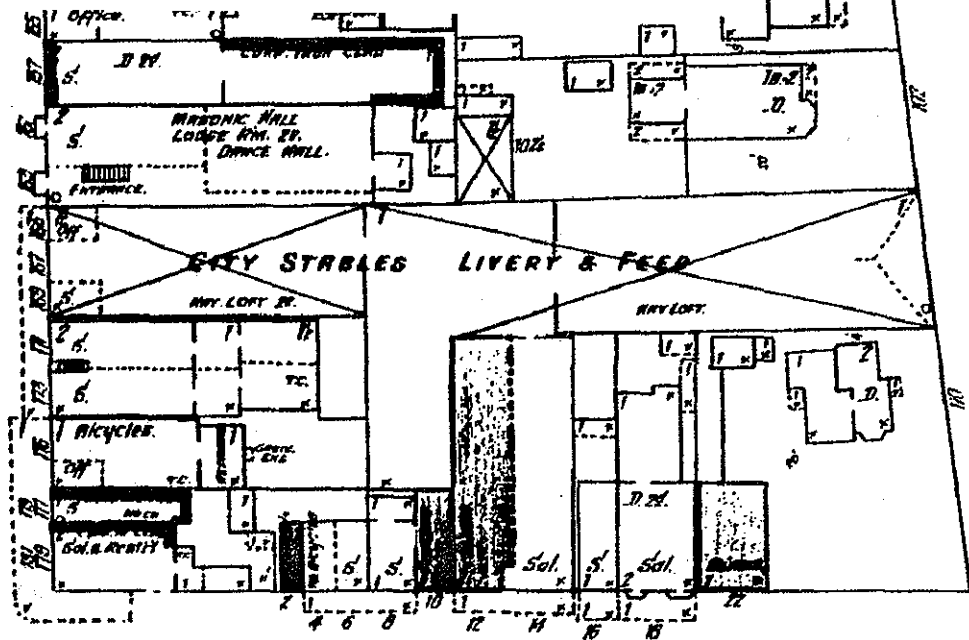


1905 Historical Map

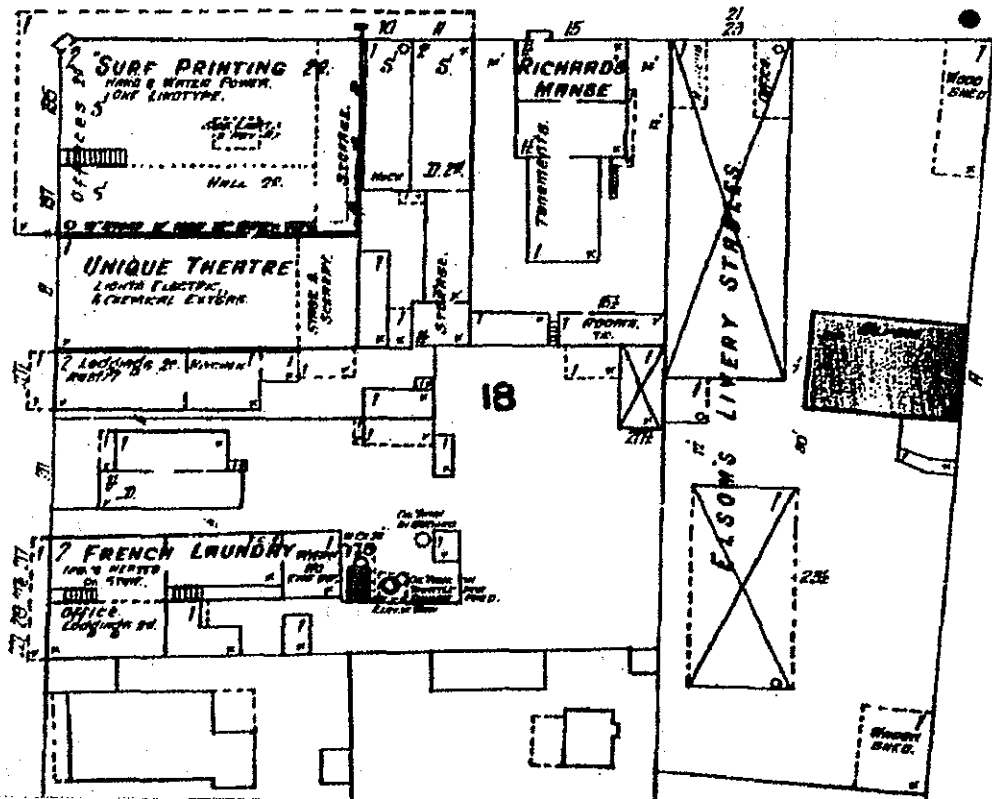
Sanborn Insurance™

PACIFIC

FRONT



SOQUEL



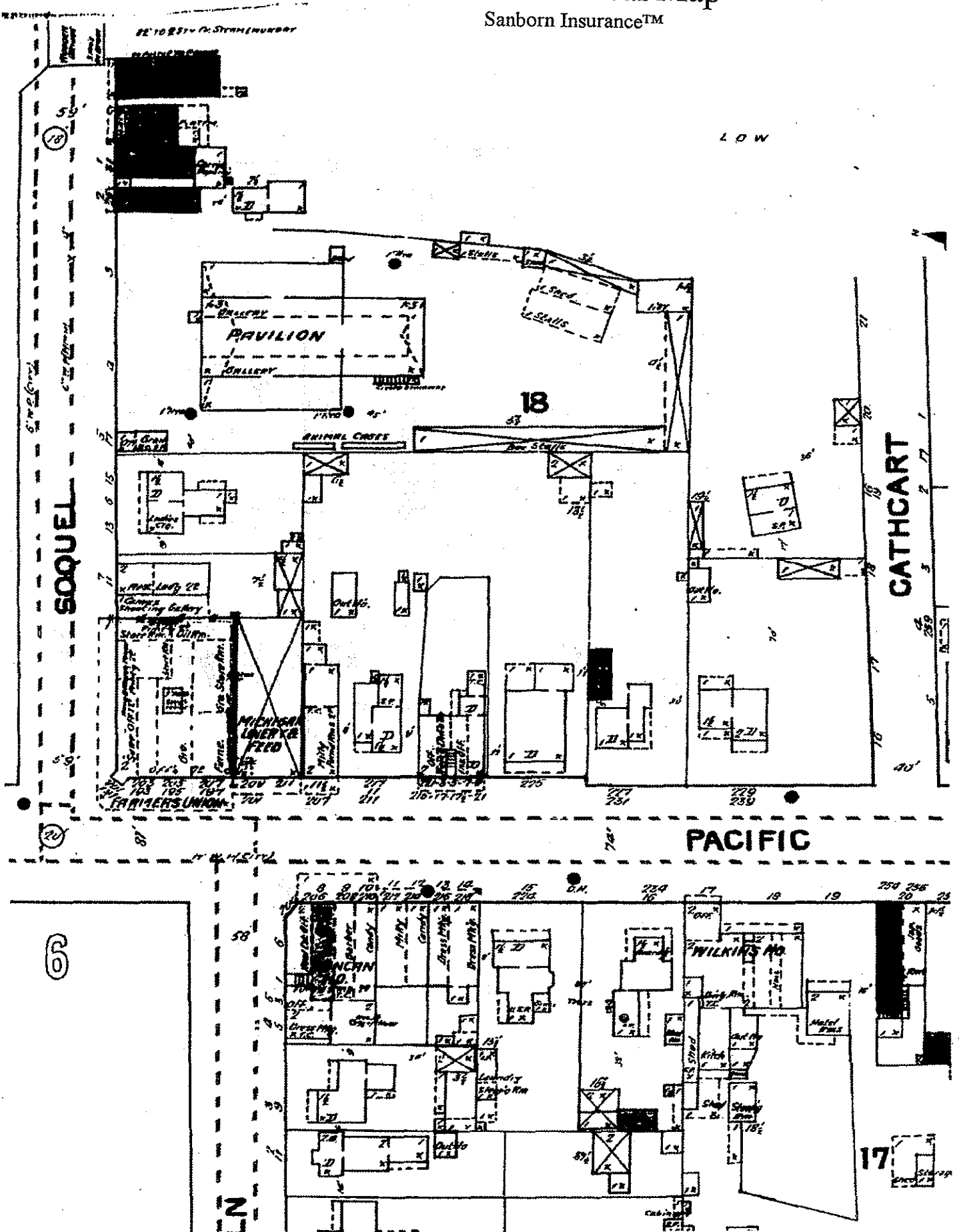
20

16



1892 Historical Map

Sanborn Insurance™



City of Santa Cruz Successor Agency
Long-Range Property Management Plan

Exhibit G

Date EDR Searched Historical Sources:
City Directories February 15, 2001

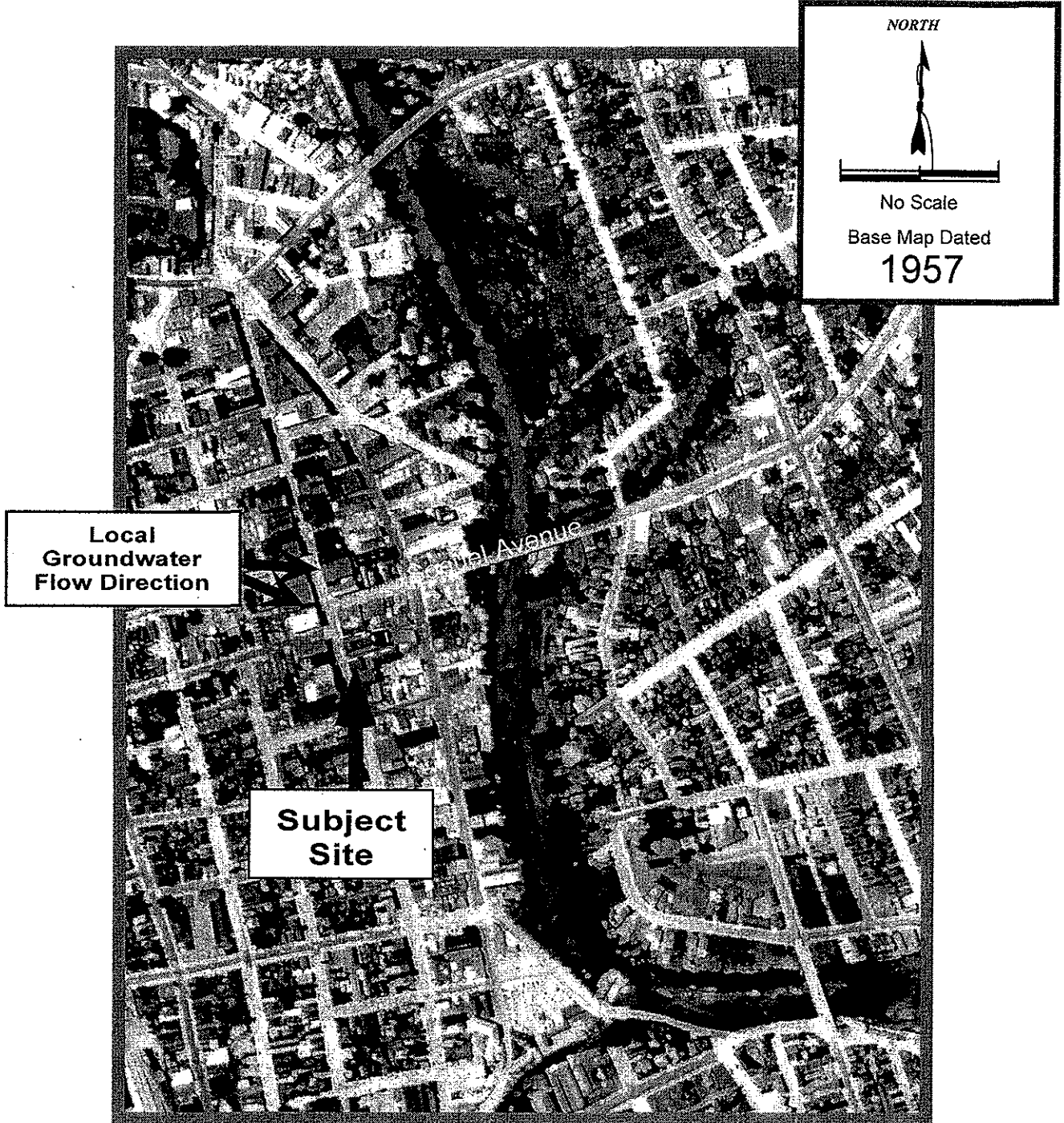
Target Property:
1122-11266 Pacific Avenue
Santa Cruz, CA 95060

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1926	Address not Listed in Research Source		Polk's City Directory
1938	Address not Listed in Research Source		Polk's City Directory
1941	Address not Listed in Research Source		Polk's City Directory
1953	The Hub (1118) Del Mar Smoke Shop (1120) Rysdian Hall Real Estate (1122) Del Mar Theatre (1124) Del Marette Fountain (1126) Pacific Furniture (1128) Family Fountain (1130)	N/A	Polk's City Directory
1959	The Hub (1118) Rysdian Harold Real Estate (1120) Siro's Barber Shop/Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Allen-Smith Co (1128) Aquinas Shop (1130)	N/A	Polk's City Directory
1964	The Hub (1118) Rysdian Harold Real Estate (1120) Siro's Barber Shop/Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Harnish Music Co Organs (1128) Santa Cruz Blueprint & Supply (1130)	N/A	Polk's City Directory
1969	The Hub (1118) Rysdian Harold Real Estate (1120) Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Christian Science Reading Room (1128) Vacant (1130)	N/A	Polk's City Directory

594311-7
3

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1974 (continued)			
1974	Santa Cruz Florist (1118) Rysdian Harold Real Estate (1120) Crucible Studios (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) 2 Optometrist/Christian Science Reading Room (1128) Triad (1130)	N/A	Polk's City Directory
1977	Acapulco Restaurant (1118) Rysdian Harold Real Estate (1120) Crucible Studios (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Christian Science Reading Room (1128) - Bodacious Begonia (1128) Triad (1130)	N/A	Polk's City Directory

594311-7
4

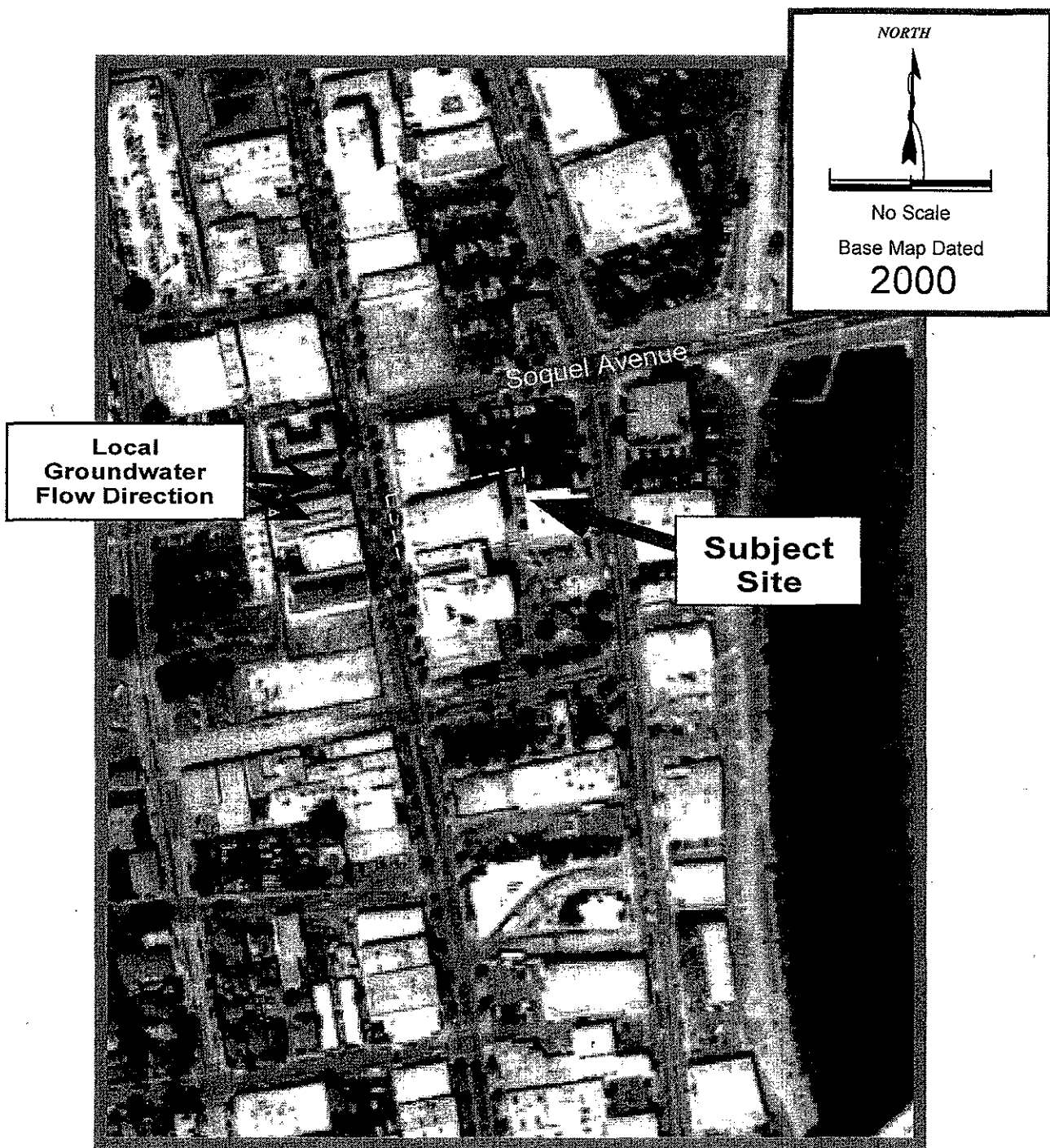


ajob\21004\Figure\1956-air



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1957 - HISTORICAL AERIAL PHOTO
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California



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120 Westgate Drive, Watsonville, Ca. 95076
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2000 - HISTORICAL AERIAL PHOTO
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

APPENDIX B

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX B

PHASE I SUBJECT SITE INFORMATION

Site Inspection Checklist

Property Owner Questionnaire



Weber, Hayes & Associates

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

Phase I Environmental Site Assessment

SITE INSPECTION CHECKLIST

April 26, 2001

Project Name: **Former Del Mar Theater ESA**

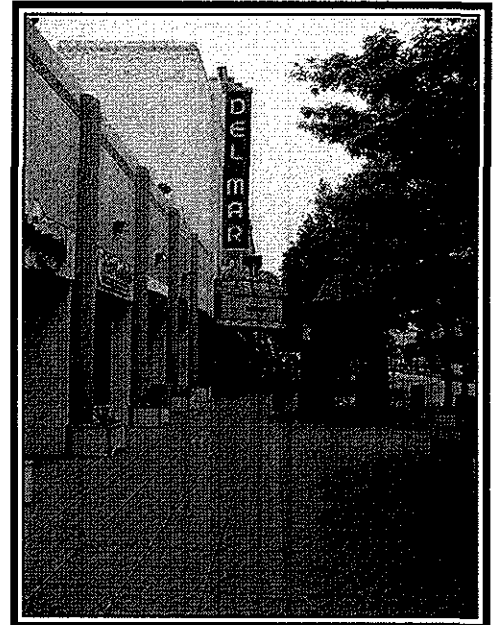
Site Address: **1124 Pacific Avenue, Santa Cruz**

(Current Business): (commercial theater property, APN # 005-153-10)

1. Current Uses of the Property (general description of the facility & commercial or industrial processes);

The tax assessor information sheet for the property shows the parcel size to be 19,645 ft² and the multi-level main building structure to have 20,246 ft² of space. The property lines form an irregularly-shaped rectangle (roughly 200'x 100'- see attached map) which is fully encapsulated by the theater building, concrete exit walkways, and asphalt parking at the rear.

- ▶ Topography: *The topographic elevation at the flat-lying property is approximately 10 feet above Mean Sea Level (MSL). The south flowing San Lorenzo River is located approximately 500 feet east of the site.*
- ▶ # of buildings + size/age/condition, occupants/vacancies & nature of business: *The site contains a single structure, the Del Mar Theater, which is located along the main business thoroughfare for downtown Santa Cruz. The concrete-constructed Del Mar Theater building footprint is approximately 160'x 75' in size and has primarily been used as a movie house (currently vacant). The structure also contains individual shop spaces having frontage along Pacific Avenue. The shop spaces are used for an import shop (#1120), a gift shop (#1122) and an tourist information center (#1126).*
- ▶ Site map provided? **Yes, attached.**
- ▶ Any indications of past site uses?: **No obvious evidence of land use changes.**



Del Mar Theater, Pacific Avenue



Del Mar Theater, rear view

Phase I ESA
Site Inspection Checklist

2. Site Infrastructure:

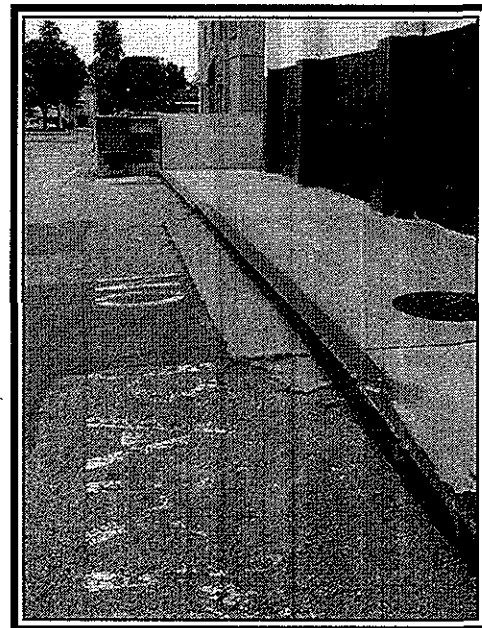
- | | | |
|--|-----|----|
| ▶ Any wells, water tanks, water towers? | Yes | No |
| ▶ Boiler/Furnace rooms? | Yes | No |
| ▶ Electrical transformers? | Yes | No |
| -Subsurface electrical vault and interior electrical wall panels. | | |
| ▶ Septic System? | Yes | No |
| ▶ Drainage wells or dry wells? | Yes | No |

3. Evidence of Hazardous Material Storage/Use:

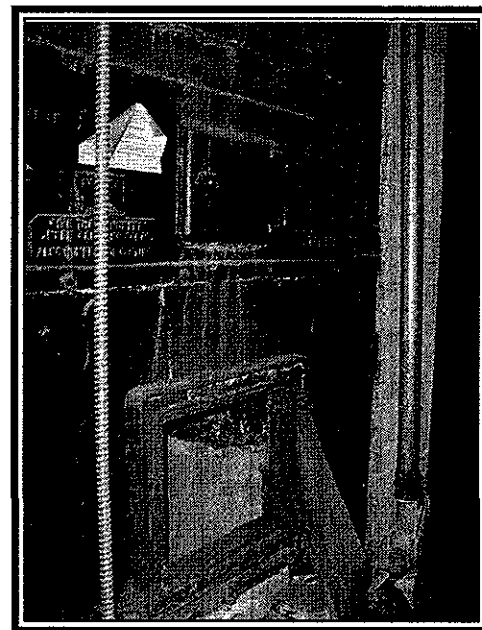
- | | | |
|---|-----|----|
| ▶ Haz-mat storage area? Location? | Yes | No |
| <i>Some small quantity materials noted within storage rooms.</i> | | |
| ▶ Abandoned drums or containers? | Yes | No |
| ▶ Above-ground storage tanks? | Yes | No |
| ▶ Underground storage tanks, fuel dispensing equipment or vent pipes? | Yes | No |

We discovered two, capped 2½-inch diameter pipes exiting the slab floor in the furnace room of the Del Mar Theater. The floor of this room is approximately 13 feet below street level. A heating-oil type petroleum hydrocarbon odor was noted from the pipes following wrenched removal of the caps.

The pipes took an immediate 90°-turn immediately below ground surface, in the direction of the back wall of the Del Mar Theater (closest to Front Street). We attempted to determine whether the pipes led to an existing underground tank by forcing a metal tape past the bend. We could extend the tape a length of 8-feet which is 3 feet beyond the back wall of the Del Mar before it could go no further. We completed an exploratory trench to search for piping and tanks which could have historically stored fuel for the theater's large, cast-iron furnace. No evidence of piping, tanks, or contamination was observed.



PG&E subsurface vault



Basement Furnace

Phase I ESA
Site Inspection Checklist

- ▶ Pools of liquid or unusual odors?
Yes **No**
- ▶ Sumps, oil/water separators,
Yes **No**
- ▶ Unusual odors, staining,
Yes **No**
or distressed plants.

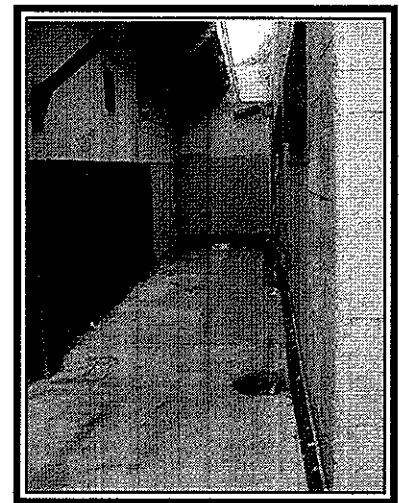
4. Exterior Observations:

- ▶ Exterior surface coverings?
Yes **No**
Concreted walkways and asphalt parking lot.
- ▶ Paving patches/staining?
Yes **No**
- ▶ Manholes/utility covers? (Describe) Yes No
Utility vaults (PG&E).
- ▶ Any Stacks visible on roof? Yes **No**
- ▶ Mounds or depressions? Yes **No**
- ▶ Do surface water catch basins drain? Yes No
Apparently; no ponded water noted.
- ▶ Any ditches or drainages? Yes **No**



5. Interior Observations:

- ▶ Maintenance areas?/Hydraulic equip? Yes No
Some small quantities of paints and lubricants observed in storage sheds and shelves.
- ▶ Interior floor integrity (good, satisfactory, poor)?
Concrete flooring in basement is lower in elevation than exterior groundwater.
- ▶ Interior floor patches or staining? Yes **No**
- ▶ Interior floor drains? (Outlet Sump?) Yes No
Sump pump apparently used for winter flooding conditions in basement.



Typical concrete walkways and surface drains.

6. Describe adjacent site uses. Any areas of concern?

Adjoining sites include contain commercial businesses including restaurants and retail clothing/gift sales. An adjoining parcel to the north (currently used as the parking lot for the New

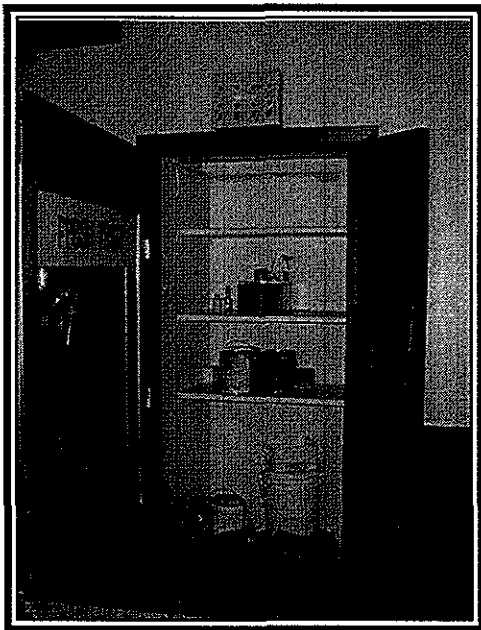
Phase I ESA
Site Inspection Checklist

Leaf Market) is a CLOSED fuel leak site. No other adjoining sites have documented chemical releases or environmental issues with overseeing regulatory agencies (See Site Map, Figure 2).

7. Any inaccessible areas of the property, interior or exterior?

No.

8. Additional comments or photos:



**Typical small quantity storage
of cleaning materials.**

LIST

87RS50
2/22/94

83RS66
3/27/91

PACIFIC

70

09

W
V
A

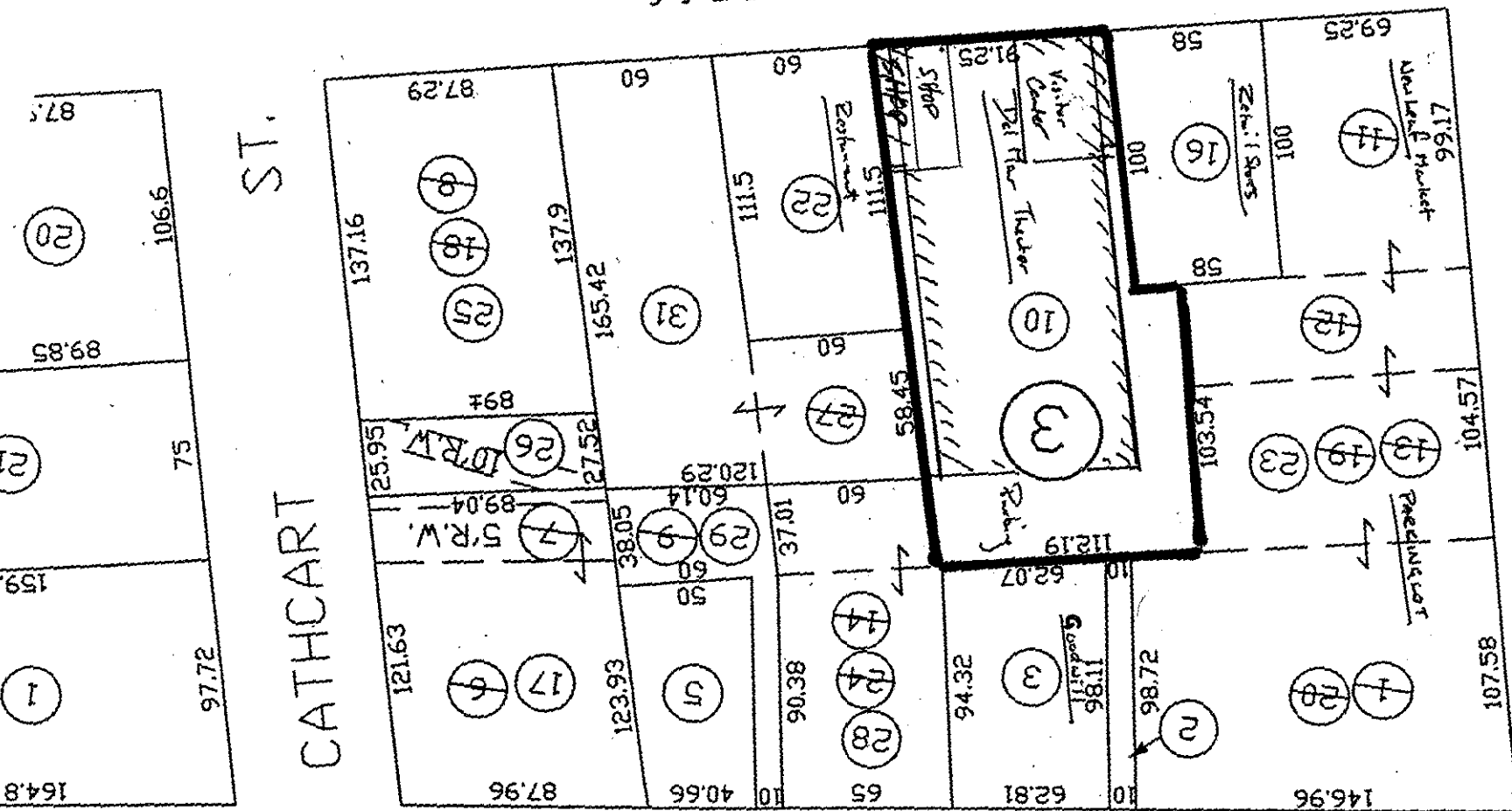
8

70

FRONT

70.04

112,54



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY LAND USE QUESTIONNAIRE**

(To be completed by property owner, manager, or person
most knowledgeable with current/past site land use)

Site/Facility Name: **Former Del Mar Theatre**
Site Address: **1122-1126 Pacific Avenue, Santa Cruz**

Name: _____ Title: _____

How long have you owned or been affiliated with the subject property? _____

1. CURRENT SITE USE:

a.) What business(es) currently operate at the site?

Movie theater

b.) Please give a brief description of any commercial or industrial processes which occur at the subject site (i.e. what are the business operations):

limited food sales, Movie Viewing, Ticket Sales

c.) Approximately, how old are the existing site structures and what are they used for? Do you know of any previous structures at the site that have been demolished?

The building was built in approx 1932.
And has remained in the same use to
current, with limited modifications

d.) Are chemicals or fuels used at the site? If so, please describe how are they used, and how any chemical wastes are disposed?

NO chemicals to my knowledge.
a small fuel (heating) tank was found,
has not been in use for some time

2. PREVIOUS OWNERS/OCCUPANTS: Do you know how the property was used prior to your ownership/use? (ie. residential, businesses, open space, agricultural, auto repair, etc.).Historical Site UsesYears of Use
(approximate)Movie Theater Since builtTo the best of your knowledge, has the property PREVIOUSLY been used as:

Yes No

- An industrial site (ie. manufacturing, processing, transportation): ☐ ☒- A commercial business using bulk hazardous materials?: ☐ ☒- A gasoline station or motor repair facility: ☐ ☒- Landfill or junkyard?: ☐ ☒**3. HAZARDOUS MATERIAL USE or CHEMICAL RELEASES:**Are you aware of any of the following uses at the subject property (current or historical):

Yes No

- Small Quantity Storage of Fuels or Chemicals (< 15 gallon containers): ☐ ☒- Bulk Quantity Storage of Fuels or Chemicals (> 15 gallon containers): ☐ ☒- Underground or Aboveground Storage Tanks: ☒ ☐- Subsurface Hydraulic Equipment (e.g. hydraulic lifts): ☐ ☒- Agricultural Pesticide Use: ☐ ☒- Any Known Chemical Spills or Releases: ☐ ☒- Regulatory Required Subsurface Investigations and/or Reports: ☐ ☒- Groundwater Monitoring Wells: ☐ ☒

Please provide details for any yes-checked boxes:

a small fuel (Heating oil) tank was found.

4. SITE INFRASTRUCTURE

- WATER: What is the source of potable water for the property? - Do you know of any active, inactive, destroyed, or abandoned water wells on the property?	Municipal water supply: ☒ Onsite groundwater well: ☐ NO
- EXTERIOR SURFACE DRAINAGE: How are surface water runoff and roof drain runoff managed at the site? [i.e. drainage wells, drains and catch basins (sumps), municipal storm sewer hookup?]	municipal Hookup (Please attach a copy of any Water Discharge Permits)
- INTERIOR FACILITY DRAINS & SUMPS: Is there a floor drain system within any of the site structures? (If so, where do the drains discharge?)	Yes ☒ No ☐ in Bathrooms, to city System (Please attach a copy of any Water Discharge Permits)
- SEPTIC SYSTEM: Do you know of any operating/closed septic systems/leach-lines on the property?	Yes ☐ No ☒ (If yes, please identify location on a site map)
- HEATING: What is the source of the site's heating and cooling? Was heating oil ever used/stored? Are there transformers on the property?	Yes ☐ No ☐ Current Heating is with modern HVAC System ☒ ☐ electricity?

5. ADJOINING PROPERTIES: Do you know the current or previous uses of adjoining properties?

yes: Retail uses

SIGNATURE:

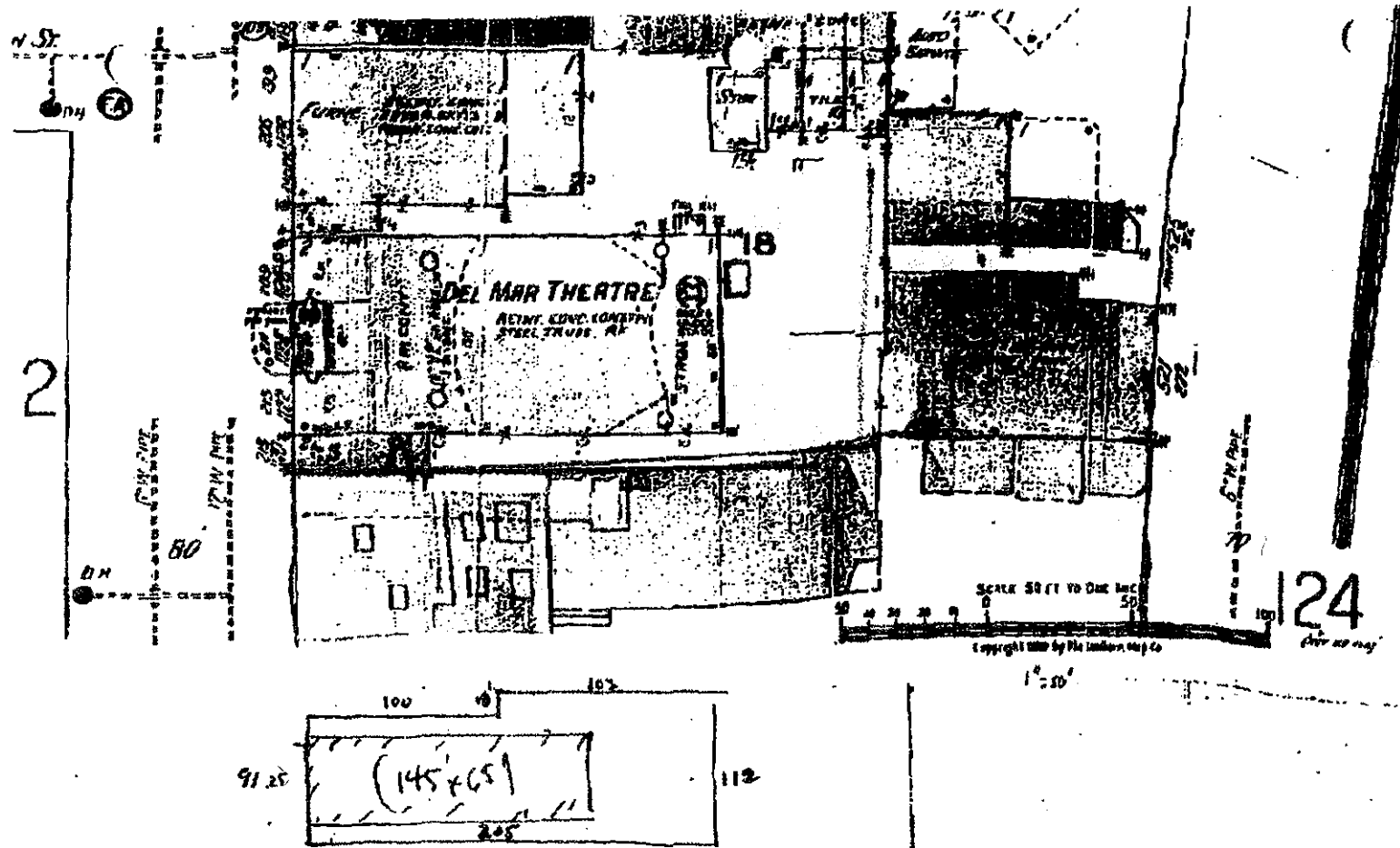


Date:

5/31/01

TITLE:

Real Estate Agent



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map derived from Sanborn field surveys conducted in:

1950
Year

The Sanborn Library, LLC

RAK
EDR Research Associate

City of Santa Cruz Successor Agency
FROM: RABBIT PROPERTY MANAGEMENT ASSOCIATES

FAX NO. 831-722-1159

Jun. 04 2001 06:34PM P1

**Weber, Hayes & Associates**

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

Re-FAX
6/4/01**FAX TRANSMISSION**

Page 1 of 5

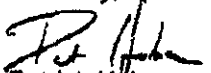
To: Mr. William Ow**Fax #: 476-2968****From: Patrick Hoban****Date: April 24, 2001****Subject: Former Del Mar Theater, 1124 Pacific Avenue, Santa Cruz, California**
- Attached Property Land Use Questionnaire for an ESA

Hello William: Nice talking with you this morning. As discussed, we have been hired by the City of Santa Cruz Redevelopment Agency to complete an Environmental Site Assessment for the former Del Mar Theater parcel. We have a standard land use interview form which needs to be completed..

The interview calls for completion of the attached Questionnaire by a person knowledgeable with the current and historical property use. *It is likely that many of the interview questions are not applicable as the ESA is designed primarily for commercial-industrial land use where chemicals are used.* - please write in NA or not applicable where appropriate.

Thank you for your help and please feel free to call me with any questions you may have 722-3580.

Sincerely,


Patrick Hoban
Project Geologist

Attachments: Property Owner Questionnaire (3 pages) + historical maps (for your information, 1 pages)

Weber, Hayes & Associates
Phone: (831)-722-3580Visit our Website at: <http://www.weber-hayas.co>
Email: pat@weber-hayas.com

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX C

PHASE II DRILLING AND LAB DATA

Drilling Logs and Field Sheets (April 12, 2001)
Exploratory Trenching for Potential UST (May 23, 2001)
***Certified Analytical Report* (tested soil and groundwater)**

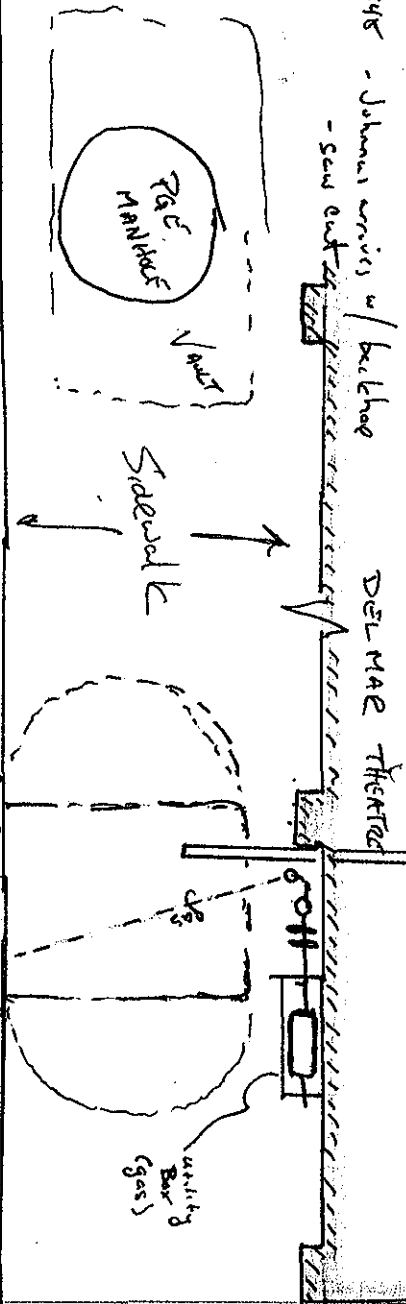
Wed, May 23, 2001

Del Mar Theater - Check for Potential UST

TRAIL-SITE

Time - Sun Check
- Measure out lines from Del Mar
Park - PH
Park - Anthony, Jones
S. Rider - Steve Ganner
D. Doan, Gil Cirillo
PAC

7:45 - John arrives w/ backhoe
- saw cut at end of backhoe



⊕ DR-2
FLEXING LOT

Exhibit G

8:15 - PAC (Steve Ganner) arrives.

- Saw cut, breaks down (Sking
- Compressor → out of trans. fluid (go packing)

8:30 Cell Cirillo / Dave Doan on-site for cleanup of skids.

Excavation = Saw Cut = 6 x 5
Sinking = 8 x 12'
Depth = 18' probed to 14'

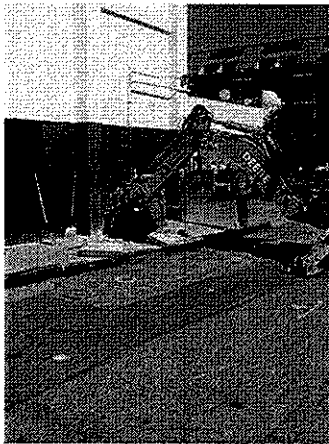
- Sinking, casing prevented overexcavation to uncover pipes
- No evidence of any tank, piping or contamination.

- Return to backfill & compact.

Del Mar - Check for Heating Oil Tank



1-Sawcut.JPG



2-Concrete Removal.JPG

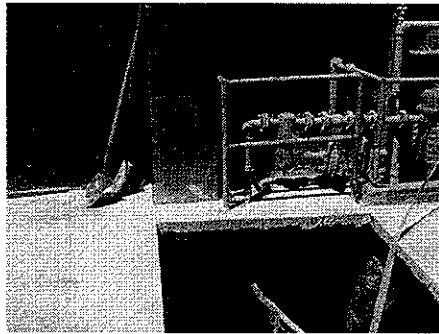


3-Gas Line.jpg

Del Mar - Check for Heating Oil Tank



4-Dig Out to 12'.JPG



5-Excavation Limits.JPG



Weber, Hayes and Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, CA, 95076
(831) 722-3580 fax (831) 722-1159

Log of Borehole: DP-1

Date: April 12, 2001

Project: Del Mar Theater Phase II ESA / 21004

Location: 1124 Pacific Avenue, Santa Cruz, California

Drill Method / Driller: Hydraulic Driven Probes / ETM (Tyrone)

Logged & Sampled by: Chad Taylor

SAMPLE INFORMATION					SUBSURFACE PROFILE		
Depth (feet bgs)	Sample Collected	Sample ID	Recovery	PID Reading	Groundwater	Lithologic Symbol	Lithologic Description
1							ASPHALT
2		DP-1a		0			Poorly Graded SAND with Silt , dark brown (10 YR 3/3), dry to damp, loose, dominantly fine grained sand with few medium grains, subangular to rounded grains, 10 % silts, no plasticity, no HC odor or discoloration.
3							Silty SAND , light yellowish brown (10 YR 6/4), damp to moist, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, no HC odor or discoloration.
4		DP-1b		0			
5							
6		DP-1c		0			
7							
8		DP-1d		0			
9							
10		DP-1e		0			
11							
12		DP-1f		0			
13		DP-1 H2O					
14							
15							
16		DP-1g					
17							
18							
19							
20							

- Moisture increases to saturated, groundwater encountered.



Weber, Hayes and Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, CA, 95076
(831) 722-3580 fax (831) 722-1159

Exhibit G

Log of Borehole: DP-2

Date: April 12, 2001

Project: Del Mar Theater Phase II ESA / 21004

Location: 1124 Pacific Avenue, Santa Cruz, California

Drill Method / Driller: Hydraulic Driven Probes / ETM (Tyrone)

Logged & Sampled by: Chad Taylor

SAMPLE INFORMATION					SUBSURFACE PROFILE		
Depth (feet bgs)	Sample Collected	Sample ID	Recovery	PID Reading	Groundwater	Lithologic Symbol	Lithologic Description
1							ASPHALT
2		DP-2a		0			Poorly Graded SAND with Silt , dark brown (10 YR 3/3), dry to damp, loose, dominantly fine grained sand with few medium grains, subangular to rounded grains, 10 % silts, no plasticity, no HC odor or discoloration.
3							Silty SAND , light yellowish brown (10 YR 6/4), damp to moist, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, no HC odor or discoloration.
4		DP-2b		0			
5							
6		DP-2c		0			
7							
8		DP-2d		0			
9							Well Graded SAND , very pale brown (10 YR 7/4), dry, very loose, mostly medium grained sands, with some fine grains, few fine gravels (1/4-inch), sands are subrounded to rounded, gravels are subangular, < 5 % silts, no plasticity, no HC odor or discoloration.
10		DP-2e		0			
11							
12		DP-2f		0			
13		DP-2 H2O					- Moisture increases to saturated, groundwater encountered.
14							
15							
16		DP-2g					
17							
18							
19							
20							



Weber, Hayes and Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, CA, 95076
(831) 722-3580 fax (831) 722-1159

Log of Borehole: DP-3

Date: April 12, 2001

Project: Del Mar Theater Phase II ESA / 21004

Location: 1124 Pacific Avenue, Santa Cruz, California

Drill Method / Driller: Hydraulic Driven Probes / ETM (Tyrone)

Logged & Sampled by: Chad Taylor

SAMPLE INFORMATION					SUBSURFACE PROFILE		
Depth (feet bgs)	Sample Collected	Sample ID	Recovery	PID Reading	Groundwater	Lithologic Symbol	Lithologic Description
1							ASPHALT
2		DP-3a		0			Poorly Graded SAND with Silt , dark yellowish brown (10 YR 3/4), dry to damp, loose, dominantly fine grained sand with few medium grains, subangular to rounded grains, 10 % silts, no plasticity, no HC odor or discoloration.
3							
4		DP-3b		0			Silty SAND , light yellowish brown (10 YR 6/4), damp to moist, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, no HC odor or discoloration.
5							
6		DP-3c		0			
7							
8		DP-3d		0			
9							
10		DP-3e		0			Well Graded SAND , very pale brown (10 YR 7/4), dry, very loose, mostly medium grained sands, with some fine grains, sands are subrounded to rounded, < 5 % silts, no plasticity, no HC odor or discoloration.
11							
12		DP-3 H2O					Silty SAND , light yellowish brown (10 YR 6/4), saturated, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, small pockets of gray (10 YR) silts, no HC odor or discoloration.
13							
14							
15							
16		DP-3g					
17							
18							
19							
20							

Hydrogeology and Environmental Engineering

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

<u>xl</u>	COC's
<u>xl</u>	Site Map
	Geologic Logs
	Photo Sheet
<u>xl</u>	Chargeable Materials
	Data Sheets

Time:

P:\CT\1-CT\FEILDLOG\LOG.LOG.wpd

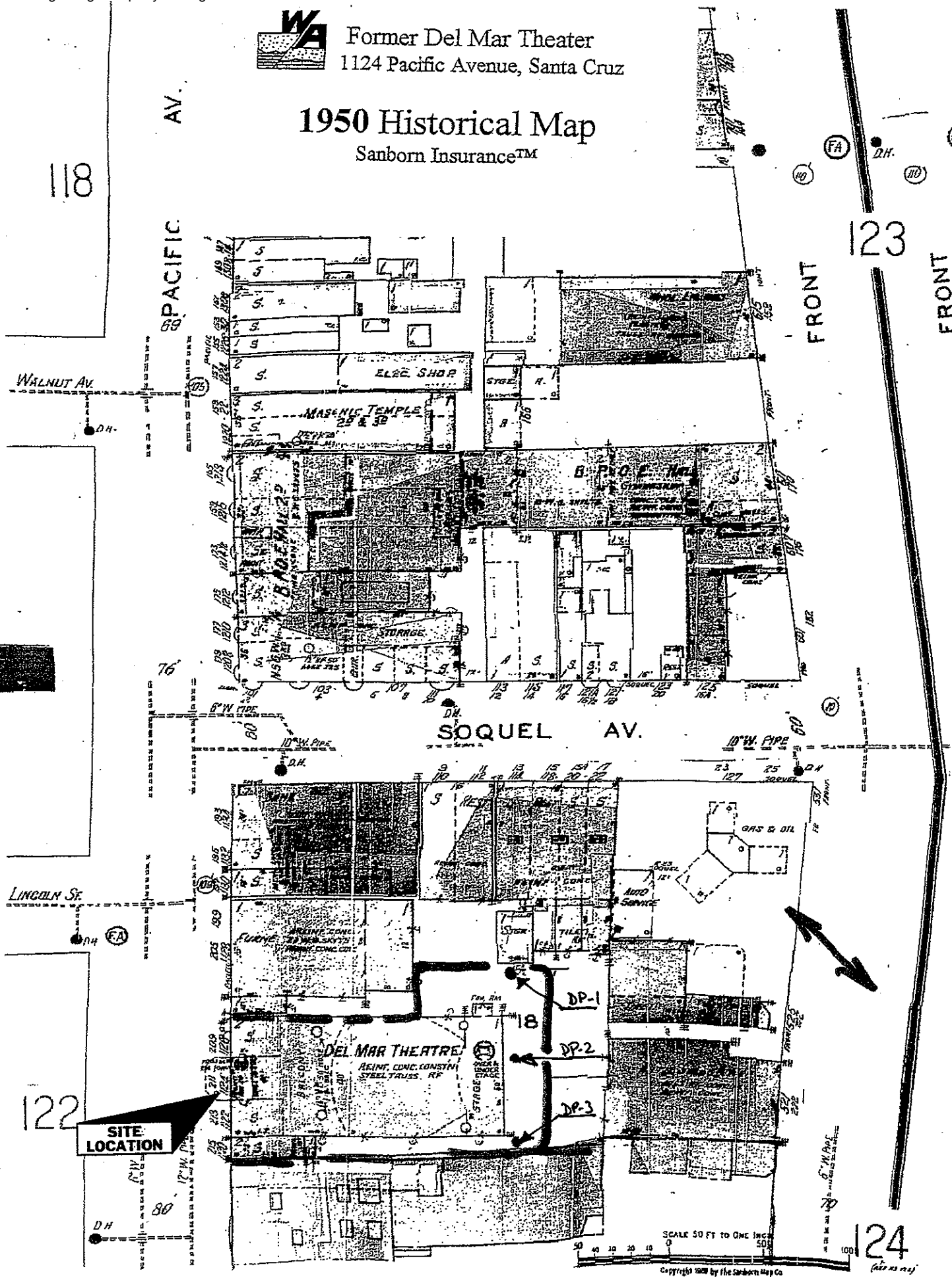
Signature of Field Personnel & Date



Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

1950 Historical Map

Sanborn Insurance™





Weber, Hayes & Associates

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

Exhibit G

CHAIN-OF-CUSTODY RECORD

PAGE 1 OF 1

PROJECT NAME AND JOB #: Del Mar Theater Phase II

LABORATORY: Entech Analytical

SEND CERTIFIED RESULTS TO: Chad Taylor

TURNAROUND TIME: Normal 24hr Rush 48hr Rush 72hr Rush

Sample ID# & Depth	Date	SAMPLE CONTAINERS				REQUESTED ANALYSIS						
		40 mL	1 Liter	___ mL	Liner	Total Petroleum Hydrocarbons			Volatile Organics		Additional Analysis	
		VOAs (preserved)	Amber Jars	Poly Bottle	Acetate or Brass	Extractable Fuel-Scan (w/Standard Silica-Gel-Cleanup)	Purgeable Fuel-Scan (w/MTBE & BTEX)	Gasoline & MTBE-BTEX by EPA Method# 8015M-8-8020	MTBE by EPA Method# 8260	SOLVENTS by EPA Method# 8010	LUFT 5 Metals	Title 22: General, Physical and Inorganic Minerals
DP-1 12.5'	4/12/01	5	2			X		X		X		25211-001
DP-2 12.5'		5	2			X		X		X		002
DP-3 11.5'		5	2			X		X		X		003
DP-1d 8'					1	X		X				004
DP-2d 8'					1	X		X				005
DP-3d 8'					1	X		X				006
DP-1(a, 2a, 3b) 2'	↓				3						X	→ Please Composite Samples.
												007
												008
												009
												010

RECEIVED BY:

Date & Time

RELEASED BY:

Date & Time

SAMPLE CONDITION:

(circle 1)

- 1.) Sampler: J. H. H.
- 2.) RR 2-1 #1013
- 3.) Joseph Machado
- 4.)
- 5.)

4/12/01 1500

4/13/01 1000

4/13/01 1118

- 1.) J. H. H.
- 2.)
- 3.)
- 4.)
- 5.)

4/13/01 1010

- | | | |
|---------|---------------------|--------|
| Ambient | <u>Refrigerated</u> | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |

NOTES - Lab to complete the following if box is checked:

- ☒ If MTBE is detected by EPA Method 8020, please confirm detections by EPA Method 8260 with a minimum detection limit of 5 ug/L, and report only confirmed 8260 detections.
- ☒ For MTBE-analyzed samples with non-detectable results (ND) but having elevated detection limits please confirm by EPA Method #8260.
- ☒ Please use MDL (Minimum Detection Limit) for any diluted samples.

Additional Comments

Please Composite Samples DP-1a, 2a, 3b.

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates

120 Westgate Drive

Watsonville, CA 95076

Attn: Chad Taylor

Date: 4/20/01

Date Received: 4/13/01

Project Name: Del Mar Theater Phase II

Project Number:

P.O. Number: Del Mar Theater Phase II

Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-001

Client Sample ID: DP-1

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	12		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	1.3		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010

Surrogate

Surrogate Recovery

Control Limits (%)

Bromochloromethane

117

65 - 135

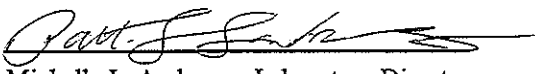
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)



Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan Exhibit G

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-002			Client Sample ID: DP-2				
Sample Time:		Sample Date: 4/12/01			Matrix: Liquid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	18		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	1.1		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	1.0		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Surrogate		Surrogate Recovery			Control Limits (%)				
Bromochloromethane		109			65 - 135				

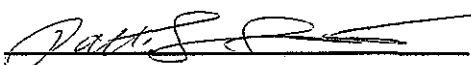
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-003

Client Sample ID: DP-3

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	6.8		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	1.2		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010

Surrogate

Surrogate Recovery

Control Limits (%)

Bromochloromethane

108

65 - 135

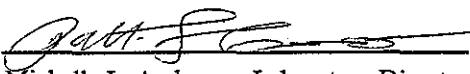
DF = Dilution Factor

ND = Not Detected

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PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)



Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan
Exhibit C

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-001				Client Sample ID: DP-1				
Sample Time:		Sample Date: 4/12/01				Matrix: Liquid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 97		Control Limits (%) 65 - 135	
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 97		Control Limits (%) 65 - 135	
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 99		Control Limits (%) 65 - 135	

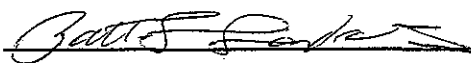
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-002

Client Sample ID: DP-2

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
aaa-Trifluorotoluene	96	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
			Surrogate	Surrogate Recovery		Control Limits (%)				
			aaa-Trifluorotoluene	96		65 - 135				

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)
			Surrogate	Surrogate Recovery		Control Limits (%)				
			aaa-Trifluorotoluene	97		65 - 135				

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ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-003

Client Sample ID: DP-3

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		96		65 - 135			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		96		65 - 135			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		99		65 - 135			

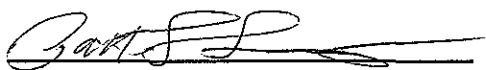
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ND = Not Detected

DLR = Detection Limit Reported

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Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-004

Client Sample ID: DP-1d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		100		65 - 135			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		100		65 - 135			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)
			Surrogate		Surrogate Recovery		Control Limits (%)			
			aaa-Trifluorotoluene		107		65 - 135			

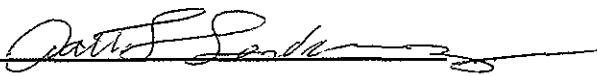
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Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan
Exhibit C

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-005				Client Sample ID: DP-2d				
Sample Time:		Sample Date: 4/12/01				Matrix: Solid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate		Surrogate Recovery			Control Limits (%)		
			aaa-Trifluorotoluene		99			65 - 135		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate		Surrogate Recovery			Control Limits (%)		
			aaa-Trifluorotoluene		99			65 - 135		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)
			Surrogate		Surrogate Recovery			Control Limits (%)		
			aaa-Trifluorotoluene		109			65 - 135		

DF = Dilution Factor

ND = Not Detected

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Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-006

Client Sample ID: DP-3d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
aaa-Trifluorotoluene	102	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020

Surrogate	Surrogate Recovery	Control Limits (%)
aaa-Trifluorotoluene	102	65 - 135

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)

Surrogate	Surrogate Recovery	Control Limits (%)
aaa-Trifluorotoluene	110	65 - 135

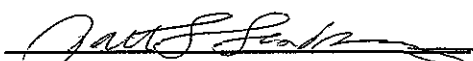
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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan Exhibit G

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-001

Client Sample ID: DP-1

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91			Control Limits (%) 38 - 114		

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91			Control Limits (%) 53 - 114		

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91			Control Limits (%) 38 - 114		

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91			Control Limits (%) 38 - 114		

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91			Control Limits (%) 38 - 114		

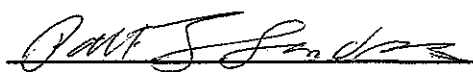
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long-Range Property Management Plan Exhibit G

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211 Lab Sample ID: 25211-001 Client Sample ID: DP-1
Sample Time: Sample Date: 4/12/01 Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114			

Comment: TPH-Extractable extraction performed with silica gel cleanup.

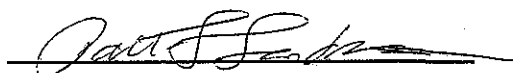
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

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Exhibit C

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-002				Client Sample ID: DP-2				
Sample Time:		Sample Date: 4/12/01				Matrix: Liquid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
				Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
				Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 53 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
				Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
				Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
				Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114		

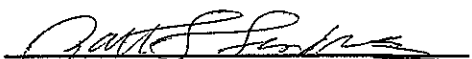
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DLR = Detection Limit Reported

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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
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Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-002				Client Sample ID: DP-2				
Sample Time:		Sample Date: 4/12/01				Matrix: Liquid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
Surrogate o-Terphenyl						Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
Surrogate o-Terphenyl						Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
Surrogate o-Terphenyl						Surrogate Recovery 78		Control Limits (%) 38 - 114		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
Surrogate o-Terphenyl						Surrogate Recovery 78		Control Limits (%) 38 - 114		

Comment: TPH-Extractable extraction performed with silica gel cleanup

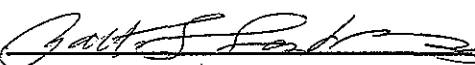
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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211			Lab Sample ID: 25211-003				Client Sample ID: DP-3			
Sample Time:			Sample Date: 4/12/01				Matrix: Liquid			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 53 - 114			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			

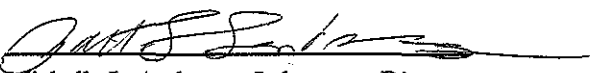
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

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Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-003

Client Sample ID: DP-3

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114			

Comment: TPH-Extractable extraction performed with silica gel cleanup

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan
Exhibit C

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

April 20, 2001

Chad Taylor
Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076

Order: 25211

Date Collected: 4/12/01

Project Name: Del Mar Theater Phase II

Date Received: 4/13/01

Project Number:

P.O. Number: Del Mar Theater Phase II

Project Notes:

On April 13, 2001, samples were received under documented chain of custody. Results for the following analyses are attached:

<u>Matrix</u>	<u>Test</u>	<u>Method</u>
Liquid	EPA 8010	EPA 8010
	Gas/BTEX/MTBE	EPA 8015 MOD. (Purgeable)
		EPA 8020
	TPH, Extractable w/ Si-Gel Std	EPA 8015 MOD. (Extractable)
Solid	Composite	Composite
	Gas/BTEX/MTBE	EPA 8015 MOD. (Purgeable)
		EPA 8020
	LUFT Metals	EPA 6010B
	TPH, Extractable w/ Si-Gel Std	EPA 8015 MOD. (Extractable)

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,



Michelle L. Anderson
Lab Director

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-004				Client Sample ID: DP-1d				
Sample Time:		Sample Date: 4/12/01				Matrix: Solid				
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl	Surrogate Recovery 79		Control Limits (%) 38 - 112		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	1.6	x	1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl	Surrogate Recovery 79		Control Limits (%) 38 - 112		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl	Surrogate Recovery 79		Control Limits (%) 38 - 112		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl	Surrogate Recovery 79		Control Limits (%) 38 - 112		
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl	Surrogate Recovery 79		Control Limits (%) 38 - 112		

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
Long Range Property Management Plan Exhibit G

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-004

Client Sample ID: DP-1d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 79		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 79		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 79		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 79		Control Limits (%) 38 - 112			

Comment: TPH-Extractable extraction performed with silica gel cleanup

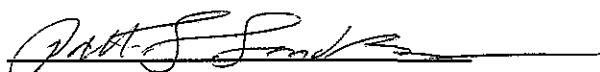
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ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211			Lab Sample ID: 25211-005				Client Sample ID: DP-2d			
Sample Time:			Sample Date: 4/12/01				Matrix: Solid			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	1.2	x	1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			

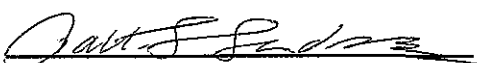
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ND = Not Detected

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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

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Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-005

Client Sample ID: DP-2d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)			
					54		38 - 112			

Comment: TPH-Extractable extraction performed with silica gel cleanup

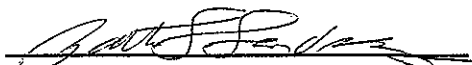
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-006

Client Sample ID: DP-3d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

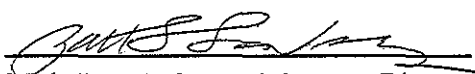
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Exhibit C

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Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-006

Client Sample ID: DP-3d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
			Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112			

Comment: TPH-Extractable extraction performed with silica gel cleanup

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-010

Client Sample ID: DP(1a,2a,3b) Comp

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Cadmium	ND	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Chromium	13	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Lead	79	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Nickel	10.0	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Zinc	120	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B

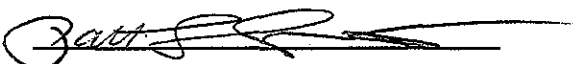
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


Michelle L. Anderson, Laboratory Director

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STANDARD LAB QUALIFIERS (FLAGS)

All Entech lab reports now reference standard lab qualifiers. These qualifiers are noted in the adjacent column to the analytical result and are adapted from the U.S. EPA CLP program. The current qualifier list is as follows:

Qualifier (Flag)	Description
U	Compound was analyzed for but not detected
J	Estimated value for tentatively identified compounds or if result is below PQL but above MDL
N	Presumptive evidence of a compound (for Tentatively Identified Compounds)
B	Analyte is found in the associated Method Blank
E	Compounds whose concentrations exceed the upper level of the calibration range
D	Multiple dilutions reported for analysis; discrepancies between analytes may be due to dilution
X	Results within quantitation range; chromatographic pattern not typical of fuel

Entech Analytical Labs, Inc.

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Quality Control Results Summary

QC Batch #: WVOC1010418

Matrix: Liquid

Units: µg/L

Date Analyzed: 4/18/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: EPA 601											
1,1-Dichloroethane	EPA 601	ND		10		8.93	LCS	89.3			65.0 - 135.0
Chlorobenzene	EPA 601	ND		10		9.42	LCS	94.2			65.0 - 135.0
Trichloroethene	EPA 601	ND		10		9.39	LCS	93.9			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
Bromochloromethane				91 65 - 135							
Test: EPA 602											
Benzene	EPA 602	ND		10		9.21	LCS	92.1			65.0 - 135.0
Toluene	EPA 602	ND		10		8.73	LCS	87.3			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
Fluorobenzene				88 65 - 135							
Test: EPA 601											
1,1-Dichloroethane	EPA 601	ND		10		10.06	LCSD	100.6	11.90	25.00	65.0 - 135.0
Chlorobenzene	EPA 601	ND		10		10.84	LCSD	108.4	14.02	25.00	65.0 - 135.0
Trichloroethene	EPA 601	ND		10		10.82	LCSD	108.2	14.15	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
Bromochloromethane				105 65 - 135							
Test: EPA 602											
Benzene	EPA 602	ND		10		10.91	LCSD	109.1	16.90	25.00	65.0 - 135.0
Toluene	EPA 602	ND		10		10.34	LCSD	103.4	16.89	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
Fluorobenzene				106 65 - 135							

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Quality Control Results Summary

QC Batch #: DW010409

Units: µg/L

Matrix: Liquid

Date Analyzed: 4/16/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		1000		955.32	LCS	95.5			37.4 - 122.7
Surrogate o-Terphenyl			Surrogate Recovery			Control Limits (%)					
			86			38 - 133					
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		1000		986.31	LCSD	98.6	3.19		37.4 - 122.7
Surrogate o-Terphenyl			Surrogate Recovery			Control Limits (%)					
			91			38 - 133					

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Quality Control Results Summary

QC Batch #: DS010406

Units: mg/Kg

Matrix: Solid

Date Analyzed: 4/17/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Diesel w/ Si-Gel Std											
TPH as Diesel	EPA 8015 M	ND		25		21.72	LCS	86.9			37.9 - 128.0
Surrogate		Surrogate Recovery		Control Limits (%)							
o-Terphenyl		82		38 - 112							
Test: TPH as Diesel w/ Si-Gel Std											
TPH as Diesel	EPA 8015 M	ND		25		21.75	LCSD	87.0	0.14		37.9 - 127.7
Surrogate		Surrogate Recovery		Control Limits (%)							
o-Terphenyl		82		38 - 112							

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Entech Analytical Labs, Inc.

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Quality Control Results Summary

QC Batch #: SM010405
Matrix: Solid

Units: mg/Kg
Date Analyzed: 4/20/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Antimony	EPA 6010B	ND		50		41.78	LCS	83.6			75.8 - 111.7
Arsenic	EPA 6010B	ND		50		39.80	LCS	79.6			72.3 - 109.0
Barium	EPA 6010B	ND		50		47.02	LCS	94.0			81.8 - 119.3
Beryllium	EPA 6010B	ND		50		43.04	LCS	86.1			75.5 - 116.3
Cadmium	EPA 6010B	ND		50		43.28	LCS	86.6			71.8 - 112.0
Chromium	EPA 6010B	ND		50		45.73	LCS	91.5			80.3 - 116.8
Cobalt	EPA 6010B	ND		50		44.77	LCS	89.5			76.0 - 115.6
Copper	EPA 6010B	ND		50		45.61	LCS	91.2			78.1 - 110.5
Lead	EPA 6010B	ND		50		40.29	LCS	80.6			75.0 - 125.0
Molybdenum	EPA 6010B	ND		50		45.23	LCS	90.5			79.9 - 116.1
Nickel	EPA 6010B	ND		50		45.23	LCS	90.5			75.5 - 117.6
Selenium	EPA 6010B	ND		50		41.42	LCS	82.8			74.7 - 109.9
Silver	EPA 6010B	ND		50		44.28	LCS	88.6			67.2 - 116.3
Thallium	EPA 6010B	ND		50		44.69	LCS	89.4			75.0 - 125.0
Vanadium	EPA 6010B	ND		50		45.62	LCS	91.2			78.9 - 116.4
Zinc	EPA 6010B	ND		50		42.61	LCS	85.2			73.5 - 115.0
Antimony	EPA 6010B	ND		50		41.72	LCSD	83.4	0.14	30.00	75.8 - 111.7
Arsenic	EPA 6010B	ND		50		40.15	LCSD	80.3	0.88	30.00	72.3 - 109.0
Barium	EPA 6010B	ND		50		47.46	LCSD	94.9	0.93	30.00	81.8 - 119.3
Beryllium	EPA 6010B	ND		50		43.08	LCSD	86.2	0.09	30.00	75.5 - 116.3
Cadmium	EPA 6010B	ND		50		43.28	LCSD	86.6	0.00	30.00	71.8 - 112.0
Chromium	EPA 6010B	ND		50		45.68	LCSD	91.4	0.11	30.00	80.3 - 116.8
Cobalt	EPA 6010B	ND		50		44.77	LCSD	89.5	0.00	30.00	76.0 - 115.6
Copper	EPA 6010B	ND		50		45.94	LCSD	91.9	0.72	30.00	78.1 - 110.5
Lead	EPA 6010B	ND		50		40.50	LCSD	81.0	0.52	30.00	75.0 - 125.0
Molybdenum	EPA 6010B	ND		50		45.53	LCSD	91.1	0.66	30.00	79.9 - 116.1
Nickel	EPA 6010B	ND		50		45.44	LCSD	90.9	0.46	30.00	75.5 - 117.6
Selenium	EPA 6010B	ND		50		39.41	LCSD	78.8	4.97	30.00	74.7 - 109.9
Silver	EPA 6010B	ND		50		44.18	LCSD	88.4	0.23	30.00	67.2 - 116.3
Thallium	EPA 6010B	ND		50		42.14	LCSD	84.3	5.87	30.00	75.0 - 125.0
Vanadium	EPA 6010B	ND		50		45.68	LCSD	91.4	0.13	30.00	78.9 - 116.4
Zinc	EPA 6010B	ND		50		42.61	LCSD	85.2	0.00	30.00	73.5 - 115.0

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Quality Control Results Summary

QC Batch #: WGC4010417

Units: µg/L

Matrix: Liquid

Date Analyzed: 4/17/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		561		439.8	LCS	78.4			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		6.2		5.53	LCS	89.2			65.0 - 135.0
Ethyl Benzene	EPA 8020	ND		7.8		7.08	LCS	90.8			65.0 - 135.0
Toluene	EPA 8020	ND		35.8		33.9	LCS	94.7			65.0 - 135.0
Xylenes, total	EPA 8020	ND		43		37.4	LCS	87.0			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		52.8		38.2	LCS	72.3			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		561		450.2	LCSD	80.2	2.34	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		98		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		6.2		5.61	LCSD	90.5	1.44	25.00	65.0 - 135.0
Ethyl Benzene	EPA 8020	ND		7.8		7.13	LCSD	91.4	0.70	25.00	65.0 - 135.0
Toluene	EPA 8020	ND		35.8		33.8	LCSD	94.4	0.30	25.00	65.0 - 135.0
Xylenes, total	EPA 8020	ND		43		37.3	LCSD	86.7	0.27	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		52.8		38.6	LCSD	73.1	1.04	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							

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Entech Analytical Labs, Inc.

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Quality Control Results Summary

QC Batch #: SGC2010416
Matrix: Solid

Units: mg/Kg
Date Analyzed: 4/16/01

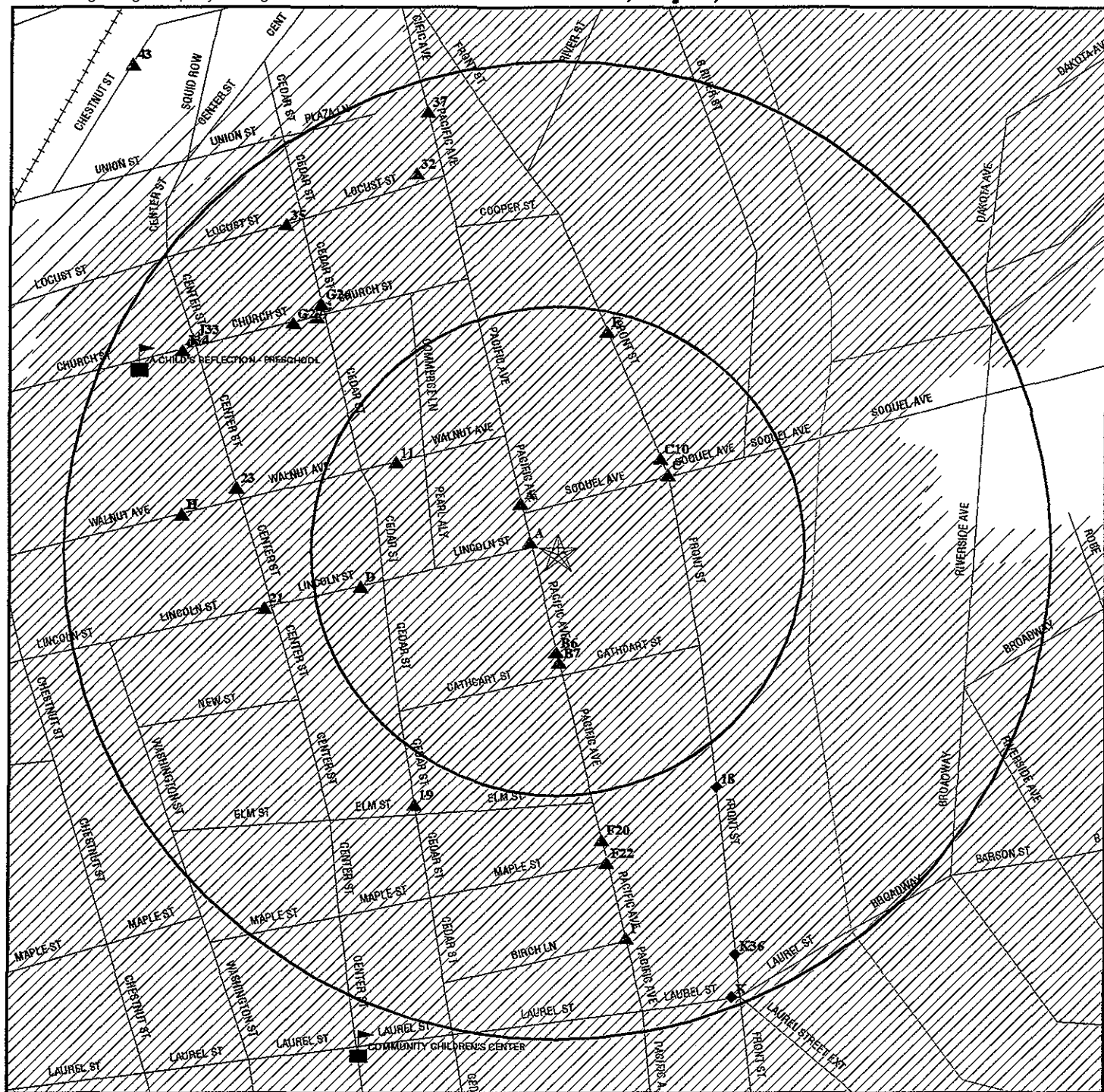
Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		0.561		0.445	LCS	79.3			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		0.0062		0.007	LCS	112.9			55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.0078		0.008	LCS	102.6			58.4 - 116.0
Toluene	EPA 8020	ND		0.0358		0.034	LCS	95.0			56.1 - 127.0
Xylenes, total	EPA 8020	ND		0.043		0.040	LCS	93.0			64.9 - 105.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		0.062		0.041	LCS	66.1			45.0 - 119.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		0.561		0.445	LCSD	79.3	0.00	30.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		0.0062		0.007	LCSD	112.9	0.00	30.00	55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.0078		0.008	LCSD	102.6	0.00	30.00	58.4 - 116.0
Toluene	EPA 8020	ND		0.0358		0.035	LCSD	97.8	2.90	30.00	56.1 - 127.0
Xylenes, total	EPA 8020	ND		0.043		0.042	LCSD	97.7	4.88	30.00	64.9 - 105.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		0.062		0.046	LCSD	74.2	11.49	30.00	45.0 - 119.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX D

DATABASE RESEARCH REPORT

EDR Radius Report of Sites having Regulatory Records



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone

- ▨ Areas of Concern

TARGET PROPERTY: Former Del Mar Theatre
ADDRESS: 1122-1126 Pacific Avenue
CITY/STATE/ZIP: Santa Cruz CA 95060
LAT/LONG: 36.9727 / 122.0244

CUSTOMER: Weber, Hayes, & Associates
CONTACT: Pat Hoban
INQUIRY #: 594311.5s
DATE: February 13, 2001 2:11 pm

The EDR-Radius Map with GeoCheck®

Former Del Mar Theatre
1122-1126 Pacific Avenue
Santa Cruz, CA 95060

Inquiry Number: 594311.5s

February 13, 2001



The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

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

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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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EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SANTA CRUZ GOODYEAR	220 LINCOLN ST	0 - 1/8 W	D13	16
PACIFIC DRY CLEANERS	511 CEDAR ST	1/8 - 1/4SSW	19	19
PACIFIC BELL	709 CENTER STREET	1/8 - 1/4WNW	23	22
SANTA CRUZ SENTINEL	207 CHURCH ST	1/8 - 1/4NW	G25	27
Lower Elevation	Address	Dist / Dir	Map ID	Page
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4SSE	K36	32
SHELL SERV STATION SANTA CRUZ	100 LAUREL	1/8 - 1/4SSE	K38	35

STATE ASTM STANDARD

CAL-SITES: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control.

A review of the Cal-Sites list, as provided by EDR, has revealed that there are 9 Cal-Sites sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILSON, GEO., INC.	125 RIVER ST	1/4 - 1/2N	42	40
SHELL OIL COMPANY #1	728 CHESTNUT STREET	1/4 - 1/2NW	43	43
UNION ICE COMPANY	155 CHESTNUT STREET	1/4 - 1/2SSW	47	49
EL RIO MOBILE HOME PARK	2120 NORTH PACIFIC AVEN	1/4 - 1/2N	N56	59
STANDARD OIL COMPANY PLANT	326 RIVER STREET	1/4 - 1/2NNW	N60	66
TIDEWATER ASSOCIATED OIL COMPA	331 RIVER STREET	1/4 - 1/2NNW	62	68
PERRIGOS AUTO BODY	251 WASHINGTON ST	1/4 - 1/2SSW	63	69
UNION OIL COMPANY #1	318 AMAT STREET	1/2 - 1 NNW	83	95
TEXAS COMPANY, THE	136 CORAL STREET	1/2 - 1 NNW	91	104

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 27 Cortese sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILSON, GEO., INC.	125 RIVER ST	1/4 - 1/2N	42	40
UNOCAL STATION #0292	433 OCEAN ST	1/4 - 1/2ENE	L45	45
VAPOR CLEANERS	285 WATER ST	1/4 - 1/2N	46	47
ULTRAMAR BEACON #528	335 MISSION ST	1/4 - 1/2NW	58	63
UNION ICE PROPERTY	2 JENNE	1/4 - 1/2SSW	61	67
FLEET OPERATIONS	691 OCEAN ST	1/4 - 1/2NE	O65	72
SHELL STATION	745 OCEAN ST	1/2 - 1 NNE	71	80
CHEVRON STATION 9-3865	823 MISSION ST	1/2 - 1 W	72	81
CHEVRON STATION 9-1361	805 OCEAN ST	1/2 - 1 NNE	73	83
CHEVRON STATION #9-0801	303 PACIFIC AVE	1/2 - 1 S	74	84
UNOCAL STATION #4576	904 MISSION ST	1/2 - 1 W	75	85
CHEVRON STATION 9-0499	404 SOQUEL AVE	1/2 - 1 ENE	P76	87

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
ARCO STATION #2132 (FORME	411 SOQUEL AVE	1/2 - 1 ENE	P77	88
BUDGET RENT A CAR	919 OCEAN ST	1/2 - 1 NNE	78	90
GULF STATION	1130 MISSION ST	1/2 - 1 WSW	80	91
REGAL STATION #430	1104 OCEAN ST	1/2 - 1 NNE	81	92
MOBIL STATION #10-HMG	1203 MISSION ST	1/2 - 1 WSW	82	93
BEACON STATION #503	1319 OCEAN ST	1/2 - 1 NNE	85	96
EXXON 70114	1024 WATER ST	1/2 - 1 NE	86	98
EXXON STATION 7-3176	1415 OCEAN ST	1/2 - 1 N	87	98
ARCHITECTURAL WINDOW PROD	132 DOYLE ST	1/2 - 1 ENE	88	99
HOUSE OF SOUNDS	1025 WATER ST	1/2 - 1 NE	89	101
GOODWILL INDUSTRIES	1504 MISSION ST	1/2 - 1 WSW	90	103
Lower Elevation	Address	Dist / Dir	Map ID	Page
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4SSE	K36	32
SHELL STATION	100 LAUREL ST	1/8 - 1/4SSE	K40	37
MASINI CAR REPAIR FACILIT	434 BARSON ST	1/4 - 1/2ESE	55	58
BLENCOE PROPERTY	727 SEABRIGHT AVE	1/2 - 1 E	92	105

NOTIFY 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there are 5 Notify 65 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SANTA CRUZ HIGH SCHOOL, AUTO	415 WALNUT	1/4 - 1/2W	70	80
Not reported	355 HIGHLAND / HIGH S	1/2 - 1 NW	79	91
CITY OF SANTA CRUZ	1400 OCEAN STREET	1/2 - 1 N	84	96
Lower Elevation	Address	Dist / Dir	Map ID	Page
OCEAN CHEVROLET	555 PACIFIC AT SYCAMORE	1/4 - 1/2S	M49	52
SANITARY PLUMBING & HEATING CO	413 PACIFIC AVENUE	1/4 - 1/2S	54	58

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DAVENPORTS UNION 76	433 OCEAN ST	1/4 - 1/2ENE	L44	44

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/05/2000 has revealed that there are 23 LUST sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4 SSE	K36	32
SHELL SERV STATION SANTA CRUZ	100 LAUREL	1/8 - 1/4 SSE	K38	35

PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites:

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there is 1 Coal Gas site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SANTA CRUZ GAS LIGHT CO.	2023-2051 N. PACIFIC AV	1/4 - 1/2 NNW	51	55

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
STANDARD OIL COMPANY OF CALIFORNIA	Cal-Sites
PINE MOUNTAIN LUMBER COMPANY	Notify 65, Cal-Sites
RIO DEL MAR PUMP STATION	Cortese
WASTEWATER TREATMENT PLAN	Cortese, LUST, HAZNET
	CA WDS
	Cortese
FORMER EDD BUILDING	Cortese, LUST
ULTRAMAR BEACON #734	CERCLIS
WILDER RANCH BURN DUMP	SWF/LF
XANTHUS PROPERTY EXEMPTION	HAZNET
SCCSD RIO DEL MAR PUMP STATION	HAZNET
SCCSD RIO PUMPING STATION	HAZNET
SANTA CRUZ DISPOSAL SITE	HAZNET
WILSON ENTITIES	HAZNET
STEPHENSON RANCH	HAZNET
SANTA CRUZ BIO TECHNOLOGIES	HAZNET
FORMER CAMP MCQUAIDE	HAZNET
METRO TYPE & DESIGN	HAZNET
TIRE SERVICE BY WHEEL WORKS	HAZNET
DEL LA CRUZ OCCUPATIONAL MD CENTER	HAZNET
1X INDEPENDENT ORDER OF ODDFELLOW	HAZNET
SANTA CRUZ AUTO BODY	HAZNET
LEGACY AUTOMOTIVE	HAZNET
RIVER ST ASSC	HAZNET
SAABORAMA	HAZNET
SANTA CRUZ CITY SCHOOLS	HAZNET
CANON DEL SOL	CA WDS

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	2	NR	NR	NR	2
RCRIS Sm. Quan. Gen.		0.250	2	5	NR	NR	NR	7
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	7	2	NR	9
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	2	7	18	NR	27
Notify 65		1.000	0	0	3	2	NR	5
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	1	NR	NR	1
LUST		0.500	3	3	17	NR	NR	23
UST		0.250	0	3	NR	NR	NR	3
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
CA FID UST		0.250	1	3	NR	NR	NR	4
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		TP	NR	NR	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	1	NR	NR	1
HAZNET		0.250	12	18	NR	NR	NR	30
EDR PROPRIETARY DATABASES								
Coal Gas		1.000	0	0	1	0	NR	1

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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BANK OF AMERICA (FORMER) (Continued)

S101309575

Emergency Resp Date : -0-
Research : -0-
Date RP was Sent Notice : -0-
Preliminary Investigation : -0-
Begin Date : -0-
End Date : -0-
Remedial Investigation : -0-
RI Begin Date : -0-
RI End Date : -0-
Remediation Action : -0-
Remediation Begin Date : -0-
Remediation End Date : -0-
Post Remedial Monitoring : -0-
PRM Begin Date : -0-
PRM End Date : -0-
Enforcement Type : -0-
Enf Action Date : -0-
LUFT Category : -0-
Excavation began : -0-
Remedial Action Occured : -0-
Contact Address : -0-
Contact Phone : -0-
RP Cost : 0.00
Comments : -0-
Last Correspondence : 1/12/96
Flag Date : -0-
Location : -0-
LOP Entry : 1/28/00
LOP Edit : 01/28/2000
LOP Flag : -0-

A3 **1X CITY OF SANTA CRUZ REDEVELOPMENT**
WNW **1142 PACIFIC AVE**
< 1/8 **SANTA CRUZ, CA 95060**

HAZNET **S102796402**
N/A

81 **Site 3 of 5 in cluster A**

HAZNET:
Gepaid: CAC000900892
Contact: Not reported
Gen County: Santa Cruz
Tons: 0.1
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 323 CHURCH ST
SANTA CRUZ, CA 95060
County: Not reported

Tepaid: CAD981388952
Telephone: (000) 000-0000
Tsd County: Shasta

A4 **1X ESTATE OF STEWART KETT**
NW **1212 PACIFIC AVE**
< 1/8 **SANTA CRUZ, CA 95060**

HAZNET **S100575636**
N/A

163 **Site 4 of 5 in cluster A**

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
--------	-----------	----------	----------------	-----------	------	-------------	---------------	---------------

1X ESTATE OF STEWART KETT (Continued)

S100575636

HAZNET:
Gepaid: CAC000681852
Contact: RUBEN FUENTES
Gen County: Santa Cruz
Tons: 8.428
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: WATSONVILLE, CA 95076
County: Not reported

Tepaid: CAD990794133
Telephone: (000) 000-0000
Tsd County: San Joaquin

A5 **WOOLWORTH CORP**
NW **1221 PACIFIC AVE**
< 1/8 **SANTA CRUZ, CA 95062**

HAZNET **S103896333**
N/A

165 **Site 5 of 5 in cluster A**

HAZNET:
Gepaid: CAC001411912
Contact: WOOLWORTH CORP
Gen County: Santa Cruz
Tons: 0.12
Category: Laboratory waste chemicals
Disposal Method: Transfer Station
Mailing Address: 313 MANATEE AVE
BRADINGTON, FL 34205
County: Not reported

Tepaid: CAT080014079
Telephone: (000) 000-0000
Tsd County: 7

B6 **APTOS POST INC**
South **1119 PACIFIC AVENUE**
< 1/8 **SANTA CRUZ, CA 95060**

HAZNET **S102819773**
N/A

270 **Site 1 of 2 in cluster B**

HAZNET:
Gepaid: CAL000114689
Contact: STEPHEN AND JANET MANOUSOS
Gen County: Santa Cruz
Tons: 1.4803
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1119 PACIFIC AVE #300
SANTA CRUZ, CA 95060
County: Not reported

Tepaid: CAD003963592
Telephone: (000) 000-0000
Tsd County: Santa Clara

Gepaid: CAL000114689
Contact: STEPHEN AND JANET MANOUSOS
Gen County: Santa Cruz
Tons: 0.5004
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1119 PACIFIC AVE #300
SANTA CRUZ, CA 95060
County: Not reported

Tepaid: CAD003963592
Telephone: (000) 000-0000
Tsd County: Santa Clara

Exhibit G

TC594311.5s Page 12

TC594311.5s Page 13

Map ID

Direction

Distance

Distance (ft.)

Elevation

Site

Database(s)

EDR ID Number

EPA ID Number

D13

West

< 1/8

536

Higher

SANTA CRUZ GOODYEAR

220 LINCOLN ST

SANTA CRUZ, CA 95060

RCRIS-SQG

FINDS

1000395035

CAD982370413

Site 2 of 3 in cluster D

RCRIS:

Owner: LEASE FROM GOODYEAR

(415) 555-1212

Contact: ENVIRONMENTAL MANAGER

(408) 423-0100

Record Date: 04/18/1988

Classification: Small Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

D14

West

< 1/8

536

Higher

JV TIRE INC.

220 LINCOLN ST

SANTA CRUZ, CA 95060

HAZNET

S103972882

N/A

Site 3 of 3 in cluster D

HAZNET:

Gepaid: CAL000156450

Contact: JOHN VINCENT

Gen County: Santa Cruz

Tons: 1.3135

Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Mailing Address: 220 LINCOLN ST

SANTA CRUZ, CA 95060 - 4318

County: Not reported

Tepaid: CAD009452657

Telephone: (000) 000-0000

Tsd County: San Mateo

Gepaid: CAL000156450

Contact: JOHN VINCENT

Gen County: Santa Cruz

Tons: 1.4803

Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Mailing Address: 220 LINCOLN ST

SANTA CRUZ, CA 95060 - 4318

County: Not reported

E15

NNE

< 1/8

581

Higher

MCPHERSON ART & HISTORY MUSEUM

705 FRONT ST

SANTA CRUZ, CA 95060

LUST

S101309568

N/A

Site 1 of 3 in cluster E

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

MCPHERSON ART & HISTORY MUSEUM (Continued)

S101309568

Slate LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number:	2225		
Reg Board:	Central Coast Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
County:	Santa Cruz		
Abate Method:	U		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	4/5/91	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/26/94		
Release Date:	11/01/1991		

LUST Region 3:

Case Number:	Not reported	Release Date:	18911101
Cross Street:	Not reported	Enter Date:	04/05/1991
Reported By:	.		
Representing:	Not reported		
Responsible Party:	.		
RP Telephone:	Not reported		
Operator:	Not reported	Contact:	Not reported
Local Agency:	03	Regional Board:	Central Coast Region
Chemical:	GASOLINE	Quantity:	Not reported
Discovered:	Not reported	Stop Date:	Not reported
How Found:	Other Means	How Stopped:	Other Means
Source:	Unknown		
Cause:	Unknown		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Priority:	3A3	Staff Initials:	HCP
Facility Status:	Signed off, remedial action completed or deemed unnecessary		
Abate Method:	U		
Review Date:	19950130	Funding:	Not reported
Confirm Leak:	Not reported	Workplan:	Not reported
Prelim Assess:	Not reported	Pollution Char:	04/05/1991
Remed Plan:	Not reported	Remed Action:	Not reported
Monitoring:	Not reported	Close Date:	10/26/94
Enforce Type:	Not reported		
Enforce Date:	Not reported	Pilot Program:	UST
Interim Action:	0	Region:	3
Contaminants:	8006619		
Site Telephone:	Not reported		
Basin Plan:	4.11		
Facility Id :	2225		
GUF Id :	Not reported		
Max MTBE Ground Water :	0		
Max MTBE Soil :	Not reported		
Max MTBE Date :	Not reported		
MTBE Tested :	NT		
Suspended :	Not reported		
Beneficial :	Not reported		
Lat/Long :	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

PACIFIC DRY CLEANERS (Continued)

1000250681

Gepaid:	CAD981632458	Tepaid:	CAT000613893
Contact:	CHUNG H LEE	Telephone:	(408) 423-0644
Gen County:	Santa Cruz	Tsd County:	Los Angeles
Tons:	0.3525		
Category:	Liquids with halogenated organic compounds > 1000 mg/l		
Disposal Method:	Not reported		
Mailing Address:	511 CEDAR ST		
	SANTA CRUZ, CA 95060 - 4306		
County	Not reported		
Gepaid:	CAD981632458	Tepaid:	CAT000613893
Contact:	CHUNG H LEE	Telephone:	(408) 423-0644
Gen County:	Santa Cruz	Tsd County:	Los Angeles
Tons:	0.705		
Category:	Liquids with halogenated organic compounds > 1000 mg/l		
Disposal Method:	Transfer Station		
Mailing Address:	511 CEDAR ST		
	SANTA CRUZ, CA 95060 - 4306		
County	Not reported		
Gepaid:	CAD981632458	Tepaid:	CAT000613950
Contact:	CHUNG H LEE	Telephone:	(408) 423-0644
Gen County:	Santa Cruz	Tsd County:	Sacramento
Tons:	0.1875		
Category:	Liquids with halogenated organic compounds > 1000 mg/l		
Disposal Method:	Transfer Station		
Mailing Address:	511 CEDAR ST		
	SANTA CRUZ, CA 95060 - 4306		
County	Not reported		

The CA HAZNET database contains 5 additional records for this site.
Please contact your EDR Account Executive for more information.

F20
South
1/8-1/4
786
Higher

KELLY-MOORE PAINT CO
939 PACIFIC AVE
SANTA CRUZ, CA 95060

Site 1 of 2 in cluster F

HAZNET S103678750
N/A

HAZNET:

Gepaid:	CAC001214808	Tepaid:	CAL000027741
Contact:	KELLY-MOORE PAINT	Telephone:	(415) 592-8337
Gen County:	Santa Cruz	Tsd County:	5
Tons:	10.1136		
Category:	Asbestos-containing waste		
Disposal Method:	Disposal, Land Fill		
Mailing Address:	987 COMM ST		
	SAN CARLOS, CA 94070		
County	Not reported		

21
West
1/8-1/4
798
Higher

BRUCE BARTLETT DDS
304 LINCOLN ST
SANTA CRUZ, CA 95060

HAZNET S100931188
N/A

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	BRUCE BARTLETT DDS (Continued)		S100931188
	HAZNET: Gepaid: CAL912635234 Tepad: CAD982482390 Contact: BRUCE BARTLETT DDS Telephone: (408) 428-1343 Gen County: Santa Cruz Tsd County: Santa Cruz Tons: 0.0145 Category: Photochemicals/photoprocessing waste Disposal Method: Recycler Mailing Address: 304 LINCOLN ST SANTA CRUZ, CA 95060 County: Not reported Gepaid: CAL912635234 Tepad: CAD982482380 Contact: BRUCE BARTLETT DDS Telephone: (408) 428-1343 Gen County: Santa Cruz Tsd County: 0 Tons: 0.025 Category: Photochemicals/photoprocessing waste Disposal Method: Not reported Mailing Address: 304 LINCOLN ST SANTA CRUZ, CA 95060 County: Not reported Gepaid: CAL912635234 Tepad: CAD982482390 Contact: BRUCE BARTLETT DDS Telephone: (408) 428-1343 Gen County: Santa Cruz Tsd County: Santa Cruz Tons: 0.0168 Category: Photochemicals/photoprocessing waste Disposal Method: Not reported Mailing Address: 304 LINCOLN ST SANTA CRUZ, CA 95060 County: Not reported Gepaid: CAL912635234 Tepad: CAD982482390 Contact: BRUCE BARTLETT DDS Telephone: (408) 428-1343 Gen County: Santa Cruz Tsd County: Santa Cruz Tons: 0.0125 Category: Photochemicals/photoprocessing waste Disposal Method: Recycler Mailing Address: 304 LINCOLN ST SANTA CRUZ, CA 95060 County: Not reported		
F22 South 1/8-1/4 849 Higher	ANDY'S AUTO SUPPLY 901 PACIFIC AVE SANTA CRUZ, CA 95060 Site 2 of 2 in cluster F HAZNET: Gepaid: CAL912264983 Tepad: CAD083168728 Contact: MEKIS, MICHAEL Telephone: (408) 423-8400 Gen County: Santa Cruz Tsd County: Stanislaus Tons: 0.2168 Category: Oil/water separation sludge Disposal Method: Not reported Mailing Address: 901 PACIFIC AVE SANTA CRUZ, CA 95060 - 4429 County: Not reported	HAZNET	S103950207 N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251387

Remed Plan: Not reported
Monitoring: 5/3/93
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 12034
Site Telephone: (408)764-8444
Basin Plan: 4.11
Facility Id: 2202
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NT
Suspended: Not reported
Beneficial: Not reported
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: **** CASE CLOSED ****

Remed Action: Not reported
Close Date: 2/17/95
Pilot Program: UST
Region: 3

HAZNET:

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.8428
Category: Asbestos-containing waste
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: AZC000000150
Telephone: (925) 823-6161
Tsd County: 89

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0
Category: Asbestos-containing waste
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.0825
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251387

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.15
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.04
Category: Off-specification, aged, or surplus inorganics
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: AZD983473539
Telephone: (925) 823-6161
Tsd County: 89

The CA HAZNET database contains 2 additional records for this site.
Please contact your EDR Account Executive for more information.

FID:

Facility ID: 44000130
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported
Status: Active
Mail To: Not reported
2600 CAMINO RAMON
SANTA CRUZ, CA 95060

Regulate ID: 00057740
SIC Code: Not reported
Facility Tel: (408) 754-8444

Contact: Not reported
DUNs No: Not reported
Creation: 10/22/93
EPA ID: Not reported
Comments: Not reported

Contact Tel: Not reported
NPDES No: Not reported
Modified: 00/00/00

Slate UST:
Facility ID: 57740
Tank Num: 1
Tank Capacity: 8000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Leak Detection: None
Contact Name: E.J. KOEHLER
Total Tanks: 1
Facility Type: 2

Container Num: 1
Year Installed: 1967
Tank Constructn: Not reported
Telephone: (415) 542-6758
Region: STATE
Other Type: SIC 4800

G24 SANTA CRUZ COUNTY SENTINEL
NW 207 CHURCH ST
1/8-1/4 SANTA CRUZ, CA 95060
907
Higher Site 1 of 4 in cluster G

HAZNET S103640901
AST N/A

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
	SENTINEL PRINTERS (Continued)		S103987394
	Gepaid: CAL000115766 Contact: LARA WENDY/D PRESTON Gen County: Santa Cruz Tons: 0.15 Category: Tank bottom waste Disposal Method: Transfer Station Mailing Address: 812 CEDAR ST SANTA CRUZ, CA 95060 - 3802 County: Not reported	Tepaid: CAD982444481 Telephone: (000) 000-0000 Tsd County: San Bernardino	
G27 NW 1/8-1/4 943 Higher	CITY OF SANTA CRUZ 224 CHURCH ST SANTA CRUZ, CA 95060	HAZNET	S104570034 N/A
	Site 4 of 4 in cluster G		
	HAZNET: Gepaid: CAC002122024 Contact: CITY OF SANTA CRUZ Gen County: Santa Cruz Tons: 0.8428 Category: Asbestos-containing waste Disposal Method: Disposal, Land Fill Mailing Address: 809 CENTER ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD981382732 Telephone: (000) 000-0000 Tsd County: 1	
H28 West 1/8-1/4 1009 Higher	SANTA CRUZ TRANSPORTATION INC 224 WALNUT AVE SANTA CRUZ, CA 95060	HAZNET	S102819679 N/A
	Site 1 of 2 in cluster H		
	HAZNET: Gepaid: CAL000114371 Contact: JAMES J BOSSO/PRES & GEN MGR Gen County: Santa Cruz Tons: 0.0834 Category: Unspecified aqueous solution Disposal Method: Not reported Mailing Address: 131 FRONT ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD088838222 Telephone: (000) 000-0000 Tsd County: Santa Cruz	
	Gepaid: CAL000114371 Contact: JAMES J BOSSO/PRES & GEN MGR Gen County: Santa Cruz Tons: 0.1251 Category: Aqueous solution with less than 10% total organic residues Disposal Method: Transfer Station Mailing Address: 131 FRONT ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD980887418 Telephone: (000) 000-0000 Tsd County: 1	

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
	SANTA CRUZ TRANSPORTATION INC (Continued)		S102819679
	Gepaid: CAL000114371 Contact: JAMES J BOSSO/PRES & GEN MGR Gen County: Santa Cruz Tons: 0.2818 Category: Aqueous solution with less than 10% total organic residues Disposal Method: Transfer Station Mailing Address: 131 FRONT ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD980887418 Telephone: (000) 000-0000 Tsd County: 1	
	Gepaid: CAL000114371 Contact: JAMES J BOSSO/PRES & GEN MGR Gen County: Santa Cruz Tons: 0.4378 Category: Aqueous solution with less than 10% total organic residues Disposal Method: Transfer Station Mailing Address: 131 FRONT ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD980887418 Telephone: (000) 000-0000 Tsd County: 1	
	Gepaid: CAL000114371 Contact: JAMES J BOSSO/PRES & GEN MGR Gen County: Santa Cruz Tons: 0.2293 Category: Aqueous solution with less than 10% total organic residues Disposal Method: Transfer Station Mailing Address: 131 FRONT ST SANTA CRUZ, CA 95060 County: Not reported	Tepaid: CAD982446874 Telephone: (000) 000-0000 Tsd County: Yolo	
H29 West 1/8-1/4 1009 Higher	PACIFIC BELL 224 WALNUT AVENUE SANTA CRUZ, CA 95060	FINDS	1000251265 RCRIS-LQG CAT080021041
	Site 2 of 2 in cluster H		
	RCRIS: Owner: THE PACIFIC TELEPHONE AND TELEGRAPH CO (415) 555-1212 Contact: Not reported Record Date: 09/22/1997 Classification: Large Quantity Generator Used Oil Recyc: No Violation Status: No violations found		
I30 South 1/8-1/4 1058 Same	HOTEL ROYAL 815 PACIFIC AVENUE SANTA CRUZ, CA 95060	HAZNET	S100864236 N/A
	Site 1 of 2 in cluster I		

City of Santa Cruz Successor Agency
Long-Range Property Management Plan

Exhibit G

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
	PACIFIC BELL (Continued)		1000251262
	RCRIS:		
	Owner: THE PACIFIC TELEPHONE AND TELEGRAPH CO (415) 555-1212		
	Contact: ENVIRONMENTAL MANAGER (408) 491-6029		
	Record Date: 09/02/1997		
	Classification: Large Quantity Generator		
	Used Oil Recyc: No		
	Violation Status: No violations found		
K16 SSE 1/8-1/4 1188 Lower	PUTNEY & PERRY AUTO SVC 325 FRONT ST SANTA CRUZ, CA 95060 Site 1 of 5 in cluster K	RCRIS-SQG FINDS UST CA FID UST Corase LUST HAZNET	1000314704 CAD982000184
	RCRIS:		
	Owner: JERRY SHARPEN (415) 555-1212		
	Contact: ENVIRONMENTAL MANAGER (408) 426-1615		
	Record Date: 09/01/1988		
	Classification: Small Quantity Generator		
	Used Oil Recyc: No		
	Violation Status: No violations found		
	State LUST:		
	Cross Street: LAUREL		
	Qty Leaked: Not reported		
	Case Number: 726		
	Reg Board: Central Coast Region		
	Chemical: Waste Oil		
	Lead Agency: Regional Board		
	Case Type: Other ground water affected		
	Status: Post remedial action monitoring in progress		
	County: Santa Cruz		
	Abate Method: Other Means		
	Review Date: Not reported	Confirm Leak: Not reported	
	Workplan: Not reported	Prelim Assess: 6/13/90	
	Pollution Char: 11/30/93	Remed Plan: Not reported	
	Remed Action: Not reported	Monitoring: 7/8/89	
	Close Date: Not reported		
	Release Date: 11/20/1989		
	LUST Region 3:		
	Case Number: Not reported	Release Date: 19891120	
	Cross Street: LAUREL	Enter Date: 12/13/1989	
	Reported By: MR. TIM EPPERSON 3245 WINGED FOOT DRIVE FAIRFIELD CA 94533		

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	MAP FINDINGS		
	PUTNEY & PERRY AUTO SVC (Continued)		1000314704
	Representing: Not reported		
	Responsible Party: PATRICK BROOKS 701 OCEAN STREET ROOM 312 SANTA CRUZ CA 95060		
	RP Telephone: Not reported		
	Operator: Not reported	Contact: Not reported	
	Local Agency: 03	Regional Board: Central Coast Region	
	Chemical: WASTE OIL	Quantity: Not reported	
	Discovered: 19891002	Stop Date: Not reported	
	How Found: Tank Closure	How Stopped: Repair Tank	
	Source: Unknown		
	Cause: Unknown		
	Lead Agency: Regional Board		
	Case Type: Other ground water affected		
	Priority: 3A3	Staff Initials: BWH	
	Facility Status: Post remedial action monitoring in progress		
	Abate Method: OT		
	Review Date: 20000620	Funding: Not reported	
	Confirm Leak: Not reported	Workplan: Not reported	
	Prelim Assess: 6/13/90	Pollution Char: 11/30/1993	
	Remed Plan: Not reported	Remed Action: Not reported	
	Monitoring: 7/8/99	Close Date: Not reported	
	Enforce Type: Not reported		
	Enforce Date: Not reported	Pilot Program: UST	
	Interim Action: 0	Region: 3	
	Contaminants: 12035		
	Site Telephone: (408) 426-9083		
	Basin Plan: 4.11		
	Facility Id: 726		
	CUF Id: Not reported		
	Max MTBE Ground Water: 0		
	Max MTBE Soil: Not reported		
	Max MTBE Data: 19980520		
	MTBE Tested: YES		
	Suspended: Not reported		
	Beneficial: MUN		
	La/Long: Not reported		
	Soil Qualifier: Not reported		
	Groundwater Qualifier: <		
	Summary: EXCAVATION REPORT DATED 02/08/93 WAS SUBMITTED BY TMC ENVIROINC. TPH-G 4700, BENZENE 610, MTBE <130 IN MW-5.		
	HAZNET:		
	Gepaid: CAD982000184	Tepaid: CAD068838222	
	Contact: GERALD SHARPEN	Telephone: (000) 000-0000	
	San County: Santa Cruz	Tsd County: Santa Cruz	
	Tons: 0.2293		
	Category: Unspecified aqueous solution		
	Disposal Method: Not reported		
	Mailing Address: 325 FRONT ST SANTA CRUZ, CA 95060		
	County: Not reported		

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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SHELL SERV STATION SANTA CRUZ (Continued)

1000288539

Gepaid: CAL930543220 Tepaid: CAD009452657
Contact: EQUILON ENTERPRISES LLC Telephone: (713) 241-2258
Gen County: Santa Cruz Tsd County: San Mateo
Tons: 4.17
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Disposal, Other
Mailing Address: PO BOX 4453
HOUSTON, TX 77210 - 4453
County: Not reported

Gepaid: CAL930543220 Tepaid: CAD009466392
Contact: EQUILON ENTERPRISES LLC Telephone: (713) 241-2258
Gen County: Santa Cruz Tsd County: 7
Tons: 15
Category: Other empty containers 30 gallons or more
Disposal Method: Not reported
Mailing Address: PO BOX 4453
HOUSTON, TX 77210 - 4453
County: Not reported

Gepaid: CAL930543220 Tepaid: CAD009466392
Contact: EQUILON ENTERPRISES LLC Telephone: (713) 241-2258
Gen County: Santa Cruz Tsd County: 7
Tons: 10
Category: Other empty containers 30 gallons or more
Disposal Method: Disposal, Other
Mailing Address: PO BOX 4453
HOUSTON, TX 77210 - 4453
County: Not reported

Gepaid: CAL930543220 Tepaid: CAD009466392
Contact: EQUILON ENTERPRISES LLC Telephone: (713) 241-2258
Gen County: Santa Cruz Tsd County: 7
Tons: 5
Category: Other empty containers 30 gallons or more
Disposal Method: Recycler
Mailing Address: PO BOX 4453
HOUSTON, TX 77210 - 4453
County: Not reported

K39
SSE
1/8-1/4
1292
Lower

TERENCE L. ADAMS
100 LAUREL ST
SANTA CRUZ, CA 95069

Site 3 of 5 in cluster K

UST U001602090
N/A

State UST:
Facility ID: 5814
Tank Num: 1
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Stock Inventor, GW Monitoring Well
Contact Name: TERENCE L. ADAMS
Total Tanks: 3
Facility Type: 1

Container Num: 1
Year Installed: Not reported
Tank Constrcn: 1/4 inches
Telephone: (408) 423-9654
Region: STATE
Other Type: Not reported

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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TERENCE L. ADAMS (Continued)

U001602090

Facility ID: 5814
Tank Num: 2
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Leak Detection: Stock Inventor, GW Monitoring Well
Contact Name: TERENCE L. ADAMS
Total Tanks: 3
Facility Type: 1

Container Num: 2
Year Installed: Not reported
Tank Constrcn: 1/4 inches
Telephone: (408) 423-9654
Region: STATE
Other Type: Not reported

Facility ID: 5814
Tank Num: 3
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Leak Detection: Stock Inventor, GW Monitoring Well
Contact Name: TERENCE L. ADAMS
Total Tanks: 3
Facility Type: 1

Container Num: 3
Year Installed: Not reported
Tank Constrcn: 1/4 inches
Telephone: (408) 423-9654
Region: STATE
Other Type: Not reported

K40
SSE
1/8-1/4
1292
Lower

SHELL STATION
100 LAUREL ST
SANTA CRUZ, CA 95069

Site 4 of 5 in cluster K

Cortese S101309569
LUST N/A

State LUST:
Cross Street: FRONT
Qty Leaked: Not reported
Case Number: 2308
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Local Agency
Case Type: Soil only
Status: Preliminary site assessment workplan submitted
County: Santa Cruz
Abate Method: U
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Release Date: 12/28/1992

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region 3:
Case Number: Not reported
Cross Street: FRONT
Reported By: PAUL HAYES
P.O. BOX 5278 CONCORD, CA 94520

Release Date: 19921228
Enter Date: 02/04/1993

Representing: Not reported
Responsible Party: SHELL OIL COMPANY
P.O. BOX 5278 CONCORD CA 94520

RP Telephone: (510)423-8165
Operator: VICENT RIZZO
Local Agency: 03
Chemical: GASOLINE

Contact: PAUL HAYES
Regional Board: Central Coast Region
Quantity: Not reported

City of Santa Cruz Successor Agency
Long-Range Property Management Plan

Exhibit G

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
42	North	1/4-1/2	1676	Higher	WILSON, GEO., INC. 125 RIVER ST SANTA CRUZ, CA 95060	Cortese LUST HAZNET Cal-Sites	S101304431 N/A	
MAP FINDINGS								
State LUST:								
Cross Street: WINTER								
Qty Leaked: Not reported								
Case Number: 480								
Reg Board: Central Coast Region								
Chemical: Gasoline								
Lead Agency: Regional Board								
Case Type: Other ground water affected								
Status: Remedial action (cleanup) in progress								
County: Santa Cruz								
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved								
contaminants								
Review Date: Not reported								
Confirm Leak: Not reported								
Workplan: Not reported								
Prelim Assess: Not reported								
Pollution Char: 11/15/90								
Remed Plan: 11/27/90								
Remed Action: 2/6/91								
Monitoring: 10/2/97								
Close Date: Not reported								
Release Date: 06/08/1987								
LUST Region 3:								
Case Number: Not reported								
Cross Street: WINTER								
Reported By: GOLDSMITH, MIKE								
125 RIVER STREET, SANTA CRUZ, CA 95060								
Representing: Owner								
Responsible Party: GEO. H. WILSON INC.								
125 RIVER STREET SANTA CRUZ, CA 95060								
RP Telephone: (408)423-9522								
Operator: WILSON, TOM								
Local Agency: 03								
Chemical: GASOLINE								
Discovered: 19870512								
How Found: Tank Closure								
Source: Piping								
Cause: Unknown								
Lead Agency: Regional Board								
Case Type: Other ground water affected								
Priority: 3A3								
Facility Status: Remedial action (cleanup) in progress								
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved								
contaminants								
Review Date: 19900517								
Confirm Leak: Not reported								
Workplan: Not reported								
Prelim Assess: Not reported								
Pollution Char: 11/15/1990								
Remed Plan: 19901127								
Remed Action: 02/06/1991								
Monitoring: 10/2/97								
Close Date: Not reported								
Enforce Type: Consent order/enforceable agreement to cooperative responsible parties (includes CAO)								
Enforce Date: 10/2/90								
Pilot Program: UST								
Interim Action: 0								
Region: 3								
Contaminants: 8006619								
Site Telephone: (408)423-9522								
Basin Plan: 4.11								

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
					WILSON, GEO., INC. (Continued)		S101304431	
MAP FINDINGS								
Facility Id: 480								
CUF Id: Not reported								
Max MTBE Ground Water: 5								
Max MTBE Soli: Not reported								
Max MTBE Data: 19900323								
MTBE Tested: YES								
Suspended: Not reported								
Beneficial: Not reported								
Lat/Long: Not reported								
Soli Qualifier: Not reported								
Groundwater Qualifier: <								
Summary: REMEDIATION SYSTEM OPERATING WITH SUCCESS. BENZENE								
CONCENTRATION NOW CONSISTENTLY BELOW 50 PPB. SEE ALSO FILE FOR								
MANUFACTURED GAS PLANT, RIVER ST. AND N. PACIFIC AVENUE								
LUST Alameda County:								
Region: ALAMEDA								
Facility Id: 480								
Status: 9								
Facility Type: S								
Case Closed: Y								
Date Case Closed: 11/18/94								
Contact: Dave Robb								
Contact Company: M R & B Partnership								
Clean up Fund: -0-								
LOP Status: J								
Tank Removal: -0-								
SLIC: -0-								
Priority Code: HIGH/Fast Action/RP Clos Reqst								
Inspector Initial: CL								
Leak Source: F								
Substance: Waste Oil								
Date Reported: 10/1/92								
Date Confirmed: 10/1/92								
Multiple Responsible Parties: No								
Emergency Resp Date: -0-								
Research: S								
Date RP was Sent Notice: 10/1/93								
Preliminary Investigation: C								
Begin Date: 10/1/92								
End Date: 2/17/93								
Remedial Investigation: -0-								
RI Begin Date: -0-								
RI End Date: -0-								
Remediation Action: -0-								
Remediation Begin Date: -0-								
Remediation End Date: -0-								
Post Remedial Monitoring: -0-								
PRM Begin Date: -0-								
PRM End Date: -0-								
Enforcement Type: 1								
Enf Action Date: 10/1/93								
LUFT Category: 2HSCAW								
Excavation began: 11/24/92								
Remedial Action Occured: UK								
Contact Address: Po Box 5500								
Walnut Creek CA 94596								
Contact Phone: -0-								

TC594311.5s Page 44TC594311.5s Page 45

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

VAPOR CLEANERS (Continued)

S100877473

LUST Region 3:
Case Number: Not reported
Cross Street: OCEAN
Reported By: CLAYTON, CARLTON J.
PO BOX 1283 SANTA CRUZ CA 95081

Release Date: 19880606
Enter Date: 09/19/1988

Representing: Owner
Responsible Party: J. KENNETH MARION
285 WATER STREET, SANTA CRUZ, CA, 95001

RP Telephone: () -
Operator: CLAYTON & ASSOCIATES INC.
Local Agency: 03
Chemical: SOLVENTS
Discovered: 19880425
How Found: Tank Closure
Source: Piping
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 1B3
Facility Status: Remedial action (cleanup) in progress
Abate Method: Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants

Staff Initials: BWH

Review Date: 20000504
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 13
Site Telephone: (408)423-4646
Basin Plan: 4.11
Facility Id: 617
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NR
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported

Funding: Responsible Party
Workplan: Not reported
Pollution Char: 09/27/1991
Remed Action: 04/17/1996
Close Date: Not reported

Pilot Program: UST
Region: 3

Summary: DUAL PHASE EXTRACTION SYSTEM OPERATIONAL EXCAVATION IS BEING SERIOUSLY CONSIDERED REMIND CONSULTANT MTBE DATA IS REQUIRED BEFORE CASE CLOSURE

CORTESE:
Reg By: LTNKA
Reg Id: 617.00000
Region: CORTESE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

47 UNION ICE COMPANY
SSW 155 CHESTNUT STREET
1/4-1/2 SANTA CRUZ, CA 95060
2095
Higher

Cal-Sites S100204359
N/A

CAL-SITES:
Facility ID: 44420002
Status: REFOA - DOES NOT REQUIRE DTSC ACTION OR OVERSIGHT ACTIVITY. REFERRED TO OTHER AGENCY LEAD
Status Date: 07/06/1984
Lead: Not reported
Region: 2 - BERKELEY
Branch: NC - NORTH COAST
File Name: Not reported
Status Name: PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Lead Agency: N/A
NPL: Not reported
SIC: 42 TRUCKING & WAREHOUSING
Facility Type: N/A
Type Name: Not reported
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: Not reported
Region Water Control Board: Not reported
Access: Not reported
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
No. of Contamination Sources: 0
Lat/Long: 0° 0' 0.00" / 0° 0' 0.00"
Lat/Long Method: Not reported
State Assembly District Code: Not reported
State Senate District: Not reported

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

M48 OCEAN CHEVROLET
South 555 PACIFIC AVE
1/4-1/2 SANTA CRUZ, CA 95060
2061
Lower

RCRIS-SQG 1000150325
CA FID UST CAD981983331
LUST

Site 1 of 2 in cluster M

RCRIS:
Owner: ERNIE GRABSTEIN
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(408) 423-8100
Record Date: 09/01/1996
Classification: Small Quantity Generator

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

OCEAN CHEVROLET (Continued)

1000150325

Flag Date : -0-
Location : -0-
LOP Entry : 12/1/91
LOP Edit : 04/04/2000
LOP Flag : -0-

FID:
Facility ID: 44000358 Regulate ID: 00066236
Reg By: Inactive Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Inactive Facility Tel: (408) 423-8100
Mail To: Not reported
P O BOX
SANTA CRUZ, CA 95060

Contact: Not reported Contact Tel: Not reported
DUNS No: Not reported NPDES No: Not reported
Creation: 10/22/93 Modified: 00/00/00
EPA ID: Not reported
Comments: Not reported

M49 OCEAN CHEVROLET
South 555 PACIFIC AT SYCAMORE
1/4-1/2 SANTA CRUZ, CA 95060
2061
Lower

RCRIS-SQG 1000150321
FINDS CAD981442873
UST
Notify 65
HAZNET

Site 2 of 2 in cluster M

RCRIS:
Owner: PAUL JOHN
(415) 555-1212

Contact: ENVIRONMENTAL MANAGER
(408) 423-8100

Record Date: 09/09/1988

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

HAZNET:
Gepaid: CAD981442973 Telpaid: CAT000613893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.0615
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported

Gepaid: CAD981442973 Telpaid: CAT000613893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.711
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

OCEAN CHEVROLET (Continued)

1000150321

Gepaid: CAD981442973 Telpaid: CAT000613893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.123
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported

NOTIFY 65:
Date Reported: Not reported Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 93117

State UST:
Facility ID: 66236
Tank Num: 1 Container Num: I
Year Installed: 1980
Tank Capacity: 4000
Tank Used for: WASTE
Type of Fuel: Not Reported
Leak Detection: Visual
Contact Name: DAVE SPENCER
Total Tanks: 2 Telephone: (408) 423-8100
Facility Type: 1 Region: STATE
Other Type: Not reported

Facility ID: 66236
Tank Num: 2 Container Num: II
Year Installed: 1965
Tank Capacity: 1000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Visual
Contact Name: DAVE SPENCER
Total Tanks: 2 Telephone: (408) 423-8100
Facility Type: 1 Region: STATE
Other Type: Not reported

50 SALVATION ARMY
SW 721 LAUREL ST
1/4-1/2 SANTA CRUZ, CA 95060
2123
Higher

LUST S104228621
HAZNET N/A

State LUST:
Cross Street: BLACKBURN ST
Qty Leaked: Not reported
Case Number: 3071
Reg Board: Central Coast Region
Chemical: Motor Oil
Lead Agency: Local Agency
Case Type: Undefined
Status: Preliminary site assessment underway
County: Santa Cruz
Abate Method: Other Means
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

FORMER GULF OIL SERVICE STATION (Continued)

\$103291646

Case Number: Not reported Release Date: 19960827
Cross Street: Not reported Enter Date: 09/04/1998
Reported By: PO BOX 6004 SAN RAMON CA 94583

Representing: Not reported
Responsible Party: CHEVRON PRODUCTS COMPANY

RP Telephone: (925) 842-895
Operator: Not reported
Local Agency: 03 Contact: Not reported
Chemical: GASOLINE, WASTE OIL Regional Board: Central Coast Region
Discovered: Not reported Quantity: UNKNO
How Found: Not reported Stop Date: Not reported
Source: Unknown How Stopped: Not reported
Cause: Unknown
Lead Agency: Local Agency
Case Type: Undefined
Priority: Not reported Staff Initials: BWH
Facility Status: Signed off, remedial action completed or deemed unnecessary
Abate Method: Unknown - action taken at site is unknown
Review Date: 19990520 Funding: 0
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: Not reported
Remed Plan: Not reported Remed Action: Not reported
Monitoring: Not reported Close Date: 9/8/98
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0 Pilot Program: UST
Contaminants: 8006619 Region: 3
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 2971
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NT
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: THIS CASE IS CLOSED

N53
North
1/4-1/2
2264
Higher

FORMER MANUFACTURED GAS PLANT
N PACIFIC / RIVER
SANTA CRUZ, CA

CA SLIC \$103301328
N/A

Site 1 of 4 in cluster N

SLIC Region 3:
Entered into Database: 03/06/98
How Contamination Occurred: FORMER OIL GAS PLANT
Watershed: 4.12
PROP65 Mail: False
Emergency Action Taken: False
Unique Case Number: 273
Date First Reported: 12/23/97
Person Who Reported Leak: DENISE TSUJI LETTER

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

FORMER MANUFACTURED GAS PLANT (Continued)

\$103301328

Who Reporting Party Represents: Other than, Owner, Local Agency or Regional Board
Reporting Party's Address: 700 HEINZ AVE STE 200 BERKELEY CA 94710-2737
Operator: PACIFIC GAS AND ELECTRIC
Responsible Party Search Status: Solvent - Identified and financially capable of performing work.
Responsible Party: PACIFIC GAS AND ELECTRIC
Responsible Party's Address: 77 BEALE STREET MAIL CODE B24A
Responsible Party Contact: ROBERT C DOSS PE
Responsible Party Phone: Not reported
Responsible Party PO Box: Not reported
Facility Phone: Not reported
Leak Site Cross Street: Not reported
Local Agency: Not reported
Primary Substance leaked: 8007452 PNA'S
Quantity Leaked (Gal): UNK
Date Leak Found: Not reported
How Leak Was Discovered: Not reported
Date Leak Stopped: / /
How Leak Was Discovered: Not reported
Lead Agency: Regional Board Inactive
Priority Level: Not reported
Case Type: Undefined
Facility Status: No Action
Abatement Method: Not reported
Staff Member: Not reported
Date Case Given to Regional Board: Not reported
Cost Recovery: False
Confirmation of Leak Date: Not reported
Preliminary Site Assessment Workplan Date: Not reported
Preliminary Site Assessment Began Date: Not reported
Pollution Characterization Began Date: Not reported
Remediation Plan Submitted Date: Not reported
Remedial Action Underway Date: Not reported
Post Remedial Action Monitoring Date: Not reported
Enforcement Action Taken: Not reported
Emergency Response Date: Not reported
Case Closed Date: Not reported
Significant Interim Remedial Actions: False
Basin Plan: Not reported
Summary: SEE ALSO 125 RIVER STREET GEO. WILSON PROPERTY FORMER MANUFACTURED GAS PLANT PREVIOUS CONTACT BY RWQCB DID NOT RESULT IN CLEANUP. SITE ACROSS THE STREET (GEO WILSON PROPERTY) IS NOW A DTSC/IERAP SITE.

SLIC Region 5:

Facility Status: RI Unit: SLIC
Pollutant: PCE Date Filed: / /
Report Date: / /
Lead Agency: JEM

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EL RIO MOBILE HOME PARK (Continued)

S104156179

CAL-SITES:
Facility ID: 44880001
Status: NFA - NO FURTHER ACTION FOR DTSC
Status Date: 09/25/1999
Lead: DTSC
Region: 2 - BERKELEY
Branch: NC - NORTH COAST
File Name: EL RIO MOBILE HOME PARK
Status Name: NO FURTHER ACTION FOR DTSC
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Not reported
SIC: 88 PRIVATE HOUSEHOLDS
Facility Type: VOLUNTARY CLEANUP PROGRAM
Type Name: VCP
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: JNAITO
Region Water Control Board: CC - CENTRAL COAST
Access: Not reported
Corlease: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
No. of Contamination Sources: 0
Lat/Long: 0° 0' 0.00" / 0° 0' 0.00"
Lat/Long Method: Not reported
State Assembly District Code: 27
State Senate District: 15

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

N57
NNW
1/4-1/2
2338
Higher

QUIKRETE OF NORTHERN CALIFORNIA
9315 SAN LEANDRO ST
OAKLAND, CA 94603

Site 3 of 4 in cluster N

LUST
HAZNET

S102435886
N/A

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 01-1219
Reg Board: San Francisco Bay Region
Chemical: Gasoline
Lead Agency: Local Agency
Case Type: Other ground water affected
Status: Signed off, remedial action completed or deemed unnecessary
County: Alameda
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming), Pump and Treat Ground Water - generally employed to remove dissolved contaminants
Review Date: Not reported
Workplan: 6/29/99
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 9/13/99
Release Date: 08/10/1999
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

QUIKRETE OF NORTHERN CALIFORNIA (Continued)

S102435886

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 911
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Local Agency
Case Type: Soil only
Status: Signed off, remedial action completed or deemed unnecessary
County: Santa Cruz
Abate Method: U
Review Date: Not reported
Workplan: 6/13/90
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 2/4/97
Release Date: 08/31/1990
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region 3:
Case Number: Not reported
Cross Street: Not reported
Reported By: VOSTI PROPERTIES INC
44 MONTGOMERY ST., STE 1920 SAN FRANCISCO 94104
Release Date: 19900531
Enter Date: 12/25/1990

Representing: Not reported
Responsible Party: VOSTI PROPERTIES INC
820 BAY AVE SUITE 205 CAPITOLA CA 95010

RP Telephone: (408)462-4300
Operator: Not reported
Local Agency: 03
Chemical: GASOLINE
Discovered: Not reported
How Found: Other Means
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Soil only
Priority: 0
Facility Status: Signed off, remedial action completed or deemed unnecessary
Abate Method: U
Review Date: 19970210
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 8006619
Site Telephone: Not reported
Basin Plan: 4.11
Staff Initials: HCP
Contact: LARRY VOSTI
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported
How Stopped: Other Means

Funding: Responsible Party
Workplan: 6/13/90
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 2/4/97
Pilot Program: UST
Region: 3
Facility ID: 911
CUF ID: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NT

Exhibit G

59	SANTA CRUZ HIGH SCHOOL	CA FID UST	\$101594756
West	415 WALNUT ST	LUST	N/A
1/4-1/2	SANTA CRUZ, CA 95060		
2343			
Higher			

TC594311.5s Page 65

62	TIDEWATER ASSOCIATED OIL COMPANY #2	Cal-Sites	S101482445
NNW	331 RIVER STREET		N/A
1/4-1/2	SANTA CRUZ, CA 95060		
2378			
Higher			

The CAL-SITES database may contain additional details for this site. Please contact your EDR Account Executive for more information.

The CAL-SITES database may contain additional details for this site. Please contact your EDR Account Executive for more information.

Exhibit G

TC594311.5s Page 72TC594311.5s Page 73

58	SANITARY PLUMBING & HEATING CO	LUST	UD01601993
South	413 PACIFIC AVE	LUST	N/A
1/4-1/2	SANTA CRUZ, CA 95060		
2516			
Lower			
	State LUST:		
	Cross Street:	WASHINGTON STREET	
	Qty Leaked:	Not reported	
	Case Number:	342	
	Rag Board:	Central Coast Region	
	Chemical:	Gasoline	
	Lead Agency:	Regional Board	
	Case Type:	Other ground water affected	
	Status:	Signed off, remedial action completed or deemed unnecessary	
	County:	Sanita Cruz	
	Absole Method:	Other Means	
	Review Date:	Not reported	Confirm Leak: Not reported
	Workplan:	Not reported	Prelim Assess: Not reported
	Pollution Char:	2/1/89	Remed Plan: Not reported
	Remed Action:	Not reported	Monitoring: Not reported
	Close Date:	1/26/96	
	Release Date:	01/19/1989	

TC594311.5s Page 77

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

PIEDMONT COURT APARTMENTS (Continued)

S101310897

Gepaid: CAC001048424 Tepad: CAT080022148
Contact: PIEDMONT COURT HOMEOWNERS ASS Telephone: (000) 000-0000
Gen County: Santa Cruz Ted County: San Bernardino
Tons: 0.2
Category: Unspecified oil-containing waste
Disposal Method: Recycler
Mailing Address: 280 HIGH ST
SANTA CRUZ, CA 95060 - 2667
County: Not reported

70
West
1/4-1/2
2889
Higher

SANTA CRUZ HIGH SCHOOL, AUTO
415 WALNUT
SANTA CRUZ, CA 93117

Notify 65 S100179378
N/A

NOTIFY 65:

Date Reported: Not reported Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 93117

71
NNE
1/2-1
2842
Higher

SHELL STATION
745 OCEAN ST
SANTA CRUZ, CA 95060

Cortese S101304425
LUST N/A

State LUST:

Cross Street: WATER
Qty Leaked: Not reported
Case Number: 625
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
contaminants

Review Date: 03/02/2000 Confirm Leak: 12/20/85
Workplan: 3/8/86 Prelim Assess: 3/27/86
Pollution Char: 5/29/88 Remed Plan: Not reported
Remed Action: 3/24/87 Monitoring: 4/14/85
Close Date: Not reported
Release Date: 12/12/1985

LUST Region 3:

Case Number: Not reported Release Date: 19951212
Cross Street: WATER Enter Date: 07/27/1987
Reported By: LOPES, GEORGE
PO BOX 4023, CONCORD, CALIFORNIA 94520

Representing: Local Agency
Responsible Party: SHELL OIL COMPANY
711 CENTER ST, SANTA CRUZ, CA 95060

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

SHELL STATION (Continued)

S101304425

RP Telephone: Not reported
Operator: Not reported
Local Agency: 03
Chemical: GASOLINE
Discovered: 19851016
How Found: Tank Test
Source: Tank
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3
Facility Status: Post remedial action monitoring in progress
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
contaminants
Review Date: 20000302
Confirm Leak: 12/20/85
Prelim Assess: 3/27/86
Remed Plan: Not reported
Monitoring: 4/14/85
Enforce Type: Warning/notice of violation to uncooperative responsible parties (includes CDO and CAO)
Enforce Date: 8/5/86
Interim Action: 0
Contaminants: 8006619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 625
CUF Id: Not reported
Max MTBE Ground Water: 10510
Max MTBE Soil: Not reported
Max MTBE Date: 19880120
MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: =
Summary: GES OFF, HIGH MTBE KPK 3/31/98: MTBE INCREASING IN SOME WELLS
AWAITING CAP NO ACTION...SITE ON QUARTERLY MONITORING INSTALLING ORC
IN MW-2.4,5,6,7

Contact: ALEX PEREZ
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported
How Stopped: Close Tank

Staff Initials: BWH

Funding: Responsible Party
Workplan: 3/8/86
Pollution Char: 05/29/1986
Remed Action: 03/24/1987
Close Date: Not reported
Pilot Program: UST
Region: 3

CORTESE:

Reg By: LTNKA
Reg Id: 625.00000
Region: CORTESE

72
West
1/2-1
2837
Higher

CHEVRON STATION 9-3865
823 MISSION ST
SANTA CRUZ, CA 95060

Cortese S101309572
LUST N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

CHEVRON STATION #9-1361 (Continued)

S101309574

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: 19920807
Monitoring: 9/4/96
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 8008619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 1017
CUF Id: Not reported
Max MTBE Ground Water: 1300
Max MTBE Soil: Not reported
Max MTBE Data: 19980604
MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: =
Summary: GW EXTRATION SHUT DOWN - EXTRACTION EQUIPMENT REMOVED 1997

Workplan: Not reported
Pollution Char: Not reported
Remed Action: 08/11/1993
Close Date: Not reported
Pilot Program: UST
Region: 3

CORTESE:
Reg By: LTNKA
Reg Id: 1017.00000
Region: CORTESE

74
South
1/2-1
2897
Same

CHEVRON STATION #9-0801
303 PACIFIC AVE
SANTA CRUZ, CA 95060

Cortese S101304427
LUST N/A

State LUST:
Cross Street: WASHINGTON
Qty Leaked: Not reported
Case Number: 628
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants

Review Date: 05/10/2000
Workplan: 5/14/87
Pollution Char: 8/16/87
Remed Action: 11/18/88
Close Date: Not reported
Release Date: 03/20/1987

Confirm Leak: 3/20/87
Prelim Assess: 5/27/87
Remed Plan: 10/29/87
Monitoring: 6/1/96

LUST Region 3:
Case Number: Not reported
Cross Street: WASHINGTON
Reported By: WALTER POLUSZNY JR.
PO BOX 8004 SAN RAMON CA. 94583-0904

Release Date: 19870320
Enter Date: 08/30/1987

Representing: Owner

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

CHEVRON STATION #9-0891 (Continued)

S101304427

Responsible Party: CHEVRON U.S.A.
P.O. BOX 5004 SAN RAMON CA. 94583-0804

RP Telephone: (510) 842-895
Operator: CHEVRON
Local Agency: 03
Chemical: GASOLINE
Discovered: 19881022
How Found: Subsurface Monitoring
Source: Tank
Cause: Overfill
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3
Facility Status: Post remedial action monitoring in progress
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants

Contact: MARK LAFFERTY
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported
How Stopped: Close Tank

Staff Initials: BWH

Review Date: 20000510
Confirm Leak: 3/20/87
Prelim Assess: 5/27/87
Remed Plan: 19871029
Monitoring: 6/1/96
Enforce Type: Warning/notice of violation to uncooperative responsible parties (includes CDO and CAO)
Enforce Date: 11/18/88
Interim Action: 0
Contaminants: 8008619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 628
CUF Id: Not reported
Max MTBE Ground Water: 8
Max MTBE Soil: Not reported
Max MTBE Data: 19990201
MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: =
Summary: Not reported

Funding: Responsible Party
Workplan: 5/14/87
Pollution Char: 06/16/1987
Remed Action: 11/18/1988
Close Date: Not reported
Pilot Program: UST
Region: 3

CORTESE:
Reg By: LTNKA
Reg Id: 628.00000
Region: CORTESE

75
West
1/2-1
2922
Higher

UNOCAL STATION #4576
904 MISSION ST
SANTA CRUZ, CA 95060

Cortese S102440408
LUST N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

CHEVRON STATION 9-0499 (Continued)

S101309579

Facility Status: Post remedial action monitoring in progress
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: 19990426 Funding: Responsible Party
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 11/09/1990
Remed Plan: 19910306 Remed Action: 04/01/1991
Monitoring: 3/31/97 Close Date: Not reported
Enforce Type: Not reported Pilot Program: UST
Enforce Date: Not reported Region: 3
Interim Action: 0
Contaminants: 12031
Site Telephone: (408)426-6094
Basin Plan: 4.11
Facility Id: 603
CUF Id: Not reported
Max MTBE Ground Water: 210
Max MTBE Soil: Not reported
Max MTBE Data: 19980811
MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: =
Summary: CONTAMINATED SOIL REMOVED. GROUNDWATER MONITORING NOT APPROPRIATE FOR CLOSURE DUE TO ELEVATED MTBE IN MW-3. CONTINUE MONITORING

CORTESE:

Reg By: LTNKA
Reg Id: 603.00000
Region: CORTESE

P77 ARCO STATION #2132 (FORME
ENE 411 SOQUEL AVE
1/2-1 SANTA CRUZ, CA 95062
3037
Higher Site 2 of 2 in cluster P

Cortese S101304439
LUST N/A

State LUST:

Cross Street: OCEAN
Qty Leaked: Not reported
Case Number: 627
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 11/4/87 Remed Plan: 12/9/87
Remed Action: Not reported Monitoring: 1/1/90
Close Date: Not reported
Release Date: 07/20/1987

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

ARCO STATION #2132 (FORME (Continued)

S101304439

LUST Region 3:
Case Number: Not reported Release Date: 19870720
Cross Street: OCEAN Enter Date: 09/15/1987
Reported By: SHEETZ, HENRY J.
17 TERRACE RD WALNUT CREEK CA 94598
Representing: Owner
Responsible Party: ARCO PRODUCTS COMPANY
2400 ALAMEDA DE LAS PULGAS, SAN MATEO, CA 94403
RP Telephone: Not reported
Operator: CLOSED Contact: CHUCK CARMEL
Local Agency: 03 Regional Board: Central Coast Region
Chemical: GASOLINE Quantity: Not reported
Discovered: 19861201 Stop Date: 19841101
How Found: Other Means How Stopped: Close Tank
Source: Unknown
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3 Staff Initials: BWH
Facility Status: Post remedial action monitoring in progress
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: 20000816 Funding: Not reported
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 11/04/1987
Remed Plan: 19871209 Remed Action: Not reported
Monitoring: 1/1/90 Close Date: Not reported
Enforce Type: Not reported Pilot Program: UST
Enforce Date: Not reported Region: 3
Interim Action: -
Contaminants: 8006619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 627
CUF Id: Not reported
Max MTBE Ground Water: 67
Max MTBE Soil: Not reported
Max MTBE Data: 19970801
MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: =
Summary: QUARTERLY MONITORING CONTINUES. GROUNDWATER QUALITY STILL SLIGHTLY EXCEEDS DHS MCL'S FOR PETROLEUM CONTAMINANTS. HOTEL NOW OCCUPYS FORMER ARCO STATION SITE.

CORTESE:

Reg By: LTNKA
Reg Id: 627.00000
Region: CORTESE

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

GULF STATION (Continued)

S102431089

HAZNET:

Gepaid: CAC000933776
Contact: CORPORATION
Gen County: Santa Cruz
Tons: 0.15
Category: Other empty containers 30 gallons or more
Disposal Method: Recycler
Mailing Address: P. O. BOX 5004
SAN RAMON, CA 94583 - 0804
County: Not reported

Tepaid: CAD009466392
Telephone: (408) 423-5526
Tsd County: 7

CORTESE:

Reg By: LTNKA
Reg Id: 2377.00000
Region: CORTESE

81
NNE
1/2-1
3624
Higher

REGAL STATION #430
1104 OCEAN ST
SANTA CRUZ, CA 95060

UST
Cortese
LUST

U001601988
N/A

State LUST:

Cross Street: HUBBARD STREET
Qty Leaked: Not reported
Case Number: 855
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Remedial action (cleanup) in progress
County: Santa Cruz
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: 3/10/00
Close Date: Not reported
Release Date: 07/24/1990

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: 5/15/97

CORTESE:

Reg By: LTNKA
Reg Id: 855.00000
Region: CORTESE

State UST:

Facility ID: 12365
Tank Num: 1
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Stock Inventor
Contact Name: WALT SNELLING
Total Tanks: 3
Facility Type: 1

Container Num: 430-U1
Year Installed: 1983
Tank Constrcn: 1/4 inches
Telephone: (916) 921-1100
Region: STATE
Other Type: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

REGAL STATION #430 (Continued)

U001601988

Facility ID: 12365
Tank Num: 2
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Leak Detection: Stock Inventor
Contact Name: WALT SNELLING
Total Tanks: 3
Facility Type: 1

Container Num: 430-R1
Year Installed: Not reported
Tank Constrcn: 1/4 inches
Telephone: (916) 921-1100
Region: STATE
Other Type: Not reported

Facility ID: 12365
Tank Num: 3
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Leak Detection: Stock Inventor
Contact Name: WALT SNELLING
Total Tanks: 3
Facility Type: 1

Container Num: 430-P1
Year Installed: 1983
Tank Constrcn: 1/4 inches
Telephone: (916) 921-1100
Region: STATE
Other Type: Not reported

82
WSW
1/2-1
3648
Higher

MOBIL STATION #10-HMG
1203 MISSION ST
SANTA CRUZ, CA 95060

Cortese
LUST
HAZNET

S102433857
N/A

State LUST:

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 1073
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: 1/29/92
Close Date: Not reported
Release Date: 05/22/1991

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: 8/30/96

LUST Region 3:

Case Number: Not reported
Cross Street: Not reported
Reported By: 2063 MAIN ST SUITE 501 OAKLEY CA 94561
Release Date: 19910522
Enter Date: 05/22/1991

Representing: Not reported
Responsible Party: MOBIL COMPANY

RP Telephone: (818)953-2626
Operator: Not reported
Local Agency: 03
Chemical: GASOLINE
Discovered: Not reported

Contact: CHERINE FOUTCH
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported

City of Santa Cruz Successor Agency
Long-Range Property Management Plan

Exhibit G

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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UNION OIL COMPANY #1 (Continued)

S100183179

CAL-SITES:
Facility ID: 44510012
Status: REFRW - DOES NOT REQUIRE DTSC ACTION. REFERRED TO REGIONAL WATER QUALITY CONTROLBOARD (RWQCB) LEAD
Status Date: 08/18/1989
Lead: Not reported
Region: 2 - BERKELEY
Branch: NC - NORTH COAST
File Name: Not reported
Status Name: PROPERTY/SITE REFERRED TO RWQCB
Lead Agency: N/A
NPL: Not reported
SIC: 51 WHOLESALE TRADE - NONDURABLE GOODS
Facility Type: N/A
Type Name: Not reported
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: Not reported
Region Water Control Board: Not reported
Access: Not reported
Corfese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
No. of Contamination Sources: 0
Lat/Long: 0° 0' 0.00" / 0° 0' 0.00"
Lat/Long Method: Not reported
State Assembly District Code: Not reported
State Senate District: Not reported

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

84
North
1/2-1
3960
Higher

CITY OF SANTA CRUZ
1400 OCEAN STREET
SANTA CRUZ, CA 93117

Notify 65 S100179466
N/A

NOTIFY 65:
Date Reported: Not reported Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 93117

85
NNE
1/2-1
4011
Higher

BEACON STATION #503
1319 OCEAN ST
SANTA CRUZ, CA 95060

UST U001601941
Cortese N/A
LUST

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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BEACON STATION #503 (Continued)

U001601941

State LUST:
Cross Street: FRANKLIN ST
Qty Leaked: Not reported
Case Number: 2818
Reg Board: Central Coast Region
Chemical: Diesel
Lead Agency: Regional Board
Case Type: Soil only
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 12/15/97 Remed Plan: Not reported
Remed Action: Not reported Monitoring: 7/28/98
Close Date: Not reported
Release Date: 12/12/1998

CORTESE:
Reg By: LTNKA
Reg Id: 2818.00000
Region: CORTESE

State UST:
Facility ID: 42270
Tank Num: 1 Container Num: #503-1
Tank Capacity: 12000 Year Installed: 1964
Tank Used for: PRODUCT
Type of Fuel: DIESEL Tank Constrcn: .025 inches
Leak Detection: Stock Inventor
Contact Name: JOHN TEMPLETON Telephone: (209) 582-0241
Total Tanks: 5 Region: STATE
Facility Type: 1 Other Type: Not reported
Facility ID: 42270
Tank Num: 2 Container Num: #503-2
Tank Capacity: 12000 Year Installed: 1964
Tank Used for: PRODUCT
Type of Fuel: REGULAR Tank Constrcn: .025 inches
Leak Detection: Stock Inventor
Contact Name: JOHN TEMPLETON Telephone: (209) 582-0241
Total Tanks: 5 Region: STATE
Facility Type: 1 Other Type: Not reported
Facility ID: 42270
Tank Num: 3 Container Num: #503-3
Tank Capacity: 12000 Year Installed: 1964
Tank Used for: PRODUCT
Type of Fuel: UNLEADED Tank Constrcn: .025 inches
Leak Detection: Stock Inventor
Contact Name: JOHN TEMPLETON Telephone: (209) 582-0241
Total Tanks: 5 Region: STATE
Facility Type: 1 Other Type: Not reported

TC594311.5s Page 100TC594311.5s Page 101

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS								
GOODWILL INDUSTRIES (Continued)							S102509598	
RP Telephone:		Not reported		Contact:		MICHAEL PAUL		
Operator:		Not reported		Regional Board:		Central Coast Region		
Local Agency:		03		Quantity:		Not reported		
Chemical:		GASOLINE		Stop Date:		Not reported		
Discovered:		19960309		How Stopped:		Not reported		
How Found:		Subsurface Monitoring						
Source:		Unknown						
Cause:		Unknown						
Lead Agency:		Regional Board						
Case Type:		Other ground water affected						
Priority:		3A3		Staff Initials:		BWH		
Facility Status:		Preliminary site assessment underway						
Abate Method:		No Action Taken - no action has as yet been taken at the site						
Review Date:		19970106		Funding:		0		
Confirm Leak:		Not reported		Workplan:		Not reported		
Prelim Assess:		1/8/97		Pollution Char:		Not reported		
Remed Plan:		Not reported		Remed Action:		Not reported		
Monitoring:		Not reported		Close Date:		Not reported		
Enforce Type:		Not reported						
Enforce Date:		Not reported		Pilot Program:		UST		
Interim Action:		0		Region:		3		
Contaminants:		8008619						
Site Telephone:		Not reported						
Basin Plan:		4.11						
Facility Id:		2788						
CUF Id:		Not reported						
Max MTBE Ground Water:		0						
Max MTBE Soil:		Not reported						
Max MTBE Data:		Not reported						
MTBE Tested:		NT						
Suspended:		Not reported						
Beneficial:		Not reported						
Lat/Long:		Not reported						
Soil Qualifier:		Not reported						
Groundwater Qualifier:		Not reported						
Summary:		EVIDENCE OF LEAK FOUND BY CALTRANS PRIOR TO WIDENING STREET. NO URF.						
CORTESE:								
Reg By:		LTNKA						
Reg Id:		2788.00000						
Region:		CORTESE						

91 NNW 1/2-1 4810 Higher	TEXAS COMPANY, THE 136 CORAL STREET SANTA CRUZ, CA 95060	Cal-Sites	S100183177 N/A
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Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS								
TEXAS COMPANY, THE (Continued)							S100183177	
CAL-SITES:								
Facility ID		44510010						
Status:		REFRW - DOES NOT REQUIRE DTSC ACTION. REFERRED TO REGIONAL WATER QUALITY CONTROLBOARD (RWQCB) LEAD						
Status Date:		08/18/1989						
Lead:		Not reported						
Region:		2 - BERKELEY						
Branch:		NC - NORTH COAST						
File Name:		Not reported						
Status Name:		PROPERTY/SITE REFERRED TO RWQCB						
Lead Agency:		N/A						
NPL:		Not reported						
SIC:		51 WHOLESALE TRADE - NONDURABLE GOODS						
Facility Type:		N/A						
Type Name:		Not reported						
Staff Member Responsible for Site:		Not reported						
Supervisor Responsible for Site:		Not reported						
Region Water Control Board:		Not reported						
Access:		Not reported						
Cortese:		Not reported						
Hazardous Ranking Score:		Not reported						
Date Site Hazard Ranked:		Not reported						
Groundwater Contamination:		Not reported						
No. of Contamination Sources:		0						
Lat/Long:		0° 0' 0.00" / 0° 0' 0.00"						
Lat/Long Method:		Not reported						
State Assembly District Code:		Not reported						
State Senate District:		Not reported						
The CAL-SITES database may contain additional details for this site. Please contact your EDR Account Executive for more information.								
92 East 1/2-1 5206 Lower	BLENCOE PROPERTY 727 SEABRIGHT AVE SANTA CRUZ, CA 95060	Cortese	S101304433 N/A					

State LUST:			
Cross Street:	Not reported	Confirm Leak:	Not reported
Qty Leaked:	Not reported	Prelim Assess:	Not reported
Case Number:	2187	Remed Plan:	Not reported
Reg Board:	Central Coast Region	Monitoring:	9/23/96
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
County:	Santa Cruz		
Abate Method:	U		
Review Date:	Not reported		
Workplan:	Not reported		
Pollution Char:	1/22/93		
Remed Action:	5/21/95		
Close Date:	3/17/99		
Release Date:	02/21/1990		
LUST Region 3:			
Case Number:	Not reported	Release Date:	19900221
Cross Street:	Not reported	Enter Date:	08/17/1992

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

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).

Date of Government Version: 06/13/00

Date Made Active at EDR: 07/06/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/27/00

Elapsed ASTM days: 9

Date of Last EDR Contact: 11/06/00

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

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.

Date of Government Version: 04/16/00

Date Made Active at EDR: 08/16/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/05/00

Elapsed ASTM days: 72

Date of Last EDR Contact: 12/29/00

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 04/16/00

Date Made Active at EDR: 08/16/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/05/00

Elapsed ASTM days: 72

Date of Last EDR Contact: 12/29/00

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/20/00

Date Made Active at EDR: 08/01/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/12/00

Elapsed ASTM days: 50

Date of Last EDR Contact: 12/11/00

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS 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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/21/00

Date Made Active at EDR: 07/31/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/10/00

Elapsed ASTM days: 21

Date of Last EDR Contact: 11/09/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-280-2342

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

Date of Government Version: 08/08/00

Date Made Active at EDR: 09/06/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/11/00

Elapsed ASTM days: 26

Date of Last EDR Contact: 10/31/00

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97

Database Release Frequency: Biennially

Date of Last EDR Contact: 12/19/00

Date of Next Scheduled EDR Contact: 03/19/01

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A

Database Release Frequency: Varies

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 10/12/00

Date of Next Scheduled EDR Contact: 01/09/01

DELISTED NPL: NPL Deletions.

Source: EPA

Telephone: N/A

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.

Date of Government Version: 06/13/00

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/06/00

Date of Next Scheduled EDR Contact: 02/05/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65

Source: State Water Resources Control Board
Telephone: 916-857-0698

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/24/00

TOXIC PITS: Toxic Pits

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/28/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/08/00

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-255-4035

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.

Date of Government Version: 09/27/00
Date Made Active at EDR: 10/30/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/27/00
Elapsed ASTM days: 33
Date of Last EDR Contact: 12/20/00

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/13/00

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/05/00
Date Made Active at EDR: 08/25/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 46
Date of Last EDR Contact: 10/10/00

CA UST:

UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/26/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/16/00

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

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.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 10/28/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/00
Date of Next Scheduled EDR Contact: 02/05/01

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-857-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 08/21/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/28/00
Date of Next Scheduled EDR Contact: 03/26/01

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/98
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/00
Date of Next Scheduled EDR Contact: 02/19/01

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-587-6700

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ORANGE COUNTY:

LUST: List of Underground Storage Tank Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/21/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
Date of Next Scheduled EDR Contact: 03/12/01

UST: List of Underground Storage Tank Facilities
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/29/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
Date of Next Scheduled EDR Contact: 03/12/01

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 01/19/99
Database Release Frequency: Annually

Date of Last EDR Contact: 12/11/00
Date of Next Scheduled EDR Contact: 03/12/01

PLACER COUNTY:

MS: Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7335
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/10/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/28/00
Date of Next Scheduled EDR Contact: 03/26/01

RIVERSIDE COUNTY:

LUST: Listing of Underground Tank Cleanup Sites
Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/03/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/00
Date of Next Scheduled EDR Contact: 01/22/01

UST: Tank List
Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 12/05/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/00
Date of Next Scheduled EDR Contact: 01/22/01

SACRAMENTO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Toxsite List

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Date of Government Version: 08/30/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/07/00
Date of Next Scheduled EDR Contact: 02/05/01

ML: Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Any business that has hazardous materials on site - hazardous material storage tanks, underground storage tanks, waste generators.

Date of Government Version: 08/30/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/07/00
Date of Next Scheduled EDR Contact: 02/05/01

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 10/02/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
Date of Next Scheduled EDR Contact: 03/12/01

SAN DIEGO COUNTY:

SWF/LF: Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98
Database Release Frequency: Annually

Date of Last EDR Contact: 11/28/00
Date of Next Scheduled EDR Contact: 02/26/01

HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 10/08/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

SAN FRANCISCO COUNTY:

LUST: Local Overseite Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-868-8848

Date of Government Version: 07/07/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/23/00
Date of Next Scheduled EDR Contact: 01/22/01

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/27/00
Date of Next Scheduled EDR Contact: 02/26/01

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 09/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/00
Date of Next Scheduled EDR Contact: 01/15/00

LUST REG 3: LUSTIS Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-548-3147

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/20/00
Date of Next Scheduled EDR Contact: 02/19/01

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Date of Government Version: 11/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/02/01
Date of Next Scheduled EDR Contact: 04/02/01

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/23/00

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/02/01

Date of Next Scheduled EDR Contact: 04/02/01

LUST REG 8: (LUSTIS) Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

Date of Government Version: 05/10/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/22/00

Date of Next Scheduled EDR Contact: 02/12/01

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2652

Date of Government Version: 09/08/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/23/00

Date of Next Scheduled EDR Contact: 01/22/01

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/27/00

Date of Next Scheduled EDR Contact: 02/26/01

SLIC REG 2: North and South Bay Slc Report

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/00

Date of Next Scheduled EDR Contact: 01/15/01

SLIC REG 3: SLIC Data

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/20/00

Date of Next Scheduled EDR Contact: 02/19/01

SLIC REG 4: SLIC Sites

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6800

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/31/00

Date of Next Scheduled EDR Contact: 01/29/01

SLIC REG 5: SLIC List

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/04/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/10/00

Date of Next Scheduled EDR Contact: 01/08/00

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2436122-H1 SANTA CRUZ, CA
Source: USGS 7.5 min quad Index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General ESE

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Q3 Flood
SANTA CRUZ, CA	Data Electronic Coverage
	YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	0603550004C / CBPP
Additional Panels in search area:	0603550002B / CBPP
	0603550003B / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic
NOT AVAILABLE	Coverage
	NO

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*

Search Radius:	2.0 miles
Status:	Not found

AQUIFLOW®

Search Radius: 2,000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/4 - 1/2 Mile NNW	N, S
3	1 - 2 Miles NNW	W to SE

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

GEOLOGIC AGE IDENTIFICATION

Geologic Code:	Tm
Era:	Cenozoic
System:	Tertiary
Series:	Miocene

ROCK STRATIGRAPHIC UNIT

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were compiled under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

PHYSICAL SETTING SOURCE MAP - 594311.5s

- ⊙ Earthquake epicenter, Richter 5 or greater
- HD Closest Hydrogeological Data
- Oil, gas or related wells

CUSTOMER: Weber, Hayes, & Associates
CONTACT: Pat Hoban
INQUIRY #: 594311.6s
DATE: February 13, 2001 2:12 pm

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information.

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-260-2805

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: 202-260-2805

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).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. 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 more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

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 for District 2 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

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

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United States Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

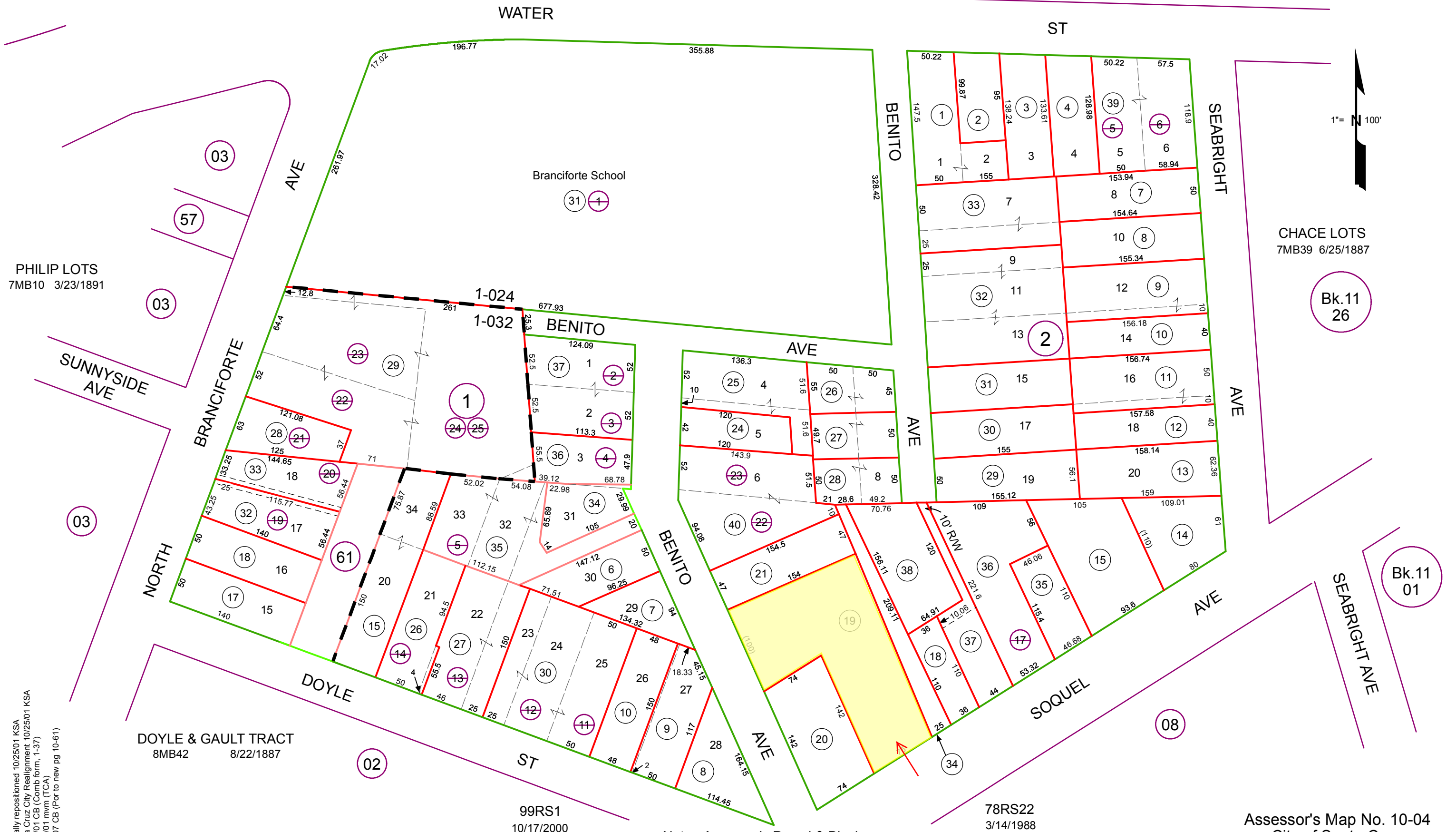


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warranties of merchantability or fitness for a particular purpose of this map.

Printed: Jan 17 2013

Santa Cruz, CA

1111 Soquel Avenue



Electronically repositioned 10/25/01 KSA
Rev. Santa Cruz City Realignment 10/25/01 KSA
Rev 11/26/01 CB (Comb form, 1-37)
Rev 12/27/01 mvm (TCA)
Rev 2/12/07 CB (Por to new pg 10-61)

Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 10-04
City of Santa Cruz
County of Santa Cruz, Calif.

RESOLUTION NO. OBSA-18

RESOLUTION APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN
ADDRESSING THE DISPOSITION AND USE OF FORMER REDEVELOPMENT AGENCY
PROPERTIES, AND AUTHORIZING THE DISPOSITION OF PROPERTY PURSUANT TO
THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare and submit for approval to the oversight board and the California Department of Finance a long-range property management plan within six months of receiving a finding of completion; and

WHEREAS, Health and Safety Code Section 34191.5(c) requires that the long-range property management plan include certain information and address the disposition and use of real property that was owned by the former redevelopment agency; and

WHEREAS, the City of Santa Cruz Successor Agency (“Successor Agency”) received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance on November 20, 2013; and

WHEREAS, the Successor Agency has prepared and approved for submittal to the City of Santa Cruz Oversight Board and the California Department of Finance a Long-Range Property Management Plan (“LRPMP”) that includes the required information and addresses the disposition and use of real property formerly owned by the Redevelopment Agency of the City of Santa Cruz; and

WHEREAS, approval of the Plan will allow the City of Santa Cruz to retain certain properties for governmental use pursuant to Health and Safety Code Section 34191.5(c)(2); and

WHEREAS, the City of Santa Cruz Oversight Board has determined it is in the best interests of the affected taxing entities in Santa Cruz County to proceed with disposition and use of former Redevelopment Agency properties pursuant to the LRPMP;

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby approves the Long-Range Property Management Plan based on the foregoing recitals and the documentation presented to the City of Santa Cruz Oversight Board at a public meeting, the Successor Agency Oversight Board does resolve as follows:

SECTION 1. The City of Santa Cruz Oversight Board hereby approves the Long-Range Property Management Plan in substantially the form attached to this Resolution as *Attachment 1*.

SECTION 2. The City of Santa Cruz Oversight Board finds and determines that the Long-Range Property Management Plan, the disposition and use of property pursuant to the Plan, will be of benefit to the taxing entities for the reasons set forth in the staff report accompanying this Resolution.

SECTION 3. The City of Santa Cruz Oversight Board hereby approves the transmittal of the LRPMP to the California Department of Finance substantially in the form attached hereto as *Attachment 1*, and upon approval of the LRPMP by the Department of Finance, authorizes the Successor Agency to take such actions as necessary to implement the LRPMP.

SECTION 4. The City of Santa Cruz Oversight Board hereby approves the disposition and transfer of those properties identified in the LRPMP as governmental use, those properties needed to fulfill enforceable obligations, and those properties planned for future development, to the City of Santa Cruz in conformance with the Plan and Health and Safety Code Section 34191.5.

PASSED AND ADOPTED this 27th of February, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____

Chair

ATTEST: _____

Clerk

RESOLUTION NO. OBSA-19

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ APPROVING THE TRANSFER OF BIRCH LANE PARKING AND TRASH ENCLOSURE AREA, APN 005-144-14, TO THE CITY OF SANTA CRUZ FOR A GOVERNMENT PURPOSE

WHEREAS, pursuant to AB X1 26, the State Controller's Office is in the process of conducting an asset review of the former Agency's redevelopment assets; and

WHEREAS, in a preliminary review not yet finalized, the Controller has determined that two assets had been transferred to the City after January 1, 2011 by the Successor Agency; and

WHEREAS, the Controller, under Health and Safety Code sections 34167.5 may direct the Successor Agency to return the two assets to the Successor Agency; and

WHEREAS, the Oversight Board to the successor agency under Health and Safety Code Section 34181 (a) may either direct the successor agency to dispose of the assets or direct the successor agency to transfer ownership of those assets that were constructed and used for a government purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction; and

WHEREAS, prior to the dissolution of the former Redevelopment Agency, the City Council and former Redevelopment Agency Board previously approved a resolution on March 8, 2011 transferring the Birch Lane Parking and Trash Enclosure Area from the Redevelopment Agency to the City; and

WHEREAS, the Birch Lane Parking and Trash Enclosure Area has a book value of \$157,000 and was purchased by the former Redevelopment Agency in order to facilitate the implementation of the alley program, create an above ground vault for utilities, create a trash enclosure area for six surrounding commercial businesses and to create downtown public parking spaces with any available residual space; and

WHEREAS, acquisition of the property allowed the Agency to proceed with the design and construction of improvements along Birch Lane Alley; and

WHEREAS, the City of Santa Cruz funded the environmental site assessment and some of the improvements on the site including providing construction management; and

WHEREAS, the value of the site primarily benefits the greater downtown area and the City of Santa Cruz in general; and

WHEREAS, the improvements to the Birch Lane Parking and Trash Enclosure Area were constructed and used for a government purpose; and

WHEREAS, on September 26, 2013, the Oversight Board authorized the transfer of Birch Lane Parking and Trash Enclosure Area to the City of Santa Cruz for a government purpose through Resolution No. OBSA-16; and

WHEREAS, on December 24, 2013, the Department of Finance cited Health and Safety Code section 34179 (h) and returned Resolution No. OBSA-16 to the Oversight Board for reconsideration ;

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby authorizes the transfer of the Birch Lane Parking and Trash Enclosure Area to the City of Santa Cruz for a government purpose.

PASSED AND ADOPTED this 27th of February, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____
Chair

ATTEST: _____
Clerk

BOND EXPENDITURE AGREEMENT

This Bond Expenditure Agreement (the "Agreement") is entered into effective, _____, 2014, by and between the City of Santa Cruz, a municipal corporation (hereby referred to as the "City"), and the City of Santa Cruz Redevelopment Successor Agency, successor agency to the Redevelopment Agency of the City of Santa Cruz under Health and Safety Code Section 34173 (hereby referred to as the "Successor Agency") pursuant to City Council Resolution No. _____, Successor Agency Resolution No. _____, and City of Santa Cruz Oversight Board to the Successor Agency Resolution No. OBSA-20.

Recitals

A. The Successor Agency received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance on November 20, 2013.

B. Health and Safety Code Section 34191.4(c) allows a successor agency that has received a finding of completion to use bond proceeds from bonds issued prior to 2011 for purposes for which the bonds were sold, provides that such proceeds in excess of amounts needed to satisfy approved enforceable obligations shall be expended in a manner consistent with the original bond covenants, and further provides that such expenditures shall constitute "excess bond proceeds obligations" that shall be listed separately on the successor agency's Recognized Obligation Payment Schedule ("ROPS").

C. The Successor Agency has and will have so-called "excess bond proceeds," i.e., pre-2011 tax allocation bond proceeds that are not otherwise obligated for a project or other enforceable obligation. The Successor Agency wishes to use such proceeds for redevelopment purposes consistent with applicable bond covenants.

D. The California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) provides for a cooperative relationship between cities and their redevelopment agencies, as well as their successor agencies who have assumed the duties and obligations of the former redevelopment agencies. Under Health and Safety Code Section 33220, a city may aid and cooperate in the planning, undertaking, construction, or operation of redevelopment projects. Health and Safety Code Section 33220(e) specifically authorizes a city to enter into an agreement with its redevelopment agency or any other public entity to further redevelopment purposes. Health and Safety Code Section 34178 allows a successor agency and its sponsoring city to enter into agreements with the approval of the oversight board.

E. The Successor Agency desires to provide excess bond proceeds to the City to

enable the City to use such funds, in a manner consistent with the original bond covenants, to undertake projects and programs that were not previously funded and obligated by the Successor Agency or the City. The City Council has found that the use of excess bond proceeds to fund projects that involve City-owned public buildings, facilities, structures, or other improvements is in accordance with Health and Safety Code Sections 33445, 33445.1, and 33679 and other applicable law. The City of Santa Cruz Successor Agency Oversight Board has determined that the expenditure of excess bond proceeds in accordance with this Agreement will benefit the affected taxing entities, and has approved the execution of this Agreement and the provision of excess bond proceeds to the City for the purposes described herein.

F. In order to facilitate the use of excess bond proceeds consistent with the bond covenants, the Successor Agency and the City have negotiated this Agreement requiring the transfer of current and future excess bond proceeds by the Successor Agency to the City, and the City's use of such proceeds consistent with applicable bond covenants. The parties intend that this Agreement shall constitute an excess bond proceeds obligation within the meaning of Health and Safety Code Section 34191.4(c)(2)(A) to be paid from excess bond proceeds. With Oversight Board approval, the Successor Agency has listed this Agreement, and the requirement to transfer excess bond proceeds herein, on its Recognized Obligation Payment Schedule ("ROPS") for July 1, 2014 through December 31, 2014 ("ROPS 14-15A") as an obligation to be funded with excess bond proceeds.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. RECITALS

The recitals above are an integral part of this Agreement and set forth the intentions of the parties and the premises on which the parties have decided to enter into this Agreement.

2. DEFINITIONS

For purposes of this Agreement, the following terms shall have the indicated meaning:

The "Dissolution Law" means Parts 1.8 and 1.85 of Division 24 of the California Health and Safety Code, commencing with Section 34170, and other statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities.

"Bond Proceeds" mean (1) proceeds from tax allocation bonds issued on or before December 31, 2010, (2) rents, sale proceeds and other revenues generated by properties acquired and/or improved with proceeds from tax allocation bonds issued on or before December 31, 2010, (3) interest and principal paid on loans funded by proceeds from tax allocation bonds issued on or before December 31, 2010, and (4) other income or revenues generated from assets acquired or funded with proceeds from tax allocation bonds issued on or before December 31, 2010.

"Excess Bond Proceeds" means Bond Proceeds that are not needed to satisfy

Enforceable Obligations approved on a ROPS.

"Enforceable Obligations" mean enforceable obligations, other than Excess Bond Proceeds obligations, as defined under the Dissolution Law.

3. THE SUCCESSOR AGENCY'S OBLIGATIONS

The Successor Agency shall have the following obligations under this Agreement:

3.1. **CURRENT EXCESS BOND PROCEEDS.** The Successor Agency shall transfer to the City, no later than December 31, 2015, Excess Bond Proceeds currently held by the Successor Agency in an amount not to exceed \$2,889,454.31.

3.2. **FUTURE EXCESS BOND PROCEEDS.** The Successor Agency shall transfer to the City all future Excess Bond Proceeds held or received by the Successor Agency. Such future Excess Bond Proceeds shall include, without limitation, (1) Bond Proceeds previously obligated to a project or other Enforceable Obligation that become unobligated for any reason, (2) Bond Proceeds that become available in the form of rents, sale proceeds, loan repayments, or other revenues that are generated by properties or other assets acquired and/or improved with Bond Proceeds and that are not otherwise obligated to a project or other Enforceable Obligation, and (3) any other funds held by the Successor Agency that qualify as Excess Bond Proceeds under this Agreement.

The parties intend that payments of future Excess Bond Proceeds be made to the City as soon as possible after such Excess Bond Proceeds become available. The transfer of future Excess Bond Proceeds shall be made pursuant to an approved ROPS within 30 days of the commencement of the relevant ROPS period. The Successor Agency shall be responsible for ensuring that payments of future Excess Bond Proceeds, as such funds become available, are included on the next possible ROPS.

3.3. **PROJECTS FUNDED BY EXCESS BOND PROCEEDS.** The Successor Agency assigns to the City all responsibilities in relation to the administration of any projects or programs funded by Excess Bond Proceeds. The Successor Agency assigns to the City all contracts entered into by the Successor Agency or the former Redevelopment Agency of the City of Santa Cruz related to activities to be funded by Excess Bond Proceeds, with the exception of those contracts retained by the Successor Agency relating to Enforceable Obligations.

4. CITY'S OBLIGATIONS

The City shall have the following obligations under this Agreement:

4.1. **EXCESS BOND PROCEEDS.** The City shall accept, hold, and disburse Excess Bond Proceeds transferred to the City by the Successor Agency under this Agreement, including current Excess Bond Proceeds and future Excess Bond Proceeds. The City shall retain any

Excess Bond Proceeds that it receives, such as revenue generated from properties acquired or improved with Excess Bond Proceeds or payments on loans funded from Excess Bond Proceeds, without any obligation to return such funds to the Successor Agency, and shall use such funds for uses consistent with applicable bond covenants.

The City may spend Excess Bond Proceeds received or retained under this Agreement on any project, program, or activity pertaining to the Highways 1 and 9 Intersection Improvements, Riverside Avenue Utility Undergrounding and Streetscape Improvements, Santa Cruz Municipal Wharf Infrastructure Improvements, and City-wide Wayfinding Improvements. However, the City must spend Excess Bond Proceeds consistent with the original bond covenants applicable to the particular Excess Bond Proceeds. Furthermore, the City must spend Excess Bond Proceeds on eligible expenditures consistent Community Redevelopment Law. The City shall be solely responsible for ensuring that Excess Bond Proceeds are maintained and spent in accordance with bond covenants and other applicable laws.

The City assumes all contracts entered into by the Successor Agency or the former Redevelopment Agency of the City of Santa Cruz related to activities to be funded by Excess Bond Proceeds, with the exception of those contracts retained by the Successor Agency relating to Enforceable Obligations. The City shall perform its obligations hereunder, and under such assumed contracts, in accordance with the applicable provisions of federal, state and local laws, including the obligation to comply with environmental laws such as CEQA, and shall timely complete the work required for each project.

5. ENTIRE AGREEMENT; WAIVERS; AND AMENDMENTS

5.1. This Agreement constitutes the entire understanding and agreement of the parties with respect to the transfer and use of Excess Bond Proceeds. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to the subject matter of this Agreement.

5.2. This Agreement is intended solely for the benefit of the City and the Successor Agency. Notwithstanding any reference in this Agreement to persons or entities other than the City and the Successor Agency, there shall be no third party beneficiaries under this Agreement.

5.3. All waivers of the provisions of this Agreement and all amendments to this Agreement must be in writing and signed by the authorized representatives of the parties.

6. SEVERABILITY

If any term, provisions, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the parties have been materially altered or abridged by such invalidation, voiding or unenforceability. In addition, the parties shall cooperate in good faith in an effort to amend or modify this Agreement in a manner such that the purpose of any invalidated or voided provision, covenant, or condition

can be accomplished to the maximum extent legally permissible.

7. DEFAULT

If either party fails to perform or adequately perform an obligation required by this Agreement within thirty (30) calendar days of receiving written notice from the non-defaulting party, the party failing to perform shall be in default hereunder. In the event of default, the non-defaulting party will have all the rights and remedies available to it at law or in equity to enforce the provisions of this contract, including without limitation the right to sue for damages for breach of contract or to seek specific performance. The rights and remedies of the non-defaulting party enumerated in this paragraph are cumulative and shall not limit the non-defaulting party's rights under any other provision of this Agreement, or otherwise waive or deny any right or remedy, at law or in equity, existing as of the date of the Agreement or hereinafter enacted or established, that may be available to the non-defaulting party against the defaulting party.

8. BINDING ON SUCCESSORS

This Agreement shall be binding on and shall inure to the benefit of all successors and assigns of the parties, whether by agreement or operation of law.

9. FURTHER ASSURANCES

Each party agrees to execute, acknowledge and deliver all additional documents and instruments, and to take such other actions as may be reasonably necessary to carry out the intent of this Agreement.

In witness whereof, the undersigned parties have executed this Bond Expenditure Agreement effective as of the date first above written.

"CITY"

THE CITY OF SANTA CRUZ, a municipal corporation

By: _____ City Manager

Approved as to form:

By:  2-19-14 _____ City Attorney

"SUCCESSOR AGENCY"

THE CITY OF SANTA CRUZ REDEVELOPMENT SUCCESSOR AGENCY, successor agency to the Redevelopment Agency of the City of Santa Cruz under Health and Safety Code Section 34173

By: _____ Successor Agency Administrator

Approved as to form:

By: _____ Successor Agency Attorney

In witness whereof, the undersigned parties have executed this Bond Expenditure Agreement effective as of the date first above written.

"CITY"

THE CITY OF SANTA CRUZ, a municipal corporation

By: _____ City Manager

Approved as to form:

By: _____ City Attorney

"SUCCESSOR AGENCY"

THE CITY OF SANTA CRUZ REDEVELOPMENT SUCCESSOR AGENCY, successor agency to the Redevelopment Agency of the City of Santa Cruz under Health and Safety Code Section 34173

By: _____ Successor Agency Administrator

Approved as to form:

By: T. Brent Hawkins Successor Agency Attorney

RESOLUTION NO. OBSA-20

RESOLUTION APPROVING A BOND EXPENDITURE AGREEMENT BETWEEN THE CITY OF SANTA CRUZ SUCCESSOR AGENCY AND THE CITY OF SANTA CRUZ TO TRANSFER EXCESS TAX ALLOCATION BOND PROCEEDS NOT PREVIOUSLY OBLIGATED TO THE CITY FOR BOND-ELIGIBLE PURPOSES

WHEREAS, the City of Santa Cruz Successor Agency ("Successor Agency") has succeeded to the authority, rights, powers, duties and obligations of the Redevelopment Agency of the City of Santa Cruz ("City") under the Community Redevelopment Law; and

WHEREAS, the Successor Agency received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance on November 20, 2013; and

WHEREAS, Health and Safety Code Section 34191.4(c) allows a successor agency that has received a finding of completion to use bond proceeds from bonds issued prior to 2011 for any purposes for which the bonds were sold; and

WHEREAS, the Successor Agency has and will have so-called "excess" bond proceeds, i.e., pre-2011 tax allocation bond proceeds that are not otherwise obligated for a project or income generated by projects and assets funded by pre-2011 tax allocation bonds that are restricted to bond-eligible uses; and

WHEREAS, the Successor Agency wishes to use such proceeds for redevelopment purposes consistent with bond covenants; and

WHEREAS, the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) provides for a cooperative relationship between redevelopment agencies, and their successor agencies, and cities; and

WHEREAS, Health and Safety Code Section 33220(e) authorizes a local public agency to enter into an agreement with a redevelopment agency, and its successor agency, to further redevelopment purposes; and

WHEREAS, Health and Safety Code Sections 34180(h) and 34178(a) authorize a successor agency to enter into new agreements with its sponsoring city with the approval of the oversight board; and

WHEREAS, the Successor Agency desires to provide excess bond proceeds to the City to enable the City to use such funds, in a manner consistent with the original bond covenants, to undertake projects and programs eligible for redevelopment funding, which were not previously funded and obligated by the Successor Agency or the City; and

WHEREAS, the City Council and the Successor Agency governing board have authorized entering into a Bond Expenditure Agreement to govern the transfer to and the use of such funding

by the City for the costs of those projects and programs from current and future excess tax allocation bond proceeds; and

WHEREAS, the transfer of excess bond proceeds to the City under the Bond Expenditure Agreement will benefit the taxing entities by facilitating the efficient use of such funds to support projects and programs that will enhance property values and increase tax revenues to the taxing entities; and

WHEREAS, the transfer of excess bond proceeds to the City under the Bond Expenditure Agreement will help fulfill the intent of the dissolution laws to expeditiously wind-down the affairs of the former Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34177(l), as amended, requires a successor agency to prepare a Recognized Obligation Payment Schedule ("ROPS") listing the former agency's recognized enforceable obligations, payment sources, and related information for each six-month fiscal period; and

WHEREAS, Health and Safety Code Section 34191.4(c)(2)(A) requires that excess bond obligations be listed separately on a successor agency's ROPS; and

WHEREAS, the Successor Agency will list the Bond Expenditure Agreement on ROPS 14-15A as an obligation against excess tax allocation bond proceeds; and

WHEREAS, the former Redevelopment Agency's Five-Year Implementation Plan 2010-2014, adopted by Resolution NO. 1474 on December 8, 2009, includes Highway 1/9 intersection improvements, undergrounding utilities where possible, improving the Municipal Wharf, and improving signage and wayfinding;

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby approves the Bond Expenditure Agreement based on the foregoing recitals and the documentation presented to the City of Santa Cruz Oversight Board at a public meeting, the Successor Agency Oversight Board does resolve as follows:

SECTION 1. The City of Santa Cruz Successor Agency Oversight Board ("Oversight Board") hereby finds and determines that the transfer to, and use of excess bond proceeds by, the City for expenditures consistent with the applicable bond covenants will benefit the affected taxing entities by promoting the efficient use of such funds and thereby will result in community benefits and increased tax revenues to the taxing entities, based on the reasons and analysis set forth above and in the staff report accompanying this Resolution. The Oversight Board hereby further finds and determines the transfer of excess bond proceeds to the City will help fulfill the intent of the dissolution laws to expeditiously wind-down the affairs of the former Redevelopment Agency.

SECTION 2. The Oversight Board hereby approves the Successor Agency's execution and performance under a Bond Expenditure Agreement between the Successor Agency and the City of

Santa Cruz that would (1) transfer current and future excess tax allocation bond proceeds to the City to fund redevelopment projects and programs not previously funded and obligated by the Successor Agency or the City, and (2) require that such funds be used by the City consistent with the applicable bond covenants in furtherance of the purposes of redevelopment under the California Community Redevelopment Law. The Oversight Board finds that the Bond Expenditure Agreement and the obligations of the Successor Agency thereunder will constitute the creation of excess bond proceeds obligations under Health and Safety Code Section 34191.4(c)(2)(A).

SECTION 3. The Oversight Board directs the Successor Agency to include the Bond Expenditure Agreement and the transfer of excess tax allocation bond proceeds thereunder on ROPS 14-15A and on future ROPS as applicable. The effectiveness of the Bond Expenditure Agreement and transfers thereunder shall be contingent on the inclusion of the Bond Expenditure Agreement as an excess bond proceeds obligation on an approved ROPS.

PASSED AND ADOPTED this 27th of February, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____
Chair

ATTEST: _____
Clerk

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Santa Cruz City
Name of County: Santa Cruz

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A	Sources (B+C+D):	\$ 3,237,460
B	Bond Proceeds Funding (ROPS Detail)	2,889,454
C	Reserve Balance Funding (ROPS Detail)	348,006
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 3,242,381
F	Non-Administrative Costs (ROPS Detail)	3,117,381
G	Administrative Costs (ROPS Detail)	125,000
H	Current Period Enforceable Obligations (A+E):	\$ 6,479,841

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	3,242,381
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(60,677)
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 3,181,704

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	3,242,381
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	3,242,381

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Cynthia Mathews	Board Chair
Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail July 1, 2014 through December 31, 2014 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 64,941,345		\$ 2,889,454	\$ 348,006	\$ -	\$ 3,117,381	\$ 125,000	\$ 6,479,841
1	2004 Tax Allocation Bonds	Bonds Issued On or	4/1/2005	10/1/2031	Bank of New York	Bond issue to fund projects	Merged	5,895,641	N				243,074		\$ 243,074
2	2011 A Housing Bonds	Bonds Issued After 12/31/10	3/7/2011	10/1/2024	BNY/JP Morgan	Bonds issued to fund housing projects	Merged	10,088,060	N				701,746		\$ 701,746
3	2011 B Non Housing Taxable	Bonds Issued After 12/31/10	3/7/2011	10/1/2026	BNY/JP Morgan	Bonds issued to fund projects	Merged	26,901,944	N				1,514,664		\$ 1,514,664
4	2011 C Non Housing Tax Exempt	Bonds Issued After 12/31/10	3/7/2011	10/1/2026	BNY/JP Morgan	Bonds issued to fund projects	Merged	8,712,560	N				525,436		\$ 525,436
5	Bond expenses	Fees	4/1/2005	10/1/2031	Bank of New York	Bond Trustee Fees	Merged	99,712	N				2,247		\$ 2,247
6	1010 Pacific OPA	OPA/DDA/Construction	1/18/2002	11/12/2033	1010 Pacific Investors	Payments per OPA	Merged	3,874,630	N		83,162		-		\$ 83,162
7	1280 Shaffer OPA	OPA/DDA/Construction	1/18/2002	11/12/2033	1280 Shaffer Rd Inv.	Payments per OPA	Merged	6,059,374	N		63,874		65,084		\$ 128,958
8	Chestnut LLC OPA	OPA/DDA/Construction	7/11/2000	11/12/2033	Developer Deferred City Fees	Payments per OPA	Merged	80,000	N				58,130		\$ 58,130
11	HWY 1/9 Intersection Imprvmnts Phase I	Improvement/Infrastructure	7/13/2004	11/12/2033	City Public Works, Various	HWY 1/9 Improvements	Merged	82,368	N		82,368				\$ 82,368
16	MBUAD-Trolley Grant Agreement	Miscellaneous	1/12/2012	1/12/2014	Trolley Consortium/bid dependent	Grant Agreement-Pass through	Merged		N						
18	Econ Dev Marketing Workplan	Professional Services	3/25/2011	6/30/2013	No Name	Contract for Business Development Services	Merged	-	Y						\$ -
21	EDA/CCHE Grant Agmt.	Professional Services	1/1/2014	6/30/2014	Mark Primack Architect, Inc.	TDMC-Space 110 Architectural Services	Merged		Y						
22	EDA/CCHE Grant Agmt.	Professional Services	1/1/2014	6/30/2014	To be determined	TDMC-Space 110 Architectural Services	Merged		Y						
25	EDA/CCHE Grant Agmt.	Improvement/Infrastructure	1/1/2014	6/30/2014	City Planning Dept.	TDMC-Space 110 Permit Fees	Merged		Y						
26	EDA/CCHE Grant Agmt.	Improvement/Infrastructure	1/1/2014	6/30/2014	Various (bid dependent)	TDMC-Space 110 Tenant Improvements	Merged		Y						
30	EDA/CCHE Grant Agmt.	Improvement/Infrastructure	9/30/2009	9/26/2015	Various (bid dependent)	TDMC-Kron landscaping	Merged		N						
34	EDA/CCHE Grant Agmt.	Miscellaneous	9/30/2009	6/30/2014	Tannery Arts Center	TDMC-Space 110 Space Costs -no tenant	Merged		N						
45	Del Mar Property Management	Property Maintenance	1/1/2014	6/30/2014	Various - TBD	Del Mar Facility maintenance & mgmt	Merged	94,000	N		80,000		7,000		\$ 87,000
66	Trolley Agreement	Professional Services	3/7/2011	12/31/2014	Kimley-Horn and Associates, Inc.	Contract for professional services	Merged	15,065	N		15,065				\$ 15,065
67	Trolley Repairs	Professional Services	6/13/2011	6/30/2014	Santa Cruz Trolley Consortium	Contract for professional services	Merged		N						
69	Lower Pacific Avenue Parking Study	Professional Services	3/9/2011	12/31/2014	Kimley-Horn and Associates, Inc.	Economic Development	Merged	23,537	N		23,537				\$ 23,537
133	LMIH Project Mgmt & Delivery	Project Management Costs	1/1/2014	6/30/2014	City of Santa Cruz	Project Mgmt & Delivery, Planning	Merged		N						
135	Administrative Budget / Contracts for Operations	Admin Costs	1/1/2014	6/30/2014	City of Santa Cruz	Administrative Budget / Contracts for Operations	Merged	125,000	N					125,000	\$ 125,000
136	Admin City Support Services	Admin Costs	1/1/2014	6/30/2014	City of Santa Cruz	City Mgr, Clerk, Finance, HR, IT	Merged	-	N						\$ -
139	Admin Facilities	Admin Costs	1/1/2014	6/30/2014	Various	Rent, Utilities, Maintenance	Merged	-	N						\$ -
140	Admin Meetings, Noticing, Travel	Admin Costs	1/1/2014	6/30/2014	Various	Meetings, Training, Travel, Official Notices	Merged	-	Y						\$ -
141	Admin supplies	Admin Costs	1/1/2014	6/30/2014	Various	Office supplies, postage	Merged	-	Y						\$ -
142	Admin Legal	Admin Costs	1/1/2014	6/30/2014	BBK, City Attorney	Legal counsel, document review	Merged	-	N						\$ -
143	Admin Audit	Admin Costs	1/1/2014	6/30/2014	Lance Soll & Lunghard LLP	Audits	Merged	-	N						\$ -
155	110 Lindberg Street Affordable Housing	Project Management Costs	1/1/2014	6/30/2014	City of Santa Cruz	Project Delivery Costs	Both		N						

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail July 1, 2014 through December 31, 2014 (Report Amounts in Whole Dollars)	
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[illegible]

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.								
A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
	Cash Balance Information by ROPS Period							Comments
ROPS 13-14A Actuals (07/01/13 - 12/31/13)								
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	2,889,454	35,772,490	1,813,062	-	698,685	-	
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	-	27,036	-	-	638,890	3,885,111	
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs	-	-	1,666,026	-	171,241	3,824,434	OFA DDR distribution in the amount of \$825,482 was paid to CAC on 11/13/13.
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A	-	3,743,667	-	-	-	-	
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required					60,677	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 2,889,454	\$ 32,055,859	\$ 147,036	\$ -	\$ 1,166,334	\$ -	Other Fund Sources in Column G include \$461,920 restricted for the Del Mar Theatre.
ROPS 13-14B Estimate (01/01/14 - 06/30/14)								
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 2,889,454	\$ 35,799,526	\$ 147,036	\$ -	\$ 1,166,334	\$ 60,677	
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	-	27,000	-	-	87,000	1,499,365	
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)	-	-	-	-	82,368	1,499,365	
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B	-	3,743,667	-	-	-	-	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ 2,889,454	\$ 32,082,859	\$ 147,036	\$ -	\$ 1,170,966	\$ 60,677	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a) (Report Amounts in Whole Dollars)																			
ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.																			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	SA Comments
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	
		\$ -	\$ -	\$ 387,025	\$ 301,092	\$ -	\$ -	\$ 3,824,866	\$ 3,824,866	\$ 3,824,866	\$ 3,764,189	\$ 60,677	\$ 135,000	\$ 60,245	\$ 60,245	\$ 60,245	\$ -	\$ 60,677	
1	2004 Tax Allocation	-	-	-	-	-	-	240,699	240,699	\$ 240,699	240,699	\$ -						\$ -	
2	2011 A Housing	-	-	-	-	-	-	686,079	686,079	\$ 686,079	686,079	\$ -						\$ -	
3	2011 B Non Housing Taxable	-	-	-	-	-	-	1,488,259	1,488,259	\$ 1,488,259	1,488,259	\$ -						\$ -	
4	2011 C Non Housing Tax Exempt	-	-	-	-	-	-	518,938	518,938	\$ 518,938	518,938	\$ -						\$ -	
5	Bond expenses	-	-	-	-	-	-	2,247	2,247	\$ 2,247	2,247	\$ -						\$ -	
6	1010 Pacific OPA	-	-	-	-	-	-	81,531	81,531	\$ 81,531	81,531	\$ -						\$ -	
7	1280 Shaffer OPA	-	-	-	-	-	-	126,430	126,430	\$ 126,430	126,430	\$ -						\$ -	
8	Chestnut LLC OPA	-	-	-	-	-	-	58,130	58,130	\$ 58,130	58,130	\$ -						\$ -	
9	Del Mar Property Management	-	-	129,851	129,851	-	-	-	-	\$ -	-	\$ -						\$ -	Reserves for Item #9 were expended in ROPS 3 (1/1/13-6/30/13)
11	HWY 1/9 Intersection Imprvmnts Phase I	-	-	110,109	8,627	-	-	-	-	\$ -	-	\$ -						\$ -	
15	MBUACPD- Powertrain R & D (Zero)	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
16	MBUAD-Trolley Grant Agreement	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
18	Econ Dev Marketing Workplan	-	-	-	-	-	-	25,000	25,000	\$ 25,000	25,000	\$ -						\$ -	RPTTF reimbursement of a prior period expenditure
21	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	24,894	24,894	\$ 24,894	24,894	\$ -						\$ -	
22	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	25,000	25,000	\$ 25,000	25,000	\$ -						\$ -	
25	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	5,000	5,000	\$ 5,000	5,000	\$ -						\$ -	
26	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	392,210	392,210	\$ 392,210	392,210	\$ -						\$ -	
30	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
34	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	7,500	7,500	\$ 7,500	-	\$ 7,500						\$ 7,500	
35	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	62,661	62,661	\$ 62,661	62,661	\$ -						\$ -	RPTTF reimbursement of a prior period expenditure
36	EDA/CCHE Grant Agmt.	-	-	-	-	-	-	3,000	3,000	\$ 3,000	3,000	\$ -						\$ -	RPTTF reimbursement of a prior period expenditure
45	Del Mar Property Management	-	-	-	2,145	-	-	7,000	7,000	\$ 7,000	7,000	\$ -						\$ -	
47	Del Mar Property Management	-	-	130,000	75,428	-	-	20,000	20,000	\$ 20,000	-	\$ 20,000						\$ 20,000	
49	Del Mar Parking Lot 7 Reconst.	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	
66	Trolley Agreement	-	-	7,065	-	-	-	8,000	8,000	\$ 8,000	-	\$ 8,000						\$ 8,000	
67	Trolley Repairs	-	-	-	10,264	-	-	-	-	\$ -	-	\$ -						\$ -	
69	Lower Pacific Avenue Parking Study	-	-	10,000	10,000	-	-	27,048	27,048	\$ 27,048	3,511	\$ 23,537						\$ 23,537	
70	Lower Pacific Avenue Parking Study	-	-	-	-	-	-	1,640	1,640	\$ 1,640	-	\$ 1,640						\$ 1,640	
72	Pacific Avenue (Beach Area) Streetscape	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments																					
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)																					
(Report Amounts in Whole Dollars)																					
ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.																					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T		
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures												Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	SA Comments
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin								
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)			
		\$ -	\$ -	\$ 387,025	\$ 301,092	\$ -	\$ -	\$ 3,824,866	\$ 3,824,866	\$ 3,824,866	\$ 3,764,189	\$ 60,677	\$ 135,000	\$ 60,245	\$ 60,245	\$ 60,245	\$ -	\$ 60,677			
86	Downtown Directory Sign Program	-		-		-		-		\$ -		\$ -						\$ -			
103	Graffiti Abatement Program	-		-		-		-		\$ -		\$ -						\$ -			
133	LMIH Project Mgmt & Delivery	-		-		-		-		\$ -		\$ -						\$ -			
135	Administrative Budget / Contracts for Operations	-		-	64,777	-		-		\$ -		\$ -				60,245		\$ -	Insufficient RPTTF available to cover admin allowance, so utilized reserves for difference.		
136	Admin City Support Services	-		-		-		-		\$ -		\$ -						\$ -			
139	Admin Facilities	-		-		-		-		\$ -		\$ -						\$ -			
140	Admin Meetings, Noticing, Travel	-		-		-		-		\$ -		\$ -						\$ -			
141	Admin supplies	-		-		-		-		\$ -		\$ -						\$ -			
142	Admin Legal	-		-		-		-		\$ -		\$ -						\$ -			
143	Admin Audit	-		-		-		-		\$ -		\$ -						\$ -			
155	110 Lindberg Street Affordable Housing	-		-		-		-		\$ -		\$ -						\$ -			
170	Oversight Board Legal Counsel	-		-		-		-		\$ -		\$ -						\$ -			
171	AB 1484 Due Diligence Review	-		-		-		11,000	11,000	\$ 11,000	11,000	\$ -						\$ -	RPTTF reimbursement of a prior period expenditure		
172	Tannery Digital Media Center	-		-		-		2,600	2,600	\$ 2,600	2,600	\$ -						\$ -			
										\$ -		\$ -						\$ -			

Recognized Obligation Payment Schedule 14-15A - Notes July 1, 2014 through December 31, 2014

Recognized Obligation Payment Schedule 14-15A - Notes July 1, 2014 through December 31, 2014

[illegible]

RESOLUTION NO. OBSA-21

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ APPROVING THE ADMINSTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR JULY 1, 2014 - DECEMBER 31, 2014 AND THE RECOGNIZED OBLIGATION SCHEDULE FOR JULY 1, 2014 - DECEMBER 31, 2014

WHEREAS, pursuant to ABx1 26 and AB 1484, the Successor Agency to the former Redevelopment Agency has prepared Recognized Obligation Payment Schedules (ROPS) and corresponding administrative budgets for each respective six-month period; and

WHEREAS, the ROPS and the corresponding administrative budget for the July 1, 2014-December 31, 2014 period has hereby been prepared for consideration by the Oversight Board; and

WHEREAS, the Successor Agency approved the proposed budget adjustments and amended ROPS for the period July 1, 2014 through December 31, 2014 (ROPS 14-15A) at its meeting on February 25, 2014;

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz hereby approves the ROPS and corresponding administrative budget for period July 1, 2014 through December 31, 2014 (ROPS 14-15A).

PASSED AND ADOPTED this 27th of February, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____
Chair

ATTEST: _____
Clerk