



*License # 867264*

**ASTM E-1527-13  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**216 BROOKSIDE AVENUE  
REDLANDS, CALIFORNIA 92373**

**Prepared For:**

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**February, 2017**

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## EXECUTIVE SUMMARY

Force Environmental (Force) visually observed the site to identify potential sources or indications of chemical contamination such as underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyls (PCBs), chemicals and hazardous waste/materials, areas with surficial staining or distressed vegetation, and visual evidence of suspect asbestos-containing materials (ACMs) and/or asbestos-containing debris piles. The immediately adjacent properties were observed from the site, without being entered, for possible sources of contamination or environmental impairment, which could migrate to the site via surface water runoff, groundwater transport, or other pathways. Force obtained and reviewed a regulatory records report, reviewed readily available historical aerial photographs, and historical maps, if available, and interviewed local regulatory agency personnel. A site vicinity map, using a United States Geological Survey (USGS) topographic map, a site map, site photographs, the regulatory database, Fire Insurance maps and a City Directory are included as attachments to this report.

On February 8, 2017, Force staff conducted a review of files and a walk-through of the property located 216 Brookside Avenue, Redlands, California, hereinafter referred to as the "Site" (see Attachment A, Figures 1 and 2). A walk along the perimeter of the site and a walk along the immediate site area were conducted during the site inspection. The site consists of a parking lot and one vacant building. At the time of the site visit, the weather was clear and visibility was good.

### *Records Review*

According to the County Assessor's Office, only one parcel is identified as Assessor's Parcel Numbers (APN's) 0171-211-13, 14, 16, 18-20 at 216 Brookside Avenue in Redlands, California.

The Site is occupied by one vacant building. The Site consists of approximately total of 1 acre. The general vicinity of the Site can be characterized as a mix of residential and commercial properties. The entire parcel is developed. No stressed vegetation or staining was observed on the site. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was noted on the property during the subsequent records review conducted at the City of Redlands.

*\*Records reviewed from the City of Redlands were limited and Force cannot attest to the accuracy or the completeness of the documents reviewed*



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The summaries of available records reported from known reports are listed as follows:

Site was constructed sometime in the 1925 which consisted of the current configuration. The building was used the superior court office for the county of San Bernardino.

No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was visually or physically observed on the property during the various site reconnaissance.

### CONCLUSIONS/RECOMMENDATIONS

Force has performed this Phase I ESA in conformance with the scope and limitations of ASTM Designation E 1527-13 of 216 Brookside Avenue in Redlands, California, Assessor's Parcel Numbers (APN's) 0171-211-13, 14, 16, 18-20 (Site). Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Based on the review of available records this assessment has revealed no indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was noted on the property during the records review.

## 1.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I ESA for parcel of land identified as, Assessor's Parcel Numbers (APN's) 0171-211-13, 14, 16, 18-20 located in the City of Redlands, California at 216 Brookside Avenue (Site).

### 1.1 Purpose

The purpose of this Phase I ESA was to identify any recognized *environmental conditions* (REC's) related to the sale of the property.

### 1.2 Scope-of-Services

This Phase I ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Designation E 1527-013. Any significant scope-of-work additions, deletions, or deviations to ASTM Designation E 1527-013 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the site through a review of referenced sources for topographic, geologic, soils, and hydrologic data.
- Historical land use at the site, adjoining properties and surrounding area through a review of referenced sources including land title records, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current site conditions including observations and interviews regarding the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or medical waste; equipment that utilizes oils which potentially contain polychlorinated biphenyls (PCBs); and, storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto or under the Site.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.

### 1.3 Assumptions, Limitations, and Exceptions

Ambient has prepared this Phase I ESA using reasonable efforts in each phase of its work to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the Site. The scope of work for this Phase I ESA was consistent with ASTM Designation E 1527-013. Findings within this report are based on information collected from observations made on the day of the Site investigation and from reasonably ascertainable information obtained from governing public agencies and referenced sources.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques. Ambient makes no representation or warranty that the past or current operations at the Site are or have been in compliance with all applicable federal, state, and local laws, regulations, and codes.

Regardless of the findings stated in this report, Force is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Site and neighboring properties that could impact the property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Practice E 1527-013. The information provided in the regulatory database report is assumed to be correct and complete unless obviously contradicted by field observation or other reviewed sources.

Reasonable efforts have been made during this assessment of ASTs and USTs and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to snow cover, paving, construction or debris pile storage, or incorrect information from sources.

Force is not a professional title insurance firm and makes no guarantee, explicit or implied, that any land title records reviewed represent a comprehensive or precise delineation of past property ownership or occupancy for legal purposes.

#### 1.4 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by NTC Commercial Real Estate Group, Inc. or any of its affiliates, and third parties authorized in writing NTC Commercial Real Estate Group, Inc. or Force, including the lender(s) in connection with a secured financing of the Site, and their respective successors and assigns. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual Site conditions may change with time, and that hidden conditions may exist at the Site that were not discoverable within the authorized scope of the assessment.

Force makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied. Force liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a maximum of \$1,000.00.

## **2.0 SITE DESCRIPTION**

### **Location and Description**

The Site is identified as 216 Brookside Avenue and is listed under Assessor's Parcel Number's (APN's) 0171-211-13, 14, 16, 18-20 located in the City of Redlands, California (Site). The Site is in the City Redlands and is within a mixed use neighborhood of residential and commercial properties consisting of approximately 2 acres. Site Vicinity Map is provided in Appendix A, Site photographs are in Appendix B, and a Site Map is included in Appendix C.

### **2.2 Surrounding Area General Characteristics**

The overall character of the surrounding area consists primarily of commercial and residential properties. Topography of the area is flat.

### **2.3 Current Use of the Site**

The Site is not currently used and has been vacant 2009.

### **2.4 Description of Site Improvements**

Existing improvements consist of a single building which as we understand was the former superior court office building.

## 2.5 Current Use of Adjoining Properties

Current uses of the adjoining property were observed.

**North** –Government and Commercial Buildings

**East** – Government and Commercial Buildings

**South** –Vacant Police Station Government and Commercial Buildings

**West** – Parking Lot

## 3.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) that was provided during our research with regard to the Phase I ESA.

### 3.1 Title Records

Force was provided a preliminary Title Report which indicated the various parcels and the utility easements.

### 3.2 Environmental Liens or Activity and Use Limitations

Force was not provided with any information regarding Site environmental liens or activity and use limitations.

### 3.3 Specialized Knowledge

Force was not provided with specialized knowledge from Client.

### 3.4 Valuation Reduction for Environmental Issues

Force was not provided with any property details report indicating the value of the property.

### 3.5 Owner, Property Occupant Information

According to documents reviewed, the County of San Bernardino owns the property.

### 3.6 Reason for Performing Phase I ESA

The Phase I Site Assessment was performed to evaluate and update the environmental risk associated with the Site prior to the proposed sale of the property.

#### 4.0 RECORDS REVIEW

##### Standard Environmental Records

The regulatory agency database report discussed in this section, provided by ERS, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the Site. Ambient also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are identified as being located within the general area of the Site based on the partial street address, city, or zip code. Any site from the unmappable listings that was identified by Ambient as a result of the area reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section. A copy of the ERS regulatory database report is included in Appendix D. The following is a summary of the findings of the database review on the following pages.

<b>SUMMARY OF FEDERAL &amp; STATE AGENCY DATABASE FINDINGS</b>			
<b>Regulatory Database</b>	<b>Approx. Minimum Search Distance</b>	<b>Site Listed?</b>	<b>No. Of Sites Listed*</b>
Federal National Priority List (NPL)	1 mile	No	0
Federal CERCLIS list	1mile	No	2
Federal CERCLIS NFRAP	Site and adjacent	No	0
Federal CORRACTS	1 mile	No	0
Federal RCRIS-SQG	1 mile	No	0
Federal RCRIS-TSD	Site and adjacent	No	0
Federal ERNS list	Property	No	0
California Hazardous Waste Information System (HWIS)	1 mile	No	
California Annual Work Plan (AWP) and Bond Expenditure Plan (BEP) [State-equivalent to NPL]	1mile	No	4
Cal-Sites [State-equivalent to CERCLIS]	1 mile	No	1
California Hazardous Material Incident Reporting System (CHMIRS)	1 mile	No	0
State Landfill or Solid Waste Disposal sites	1 mile	No	0
Hazardous Waste and Substance List sites (CORTESE)	1 mile	No	0
State Leaking Underground Storage Tanks (LUST)	1 mile	No	0
State Registered UST California Facility Inventory Database (CA FID UST); Historical UST (HIST UST)	1mile	No	2
Cleaners/Coal Gas	1 mile	No	0

#### 4.1.1 Federal Agency Database Findings

Force has reviewed the database reported and based upon type of materials reported for disposal; these sites do not pose a material threat to the site.

#### 4.1.2 State Agency Database Findings

Force has reviewed the database reported and based upon type of materials reported or the release reported from other sites in the surrounding area and the topographic position of each site; these sites do not pose a material threat to the site.

#### 4.1.3 Local Regulatory Agency Findings

- *California Regional Water Quality Control Board (CRWQCB)*
- *San Bernardino County Environmental Health*
- *San Bernardino County Tax Assessors Office*
- *City of Redlands Planning Department*

Force submitted Freedom of Information Act (FOIA) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjacent properties. As of this writing, these agencies have not responded to Force's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

##### *Department of Toxic Substance Control (DTSC)*

Force has faxed a request for information and no site information was available.

##### *Federal Communication Commission (FCC)*

An antenna tower is present at the site located to the rear of the property. The FCC was notified for information pertaining to hazardous substances, related to the operation of the antenna on the property. No information was made available.

### *Fire Department Records*

Force submitted Freedom of Information Act (FOIA) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjacent properties. As of this writing, these agencies have not responded to Force's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

## **4.2 Physical Setting Sources**

### **4.2.1 Topography**

According to the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map of the Redlands, California Quadrangle, the Site is at an approximate elevation of 1,341 feet above mean sea level. A copy of the topographic map/site vicinity map is included in Appendix A.

### **4.2.2 Geology**

As reported by others, the Site is underlain by non-Marine to Marine sedimentary Miocene soil that consists of alluvial deposits of unconsolidated gravel, sand, silt, and clay below a depth of five (5) feet. It is reported that the surface lithology consists of very dark-brown sand described as artificial fill.

### **4.2.3 Soils**

Ambient reviewed the ERS regulatory database report for subsurface information. According to the database report, a soil in the vicinity of the Site is classified as coarse sandy loam, unweathered bedrock and fine sandy loam. The hydrologic group is not reported. Soils are not reported. The soil does not meet the requirements for a hydric soil.

### **4.2.4 Hydrology**

Considering the surface topography for the Site area, as interpreted from the USGS Redlands Quadrangle map and information provided by ERS, local ground water would be expected to flow towards the south and South to Southwest towards Pacific Ocean. However, actual ground water flow direction is often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual ground water flow direction under the site can be accurately determined only by installing ground water monitoring wells, which is beyond the scope of this project. Data obtained from USGS and information gathered by others indicates that groundwater in the area range in depth from 50 to 300 feet below ground surface.



#### 4.2.5 Alquist Priolo Earthquake Fault Zone Map Report

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando Earthquake, which was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. Surface rupture is the most easily avoided seismic hazard. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. ["Earthquake Fault Zones" were called "Special Studies Zones" prior to January 1, 1994.] The maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Local agencies must regulate most development projects within the zones. Projects include all land divisions and most structures for human occupancy. Single family wood-frame and steel-frame dwellings up to two stories not part of a development of four units or more are exempt. However, local agencies can be more restrictive than state law requires. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. A licensed geologist must prepare an evaluation and written report of a specific site. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). The Site is not located within a mapped Alquist-Priolo zone.

#### 4.2.6 National Wetlands Inventory (NWI)

The National Wetlands Inventory (NWI) of the U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. Federal, State, and local agencies, academic institutions, U.S. Congress, and the private sector use this information. The Emergency Wetland Resources Act of 1986 directs the service to map the wetlands of the United States.

The U.S. Fish and Wildlife Service have not produced an NWI map for the USGS 7.5-Minute Series Topographic Map of the Redlands California quadrangle. This indicates that there are no wetlands identified/mapped on this quadrangle map, but not within the Site.

#### 4.2.7 Federal Emergency Management Agency (FEMA)

In response to increasing losses from flood hazards nationwide, the Congress of the United States passed the National Flood Insurance Act of 1968, which established the National Flood Insurance Program (NFIP). The 1968 Act provided for the availability of flood insurance within communities that were willing to adopt floodplain management programs to mitigate future flood losses. The act also required the identification of all floodplain areas within the United States and the establishment of flood-risk zones within those areas. As a result of the 1972 Hurricane Agnes flooding along the East coast, the 1968 Act was expanded by the Flood Disaster Protection Act of 1973. The 1973 Act added the mandatory purchase requirement and increased the awareness of floodplain mapping needs throughout the country. The

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responsibility for administration of the NFIP falls with the Federal Insurance Administration of the Federal Emergency Management Agency (FEMA). FEMA flood data for San Bernardino County indicates that the Site is not located in an area designated as a 500-year floodplain, Zone X for minimal flooding.

### 4.3 Historical Use Information

#### 4.3.1 Aerial Photographs

Ambient has reviewed the available historical aerial photographs of the Site and surrounding areas from NETR Historic Aerials: The following are our interpretations:

YEAR	SCALE	COMMENTS
1938	1 inch = 500 feet	The Site is constructed in the current configuration as today.
1959	1 inch = 555 feet	No significant changes Building on Site appears in 1938
1970	1 inch = 500 feet	No significant changes Building on Site appears in 1938
2010	1 inch = 500 feet	No significant changes Building on Site appears in 1938

The review of aerial photographs did identify past uses indicating *recognized environmental conditions* at the Site.

#### 4.3.2 Property Tax Files

Property tax files showed the ownership as the County of San Bernardino.

#### 4.3.3 Land Title Records

Preliminary title records were not provided by the Client.

#### 4.3.4 City Directories

Research regarding the availability of historical city directories was conducted by ESR. The following are descriptions and interpretations from the historical city directory review for the Site address:

YEAR	COMMENTS
1925	Site identified as the County of San Bernardino Superior Court
1949	Site identified as the County of San Bernardino Superior Court
1950	Site identified as the County of San Bernardino Superior Court
1960	Site identified as the County of San Bernardino Superior Court
1970	Site identified as the County of San Bernardino Superior Court
1980	Site identified as the County of San Bernardino Superior Court
1990	Site identified as the County of San Bernardino Superior Court
2000	Site identified as the County of San Bernardino Superior Court

The review of city directories did identify past uses indicating *recognized environmental conditions* at the Site.

#### 4.3.5 Building Department Records

Force reviewed available historic building department records for information regarding past uses of the property at the City of Redlands as far back as 1925. The review of building department records did not identify past uses indicating *recognized environmental conditions* at the Site.

#### 4.3.6 Zoning/Land Use Records

The site is located in a commercial, residential and mixed use area.

#### 4.3.7 Prior Reports & Interviews

No other environmental reports were identified or made available by the client/user during the Phase I ESA. All information was reviewed for the site up to the date of prior reports or the date that interviews were conducted.

#### 4.3.8 Oil & Gas Well Maps

Force reviewed Wildcat Map and the site is not covered.

#### 4.3.9 Sanborn Maps

A search for fire insurance maps for the property and surrounding area was conducted by ESR. No significant changes or updated maps have been provided since 1925.

The review of fire insurance maps that were made available did not identify past uses indicating *recognized environmental conditions* at the Site.

## 5.0 SITE RECONNAISSANCE

The site was inspected on February 8, 2017. The following is a summary of visual and/or physical observations of the Site on the day of the site visit. Photographs can be found in Appendix B.

### 5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of:

- the Site and improvements;
- adjoining sites as viewed from the property; and,
- The surrounding area based on visual observations made during the trip to and from the parcels.

### 5.2 Hazardous Substance Use/Storage

Force did not observe any Hazardous Substance Use/Storage on the Site.

### 5.3 Storage Tanks

Force did observe an above ground propane storage tank on site and was 30% full at the time of inspection. The tank was properly placarded and bollards were around the tank.

### 5.4 Other Petroleum Products

Force did not observe any petroleum products on the Site.

### 5.5 Polychlorinated Biphenyls (PCBs)

The use and/or storage or disposal of PCB-containing transformers, lifts, or other equipment was not observed on the Site.

5.6 Asbestos-Containing Material (ACM)

Force did conduct an asbestos survey of the property and is reported under separate cover.

5.7 Lead-Based Paint (LBP)

Force did conduct a lead inspection of the property and is reported under separate cover.

5.8 Waste Generation, Storage and Disposal

No evidence of the generation, storage or disposal of wastes (hazardous or non-hazardous) was observed on the Site.

5.9 Septic Systems

Evidence of a septic system was not observed on the Property.

5.10 Storm Water Management/Surface Areas

There was no evidence of surface water, surface impoundments, retention/detention ponds, dry wells, or other storm water management systems on the Property. The surfaces surrounding the property are paved streets. The Site itself is relatively flat.

5.11 Wells

No evidence of water supply or groundwater monitoring wells was observed on the subject property during the site reconnaissance.

**6.0 INTERVIEWS**

Pertinent information from our review of all available information is discussed in applicable sections of this report and the findings are within the body of this report. A copy of the questionnaire is attached to this report.

## 7.0 FINDINGS

On February 8, 2017, Force staff conducted a review of files and a walk-through of the property located 216 Brookside Avenue, Redlands, California, hereinafter referred to as the "Site" (see Attachment A, Figures 1 and 2). A walk along the perimeter of the site and a walk along the immediate site area were conducted during the site inspection. The site consists of a parking lot and one vacant building. At the time of the site visit, the weather was clear and visibility was good.

### *Records Review*

According to the County Assessor's Office, only one parcel is identified as Assessor's Parcel Numbers (APN's) 0171-211-13, 14, 16, 18-20 at 216 Brookside Avenue in Redlands, California.

The Site is occupied by one vacant building. The Site consists of approximately total of 1 acre. The general vicinity of the Site can be characterized as a mix of residential and commercial properties. The entire parcel is developed. No stressed vegetation or staining was observed on the site. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was noted on the property during the subsequent records review conducted at the City of Redlands.

*\*Records reviewed from the City of Redlands were limited and Force cannot attest to the accuracy or the completeness of the documents reviewed*



The summaries of available records reported from known reports are listed as follows:

Site was constructed sometime in the 1925 which consisted of the current configuration. The building was used the superior court office for the county of San Bernardino.

No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was visually or physically observed on the property during the various site reconnaissance.

## 8.0 CONCLUSIONS/RECOMMENDATIONS

Force has performed this Phase I ESA in conformance with the scope and limitations of ASTM Designation E 1527-13 of 216 Brookside Avenue in Redlands, California, Assessor's Parcel Numbers (APN's) 0171-211-13, 14, 16, 18-20 (Site). Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Based on the review of available records this assessment has revealed no indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was noted on the property during the records review.

**9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

Force Environmental has performed a Phase I ESA of the parcel of land identified as 216 Brookside Avenue, Redlands California (Site). Force has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Ambient has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in the AAI rule.



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Timothy J. Lane, REPA 11767

## 10.0 REFERENCES

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13, Published 2013

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), written communication.

California Geological Survey, Alquist Priolo Earthquake Fault Zone Maps.

City of Redlands, Planning and Zoning Department, records review.

NETR Aerial Photography, 1939-2012.

Environmental Record Search, inquiry number 2104679016

State of California, Dept. of Conservation, Division of Oil, Gas, and Geothermal Resources, Wildcat Map W-71, February 2003.

California Regional Water Quality Control Board, telephone communication.

State of California, Dept. of Water Resources - Southern California Division, Groundwater Section, records review.

United States Geological Survey, Earthquake Hazards Program, records review.

Force "Phase II Environmental Site Assessment" , October 1, 2016

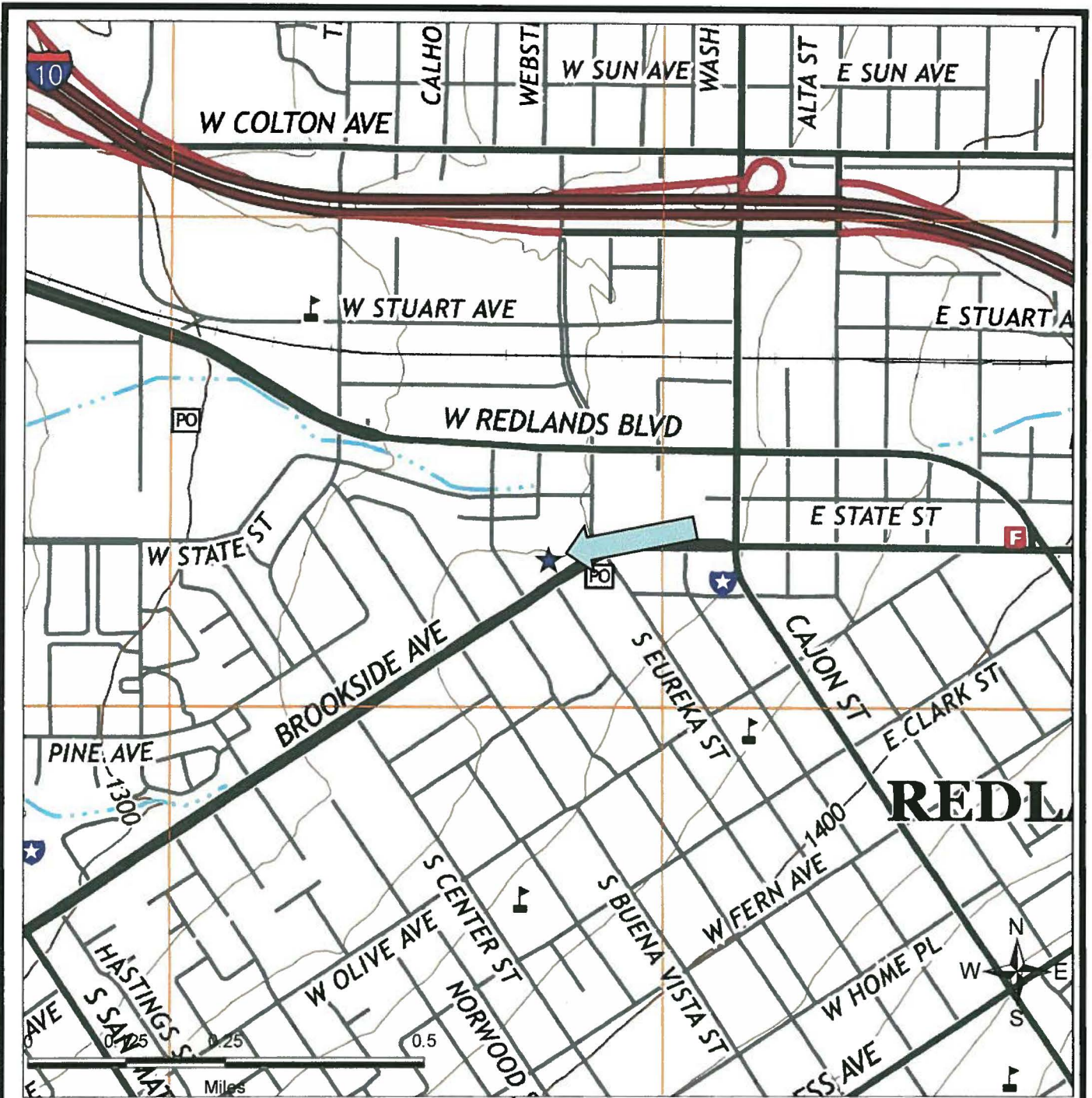
Federal Emergency Management Administration, (2008), 'Flood Insurance Rate Map, Los Angeles County, California and Incorporated Areas',

**11.0 APPENDICES**

- Appendix A - Site Vicinity Map
- Appendix B - Site Photographs
- Appendix C - Site Map
- Appendix D - ERS Database
- Appendix E - City Directory
- Appendix F - Regulatory Responses
- Appendix G - Previous Reports
- Appendix H- Terminology

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**APPENDIX A**  
**SITE VICINITY MAP**



USGS Redland Quad,  
2015

NOT TO SCALE



Site Vicinity Map  
216 Brookside  
Redlands, CA

PROJECT No 17-1025

DATE:2/17

**APPENDIX B**  
**SITE PHOTOGRAPHS**



**216 Brookside Avenue  
Redlands, California**

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**Photograph #1 – View looking West to Site**



**Photograph #2 – View looking East from Site and at Brookside Avenue.**



**216 Brookside Avenue  
Redlands, California**

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**Photograph #3 – View looking North from Site.**



**Photograph #4- View looking South from Site.**

**216 Brookside Avenue  
Redlands, California**

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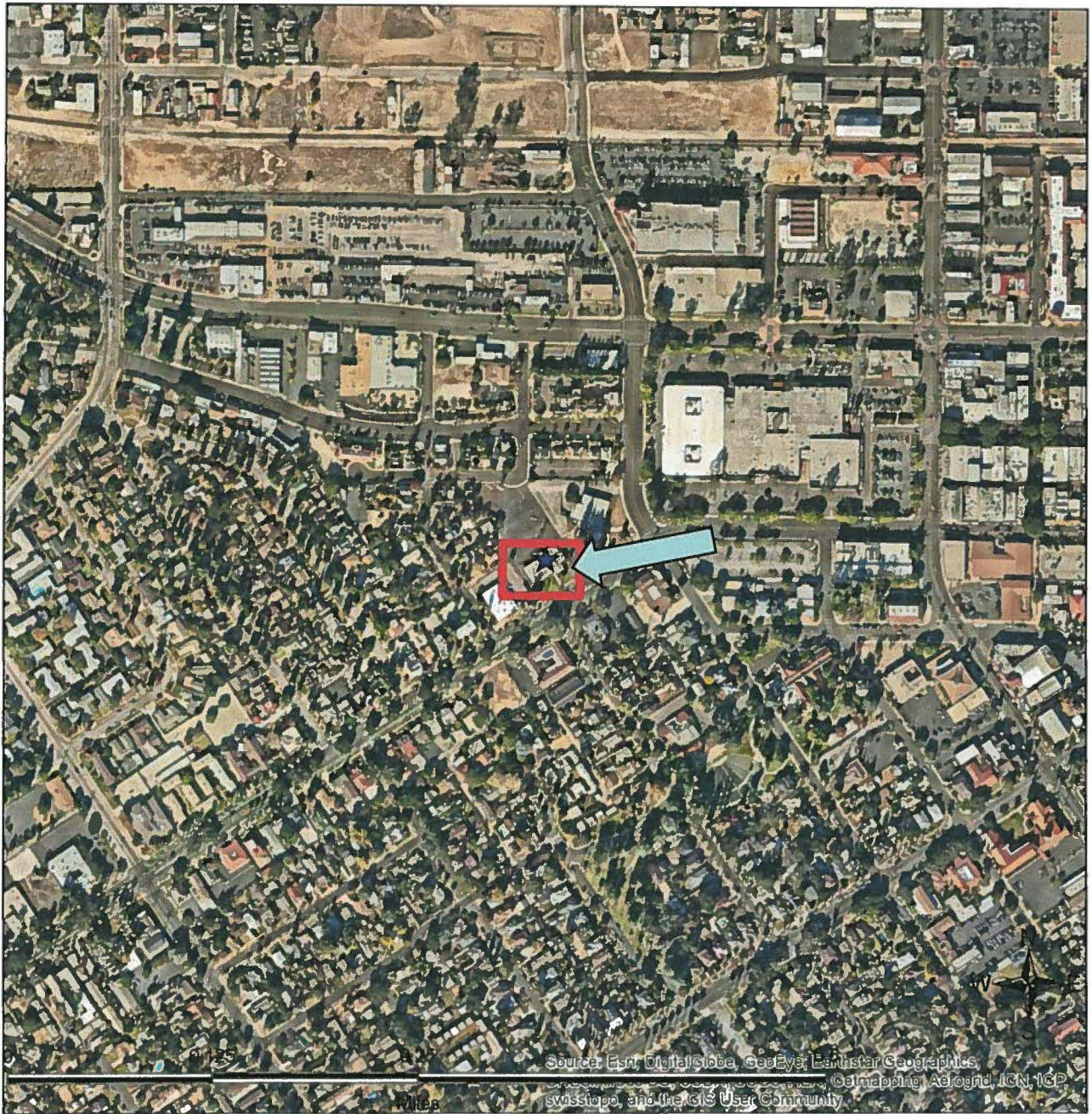


**Photograph #5- View looking West from rear of Site.**



**Photograph #6- View looking North towards the Former Police Station**





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, IGN, DAAC, GeoEye, AeroGRID, IGN, ICP, swisstopo, and the GIS User Community



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Site Map  
216 Brookside  
Redlands, CA