

WATERSTONE ENVIRONMENTAL, INC.

2936 EAST CORONADO STREET * ANAHEIM, CA 92806
714-414-1122 * FAX: 714-414-1166

May 11, 2023

VIA EMAIL

Birtcher Development
450 Newport Center Drive, Ste. 220
Newport Beach, CA 92660

RE: Update Letter for the Subject Properties Located at 9950 and 10300 Calimesa Boulevard, Calimesa, California

To whom it may concern:

Waterstone Environmental, Inc. (“Waterstone”) has prepared this letter on behalf of Birtcher Development (“Birtcher”) regarding a status update to the findings of previous Phase I Environmental Site Assessment (Phase I ESA) and limited Phase II site investigation activities for the Subject Properties located at 9950 Calimesa Boulevard (also known as the Stearns Property) and at 10300 Calimesa Boulevard (also known as the Diocese of San Bernardino Property).

Previous environmental reports prepared by Waterstone for the Subject Properties include:

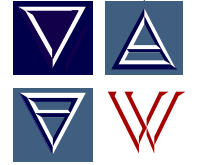
- *Phase I Environmental Assessment Report, Subject Properties Located at 9950 and 10300 Calimesa Boulevard, Calimesa, California 92320, dated July 23, 2020. This Phase I EA includes findings from limited Phase II sampling conducted for the Stearns Property.*
- *Results of Limited Phase II Sampling for the Diocese of San Bernardino Property Located at 10300 Calimesa Boulevard, Calimesa, California, dated March 10, 2022.*

Since completion of the Phase I ESA and Phase II reports, Birtcher has made adjustments to the boundaries of the Subject Properties to eliminate the 0.42-acre parcel identified by APN 413-260-025. Birtcher has regularly visited the Subject Properties and has informed Waterstone that there has been no building construction, demolition, grading, dumping, utility installation, or any other changes to the physical conditions on the property since the findings of the Phase I ESA performed at 9950 and 10300 Calimesa Boulevard on July 23, 2020 and the Phase II performed at 10300 Calimesa Boulevard on March 10, 2022. The Subject Properties were vacant at the time of the Phase I ESA and Phase II reports and have remained vacant.

Based on the change to the site boundaries and information provided by Birtcher, Waterstone has determined that the findings from the Phase I ESA and Phase II reports are still valid.

If you have any questions regarding this property update letter, please contact me at (714) 414-1122.

Stearns and Church Property Update
9950 and 10300 Calimesa Boulevard, Calimesa, CA
May 11, 2023
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Sincerely,

A handwritten signature in black ink that reads "Heather Fields".

Heather Fields
Supervising Environmental Scientist
Waterstone Environmental, Inc.

A handwritten signature in black ink that reads "J.V. Dagdigian".

Jeffrey V. Dagdigian, Ph.D.
Managing Principal Environmental Scientist
Waterstone Environmental, Inc.