

Appendix E:
Phase I

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Subject Property:

Vacant Property
Assessor Parcel Numbers 418-122-021 and 418-160-006
Northwest of Pennsylvania Avenue & I-10
Beaumont, California 92223

Performed for:

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FIGURES

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EXECUTIVE SUMMARY

The property subject to this Phase I Environmental Site Assessment (ESA) is vacant land located west of Pennsylvania Avenue and north of I-10, in the city of Beaumont, California. The subject property is comprised of two parcels on a 1.33 acre lot, zoned for commercial use. CDR Group (CDR) has performed the Phase I ESA in accordance with the scope of work set forth by the client. The work was conducted in general accordance with the requirements of the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-13*.

The subject property is currently undeveloped, covered in tall weeds and grasses. There are no structures on the subject property or other improvements. The northern, southern, and eastern boundaries are bordered by a chain-link fence.

The earliest historical resource obtained during this assessment was a topographic map dated 1954 which depicted the subject property and adjacent properties to the west and north as shaded for urban development. The aerial photograph from 1966, depicts the subject property undeveloped and surrounding area appears to be undeveloped and residential, with the interstate to the south. Thus, it is assumed that prior to 1966 the subject property would have been undeveloped if not residential. Therefore, this data failure is not expected to significantly alter the Findings of this assessment.

The immediately surrounding properties consist of vacant land to the north and commercial to northwest; single-family residences to the west; highway to the south; vacant land to the east across Pennsylvania Avenue, followed by a small car wash to the northeast.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- CDR did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- CDR did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- CDR did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by CDR, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- CDR did not identify any environmental issues during the course of this assessment.

Based on the site conditions and records, the Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property. CDR recommends no further investigation of the subject property at this time.

INTRODUCTION

1.1 Subject Property and Client

The property subject to this Phase I Environmental Site Assessment (ESA) is a vacant property, Assessor Parcel Numbers 418-122-021 and 418-160-006, located northwest of Pennsylvania Avenue & I-10, in the City of Beaumont, California. The Site Vicinity Map is shown in Figure 1. CDR Group (CDR) was retained by JSJ Property Holdings, LLC (Client), to perform a Phase I ESA of the subject property. The subject property is located on the west side of Pennsylvania Avenue, and north of the Interstate Highway 10 in Beaumont, CA.

The subject property is currently undeveloped, covered in tall weeds and grasses. There are no structures on the subject property. The northern, southern, and eastern boundaries are bordered by a chain-link fence.

The work was conducted in general accordance with the requirements of the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-13*.

1.2 Phase I Environmental Site Assessment (ESA) Purpose

The purpose of this Phase I Environmental Site Assessment is to identify *recognized environmental conditions* in connection with the subject property. The Phase I ESA is designed to assist the owner, purchaser or lender to qualify for the innocent landowner defense by providing reliable, early information on the environmental condition of the property and the possible need for additional evaluations and investigations, referred to as a Phase II. For reference purposes, Phase I involves non-intrusive investigation methods which are designed to identify the most common contamination sources and conditions, while the Phase II is designed to verify the presence or absence of the contamination and characterize the nature and extent of the contamination using the Phase I findings. Phase III covers the actual site mitigation and/or remediation (cleanup) based on the information derived in the Phase II investigation.

A Phase I ESA entails non-intrusive research to identify areas of potentially significant liability for the current or prospective owner or operator. The conditions identified in the Phase I which suggest possible onsite contamination are described in the Phase I ESA report and the client is notified that further investigations may be warranted to confirm the existence or absence of the suspected contamination. Therefore, one of the primary purposes of the Phase I ESA is to evaluate the need for more intrusive Phase II investigations.

The Phase I ESA findings and recommendations reflect the professional judgments made by the assessment team based on observations of the site and a thorough review of available agency and other historical records.

1.3 Phase I Environmental Site Assessment Major Elements

A Phase I Environmental Site Assessment is comprised of five (5) primary elements: (1) review of available government records and associated databases for evidence of possible environmental contamination; (2) site reconnaissance through a site walk of the property; (3) interview with current owners and/or representatives for the property as well as with various appropriate government agency representatives; (4) review of available historical tenant and aerial maps to define past uses of the site; and (5) an evaluation by a qualified and experienced environmental scientist or engineer of the evidence obtained during the site assessment.

A review of the available records was conducted using government databases by ERS (Radius Maps), and contacting local agencies including but not limited to environmental health department, fire department and building department.

1.4 Environmental Site Assessment Limitations and Exceptions

Diligent and reasonable efforts were exercised to identify environmental issues of an informational nature during the course of this investigation.

The scope of work was not intended to be absolute, identify all potential concerns, or eliminate the possibility of the site having some degree of environmental problem. No degree of assessment can ascertain that a site is completely free of hazardous substances; some regulatory and other pertinent data may be lacking which is significant to completing a full environmental profile of the subject property.

In preparing the Report, CDR reviewed and interpreted certain information provided by third parties, including government agencies, registries of deeds, testing laboratories and other entities. CDR did not conduct an independent evaluation of the accuracy or completeness of such information, and is not be responsible for any errors or omissions contained in such information.

The services performed by CDR did not include an analysis or determination as to whether the user is in compliance with federal, state, or local laws, statutes, ordinances, or regulations. It is the responsibility of the client/user, or of his representative, to ensure proper/legal disclosures to public, private and regulatory entities.

This report, which is the work product of CDR has been produced in accordance with a specific contract between CDR and its Client. This work product has been produced for the sole use and benefit of the contracting Client. It does not create any rights or benefits to parties other than the Client and CDR, except such other rights as are specifically called for herein.

CDR consents to the release of this report to third parties at the discretion of the Client. However, any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against CDR, its affiliates, associates, employees, officers, or directors, regardless of whether the action in which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict

liability of CDR), statute or otherwise. This report shall not be used or relied upon by a party which does not agree to be bound by the above statement. This report is valid as of the date shown and CDR shall not be held responsible for subsequent changes in physical/chemical/environmental conditions and/or legislation over which we have no control.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- CDR's view of the ground during the site assessment was obstructed due to the chain-link fence enclosure and tall weeds and grasses. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 EXISTING SITE DESCRIPTION

2.1 Legal Permit and Certificate of Occupancy

The parcel numbers are 418-122-021 and 418-160-006. The legal description of the property subject to this Phase I ESA investigation is recorded book MB 6 Page 16, Amended Map of the town of Beaumont, Lot 2, Block 92. The lot is 1.33 acres (57,934.8 sq ft).

2.2 Location and Description

A site walk was conducted on May 4, 2019 by CDR's Cyndi Meadors, Environmental Professional. The subject property is located on the west side of Pennsylvania Avenue, and north of the Interstate Highway 10 in Beaumont, CA (Figure 1).

The subject property is currently undeveloped, covered in tall weeds and grasses. There are no structures on the subject property. The northern, southern, and eastern boundaries are bordered by a chain-link fence. Site layout is illustrated in Figure 2 and 3. Site photos are included in Appendix A.

2.3 Site and Vicinity Characteristics

The general surrounding properties are residential homes and commercial buildings. Single-family residential homes are located adjacent to the west; AutoZone Auto Parts is located to the northwest; an undeveloped lot to the north and to the east across Pennsylvania Avenue; and I-10 Highway to the south of the site. A coin-operated laundry mat was observed to the northeast approximately 200 feet to the northeast, beyond Pennsylvania Avenue.

The adjacent property to the northwest was identified as an ERS Previously Listed California Sites (Hist-CA), Resource Conservation and Recovery Act, Non-Hazardous Generators (RCRA), Cal EPA Regulated Site Portal (CRSP), Environmental Related Databases (County-Others), Enforcement Actions Data (ENF), and Geotracker - Leaking Underground Storage Tanks (LUST) site in the regulatory database report of Section 4.2

2.4 Site Structures, Equipment and Other Improvements

A site walk was conducted on May 4, 2019 by CDR's Cyndi Meadors, Environmental Professional. The conditions of the subject property were observed and noted. The site comprises of a two adjoining vacant lots; enclosed by a chain-link fence. Access to the property was limited to the exterior of the chain-link fenced enclosure; however due to the vegetation present on site, isolated areas of the site may have not been accessible for direct observation during CDR's inspection.

3.0 ENVIRONMENTAL SETTING

3.1 Physiographic Site Characteristics

The subject property is located on the west side of Pennsylvania Avenue, and north of the Interstate Highway 10 in City of Beaumont, CA. The site lies within the western foothills of the San Jacinto Mountains at an approximate elevation of 2,602 feet above mean sea level. The site is approximately 11 miles northeast of the Lake Perris State Recreation Area.

3.2 Site Geology and Hydrogeology

The subject property is located in northwestern Riverside County within the central portion of the fault-bounded Perris block. The Perris block is structurally stable and is bounded by the San Jacinto fault and San Bernardino Mountains on the northeast, by the Sierra Madre fault zone and San Gabriel Mountains on the north, and by the Elsinore fault zone and Santa Ana Mountains on the southwest. Regionally, the Perris block is located within the Peninsular Ranges geomorphic province. The province is bounded by the Santa Monica, Raymond, Sierra Madre, and Cucamonga fault zones on the north, the San Jacinto Fault zone on the east, the Pacific Ocean coastline on the west, and extends into the Baja Peninsula on the south. The province is characterized by elongate northwest-trending mountain ridges separated by straight-sided sediment-filled valleys. The Site is underlain by very old alluvial fan deposits of early Pleistocene age derived from rocks of the southern California batholith. Cretaceous bedrock consists of the Val Verde tonalite formation (USGS, 2001).

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the southwest. The nearest surface water in the vicinity of the subject property is the Lake Perris State Recreation Area located approximately 11 miles to the southeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment; however a stormwater drainage was observed near the southeastern boundary of the subject property.

Potable water is not currently supplied to the subject property. According to available information, a public water system operated by the Riverside Public Utilities serves the subject property vicinity. Shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Riverside are surface water from include rivers, lakes, streams, ponds, reservoirs, springs, and wells.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. However, according to a previous subsurface investigation conducted on a nearby property (373 Beaumont Avenue and Case T0606500182), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 87 to 105 feet below ground surface (bgs).

4.0 INFORMATION FROM SITE RECONNAISSANCE

4.1 General Site Walk Description

The site walk was conducted by May 4, 2019 by CDR's Cyndi Meadors, Environmental Professional of CDR Group.

4.2 Overview of Present Property Use

The subject property is currently undeveloped, covered in tall weeds and grasses. There are no structures on the subject property. There was no indication of environmental concerns from distressed vegetation, strong chemical odors, pools of unidentified liquids, abandoned drums or other improper hazardous waste materials, solid waste dumping. There was no indication of previous site investigation or groundwater contamination from borings or monitoring wells. Refer to Attachment A for site walk photos.

4.3 Environmental Field Reconnaissance

Facility Name: Vacant Property
Assessor Parcel Numbers 418-122-021 and 418-160-006.

Property Address: Northeast of Pennsylvania Avenue & I-10
City: Beaumont
County: Riverside
State: California

Prepared for: JSJ Property Holdings, LLC
9484 Sherwood Drive
Rancho Cucamonga, California 91737

Property Is: vacant land vacant property
 improved occupied & operating

Type Is: Residential Commercial Industrial

GENERAL FIELD OBSERVATIONS

Was there any physical signs of the following observed on the subject property?

Observed	Site Characteristics	Comments
No	Underground Storage Tanks?	
No	Above Ground Tanks?	
No	Vent Pipes?	
No	Fill Ports?	
No	Sumps	
No	Water Wells, Monitoring Wells, or Borings?	
No	Spray paint booth	
No	55-Gallon Drums?	
No	Other containers?	
No	Poor General Trash Conditions?	
No	Discarded Batteries?	
No	Clarifier?	
No	Buried Hydraulic Lifts	
No	Former Hydraulic Lifts	
No	Septic Tank?	
No	Streams, Lakes or Ponds?	
No	Stained Soil, Concrete, or Drains?	
No	Chemical Odors Detected?	
No	Vegetation Damage, Showing	
No	Distressed or Dying Vegetation?	
No	Oily Sheen on Water in Sumps	
Yes	Stormwater Drains, Catch Basins or Clarifiers?	A stormwater drain was observed near the southeastern corner, within the adjacent easement
No	Uneven Settling or Unexplainable Grade Surface Changes?	
No	Abandoned Pits, Ponds, or Lagoons?	
No	Evidence of excavation and backfill	
No	Electric Transformers, Electric Devices, Light Ballasts or Hydraulic fixtures	Two pole-mounted transformers were observed adjacent, within the easement. No staining or leakage was observed in the vicinity of the transformer. Based on these observations, the presence of adjacent transformers is not expected to represent a significant environmental concern.
No	Pesticide or Herbicide Containers?	

Observed	Site Characteristics	Comments
No	Noticeable Pesticide Odors?	
N/A	Excessive Surface Paint Peeling	There are no structures
N/A	Old Roof Mastic Sealer or Pipe Insulation Material?	There are no structures
N/A	Surface Wall or Ceiling Staining?	There are no structures

5.0 HISTORICAL SITE RESEARCH AND USAGE

5.1 Historical Site Usage Overview

Based on information obtained from the Aerial photographs, Topographic maps, onsite observations, government and local agency record search, no tenants have occupied the subject property.

The earliest historical resource obtained during this assessment was a topographic map dated 1954 which depicted the subject property and adjacent properties to the west and north as shaded for urban development. The aerial photograph from 1966, depicts the subject property undeveloped and surrounding area appears to be undeveloped and residential, with the interstate to the south. Thus, it is assumed that prior to 1966 the subject property would have been undeveloped if not residential. Therefore, this data failure is not expected to significantly alter the Findings of this assessment.

No potential environmental concerns were identified in association with the current or former use of the subject property. Historical documents are included in Appendix B.

5.2 Sanborn Maps

Sanborn map coverage was not available for the subject property. A copy of the ERS *Certified No Coverage Sanborn Map Report* is included in Appendix B.

5.3 Historical Tenant City Directory Report

CDR reviewed historical city directories obtained from ERS on April 25, 2019 for past names and businesses that were listed for the subject property. The subject property has never been developed, and no physical addresses were provided to or identified by CDR during the course of this assessment.

A copy of ERS Historical City Directory Report is included in Appendix B.

5.4 Aerial Photograph Search

CDR obtained available aerial photographs of the subject property and surrounding area from ERS on April 25, 2019. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1966, 1978, 1980	Scale:	1"=500'
Subject Property:	Undeveloped (grassland)		
North:	Undeveloped		
South:	Interstate Highway 10 embankment, followed by the highway		
East:	Roadway followed by the highway off ramp and undeveloped land, with what appears to be a commercial structure to the northeast		

Date:	1966, 1978, 1980	Scale:	1"=500'
West:	Developed with what appears to be the four single-family residences and outbuildings observed during the site reconnaissance		

Date:	1996, 2005	Scale:	1"=500'
Subject Property:	No significant changes		
North:	No significant changes		
South:	No significant changes		
East:	No significant changes, with what appears to be a commercial structure to the northeast observed during the site reconnaissance		
West:	No significant changes		

Date:	2012, 2018	Scale:	1"=500'
Subject Property:	No significant changes, with the exception of what appear to be trees within the northwestern and southern portion of the subject property		
North:	No significant changes, with the exception of the commercial structure and features to the northwest observed during the site reconnaissance occupied by the auto parts store		
South:	No significant changes		
East:	No significant changes, with what appears to be a commercial structures to the northeast observed during the site reconnaissance beyond the roadway		
West:	No significant changes		

Copies of aerial photograph are included in Appendix B.

5.5 Historical Topographic Map Report

CDR reviewed historical topographic maps obtained from ERS on April 25, 2019. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date:	1954, 1964
Subject Property:	Shaded for Urban development, no structures or other features depicted
North:	Shaded for Urban development, no structures or other features depicted
South:	Shaded for Urban development, no structures or other features depicted. A roadway followed by the Southern Pacific Railroad tracks is depicted
East:	Roadway followed by agricultural land and two structures
West:	Shaded for Urban development, no structures or other features depicted

Date:	1979
Subject Property:	Undeveloped, no structures or other features depicted
North:	Undeveloped, no structures or other features depicted
South:	Interstate Highway 10
East:	Roadway followed by the Interstate Highway 10 off-ramp. With two small structures in the distance to the northeast beyond the roadway.

Date:	1979
West:	Developed with five structures
Date: 1988, 1999	
Subject Property:	No significant changes
North:	No significant changes
South:	No significant changes
East:	No significant changes
West:	Developed with four structures

Copies of reviewed topographic maps are included in Appendix B of this report.

5.6 California Environmental Protection Agency (CalEPA)

No records regarding hazardous substance use, storage or releases, or the presence of USTs and activity and use limitations (AULs) on the subject property were on file with the CalEPA (Appendix C).

5.7 Riverside County Environmental Health Department (RCEHD)

On April 26, 2019, CDR contact the RCEHD. According to the permit clerk, records are filed by addresses. There are no current or historical addresses for the subject property; therefore it can be presumed no records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RCEHD.

5.8 Beaumont Fire Department Records

On April 26, 2019, CDR contacted the local Beaumont Fire Department. According to the Beaumont Fire Department, the RCEHD is the local CUPA and provides regulatory oversight for the subject property and vicinity.

5.9 South Coast Air Quality Management District (SCAQMD)

According to records within the Facility at Glance database no records pertaining to the subject property were listed within the SCAQMD database.

5.10 Regional Water Quality Agency

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on file with the Regional Water Quality Control Board (RWQCB) or GeoTracker historical UST facilities databases (Appendix C).

5.11 Department of Toxic Substances Control (DTSC)

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC (Appendix C).

5.12 Department of Building and Safety

According to a representative of the City of Beaumont Building Department (CBBD), the subject property does not have an address associated with either parcel, and no records were located.

5.13 Oil & Gas Exploration

According to a representative of the California Division of Oil, Gas and Geothermal Resources (DOGGR), no oil or gas wells are located on or adjacent to the subject property (Appendix C).

6.0 PROPERTY OWNER INTERVIEW

Mr. Jeswinder Singh Sondh of JSJ Property Holdings, LLC, the subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Sondh, the subject property is undeveloped land and has not been developed. Mr. Sondh reported that the subject property is proposed for commercial development as gasoline station and drive through car wash. Mr. Sondh further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance used, stored, or generated on the subject property to the best of his knowledge.

7.0 REGULATORY GOVERNMENT AGENCY RESEARCH

7.1 Database Information Research Method and Approach

CDR contracted with Environmental Data Research (ERS) to review databases maintained by the federal, state, and local regulatory agencies. This review was designed to identify facilities and properties recently or currently under investigation for environmental contamination within a specific radius of the subject site. Additionally, this search noted any reported hazardous waste sites, landfills, Superfund sites, or businesses generating or treating hazardous wastes within the radius area. Finally, records of spills and other types of releases of hazardous materials were reviewed for properties within a smaller radius. Refer to Appendix D for ERS government file research reports.

CDR does not assert to the completeness or accuracy of the database report. CDR's review is therefore only as current and accurate as that provided in the database report and this may not cover all known or potential hazardous waste or contaminated sites. Further, there may be errors in the data base information reported for a site resulting from a number of different operations involved in processing the search. These errors could result in a site being included in the database due to a similar street name as a street within the search radius, when in fact the site is outside the search distance for the report.

Additionally, a site within the search area may be omitted resulting from errors in the data entry phase of the search process. While CDR does periodically spot check review the database reports against other available information from other agencies and field inspections to improve quality assurance and control, the accuracy and completeness of each report cannot be guaranteed by CDR.

Therefore, the following information is a tabulation and interpretation of this provided in data, based on a careful evaluation of the database reports, a USGS topographical maps, an area street map, knowledge of the area and region, and professional judgment about the potential environmental conditions. A complete copy of the regulatory agency database search report is provided in this report (Appendix D). The site information map, contained in the database report, illustrates the location of the subject site relative to the listed properties that are discussed and reviewed in the following section.

In each case, the radius distance from the subject site was chosen on the basis of the potential hazard that identified neighboring properties could pose to the subject property, the type of information provided, and the extent of overlap with other, more extensive databases. The resulting database search provided information that meets or exceeds the ASTM requirements. The data of the most recent update for each database is noted parenthetically following a description of the database. The name, address, status, and distance from the subject site for each site identified by the database are also given.

The results are organized by listing, sited which were identified on a particular database. Since some of the sites appear on more than one database, these sites may be listed more than once. A summary of the environmental conditions of these sites are described below and in the following manner; according to closest proximity to the subject site and the topographic gradient (up-gradient, cross-gradient, and down-gradient).

The subject site is summarized initially followed by the adjacent sites. The database detailed information is provided in Appendix D and specific page number is noted in the following summary sheets for reference purposes. This information is presented to aid in the assessment of potential impact to the subject site from groundwater contamination. This groundwater information is based on the best available hydrogeology data and that the direction of groundwater flow in the shallow aquifer generally follows the topography in the general area.

7.2 Subject Site Summary of Findings Brief

The government record review shows the subject property is not identified in the regulatory database report.

7.3 Adjacent and Near Field Properties Summary

The government database record review shows that several sites are located within ¼ mile of the subject site that are involved with hazardous materials on a large quantity scale.

There is one LUST and HIST UST site within ¼ mile of the targeted property. The regional groundwater in this area may be contaminated from these unauthorized chemical releases, but this contamination is unlikely to limit the use of the subject property due to extreme depth to groundwater.

- The property, identified as the former James P. Healy (Edwin Bujes), was located adjacent to the northwest of the subject property at 1151 6th Street, approximately 170 feet. According to the ERS Radius Map Report and records on file with the RCEHD, an unknown quantity of USTs were removed sometime prior to 1988, nor were the apparent remedial activities performed reported to the RCHED. On August 27, 1988, the RCHED responded to a complaint of hazardous materials left at the property. The RCHED determined that the soil generated from the soil borings were from the subsurface investigation previously conducted. Analysis of the soil revealed gasoline concentrations. A Cleanup and Abatement order was issued and several assessments were conducted including the spreading and aerating the soil, vapor extraction, and returning the remediated soil to the former excavated area. The RCEHD issued a closure letter dated February 1, 1996 for the former USTs, indicating no additional assessment was warranted. Based on the removal of USTs, lack of a release to groundwater, and the regulatory closure, this listing is not expected to represent a significant environmental concern

There is one RCRA site adjacent of the targeted property. The property, identified as Autozone at 1151 East 6th Street, is located adjacent to the northwest of the subject property. According to the ERS Radius Map Report, no violations were noted. This facility is not listed on any of the

regulatory databases that report spills, releases or violations. Based on the absence of reported violations, spills and releases, the listing for this site is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

The remaining sites within the specified search radius of the subject property which appeared on local, State, or Federally published lists of sites that have had releases of hazardous substances have been granted regulatory closure, and/or were determined to be of sufficient distance and/or situated hydraulically cross- or down-gradient such that impact to the subject property is unlikely.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

8.0 CONCLUSIONS AND RECOMMENDATIONS

CDR has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13 on a vacant property, Assessor Parcel Numbers 418-122-021 and 418-160-006, located west of Pennsylvania Avenue and north of I-10, in the city of Beaumont, California (Subject Property). Any exceptions to or deletions from this practice are described in this report.

Based on the site conditions and records, the Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property. CDR recommends no further investigation of the subject property at this time.

9.0 QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Mr. Dinesh Rao, a Senior Environmental Engineer performed the Phase I Environmental Site Assessment. Mr. Rao has over 26 years of experience in environmental assessment projects, including regulatory review, investigations, and remediation.

Mr. Rao has managed and participated in numerous projects requiring specific knowledge and interpretation of hazardous waste and chemical material management, compliance, permitting, subsurface soil and groundwater investigation, and remedial actions.

Mr. Rao performed the property inspection and interviews completed the record research portions of this Phase I Environmental Site Assessment.

Ms. Cyndi Meadors has approximately 15 years of experience in the environmental and hazardous waste industries. Her collective experience draws from her proficiency in providing regulatory compliance for a hazardous waste recycler / transportation facility and tenure at various West Coast based environmental consulting firms completing Phase I ESAs. Furthermore, she acted as client representation on Regional Water Quality Control Board-Underground Storage Tank Cleanup Fund projects. She worked closely with state regulators to ensure that Cleanup Fund requirements were met for project fund reimbursement.

She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Ms. Meadors has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, and assisted with CEQA/NEPAs, Phase II and III Subsurface Investigations, Remediation Design projects, and Regulatory Compliance Assessments.

Ms. Meadors performed ASTM Phase I investigations on small and large commercial, agricultural, and residential sites involved for transfer, sale, and redevelopment in the states of California and Washington.

Duties included project planning and methodology; site research and assessment; review/analysis of federal and local data; and report preparation. Evaluated environmental safety for current practices, and provided recommendations to prevent facility hazards. Conducted research for NEPA and CEQA. Assisted the registered geologist with project management and field work of Phase II ESA projects, including permitting, regulatory compliance, and job site safety.

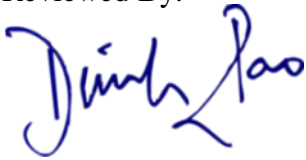
By signing below, CDR declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. CDR has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. CDR has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



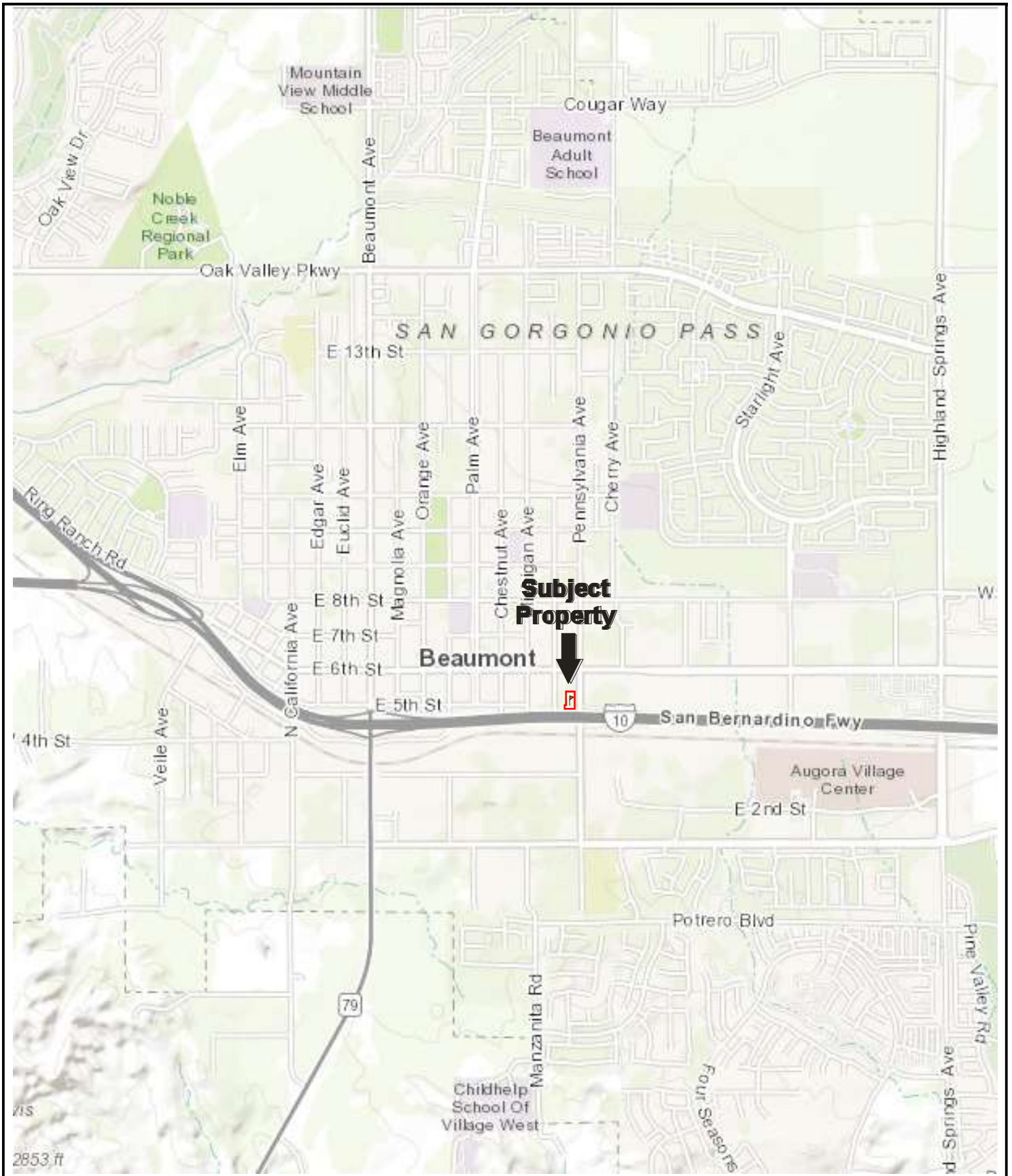
Cyndi Meadors
Environmental Professional

Reviewed By:



Dinesh Rao, PE (Civil C 87998)
Principal

FIGURES



KEY:
 Subject Property 

Drawing Not To Scale

FIGURE 1: SITE LOCATION MAP

Project: Pennsylvania Avenue & I-10, Beaumont, CA



GROUNDWATER FLOW



KEY:

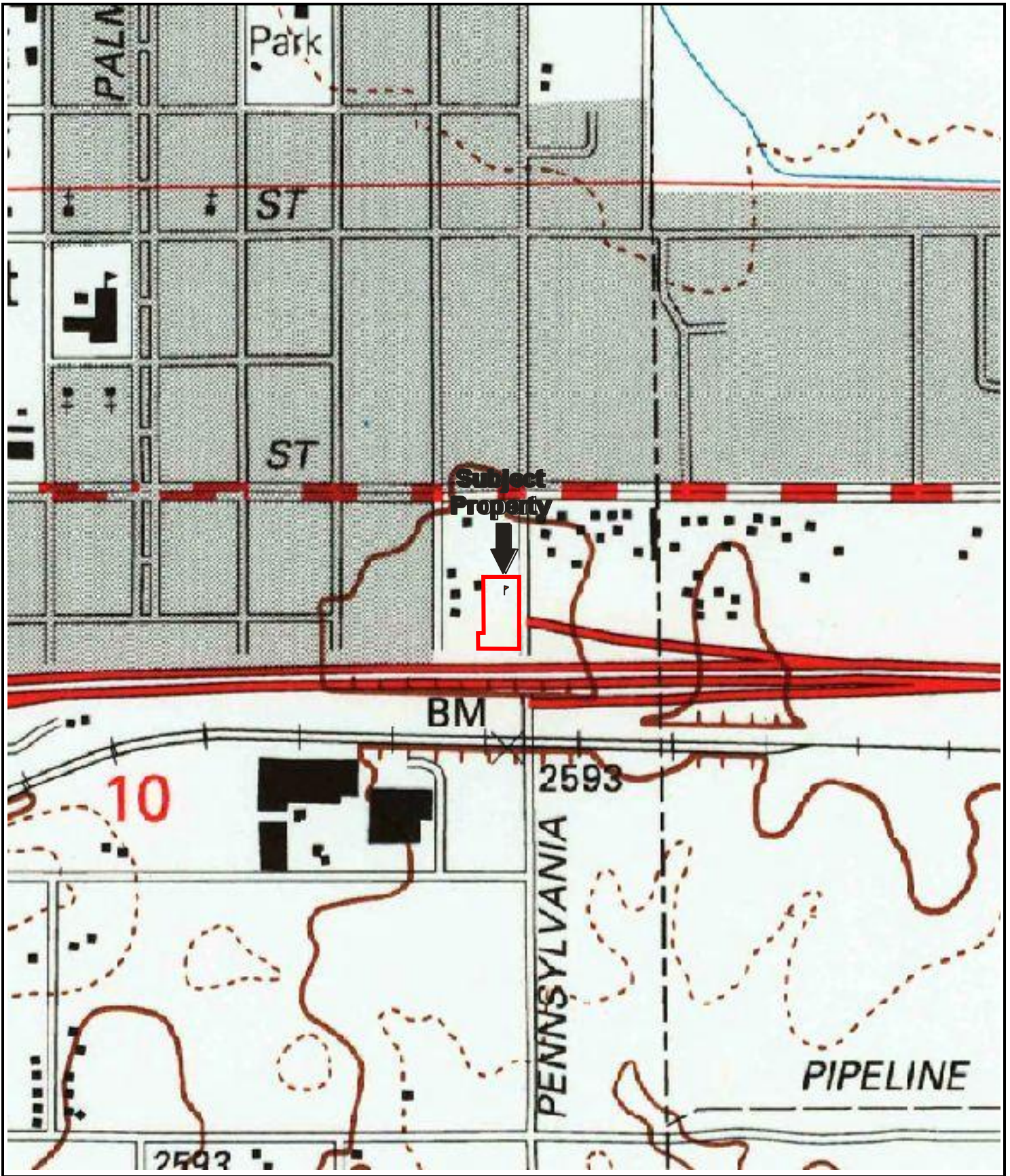
Subject Property 

Pole-mounted Transformer 

Pad-Mounted Transformer 

FIGURE 2: SITE PLAN

Project: Pennsylvania Avenue & I-10, Beaumont, CA



USGS 7.5 Minute *Beaumont, California* Quadrangle
 Created: 1999

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP

Project: Pennsylvania Avenue & I-10, Beaumont, CA



Appendix A

Site Photographs



1. View of the subject property near the northeast corner, facing south



2. View of the subject property near the northeast corner, facing southwest



3. View of the subject property near the northeast corner, facing west



4. View of the subject property near the southeast corner, facing north



5. View of the subject property near the southeast corner, facing northwest



6. View of the subject property near the southeast corner, facing west

APPENDIX A: SITE PHOTOGRAPHS

Project: Pennsylvania Avenue & I-10, Beaumont, CA



7. View of the stormwater drain centrally located near the eastern boundary



8. View of the stormwater drainage centrally located near the eastern boundary



9. View of the pooled water adjacent to the stormwater drain



10. View of the central portion of the subject property from the eastern boundary, facing west



11. View of the northern portion of the subject property from the eastern boundary, facing west



12. View of the southern portion of the subject property from the eastern boundary, facing west

APPENDIX A: SITE PHOTOGRAPHS

Project: Pennsylvania Avenue & I-10, Beaumont, CA



13. View of the subject property near the north-west corner, facing east



14. View of the subject property near the north-west corner, facing southeast



15. View of the subject property near the north-west corner, facing south



16. View of the adjacent roadway



17. View of the adjacent property to the east, beyond the roadway



18. View of the adjacent property to the east, beyond the roadway



19. View of the adjacent property to the northeast, beyond the roadway



20. View of the adjacent property to the north of the subject property



21. View of the adjacent property to the northwest of the subject property



22. View of the household debris on the adjacent property to the northwest of the subject property.



23. View of the adjacent property to the west of the subject property



24. View of the adjacent property to the south of the subject property

APPENDIX A: SITE PHOTOGRAPHS

Project: Pennsylvania Avenue & I-10, Beaumont, CA

Appendix B

Historical Records

Appendix C

Government Agencies File Review

Appendix D

ERS Radius Report