

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
APNs 330-230-023 AND -024
SUN CITY AREA OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA 92585**

June 9, 2021

Project No. 2759-CR

Prepared For:

**JPM Investments, LLC
556 South Fair Oaks Avenue, #337
Pasadena, California 91105**





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JPM Investments, LLC

556 South Fair Oaks Avenue, #337
Pasadena, California 91105

Attention: Mr. Paul Onufer

Subject: Phase I Environmental Site Assessment
Accessors Parcel Numbers (APNs) 330-230-023 and -024
Sun City area of Menifee, Riverside County, California 92585

Dear Mr. Onufer:

GEO TEK, INC. (GEO TEK) is pleased to present this Phase I Environmental Site Assessment for the above-referenced subject Site. Services were conducted in substantial conformance with the scope and limitations of the American Society of Testing and Materials E 1527-13, “*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*,” which is approved to meet the requirements of the federal All Appropriate Inquiries (AAI) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312), and GEO TEK’s Proposal No. P-0303421-CR, dated March 11, 2021.

This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition or concern in connection with the subject Site. No further investigation is recommended.

We appreciate this opportunity to be of service. If you have any questions, or if we can be of further service, please contact us at (951) 710-1160.

Sincerely,
GEOTEK, INC.



Edward H. LaMont
Principal Geologist, CEG 1892
Expires 07/31/2022

J. Michael Batten, CEM, REPA
Environmental Services Manager
Registered Environmental Property
Assessor No. 113162
Expires 06/15/2022

Franklin Sullivan
Staff Environmentalist

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I.0 EXECUTIVE SUMMARY

GEO TEK, INC. (GEO TEK) has performed a Phase I Environmental Site Assessment (ESA) for APNs 330-230-023 and 330-230-024 (the “Site”), located in Sun City area of Menifee, Riverside County, California. Our services were conducted in substantial conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) E 1527-13, “*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*”, which is approved to meet the requirements of the federal All Appropriate Inquiries (AAI) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312), and GEO TEK Proposal No. P-0303421-CR, dated March 11, 2021. Any additions or deletions from our scope of services are discussed in the appropriate sections of this assessment.

A representative of GEO TEK conducted a Site reconnaissance on June 8, 2021. The weather was warm and the sky was clear. The rectangular shaped Site is currently comprised of two (2) parcels (Riverside County Assessor’s Parcel Numbers 330-230-023 and -024) and encompasses a total of approximately 27.5 acres. The Site can generally be accessed from Buyers Road to the east and Troy Lane to the north.

The Site is currently vacant land. Visual evidence of hazardous substances and wastes were not observed during our Site reconnaissance. No visual indication of spills or leaks were observed. No pungent or acrid odors were observed emanating from the Site.

The Site is in an area largely characterized by residential development and vacant land. The Site is bounded by Troy Lane, followed by graded but vacant land to the north; Buyers Road, followed by residential structures and vacant land to the east; vacant land to the south; and graded but vacant land, followed by Goetz Road to the west.

Based on readily available historic information, the parcels appear to have been vacant land from at least 1938 until present day. The surrounding properties appear to historically have been vacant land and residential development since at least 1938. Residential structures can first be observed to the northeast in the 1984 aerial photograph. The aerial photograph dated 1989 depicts residential development to the east and adjacent to the Site. Grading for residential construction can first be observed to the north, west and south of the Site in the aerial photograph dated 2002 until present day. The current configuration of the Site and surrounding properties can be observed in the 2016 and 2020 aerial photographs.

The Site does not appear on the environmental database report obtained for this assessment. None of the adjacent properties appear on the database report. There are three (3) facilities listed on the database report within the various search distances specified by ASTM E 1527-13.



None of these facilities represent environmental concerns to the Site due to their distances, locations hydrogeologically downgradient, or their “Case Closed” regulatory status.

This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition or concern in connection with the subject Site. No further investigation is recommended.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

2.0 INTRODUCTION

GEO TEK, INC. (GEO TEK) has performed a Phase I Environmental Site Assessment (ESA) APNs 330-230-023 and -024 (the “Site”), located in the Sun City area of Menifee, Riverside County, California.

2.1 PURPOSE

The purpose of this Phase I ESA was to identify and evaluate actual and potential environmental conditions involving the subject Site. It was not the purpose of this assessment to determine the degree or extent of contamination, if any, but rather the potential for contamination.

2.2 SCOPE OF WORK

The Phase I ESA is a general characterization of environmental concerns based on reasonably ascertainable information and observations. GEO TEK performed the Phase I ESA in substantial accordance with ASTM E 1527-13. The following services were provided for the assessment:

- A reconnaissance of the Site and surrounding properties to visually assess current utilization and indications of potential surface contamination. This was accomplished by driving the Site boundaries, and then traversing the Site until the entire Site had been surveyed.
- A reconnaissance of the surrounding area for approximately one-half mile was conducted, without entering the properties, making observations concerning property uses, conditions, and housekeeping.
- A review of the geologic and hydro-geologic settings was conducted using reasonably ascertainable public records and documents.
- An environmental database report was obtained from a data service provider. This database report compiles and locates documented “hazardous waste” facilities within specific minimum search distances as defined by ASTM E 1527-13. If necessary, additional information on identified facilities was gathered by a file review at the appropriate federal, state, local, and/or tribal regulatory agency.
- A review of reasonably ascertainable historical records (including aerial photographs, topographic maps, building records, and city directories) was conducted to assess the

historical land utilization and indications of potential contamination or sources of contamination for the Site.

- This report was prepared, which relates the findings of this study and presents our conclusions and recommendations.

Specific items not included in this Scope of Services are soil analysis, water analysis, asbestos containing materials analysis, radon analysis, lead-based paint analysis, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, vapor intrusion testing, high voltage power lines, and other items not within the scope of ASTM E 1527-13.

2.3 SIGNIFICANT ASSUMPTIONS

Specific assumptions by GEOTEK for this assessment include:

- GEOTEK had permission to access the Site grounds;
- The client has provided GEOTEK with available geotechnical or environmental reports for the Site;
- The client has provided GEOTEK with known current or historic uses of hazardous materials at the Site, or with other specialized knowledge of the environmental history of the Site and surrounding area;
- The client is not the sole and absolute source of information;
- Seller has provided proper and complete access to their knowledge, both written and verbal, and GEOTEK can rely on the information.

2.4 LIMITATIONS AND EXCEPTIONS

GEOTEK conducted a Phase I Environmental Site Assessment in substantial accordance with ASTM E 1527-13 and as authorized by Beazer Homes. This study does not include sampling of soil, groundwater and/or materials on-site for environmental testing. This report is intended for the use of Beazer Homes. The contents should not be relied upon by any party other than the aforementioned without the express written consent of GEOTEK.



The findings, conclusions, and recommendations made in this report are based on the information that was made available to GEOTEK, in most instances from public records. The information is relevant to the date of our site work and should not be relied on to represent conditions at any later date. The opinions and conclusions expressed herein are based on information obtained during our assessment and on our experience and current standards of technical practice. GEOTEK makes no other warranties, either express or implied, concerning the completeness of the data furnished to us. GEOTEK cannot be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time our assessment was undertaken. GEOTEK is not responsible, nor liable for work, testing or recommendations performed or provided by others. This Phase I Environmental Site Assessment is not and should not be construed as a warranty or guarantee about the presence or absence of environmental hazards or contaminants, which may affect the subject site. Facts, conditions, and acceptable risk factors change with time; accordingly, this report should be viewed within this context.

Specific limitations to the scope of ASTM E 1527-13 due to contract limitations, availability of resources, and/or encountered Site conditions are discussed in the appropriate section(s) of this report.

2.5 SPECIAL TERMS AND CONDITIONS

This assessment report is presented as fulfilling the standard requirements of most financial institutions, governmental regulatory agencies, ASTM, and generally accepted industry standards and practices. Please refer to GEOTEK Proposal No. P-0303421-CR for complete terms and conditions for this assessment.

2.6 RELIANCE

This assessment has been prepared for the exclusive use and may be relied upon by JPM Investors, LLC and their successors and assignees. Third party reliance letters may be issued upon request and upon the payment of the, then current, fee for such letters. All third parties relying on this report, by such reliance, agree to be bound by the General Conditions and Limitations agreed to by Beazer Homes. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.



3.0 DESCRIPTION OF SITE AND SURROUNDING AREA

The objective of describing the Site and surrounding area is to document current conditions as observed and to obtain information which would indicate the likelihood of a recognized environmental condition in connection with the Site. A representative of GEOTEK conducted a Site reconnaissance on June 8, 2021. The weather was warm and the sky was clear. The Site can generally be accessed from Buyers Road to the east and Troy Lane to the north.

3.1 SITE LOCATION AND LEGAL DESCRIPTION

The Site is located west of Buyers Road and south of Troy Lane in Sun City area of Menifee, Riverside County, California. According to the U.S. Geological Survey (USGS) Romoland and Perris Quadrangle topographic map sheets (7.5-minute series), the Site is located in Section 17, Township 5 South, Range 3 West, San Bernardino Baseline and Meridian. The Site is also known as APNs 330-230-023 and -024. Additional legal descriptions for the Site are included in the *Amended Preliminary Report* (Fidelity National Title Company, 2021) included in Appendix B.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Site is currently vacant land. The Site is in an area largely characterized by residential development and vacant land.

3.3 CURRENT PROPERTY USE

The Site is currently vacant land.

3.4 SITE IMPROVEMENTS

The Site is currently vacant land. Photographs of the Site are included in Appendix C.

3.4.1 HAZARDOUS SUBSTANCES

Visual evidence of hazardous substances and/or wastes was not observed during our Site reconnaissance. No visual indication of spills or leaks was observed. No pungent or acrid odors were observed emanating from the Site.

3.4.2 STORAGE TANKS

GEO TEK did not observe evidence of underground or above-ground fuel storage tanks (such as vent pipes, fill pipes, regular-shaped depressions, etc.) on the Site.

3.4.3 POLY-CHLORINATED BIPHENYLS (PCBs)

GEO TEK did not observe suspect equipment (transformers, elevators, hydraulic lift mechanisms, trash compactors, etc.) which may contain PCBs on the Site.

3.4.4 CONTROLLED SUBSTANCES

GEO TEK consulted the U.S. Drug Enforcement Agency (DEA) website to cross-check the Site address against published facilities subject to DEA enforcement. The Site did not appear on the list of published facilities. A copy of the DEA printout is included in Appendix B.

GEO TEK did not observe evidence of illegal or controlled substances being used or manufactured at the Site.

3.4.5 INDICATIONS OF SOLID WASTE DISPOSAL

GEO TEK did not observe trash at the Site. Waste disposal for the Site and Site area is provided by the Waste Management Company.

3.4.6 UTILITY SUPPLY

GEO TEK did not observe utility services at the Site. Water and sewer services for the Site and area are provided by the Eastern Municipal Water District. Electric services for the Site and area are provided by Southern California Edison. Gas services for the Site and area are provided by the Southern California Gas Company.

3.4.7 DRAINAGE

Natural drainage at the Site is generally interpreted to be toward the northeast, conforming to the natural topography in the area. Ponded water was not observed during our Site reconnaissance.

3.4.8 OTHER CONDITIONS OF CONCERN

No visual indication of other conditions of concern (water wells, drywells, cesspools, etc.) that would indicate a recognized environmental condition was observed during the Site reconnaissance.

3.4.9 INTERVIEWS

GEO TEK interviewed the following individuals while performing this assessment, in the form of completing a *User Questionnaire*:

- Mr. Paul Onufer (a representative of the current Site owner) completed a User Questionnaire.

Information from this interview is incorporated into the appropriate sections of this report.

3.5 CURRENT ADJOINING PROPERTY USE

The Site is in an area largely characterized by residential development and vacant land. The Site is bounded by Troy Lane, followed by graded but vacant land to the north; Buyers Road, followed by residential structures and vacant land to the east; vacant land to the south; and graded but vacant land, followed by Goetz Road to the west.

4.0 CLIENT PROVIDED INFORMATION

As a form of interview, Mr. Paul Onufer, a representative of the current Site owner completed a “User Questionnaire” for the Site in accordance with ASTM E 1527-13. A copy of the completed questionnaire is included in Appendix B.

4.1 ENVIRONMENTAL CLEAN UP LIENS

Mr. Onufer is not aware of any environmental clean-up liens at the Site.

4.2 ACTIVITY AND USE LIMITATIONS

Mr. Onufer is not aware of any activity use limitations at the Site.

4.3 SPECIALIZED KNOWLEDGE

Mr. Onufer states that he is in the same line of business as the current owner of the neighboring property and that the only chemical being used on the site, to his knowledge, is fuel for construction equipment.

4.4 PURCHASE PRICE

Mr. Onufer states that the purchase price being paid for the property reasonably reflects the fair market value of the property.

4.5 COMMONLY KNOWN INFORMATION

Mr. Onufer states that he is not aware of commonly known or reasonably ascertainable information for the Site.

4.6 OBVIOUS INDICATORS OF CONTAMINATION

Mr. Onufer states that he is not aware of obvious indicators of a likely environmental impact at the Site.

4.7 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

JPM Investors, LLC currently owns and manages the Site. The Site is currently vacant land.

4.8 REASON FOR PERFORMING PHASE I ESA

This Phase I ESA was performed at the request of JPM Investors, LLC as part of their due diligence for possible future improvements on the Site.

4.9 OTHER USER PROVIDED INFORMATION

GEOTEK was not provided with any additional information for the Site from an environmental perspective by JPM Investments, LLC:

5.0 PROPERTY PHYSICAL SETTING

Surface and subsurface environments are of interest because they control the movement of water-borne contaminants, which could be transported to and from the subject Site. GEOTEK reviewed information regarding the physical setting of the subject Site and immediately surrounding area.

5.1 REGIONAL GEOLOGY

The property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. Basically, it extends from the point of contact with the Transverse Ranges geomorphic province, southerly to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

5.2 LOCAL GEOLOGIC SETTING AND TOPOGRAPHY

The Site and Site area are understood to be underlain by alluvium (Dibblee, T.W. and Minch, J.A., 2008). Additional data regarding soil survey information for the Site and Site area is also included in Appendix D (environmental database report).

The Site and Site area can be considered as having relatively flat terrain. Based on the USGS topographic map for the area and other documents reviewed for this report, the elevation of the subject Site is approximately 1500 feet above mean sea level.

5.3 VICINITY SURFACE DRAINAGE

Natural drainage at the Site is interpreted to be dominantly directed toward the northeast, conforming to the natural topography in the area. Storm water runoff does not drain towards the Site from the adjacent properties due to existing streets and/or improvements.

According to the Federal Emergency Management Agency (FEMA), the Site is not located in a flood hazard zone. A copy of the FEMA map is included in Appendix B.

5.4 HYDROGEOLOGY

According to a review of historical groundwater data (California Department of Water Resources and California State Water Resources Control Board groundwater well data [<http://wdl.water.ca.gov> and <http://geotracker.waterboards.ca.gov>]) and in-house information, groundwater is approximately 65 feet below ground surface, with a flow estimated to be directed to the northeast.

6.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

The records review is conducted to help identify known recognized environmental conditions at the Site and/or on adjacent or nearby properties which may have impacted the subject Site.

6.1 ENVIRONMENTAL DATABASE RECORDS SEARCH

GEOTEK obtained and reviewed an environmental database report of the federal and state environmental records specified by ASTM E 1527-13. The database report was provided by Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. Additionally, orphan or un-mappable sites listed by EDR were reviewed for the approximate minimum search distances noted and included in our discussion, if applicable. Refer to Appendix D for a copy of the database report.

ENVIRONMENTAL DATABASE	MINIMUM SEARCH DISTANCE	SITE	ADJACENT	TOTAL LISTED
U.S. Environmental Protection Agency (EPA) - National Priorities List (NPL), including delisted NPL	1.0 Mile	No	0	0
EPA – Superfund Enterprise Management System (SEMS), including archived sites (formerly CERCLIS)	0.5 Mile	No	0	0
EPA – Resource Conservation and Recovery Act (RCRA), Corrective Action Facilities (CORRACTS)	1.0 Mile	No	0	0
EPA – RCRA, Transportation, Storage, and Disposal facilities (TSD)	0.5 Mile	No	0	0
EPA - RCRA Generators	Site and Adjacent	No	0	0
EPA – Emergency Response Notification System (ERNS)	Site	No	N/A	0
Federal institutional control/engineering control registries	0.5 Mile	No	0	0
California Environmental Protection Agency (CEPA) – State Response Sites (Response, formerly Annual Work Plan and Bond Expenditure Plan)	1.0 Mile	No	0	0

ENVIRONMENTAL DATABASE	MINIMUM SEARCH DISTANCE	SITE	ADJACENT	TOTAL LISTED
CEPA – EnviroStor Database (formerly CALSITES)	0.5 Mile	No	0	1
CEPA – CHMIRS - California Hazardous Materials Information Reporting System	Site	No	No	0
CEPA - Solid Waste Fill/Landfill (SWF/LF), Solid Waste Assessment Test (SWAT)/Waste Management Unit Database System (WMUDS) and Recycling Facilities (SWRCY)	0.5 Mile	No	0	0
CEPA – Leaking Underground Storage Tanks (LUST)	0.5 Mile	No	0	0
CEPA – Underground Storage Tanks (UST), including historic USTs	Site and Adjacent	No	0	0
CEPA – Spills, Leaks, Investigations & Cleanup Cost Recovery Listing (SLIC)	0.5 Mile	No	0	0
State institutional control/engineering control registries	Site	No	N/A	0
Local and/or Tribal databases	Up To 1.0 Mile	No	0	0
Drycleaners	0.25 Mile	No	0	0
Other databases	Up to 1.0 Mile	No	0	5
Unmappable facilities	Up to 1.0 Mile	No	0	0

N/A – Not Applicable

6.2 DISCUSSION OF REGULATORY RECORDS

6.2.1 NATIONAL PRIORITY LIST

The National Priority List (NPL) is the EPA's list of confirmed or proposed Superfund sites. Our review of this data includes sites which have been delisted from the NPL. The NPL is searched for a 1.0-mile distance.

The Site does not appear on the NPL. There are no facilities on the NPL within 1.0-mile of the Site.

6.2.2 SUPERFUND ENTERPRISE MANAGEMENT SYSTEM

The Superfund Enterprise Management System (SEMS, formerly CERCLIS) is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances. Our review of SEMS sites includes archive (no further remedial action planned) facilities. The SEMS list is searched for a 0.5-mile distance.

The Site does not appear on the SEMS list. There are no facilities on the SEMS list within 0.5-mile of the Site.

The Site does not appear on the SEMS-ARCHIVE list. There are no facilities on the SEMS-ARCHIVE list within 0.5-mile of the Site.

6.2.3 RESOURCE CONSERVATION AND RECOVERY ACT

The Resource Conservation and Recovery Act compile selective information on facilities which generate, transport, store, treat and or dispose of hazardous waste. RCRA facilities can be listed on one of three databases:

- *Corrective Action Facilities (CORRACTS)* are facilities undergoing corrective action. A corrective action order is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. The CORRACTS list is searched for a 1.0-mile distance.

The Site does not appear on the CORRACTS list. There are no facilities on the CORRACTS list within 1.0-mile of the Site.

- *Transportation, Storage, and Disposal Facilities (TSD)* includes facilities that transport, store or dispose of hazardous waste and are not listed on the RCRA Generators list. The TSD is searched for a 0.5-mile distance.

The Site does not appear on the RCRA TSD list. There are no facilities on the RCRA TSD list within 0.5-mile of the Site.

- *Generators List* identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste. The RCRA generators list is searched for the Site and adjacent properties.

The Site does not appear on the RCRA Generators list. There are no facilities on the RCRA-SQG Generators list within 1.0-mile of the Site.

6.2.4 EMERGENCY RESPONSE NOTIFICATION SYSTEM

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil or hazardous substances. The ERNS list is searched for the Site. The Site does not appear on the ERNS list.

6.2.5 FEDERAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

The EPA maintains three (3) databases which list sites that have institutional and/or engineering controls in place as part of their operations. These databases are searched for a 0.5-mile distance.

The Site does not appear on the U.S. Engineering Controls databases. There are no facilities on these databases within 0.5-mile of the Site.

6.2.6 STATE RESPONSE SITES

The State Response Sites (RESPONSE) records are the state equivalent to the federal National Priorities List (NPL) database. The RESPONSE database is searched for a 1.0-mile distance.

The Site does not appear on the RESPONSE database. There are no RESPONSE facilities listed within 1.0-mile of the Site.

6.2.7 ENVIROSTOR DATABASE

The EnviroStor Database (EnviroStor, formerly CALSITES) records are the state equivalent to the federal SEMS database. EnviroStor is searched for a 0.5-mile distance.

The Site does not appear on the EnviroStor database.

There is one (1) Envirostor facility listed within 0.5-mile distance.

The facility is listed as Elementary School No. 14 and is located at the intersection of Fencepost Drive and Ram Drive. The facility is 0.125 to 0.25 (0.231) mile southwest of the Site. The status of the facility is listed as “Inactive – Withdrawn”. The contaminants of concern were

DDT, DDE and DDD. The potentially affected media was listed as soil. There were no confirmed contaminants of concern. Due to its distance, status, and the nature of this listing, this facility is not considered an environmental concern to the Site.

6.2.8 CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM

The California Hazardous Material Incident Report Systems (CHMIRS) is a state database used to collect information on reported hazardous materials incidents (accidental leaks and spills). The CHMIRS list is searched for a 0.25-mile distance.

The Site does not appear on the CHMIRS list. There are no CHMIRS facilities located within 0.25-mile of the Site.

6.2.9 SOLID WASTE FACILITIES LIST

The Solid Waste Fill/Landfill (SWF/LF), Waste Management Unit Database System (WMUDS)/Solid Waste Assessment Test (SWAT), and Solid Waste Recycling Facilities (SWRCY) databases (collectively the “SWLF databases”) includes information pertaining to closed and open solid waste facilities operating in the state of California. The SWLF, WMUDS/SWAT and SWRCY databases are searched for a 0.5-mile distance.

The Site does not appear on the SWLF databases. There are no facilities on the SWLF databases within 0.5-mile of the Site.

6.2.10 LEAKING UNDERGROUND STORAGE TANKS LIST

The California Leaking Underground Storage Tanks (LUST) list is a compilation of petroleum storage tank sites that have reported a release. The LUST list is searched for a 0.5-mile distance.

The Site does not appear on the LUST list. There are no LUST facilities within a 0.5-mile distance of the Site.

6.2.11 UNDERGROUND STORAGE TANKS LIST

The California Underground Storage Tank (UST) lists are a compilation of petroleum storage tank sites that are registered with the state of California. Our review included the historic UST

database and the CERES UST database (collectively the “UST lists”). The UST lists are searched for the Site and adjacent properties.

The Site does not appear on the UST lists. There are no UST facilities located within 0.5-mile distance of the Site.

There are no HIST UST facilities within 0.5-mile distance of the Site.

6.2.12 SPILLS, LEAKS, INVESTIGATION AND CLEANUP COST RECOVERY LISTING (SLIC)

The SLIC database is compiled by the CEPA California Regional Water Quality Control Board, Santa Ana Region. It is designed to protect and restore water quality from spills, leaks, and similar discharges. The SLIC is searched for a 0.5-mile distance.

The Site does not appear on the SLIC database. There are no SLIC facilities within a 0.5-mile distance of the Site.

6.2.13 STATE INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

The State of California maintains institutional and engineering control databases or registries. This lists sites with engineering or institutional controls in place. Institutional controls include administrative measures intended to prevent exposure to contaminants remaining on site. Engineering controls include various forms of caps, building foundations, liners, and treatment methods. The State Institutional Control/Engineering Control Registries is searched for the Site.

The subject Site does not appear on the State Institutional Control/Engineering Control Registries.

6.2.14 TRIBAL DATABASES

Tribal governments are under the jurisdiction of the EPA for environmental concerns. Currently, the EPA Region 9 publishes LUST and UST information for tribes in Arizona, California, Hawaii, Nevada, and the Pacific Territories. The LUST database is searched for 0.5 mile, and the UST database is searched for 0.25 mile.

The Site does not appear on the Tribal LUST or UST databases. No facilities were identified on the Tribal LUST or UST databases within 0.5 mile of the Site.

6.2.15 OTHER DATABASES

EDR compiles information from multiple federal, state, local, and proprietary databases. Most are secondary or tertiary or redundant. Facilities compiled on these other databases are evaluated based on the severity of the listing, distance, and location.

The Site does not appear on the environmental database report obtained for this assessment.

There are three (3) listings within the appropriate search distances specified by ASTM E 1527-13.

There is one (1) facility listed with the Resource Conservation and Recovery Act (Non Generators) list database (RCRA NonGen/ NLR).

There are two (2) facilities listed with the State Clearing House (SCH) database.

There is one (1) facility listed with the California Reporting System (CERS) database.

Due to either their distance, "proximity" implies near, "distance" implies far away from the Site or status, these facilities do not represent environmental concerns to the Site.

6.2.16 DRYCLEANERS

The DRYCLEANERS list is compiled and provided by EDR. The DRYCLEANER database is searched for a 0.25-mile distance.

The Site does not appear on the DRYCLEANER list. There are no DRYCLEANER facilities listed within 0.25-mile of the Site.

6.2.17 UNMAPPABLE FACILITIES

GEO TEK reviewed the listing of "orphan" or unmappable facilities in the database report.

There are no unmapped facilities on the report.

6.3 LOCAL REGULATORY AGENCY RECORDS

GEO TEK contacted the Riverside County Fire Department and the City of Menifee Police Department regarding underground or above ground storage tanks, hazardous material permits



or business plans, emergency responses, spills, inspections, or other information of an environmental or hazardous nature. Neither of these agencies had any information for the Site.

7.0 VAPOR ENCROACHMENT SCREENING

The purpose of a Vapor Encroachment Screen (VES) is to identify, to the extent feasible, if a Vapor Encroachment Condition (VEC) exists at the Site.

A Vapor Encroachment Screen Report was generated for the Site and Site area utilizing EDR's Vapor Encroachment Worksheet (see Appendix E).

It was determined that there are no historical dry cleaners or auto stations located within 600 feet and/or up gradient from the Site.

It is our opinion that a VEC is not likely to exist at the subject Site. The Vapor Encroachment Screen report is included in Appendix E.

8.0 SITE AND SURROUNDING AREA HISTORY

In order to construct the history of the Site and the surrounding area, GEOTEK reviewed reasonably ascertainable public documents, including aerial photographs, topographic maps, building records, city directories, fire insurance maps, and county assessor history records.

8.1 HISTORICAL SITE USAGE

8.1.1 AERIAL PHOTOGRAPH REVIEW

GEOTEK reviewed aerial photographs dated 1938, 1949, 1953, 1961, 1967, 1974, 1978, 1985, 1989, 1994, 1997, 2002, 2006, 2009, 2012, 2016 and 2020 (see Appendix B).

The Site appears to be vacant land in the aerial photographs dated from 1938 until 2002.

In the 2006 aerial photograph, dirt roads can be observed transecting the Site. The Site remains vacant land.

From the aerial photograph dated 2009 until present day, the Site appears unremarkable aside from vegetative growth at the surface.

A 2020 aerial photograph is utilized for Figure 2 (Appendix A).

8.1.2 TOPOGRAPHIC MAP REVIEW

GEOTEK reviewed the Elsinore Quadrangle (30-minute series), dated 1901; the Murrieta and Perris Quadrangle (15-minute series), dated 1942; the Murrieta and Perris Quadrangles (15-minute series), dated 1943; the Murrieta Quadrangles (15-minute series), dated 1947; the Romoland and Perris Quadrangle (7.5-minute series), dated 1953; the Perris and Romoland Quadrangle (7.5-minute series), dated 1973; the Perris and Romoland Quadrangle (7.5-minute series), dated 1979; and the Perris and Romoland Quadrangles (7.5-minute series), dated 2012 (see Appendix B).

The Site appears to be vacant land from the topographic map sheets dated 1901 until 1979.

A 2012 topographic map sheet is utilized for Figure 1 (Appendix A).

8.1.3 BUILDING DEPARTMENT RECORDS

Building department records were not obtained from and not provided by EDR for this assessment as the Site has historically been vacant land.

8.1.4 CITY DIRECTORY REVIEW

GEO TEK obtained The EDR – City Directory Image Report, as obtained from and provided by EDR, and included in Appendix B. Due to the Site not having an address, there are no listings for the Site. A copy of the City Directory Image Report is included in Appendix B.

8.1.5 SANBORN MAP REVIEW

Sanborn Fire Insurance Maps for the parcel were requested from EDR-Sanborn, which owns and maintains the largest and most complete collection of the maps. Source sheets were not available for the Site. The Sanborn Map Report is included in Appendix B.

8.1.6 CHAIN OF TITLE

GEO TEK has not received nor been authorized to obtain Chain-of-Title documents for the Site.

8.2 HISTORICAL IMMEDIATELY SURROUNDING PROPERTY USAGE

8.2.1 AERIAL PHOTOGRAPH REVIEW

GEO TEK reviewed aerial photographs dated 1938, 1949, 1953, 1961, 1967, 1974, 1978, 1985, 1989, 1994, 1997, 2002, 2006, 2009, 2012, 2016 and 2020 (see Appendix B).

The surrounding properties appear to be vacant in the aerial photographs dated from 1938 until 1978.

Residential structures can be observed on the properties to the northeast and to the east of the Site in the aerial photograph dated 1985.

In the aerial photograph dated 1989, residential development can be observed in the properties to the east and northeast of the Site.

In the 1994 and 1997 aerial photographs, a neighborhood can be observed to the east and northeast as well as to the far southeast of the Site.

In the 2002 aerial photograph, residential structures can be observed to the far northwest of the Site.

In the 2006, 2009, 2012 and 2016 aerial photographs, the adjacent properties to the north, west and southwest appear to be graded for residential development. There is also increased residential development to the southeast of the Site.

The 2020 aerial photograph depicts the current configuration of the surrounding properties.

8.2.2 TOPOGRAPHIC MAP REVIEW

GEOTEK reviewed the Elsinore Quadrangle (30-minute series), dated 1901; the Murrieta and Perris Quadrangle (15-minute series), dated 1942; the Murrieta and Perris Quadrangles (15-minute series), dated 1943; the Murrieta Quadrangles (15-minute series), dated 1947; the Romoland and Perris Quadrangle (7.5-minute series), dated 1953; the Perris and Romoland Quadrangle (7.5-minute series), dated 1973; the Perris and Romoland Quadrangle (7.5-minute series), dated 1979; and the Perris and Romoland Quadrangles (7.5-minute series), dated 2012 (see Appendix B).

The topographic map sheet dated 1901 depicts several structures in the properties surrounding the Site.

The 1942, 1943 and 1947 topographic map sheets depict structures primarily to the northeast, east and southeast of the Site.

No structures can be observed on the topographic map sheet dated 1953. However, two wells can be seen on the properties to the east of the Site.

What appears to be residential development can be observed to the southeast of the Site on the topographic map sheets dated 1973 and 1979.

The 2012 maps show little detail other than streets in the vicinity. The 2012 map is presented as Figure 1 in Appendix A.

8.2.3 CITY DIRECTORIES

GEO TEK has reviewed a City Directory Image report obtained from and provided by EDR for the Site and surrounding property addresses. The City Directory Image report provides information on a several nearby property addresses. The named facilities do not currently represent an environmental concern to the Site. A copy of the City Directory Image Report is included in Appendix B.

8.2.4 SANBORN MAP REVIEW

Sanborn Maps for the Site were requested from EDR-Sanborn, which owns and maintains the largest and most complete collection of the maps. Source sheets were not available for the Site. The Sanborn Map Report is included in Appendix B.

8.3 HISTORICAL USE SUMMARY

Based on readily available historic information, the parcels appear to have been vacant land from at least 1938 until present day. The surrounding properties appear to historically have been vacant land and residential development since at least 1938. Residential structures can first be observed to the northeast in the 1984 aerial photograph. The aerial photograph dated 1989 depicts residential development to the east and adjacent to the Site. Grading for residential construction can first be observed to the north, west and south of the Site in the aerial photograph dated 2002 until present day. The current configuration of the Site and surrounding properties can be observed in the 2016 and 2020 aerial photographs.

Data gaps exist from 1901 to 1938 and 1967 to 1974 due to the limited records which are reasonably ascertainable in the local area. However, it is our opinion that additional historic information, if it were to become available, is not likely to change the conclusions or recommendations of this assessment.

9.0 SIGNIFICANT DATA GAPS

No significant data gaps were discovered while performing this Phase I Environmental Site Assessment. Therefore, it is our opinion that sufficient information was obtained to identify current Site conditions and past Site usage.

Minor data gaps include:

- Gaps in the historic records 1901 to 1938 and 1967 to 1974;
- GEOTEK has not received nor reviewed Chain-of-Title documents for the Site.

It is our opinion that additional information, if it were to become available, is not likely to change the conclusions or recommendations of this assessment.

10.0 CONCLUSIONS AND RECOMMENDATIONS

GEOTEK has performed a Phase I Environmental Site Assessment (ESA) for the subject Site in substantial conformance with the scope and limitations of ASTM E 1527-13 and GEOTEK Proposal No. P-0303421-CR, dated March 11, 2021. Any exceptions to, or deletions from, this practice are described in the appropriate sections of this report.

This Phase I Environmental Site Assessment has not revealed evidence of a recognized environmental condition or concern in connection with the subject Site. No further investigation is recommended.

11.0 CERTIFICATIONS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

The qualifications of the Project Team are included in Appendix F.

We appreciate this opportunity to be of service. If you have any questions, or if we can be of further service, please contact us at (951) 710-1160.

Sincerely,
GEOTEK, INC.



Edward H. LaMont
Principal Geologist, CEG 1892
Exp. 07/31/2022

J. Michael Batten, CEM, REPA
Environmental Services Manager
Registered Environmental Property
Assessor No. 113162
Expires 06/15/2022

Franklin Sullivan
Staff Environmentalist

12.0 REFERENCES

CALIFORNIA, STATE OF

- Dibblee, T.W. and Minch, J.A., 2008, "Geologic map of the Murrieta 15-minute quadrangle, Riverside County, California" Dibblee Geological Foundation, Dibblee Foundation Map DF-417, scale 1:62,500
- Water Resources, Department of Hydrologic Data

ENVIRONMENTAL DATA RESOURCES, INC.

- Aerial Photo Decade Package, Inquiry No. 6522877.8, dated June 04, 2021
- Certified Sanborn Map Report, Inquiry No. 6522877.3, dated June 04, 2021
- City Directory Image Report, Inquiry No. 6522877.5, dated June 04, 2021
- Historical Topo Map Report, Inquiry No. 6522877.4, dated June 04, 2021
- Radius Map Report, Inquiry No. 6522877.2s, dated June 04, 2021
- Vapor Encroachment Screen Report, Inquiry No. 6522877.2s, dated June 09, 2021

FEDERAL EMERGENCY MANAGEMENT AGENCY

- Flood Insurance Rate Map, Map No. 06065C1620G, dated August 28, 2008, accessed on June 4, 2021

MENIFEE, CITY OF

- Police Department, Records Inquiry

RIVERSIDE, COUNTY OF

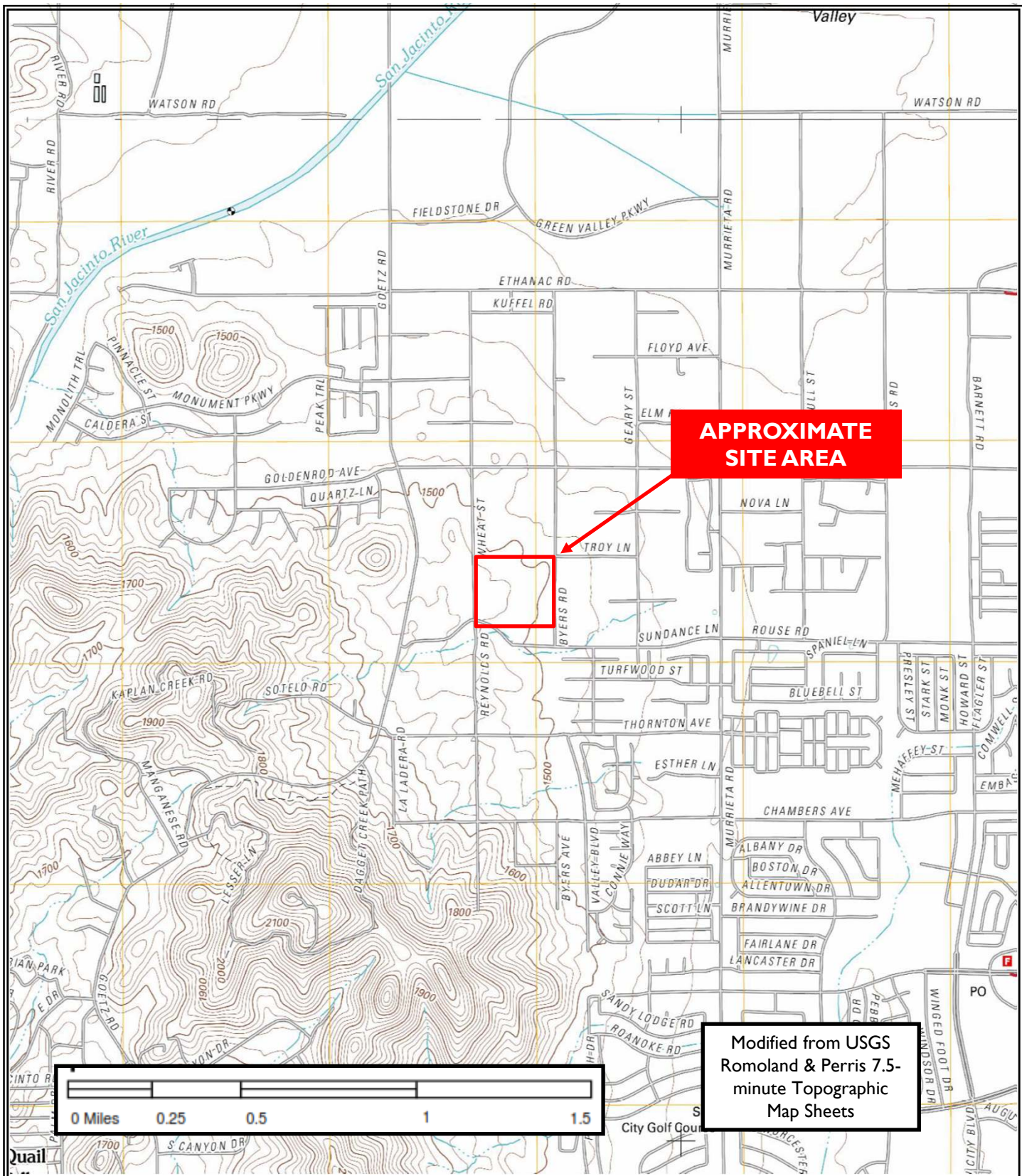
- Assessor's Office, Records Inquiry
- Fire Department, Records Inquiry

U.S. GOVERNMENT

- Drug Enforcement Agency
- Records inquiry, <http://www.dea.gov/seizures>
- Federal Emergency Management Agency (FEMA)

APPENDIX A

FIGURES



JPMB Investments, LLC
 APN 330-230-023 & -024
 Valley Boulevard/Troy Lane
 Sun City, California 92585

Project No. 2759-CR



Figure 1
 Site Location
 and
 Topography
 Map



2



1



3-4



5



Legend

1

 Photo Locations

JPM Investments, LLC
APN 330-230-023 & -024
Valley Boulevard/ Troy Lane
Sun City, California 92585

GeoTek Project No. 2759-CR



Figure 2

**General
Site Layout Map**

APPENDIX B

SUPPORTING DOCUMENTS

JPM INVESTMENTS. LLC
APNs 330-230-023 & -024
SUN CITY AREA OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

PROJECT No. 2759-CR
JUNE 9, 2021
APPENDIX C

APPENDIX C

PHOTOGRAPHS



JPM INVESTMENTS. LLC
APNs 330-230-023 & -024
SUN CITY AREA OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

PROJECT No. 2759-CR
JUNE 9, 2021
APPENDIX D

APPENDIX D

ENVIRONMENTAL DATABASE REPORT



JPM INVESTMENTS. LLC
APNs 330-230-023 & -024
SUN CITY AREA OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

PROJECT No. 2759-CR
JUNE 9, 2021
APPENDIX E

APPENDIX E

VAPOR ENCROACHMENT



APPENDIX F

PROJECT TEAM QUALIFICATIONS