

Phase I Environmental Site Assessment

Approximately 7 acres at the northwest corner of Wineville Road and Riverside Drive, Jurupa Valley, Riverside
County, California 91752

September 28, 2022

PE Project No.: 202209049



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Project Summary

	Report Section	No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
<u>3.2</u>	Current Use of Subject Property	✓					
<u>3.3</u>	Current Uses of Adjoining Properties	✓					
<u>5.1</u>	Standard Environmental Record Sources, Federal, State & Tribal	✓					
<u>5.2</u>	Additional Environmental Record Sources	✓					
<u>6.3</u>	Historical Uses of Subject Property	✓					
<u>6.4</u>	Historical Uses of Adjoining Properties	✓					
<u>8.0</u>	Site Reconnaissance	✓					
<u>9.0</u>	Interviews	✓					

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Common Acronyms

AAI – All Appropriate Inquiry
ACBM – Asbestos Containing Building Material
AST – Aboveground Storage Tank
ASTM – American Society for Testing and Materials (2001)
AUL – Activity and Usage Limitation
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned
CLI – Closed Landfill Inventory
CORRACTS – Corrective Action (RCRA)
CREC – Controlled recognized environmental condition
DCRP – Dry Cleaner Remediation Program
EC – Engineering Control
ESA - Environmental Site Assessment
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHW – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MTBE – Methyl tertiary-butyl ether
NAPL – Non-aqueous Phase Liquids
NPL – National Priority List
NRCS – Natural Resource Conservation Service
OSHA – Occupational Safety and Health Administration
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated Biphenyls
PCE – Perchloroethene (Tetrachloroethene)
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
PUL – Property Usage Limitation
RCRA – Resource Conservation and Recovery Act
REC – Recognized environmental condition
RRC – Railroad Commission
SBA – Small Business Administration
SCL – State CERCLIS List
SPL – State Priority List
SVOC – Semi-Volatile Organic Compounds

SWLF – Solid Waste Landfill
TCEQ – Texas Commission on Environmental Quality
TDSHS – Texas Department of State Health Services
TNRCC – Texas Natural Resource Conservation Commission
TNRIS – Texas Natural Resource Information System
TPH – Total Petroleum Hydrocarbons
TSD – Treatment, Storage and Disposal (RCRA)
TWC - Texas Water Commission
TWDB - Texas Water Development Board
USACOE – United State Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey
VCP – Voluntary Cleanup Program
VEC – Vapor Encroachment Condition
VOC – Volatile Organic Compounds
WMU – Waste Management Unit

1.0 Executive Summary

1.1 Site Summary

SITE SUMMARY	
Site Element	Comments
Subject Property Address	Approximately 7 acres at the northwest corner of Wineville Road and Riverside Drive, Jurupa Valley, Riverside County, California 91752
Current Use of Subject Property	Undeveloped land
Legal Description	That Portion of the Southeast Quarter of Section 6, Township 2 South, Range 6 West, San Bernardino Meridian and that Portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 6, Township 2 South, Range 6 West, San Bernardino Meridian (per client provided title commitment)
Current Owner	DFA
Current Uses of Adjoining Properties:	North: Truck parking lot and Swift Transportation Terminal East: Jurupa Community Service District South: Komar Distribution Services, Damco, Fedex Freight and Aaron Thomas Company West: Komar Factory Outlet
Site Reconnaissance Date	September 19, 2022
Physical Setting	
Topography	Elevation: Approximately 783-792 feet above mean sea level (msl) General Area Topographic Downgradient: South-southeast
Groundwater Flow Direction	Assumed to be consistent with topographic gradient (See Section 7.0 for more information)
Depth to Groundwater	Greater than 200 feet below ground surface (bgs)
Sub-Surface Geology	Quaternary alluvium and marine deposits (Q)
Underlying Aquifer(s)	California Coastal Basins Aquifers
Near Surface Soils	DaD2 - Delhi fine sand, 2 to 15 percent slopes, wind-eroded

1.1.1 Historical Use Information

Historical Use Subject Property		
Years	Identified Use(s)	Resource Type(s)
Late-1890s to mid-1980s	Undeveloped / agricultural land	Aerial Photographs, Prior Assessment Reports and Topographic Maps
Late-1980s to early-2020s	Undeveloped land	Aerial Photographs, Interview, Prior Assessment Reports, Property Tax Records and Topographic Maps

Historical Use Adjoining Properties	
Direction	Historical Use Description
North Adjoining Property	Car detailing service, parking lot and undeveloped / agricultural land
East Adjoining Property	Municipal water utility district facility and undeveloped / agricultural land
South Adjoining Property	Trucking, logistics, packaging and distribution centers, nonhazardous composting facility, engineering company, rural residential property, dairy farm and undeveloped / agricultural land

Historical Use Adjoining Properties	
Direction	Historical Use Description
West Adjoining Property	Office equipment and document management solutions provider, custom-installed audio/video and home theater products manufacturer, rental real estate agency, truck service, towing service provider, automotive salvage service, aggregate materials storage lot and undeveloped / agricultural land

1.2 Data Gap Summary

A Data Gap is a lack of or inability to obtain information required by E1527-21 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

The following table summarizes general areas of the report that may encounter data gaps during the assessment process.

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
Regulatory Agency Records				
Standard Federal, State, Tribal and Local Records Review	5.1	Yes	No information regarding the status or conditions of the UST(s) at the south adjoining property, addressed as 12100 Riverside Drive, was available for review.	No
Additional Federal, State, Tribal and Local Records Review	5.2	No		
Historical Sources				
Aerial Photographs	6.1.1	No		
Fire Insurance Rate Maps	6.1.2	N/A		
Topographic Maps	6.1.3	No		
Street Directories	6.1.4	No		
Property Tax Records	6.1.5	No		
Other Historical Records	6.2	No		
Land Title Records	6.2.1	No		
Historical Use of Subject Property	6.3	No		
Historical Use of Adjoining Properties	6.4	No		
Site Reconnaissance				
Observations of Subject Property	8.0	No		
Observation of Surrounding Properties	8.0	No		

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
Interviews				
Current Owner	9.1	No		
Key Property Manager	9.1	N/A		
Occupant(s)	9.1	N/A		
Past Owners / Managers / Occupants	9.1	N/A		
Adjoining Property Owners / Occupants	9.1	N/A		
Local Health / Environmental Department	9.2	Yes	A public information response has not been received.	No
Local Fire Department	9.2	Yes	A public information response has not been received.	No
Local Building Permit / Inspection Department	9.2	Yes	A public information response has not been received.	No

1.3 Findings and Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional's opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

<u>FINDING</u>
Retail-sized containers of waste motor oil were observed onsite.
Standard Environmental Record Sources, Federal, State & Tribal
No regulatory agency listings were found in connection with this finding.
Records Review
None of the records reviewed during this assessment were found to be in connection with this finding.
Site Reconnaissance
Retail-sized containers of waste motor oil were observed at the mid-southern portion of the subject property. No evidence of a hazardous substance or petroleum product release was observed and no reported releases were found in connection with the subject property during records review conducted for this assessment. See Section 8.0 for more information regarding observations noted during the site reconnaissance.
Interviews and/or Inquiries
No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.
<u>OPINION</u>

There are no indications that the subject property has been impacted as a result of the containers based on the lack of reported / observed releases.

This does not represent a recognized environmental condition.

FINDING

Historically, the subject property was agricultural land.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding.

Records Review

Historically, the subject property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit at the subject property. These products are not considered a recognized environmental condition per the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and / or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.

A prior Phase II ESA conducted at the subject property by EDI Consultants, Inc. dated July 8, 2020 indicated that there has been no significant impact to soil and / or soil gas in the areas assessed at the subject property associated with VOCs, organochlorine pesticides or metals.

See Sections 5.2 and 6.0 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

OPINION

There are no indications that the subject property has been impacted from past use as agricultural land based on the lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals, the lack of indication of improper application of agricultural chemicals and the results of the prior Phase II ESA.

This does not represent a recognized environmental condition.

FINDING

A dairy farm and a nonhazardous composting facility historically operated at the south adjoining property, a custom-installed audio/video and home theater products manufacturing facility historically operated at the west adjoining property and trucking, logistics, packaging and distribution centers operate at the south adjoining property.

Standard Environmental Record Sources, Federal, State & Tribal

The south adjoining properties were identified as the following sites:

- The south adjoining property, addressed as 11900 Riverside Drive under the name Exel, Inc. D C 4, is listed as a Resource Conservation and Recovery Act Non Generators / No Longer Regulated (RCRA Nongen / NLR) of hazaradous waste. There are no RCRA violations on file for this facility with the EPA.
- The south adjoining property, addressed as 11900 Riverside Drive under the names Maersk and Damco Distribution Services, Inc., is listed as a Resource Conservation and Recovery Act Non Generators / No Longer Regulated (RCRA Nongen / NLR) of hazardous waste, a California Environmental Reporting System (CERS) Hazardous Waste facility, a CERS facility and a California Integrated Water Quality System (CIWQS) facility. There are no RCRA violations on file for this facility with the EPA. Hydrofluoric acid / sulfuric acid mixture, nitrosulfuric acid, sulfuric acid, spent sulfuric acid, toluene sulfonic acid, ethane-propane mixture and propane are indicated to be stored at this facility. This facility is reported to be a chemical storage facility and a hazardous waste generator. Hazardous Materials Release Response Plans (HMRRP) inspections were conducted at this facility in July 2013, March 2015, June 2016 and July 2017. Violations were issued as a result of the March 2015 and July 2017 inspections; however, no violations were issued as a result of the July 2013 and June 2018 inspections.
- The south adjoining property, addressed as 11980 Riverside Drive under the name Petrissans Bros Dairy, is listed as a registered historical underground storage tank (UST) facility with two case files. One 500 gallon diesel UST and one 500 gallon gasoline UST were reported to have been installed at this property in 1978.
- The south adjoining property, addressed as 11970 Riverside Drive under the name Scotts Riverside City Regional Composting, is listed as a Hazardous Waste Tracking System (HWTS) site and a Solid Waste Facilities/Landfill (SWF/LF) site. This facility was conducting nonhazardous composting operations for approximately three (3) years (1997-2000).
- The south adjoining property, addressed as 12100 Riverside Drive under the names FedEx Freight, Inc. Mira Loma, FedEx Freight Mira Loma and FedEx, is listed as a Hazardous Waste Tracking System (HWTS) site, a California Environmental Reporting System (CERS) Hazardous Waste site, a CERS facility, a CERS Tank facility, a Facility and Manifest Data (HAZNET), a Resource Conservation and Recovery Act - Small Quantity Generators (RCRA-SQG) of hazardous waste, a registered underground storage tank (UST) facility, a Waste Discharge System (WDS) site, a California Integrated Water Quality System (CIWQS) facility and a registered aboveground storage tank (AST) facility with two case files. The following are summaries of each of the regulatory database listings associated with this property:
 - There are no RCRA violations on file for this facility with the EPA.
 - This facility is reported to be an aboveground petroleum storage facility, a chemical storage facility, a hazardous waste generator and an industrial facility storm water facility.
 - Hazardous Waste Generator inspections, Hazardous Materials Release Response Plans (HMRRP) and Aboveground Petroleum Storage Act (ASPA) inspections were conducted at this facility in August 2017 and May 2021. Violations were issued as a result of the HMRRP inspections and as a result of the Hazardous Waste Generator

inspection conducted in May 2021; however, no violations were issued as a result of the Hazardous Waste Generator inspection in August 2017 or as a result of the ASPA inspections.

- Waste oil, used truck oil and fuel filters, used antifreeze, aerosols, propane, pressure wash detergent, oxygen, motor oil, methanol containing mixture, lube oils, diesel fuel, diesel exhaust fluid (DEF), argon and carbon dioxide mixed gas, antifreeze and acetylene are indicated to be stored at this facility. Four 10,000 gallon diesel ASTs in a bermed area and one 850 gallon diesel generator were observed at the rear of the maintenance shop at the east end of the property at the time of the May 2021 inspection. One 1,000 gallon engine oil AST, one 1,000 gallon used oil AST, several 55 gallon drums of oil and grease, a tote of antifreeze and cylinders of acetylene, oxygen, argon and carbon dioxide were observed in the maintenance shop also at the time of the May 2021 inspection.
- No information regarding the status or conditions of the UST(s) at this property was available for review. This is a data gap.

See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical aerial photographs and street directories indicate that the south adjoining properties across Riverside Drive previously operated as a dairy farm from the mid-1980s to the early-1990s and as a nonhazardous composting facility in the early-2000s and have operated as trucking, logistics, packaging and distribution centers since the early-2000s and that the northeast adjoining property across Ontario Freeway, addressed as 12741 Riverside Drive, has operated as a multi-tenant commercial facility with a custom-installed audio/video and home theater products manufacturing facility from the mid to late-2010s under the name Speakercraft. Trucking, logistics, packaging and distribution centers are known to conduct onsite fleet refueling and maintenance operations. Fleet maintenance and manufacturing facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, detergents, wash water, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical information indicates these facilities were / are located greater than 135 feet from the subject property and topographically down or cross-gradient; therefore, surface releases at these facilities were unlikely to migrate to the subject property.

A prior Phase II ESA conducted at the subject property by EDI Consultants, Inc. dated July 8, 2020 indicated that there has been no significant impact to soil and / or soil gas in the areas assessed at the subject property associated with VOCs, organochlorine pesticides or metals.

See Sections 5.2 and 6.0 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

The south adjoining properties across Riverside Drive were observed to operate as distribution centers, a trucking company and a snack food packaging company at the time of the site visit. No evidence of a hazardous substance or petroleum product release was noted to have been observed.

See Section 8.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

OPINION

There are no indications that the subject property has been impacted from these facilities based on the lack of reported / observed releases, the distance from the subject property and the topographic gradient.

This does not represent a recognized environmental condition.

FINDING

A municipal water utility district facility operates at the east adjoining property.

Standard Environmental Record Sources, Federal, State & Tribal

The east adjoining property, addressed as 11855 Riverside Drive under the names Jurupa Community Services District (Well Number 28) and Well 28 - Inactive, is listed as a California Environmental Reporting System (CERS) facility, a CERS Tank facility and as a Per- and Polyfluoroalkyl Substances (PFAS) Contamination Site Location. This facility is reported to be an aboveground petroleum storage facility and a chemical storage facility. Diesel, oil and sodium hypochlorite are indicated to be stored at this facility. An Aboveground Petroleum Storage Act (ASPA) inspection and a Hazardous Material Disclosure inspection were conducted at this facility in August 2019 and a Hazardous Material Disclosure follow-up evaluation was conducted in September 2019. Violations were issued as a result of the Hazardous Material Disclosure inspection; however, no violations were issued as a result of the ASPA inspection or a result of the follow-up evaluation. PFAS were noted in the drinking water.

See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

A municipal water well is mapped at the east adjoining property. Historical aerial photographs indicate that the east adjoining property has operated as a municipal water utility district facility since the mid-2010s. No reported releases were found in connection with this facility during records review conducted for this assessment. Historical information indicates this facility is located topographically down-gradient; therefore, surface releases at this facility are unlikely to migrate to the subject property. A prior Phase II ESA conducted at the subject property by EDI Consultants, Inc. dated July 8, 2020 indicated that there has been no significant impact to soil and / or soil gas in the areas assessed at the subject property associated with VOCs, organochlorine pesticides or metals.

See Sections 5.2 and 6.0 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

The east adjoining property, addressed as 11855 Riverside Drive, was observed to operate as a municipal water utility district facility at the time of the site visit. A brine AST and a generator were observed at this property. No evidence of a hazardous substance or petroleum product release was noted to have been observed.

See Section 8.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

OPINION

There are no indications that the subject property has been impacted from this facility based on the lack of reported / observed releases, the short duration of operations (approximately six (6) years) and the topographic gradient.

This does not represent a recognized environmental condition.

1.4 Conclusions

Phase Engineering, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

The user of this ESA report should not draw any conclusions or take any actions based on the included documentation and opinions without reading this ESA report in its entirety.

Recognized Environmental Conditions (RECs)

Recognized environmental condition is defined in ASTM Standard E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." Phase Engineering, LLC has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Controlled Recognized Environmental Conditions (CRECs)

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E1527-21 as a "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)." Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

Historical Recognized Environmental Conditions (HRECs)

A historical recognized environmental condition (HREC) is defined in ASTM Standard E1527-21 as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations)." A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

Significant Data Gaps

A significant data gap is defined in ASTM Standard E1527-21 as "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." This assessment has revealed no significant data gaps.

1.5 Recommendations

Recommendations
<p>The following recommendation is made with respect to the environmental aspects of the subject property:</p> <ul style="list-style-type: none">• No further investigation is required to identify a recognized environmental condition.

2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the subject property and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E1527-21, recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E1527-21 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The methods and practices by which the Phase I Environmental Site Assessment conforms with the requirements of the ASTM Standard Practice E1527-21 meet or exceed all requirements of the ASTM Standard Practice E1527-13. The general scope of work includes:

- Interviews with past and present owners, operators and occupants;
- Interviews with local government officials;
- Review of historical sources of information;
- Review of federal, state, tribal and local government records;
- Visual inspections of the property and adjoining properties;
- Preparation of report.

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search beyond the governmental records search for federal, state and tribal institutional control/engineering control registries cited in ASTM E1527-21 section 8.2;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E1527-21 Sections 13.1.5.1 through 13.1.5.16 (see Section 13 of this report).

2.3 Significant Assumptions

Phase Engineering, LLC assumes there are no hidden or unapparent environmental conditions of the property, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property. Phase Engineering, LLC assumes no responsibility for such conditions or for engineering or inspections which might be required to discover such conditions.

Record and interview information furnished to Phase Engineering, LLC and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, LLC assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, LLC or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state

databases do not adequately define the address and/or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search. Phase Engineering, LLC is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, LLC will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, LLC has actual knowledge at the time of preparation of the report.

Groundwater flow is assumed to be in the direction of surface topography unless otherwise noted in the report.

2.4 Limitations and Exceptions of Assessment

This report is prepared in general accordance to the ASTM Standard Practice for Environmental Site Assessments in accordance with Standard E1527-21. No non-scope items mentioned in the ASTM Standards of Practice are taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, LLC professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E1527-21. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E1527-21 may be necessary.

Phase Engineering, LLC has estimated neither the cost of the impact on the property nor the costs necessary to eliminate the recognized environmental conditions.

The report was limited to information concerning the observed physical characteristics of the site and adjoining properties, interviews, and standard environmental record sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. The time and cost constraints as agreed to by the user or his representative may deem certain information common to the Phase I Site Assessment process to not be reasonably ascertainable or practically reviewable.

Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction.

Any sketches, maps, aerial photographs, or similar documents in the report may show approximate locations, property boundaries, or similar information and are included to assist the reader in visualizing the property. Phase Engineering, LLC has made no survey of the site.

Phase Engineering, LLC is not required to give testimony or appear in court or in other hearings or formal discussions regarding the subject property or this assessment unless prior arrangements are made.

Phase Engineering, LLC assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, LLC assumes no responsibility for such conditions or for actions that might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, LLC will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, LLC has actual knowledge. Phase Engineering, LLC assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, LLC or others.

This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, LLC.

The report is valid for a period of 180 days from the date issued. Validity for AAI liability protections may be less. The report may not be used or updated by a third party without written authorization of and payment of a fee to Phase Engineering, LLC

Phase Engineering, LLC provides no legal opinion or advice. Consult a qualified attorney for any items of a legal nature.

2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

2.6 User Reliance

This report is prepared for the sole benefit of the user of the report as identified in Section 4.0 of this report and may not be relied upon by any other person or entity without the written authorization of Phase Engineering, LLC. Each subsequent user must satisfy the User's Responsibilities set forth in Section 6 of the ASTM Standard E1527-21 to qualify for the landowner liability protections under CERCLA.

2.7 Viability of the Report

ASTM E1527-21 states that an *environmental site assessment* meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the *subject property* (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction).

The components of this ESA are presumed to be valid for 180 days after the completion dates below:

Presumed Viability of Report	
Component	Date Completed
Interviews with owners, operators, and occupants	September 14, 2022
Searches for recorded environmental cleanup liens	Not applicable (this component is a user responsibility)
Reviews of federal, tribal, state and local government records	September 16, 2022
Visual inspections of the subject property and of adjoining properties	September 19, 2022

Presumed Viability of Report	
Component	Date Completed
The declaration by the environmental professional responsible for the assessment or update	September 28, 2022

3.0 Site Description

3.1 Subject Property Location and Description

Subject Property Address	Approximately 7 acres at the northwest corner of Wineville Road and Riverside Drive, Jurupa Valley, Riverside County, California 91752
General Location	An area location map and a site sketch are located in Appendix I of this report.
Legal Description	That Portion of the Southeast Quarter of Section 6, Township 2 South, Range 6 West, San Bernardino Meridian and that Portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 6, Township 2 South, Range 6 West, San Bernardino Meridian (per client provided title commitment)
Current Owner(s)	DFA

3.2 Current Use of Subject Property

Current Use of the Subject Property	Undeveloped land
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3.3 Current Uses of Adjoining Properties

Adjoining Property Uses

To the North	Truck parking lot and Swift Transportation Terminal
To the East	Jurupa Community Service District
To the South	Komar Distribution Services, Damco, Fedex Freight and Aaron Thomas Company
To the West	Komar Factory Outlet

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

No structures are currently located at the subject property.

3.4.2 Streets, Roads and/or Public Thoroughfares

The following streets, roads and/or public thoroughfares were observed onsite or adjacent to the subject property:

Road Details	
Feature Name	Location of Road
Pomona Freeway (California 60)	North
Ontario Freeway (Interstate Highway 15)	West

3.4.3 Other Improvements / Utilities at the Subject Property

The following utilities and other improvements were identified at the subject property:

Other Improvement Details	
Water Source	None known or observed

Other Improvement Details	
Sanitary Sewer Source	None known or observed
Other Improvements	No improvements observed

4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Industrial Outdoor Ventures

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”) the user *must* conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information (if available) to the *environmental professional*. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that “*all appropriate inquiries*” is not complete.

If any user of this report desires Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user should complete the “user responsibilities” included in Appendix V.

The following information was filled out by Rob Chase (owner):

Question	Response
1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).	
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No
2. Activity and land use (AUL’s) limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi).	
Did a search of <i>recorded land title records</i> (or judicial records where appropriate) identify any AULs, such as <i>engineering controls</i> , land use restrictions or <i>institutional controls</i> that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).	
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No
4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).	

Question	Response
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Yes
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Received with no comment
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).	
Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, LLC to identify conditions indicative of releases or threatened releases? For example, as user,	
(a.) Do you know the past uses of the property?	No
(b.) Do you know of specific chemicals that are present or once were present at the property?	No
(c.) Do you know of spills or other chemical releases that have taken place at the property?	No
(d.) Do you know of any environmental cleanups that have taken place at the property?	No
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).	
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

4.2 Reason for Performing Phase I

As per ASTM Standard E1527-21, it is the user's responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.

5.0 Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property.

5.1 Standard Environmental Record Sources, Federal, State & Tribal

The following federal, state and tribal environmental records were searched. This information was provided by Environmental Data Resources, Inc. (EDR), and is subject to the EDR Data Disclaimer. Full descriptions on the search and facilities located are included in the Appendix. The EDR Data summary is as follows:

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NPL	1.000	0	0	0	0	0	0
Proposed NPL	1.000	0	0	0	0	0	0
NPL LIENS	1.000	0	0	0	0	0	0
Delisted NPL	1.000	0	0	0	0	0	0
FEDERAL FACILITY	0.500	0	0	0	0	NR	0
SEMS	0.500	0	0	0	0	NR	0
SEMS-ARC HIVE	0.500	0	0	0	0	NR	0
CORRECTS	1.000	0	0	0	0	0	0
RCRA-TSD F	0.500	0	0	0	0	NR	0
RCRA-LQG	0.250	0	0	0	NR	NR	0
RCRA-SQG	0.250	0	1	2	NR	NR	3
RCRA-VSQ G	0.250	0	0	0	NR	NR	0
LUCIS	0.500	0	0	0	0	NR	0
US ENG CONTROLS	0.500	0	0	0	0	NR	0
US INST CONTROLS	0.500	0	0	0	0	NR	0
ERNS	0.001	0	0	NR	NR	NR	0
RESPONSE	1.000	0	0	0	0	0	0
ENVIROSTOR	1.000	0	0	0	0	3	3
SWF/LF	0.500	0	1	0	0	NR	1
LUST	0.500	0	0	0	5	NR	5

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
INDIAN LUST	0.500	0	0	0	0	NR	0
CPS-SLIC	0.500	0	0	0	0	NR	0
FEMA UST	0.250	0	0	0	NR	NR	0
UST	0.250	0	1	1	NR	NR	2
AST	0.250	0	2	0	NR	NR	2
INDIAN UST	0.250	0	0	0	NR	NR	0
INDIAN VCP	0.500	0	0	0	0	NR	0
VCP	0.500	0	0	0	0	NR	0
BROWNFI ELDS	0.500	0	0	0	0	NR	0
US BROWNFI ELDS	0.500	0	0	0	0	NR	0
WMUDS/ SWAT	0.500	0	0	0	0	NR	0
SWRCY	0.500	0	0	0	0	NR	0
HAULERS	0.001	0	0	NR	NR	NR	0
INDIAN ODI	0.500	0	0	0	0	NR	0
DEBRIS REGION 9	0.500	0	0	0	0	NR	0
ODI	0.500	0	0	0	0	NR	0
IHS OPEN DUMPS	0.500	0	0	0	0	NR	0
US HIST CDL	0.001	0	0	NR	NR	NR	0
HIST Cal-Sites	1.000	0	0	0	0	0	0
SCH	0.250	0	0	0	NR	NR	0
CDL	0.001	0	0	NR	NR	NR	0
CERS HAZ WASTE	0.250	0	2	1	NR	NR	3
Toxic Pits	1.000	0	0	0	0	0	0
US CDL	0.001	0	0	NR	NR	NR	0
AQUEOUS FOAM	0	NR	NR	NR	NR	NR	0
PFAS	0.500	0	1	0	0	NR	1
SWEEPS UST	0.250	0	0	0	NR	NR	0
HIST UST	0.250	0	2	1	NR	NR	3
CERS TANKS	0.250	0	2	0	NR	NR	2

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CA FID UST	0.250	0	0	0	NR	NR	0
LIENS	0.001	0	0	NR	NR	NR	0
LIENS 2	0.001	0	0	NR	NR	NR	0
DEED	0.500	0	0	0	0	NR	0
HMIRS	0.001	0	0	NR	NR	NR	0
CHMIRS	0.001	0	0	NR	NR	NR	0
LDS	0.001	0	0	NR	NR	NR	0
MCS	0.001	0	0	NR	NR	NR	0
SPILLS 90	0.001	0	0	NR	NR	NR	0
RCRA NonGen / NLR	0.250	0	2	2	NR	NR	4
FUDS	1.000	0	0	0	0	2	2
DOD	1.000	0	0	0	0	0	0
SCRD DRYCLEANERS	0.500	0	0	0	0	NR	0
US FIN ASSUR	0.001	0	0	NR	NR	NR	0
EPA WATCH LIST	0.001	0	0	NR	NR	NR	0
2020 COR ACTION	0.250	0	0	0	NR	NR	0
TSCA	0.001	0	0	NR	NR	NR	0
TRIS	0.001	0	0	NR	NR	NR	0
SSTS	0.001	0	0	NR	NR	NR	0
ROD	1.000	0	0	0	0	0	0
RMP	0.001	0	0	NR	NR	NR	0
RAATS	0.001	0	0	NR	NR	NR	0
PRP	0.001	0	0	NR	NR	NR	0
PADS	0.001	0	0	NR	NR	NR	0
ICIS	0.001	0	0	NR	NR	NR	0
FTTS	0.001	0	0	NR	NR	NR	0
MLTS	0.001	0	0	NR	NR	NR	0
COAL ASH DOE	0.001	0	0	NR	NR	NR	0
COAL ASH EPA	0.500	0	0	0	0	NR	0
PCB TRANSFORMER	0.001	0	0	NR	NR	NR	0
RADINFO	0.001	0	0	NR	NR	NR	0
HIST FTTS	0.001	0	0	NR	NR	NR	0
DOT OPS	0.001	0	0	NR	NR	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CONSENT	1.000	0	0	0	0	0	0
INDIAN RESERV	1.000	0	0	0	0	0	0
FUSRAP	1.000	0	0	0	0	0	0
UMTRA	0.500	0	0	0	0	NR	0
LEAD SMELTERS	0.001	0	0	NR	NR	NR	0
US AIRS	0.001	0	0	NR	NR	NR	0
US MINES	0.250	0	0	0	NR	NR	0
ABANDONED MINES	0.250	0	0	0	NR	NR	0
FINDS	0.001	0	0	NR	NR	NR	0
UXO	1.000	0	0	0	0	0	0
ECHO	0.001	0	0	NR	NR	NR	0
DOCKET HWC	0.001	0	0	NR	NR	NR	0
FUELS PROGRAM	0.250	0	0	0	NR	NR	0
CA BOND EXP. PLAN	1.000	0	0	0	0	0	0
Cortese	0.500	0	0	0	2	NR	2
CUPA Listings	0.250	0	0	0	NR	NR	0
DRYCLEANERS	0.250	0	0	0	NR	NR	0
EMI	0.001	0	0	NR	NR	NR	0
ENF	0.001	0	0	NR	NR	NR	0
Financial Assurance	0.001	0	0	NR	NR	NR	0
HAZNET	0.001	0	0	NR	NR	NR	0
ICE	0.001	0	0	NR	NR	NR	0
HIST CORTESE	0.500	0	0	1	2	NR	3
HWP	1.000	0	0	0	0	0	0
HWT	0.250	0	0	0	NR	NR	0
MINES	0.250	0	0	0	NR	NR	0
MWMP	0.250	0	0	0	NR	NR	0
NPDES	0.001	0	0	NR	NR	NR	0
PEST LIC	0.001	0	0	NR	NR	NR	0
PROC	0.500	0	0	0	0	NR	0
Notify 65	1.000	0	0	0	0	0	0
UIC	0.001	0	0	NR	NR	NR	0
UIC GEO	0.001	0	0	NR	NR	NR	0
WASTEWATER PITS	0.500	0	0	0	0	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
WDS	0.001	0	0	NR	NR	NR	0
WIP	0.250	0	0	0	NR	NR	0
MILITARY PRIV SITES	0.001	0	0	NR	NR	NR	0
PROJECT	0.001	0	0	NR	NR	NR	0
WDR	0.001	0	0	NR	NR	NR	0
CIWQS	0.001	0	0	NR	NR	NR	0
CERS	0.001	0	0	NR	NR	NR	0
NON-CASE INFO	0.001	0	0	NR	NR	NR	0
OTHER OIL GAS	0.001	0	0	NR	NR	NR	0
PROD WATER PONDS	0.001	0	0	NR	NR	NR	0
SAMPLING POINT	0.001	0	0	NR	NR	NR	0
WELL STIM PROJ	0.001	0	0	NR	NR	NR	0
MINES MRDS	0.001	0	0	NR	NR	NR	0
HWTS	0	NR	NR	NR	NR	NR	0
EDR MGP	1.000	0	0	0	0	0	0
EDR Hist Auto	0.125	0	0	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	0	NR	NR	NR	0
RGA LF	0.001	0	0	NR	NR	NR	0
RGA LUST	0.001	0	0	NR	NR	NR	0

UNGEOCODED SITES		
Environmental Records	ASTM Search Distance (miles)	Total Identified
Federal / State/ Tribal	Subject Property - 1.0 mile	Three (3)

Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and/or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.

Three (3) ungeocoded sites were listed on the database. Based on additional research conducted the ungeocoded sites do not appear to have environmentally impacted the subject property. No recognized environmental conditions appear to exist.

Superfund Enterprise Management System (SEMS)

Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

The CERCLIS List previously contained sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site included a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

CERCLIS NFRAP(Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned) NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

NPL (National Priority List)

The NPL list compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 C.F.R. Part 300.

NPL Delisted (National Priority List - Delisted)

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. If future site conditions warrant, additional response actions can be taken, using the Superfund Trust Fund or by Potentially Responsible Parties. Relisting on the NPL is not necessary; however, sites can be restored to the NPL if extensive response work is required. EPA can also delete portions of sites that meet deletion criteria.

Federal Institutional Control / Engineering Control (IC / EC) Registries

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statues, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass

a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.

Resource Conservation and Recovery Act (RCRA) Corrective Action Facilities (CORRACTS)

Hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous wastes beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.

Resource Conservation and Recovery Act (RCRA) Non-CORRACTS Hazardous Waste Treatment, Storage, and Disposal Facilities (TSD)

Those facilities on which treatment, storage and / or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency's comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

Emergency Response Notification System (ERNS)

The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC).

ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNS is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State / Tribal Equivalent - National Priority List (NPL)

This list is the state / tribal equivalent to the EPA NPL list.

State / Tribal Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (SCL)

This list is the state / tribal equivalent to the EPA CERCLIS list.

State / Tribal Voluntary Cleanup Program Sites

List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)

List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

Leaking Petroleum Storage Tank Sites (LPST)

State lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with the EPA, authority to cleanup releases from UST systems or require owners and operators to do so. (42 U.S.C. § 6991b).

Registered Storage Tanks

Underground storage tanks (USTs) - Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

Aboveground storage tanks (ASTs) - Any tank, including aboveground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 90% or more above the surface of the ground.

State / Tribal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

Federal / State / Tribal Brownfields

Federal - ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield)

The EPA's ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

State / Tribal - Brownfields Site Assessments (BSA)

The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. State and local agencies work in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

Phase Engineering, LLC has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E1527-21 Section 8.2.2. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a *de minimis* condition exists at the subject property in connection with the listing. Phase Engineering, LLC has provided copies of the relevant reviewed regulatory agency file information in Appendix III of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix III, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publicly available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E1527-21 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, LLC has provided an explanation within this report for not conducting the applicable regulatory agency file review.

Surrounding Properties Summary

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
CERS TANKS	JURUPA COMMUNITY SERVICES DISTRICT (WELL NO. 28)	11855 RIVERSIDE DR, JURUPA VALLEY, CA, 91752	31.00/ESE	790.0	No apparent impact / See information below
CERS	JURUPA COMMUNITY SERVICES DISTRICT (WELL NO. 28)	11855 RIVERSIDE DR, JURUPA VALLEY, CA, 91752	31.00/ESE	790.0	No apparent impact / See information below
HWTS	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
CERS HAZ WASTE	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
CERS TANKS	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
HAZNET	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
NPDES	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
CIWQS	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
CERS	FEDEX FREIGHT INC MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	69.00/SW	797.0	No apparent impact / See information below
HIST UST	PETRISSANS BROS DAIRY	11980 RIVERSIDE AVE, MIRA LOMA, CA, 91752	71.00/SE	796.0	No apparent impact / See information below
HWTS	SCOTTS RIVERSIDE CTY REGIONAL COMPOSTING	11970 RIVERSIDE AVENUE, MIRA LOMA, CA, 91752	71.00/ESE	795.0	No apparent impact / See information below
SWF/LF	SCOTTS RIVERSIDE CTY REGIONAL COMPOSTING	11970 RIVERSIDE AVENUE, MIRA LOMA, CA, 91752	71.00/ESE	795.0	No apparent impact / See information below
RCRA NonGen / NLR	EXEL INC D C 4	11900 RIVERSIDE AVE, MIRA LOMA, CA, 91752	72.00/ESE	791.0	No apparent impact / See information below
FINDS	EXEL INC D C 4	11900 RIVERSIDE AVE, MIRA LOMA, CA, 91752	72.00/ESE	791.0	No apparent impact / See information below

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
ECHO	EXEL INC D C 4	11900 RIVERSIDE AVE, MIRA LOMA, CA, 91752	72.00/ESE	791.0	No apparent impact / See information below
PFAS	WELL 28 - INACTIVE	, JURUPA VALLEY, CA,	77.00/E	792.0	No apparent impact / See information below
HIST UST	PETRISSANS BROS. DAIRY	11980 RIVERSIDE DR, MIRA LOMA, CA, 91752	101.00/SE	796.0	No apparent impact / See information below
AST	FED EX	12100 RIVERSIDE DR., MIRA LOMA, CA,	116.00/SSE	797.0	No apparent impact / See information below
AST	FEDEX FREIGHT, INC. MRL	12100 RIVERSIDE DR, MIRA LOMA, CA, 91752	116.00/SSE	797.0	No apparent impact / See information below
RCRA-SQG	FEDEX FREIGHT MRL	12100 RIVERSIDE DRIVE, JURUPA VALLEY, CA, 91752	116.00/SSE	797.0	No apparent impact / See information below
UST	FEDEX FREIGHT MRL	12100 RIVERSIDE DRIVE, JURUPA VALLEY, CA, 91752	116.00/SSE	797.0	No apparent impact / See information below
FINDS	FEDEX FREIGHT MRL	12100 RIVERSIDE DRIVE, JURUPA VALLEY, CA, 91752	116.00/SSE	797.0	No apparent impact / See information below
WDS	FEDEX FREIGHT MRL	12100 RIVERSIDE DRIVE, JURUPA VALLEY, CA, 91752	116.00/SSE	797.0	No apparent impact / See information below

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
RCRA NonGen / NLR	MAERSK	11900 RIVERSIDE DR, JURUPA VALLEY, CA, 91752	119.00/ESE	793.0	No apparent impact / See information below
CERS HAZ WASTE	DAMCO DISTRIBUTION SERVICES, INC	11900 RIVERSIDE DR, MIRA LOMA, CA, 91752	119.00/ESE	793.0	No apparent impact / See information below
CIWQS	DAMCO DISTRIBUTION SERVICES, INC	11900 RIVERSIDE DR, MIRA LOMA, CA, 91752	119.00/ESE	793.0	No apparent impact / See information below
CERS	DAMCO DISTRIBUTION SERVICES, INC	11900 RIVERSIDE DR, MIRA LOMA, CA, 91752	119.00/ESE	793.0	No apparent impact / See information below
ENF	VANDER TUIG DAIRY	3941 WINEVILLE, MIRA LOMA, CA, 91761	862.00/ENE	802.0	No apparent impact based on distance
HIST CORTESE	VANDER TUIG DAIRY	3941 WINEVILLE, MIRA LOMA, CA, 91761	862.00/ENE	802.0	No apparent impact based on distance
CIWQS	VANDER TUIG DAIRY	3941 WINEVILLE, MIRA LOMA, CA, 91761	862.00/ENE	802.0	No apparent impact based on distance
HIST UST	VANDER TUIG DAIRY	3944 WINEVILLE, MIRA LOMA, CA, 91752	872.00/ENE	802.0	No apparent impact based on distance
RCRA-SQG	COSTCO WHOLESALE DEPOT #960	11600 RIVERSIDE DRIVE STE A, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
HWTS	COSTCO WHOLESALE DEPOT #961/ 276	11600 RIVERSIDE DR STE B, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
CERS HAZ WASTE	COSTCO WHOLESALE DEPOT #961/ 276	11600 RIVERSIDE DR STE B, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
CERS	COSTCO WHOLESALE DEPOT #961/ 276	11600 RIVERSIDE DR STE B, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
RCRA NonGen / NLR	KA FLEETONE INC	11600 RIVERSIDE DR, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
UST	COSTCO DEPOT # 960/ #961	11600 RIVERSIDE DR, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
RCRA-SQG	COSTCO WHOLESALE DEPOT #961/ 276	11600 RIVERSIDE DR STE B, MIRA LOMA, CA, 91752	1059.00/E	795.0	No apparent impact based on distance
RCRA NonGen / NLR	MEIKIO AMERICA, INC.	12300 RIVERSIDE DRIVE, MIRA LOMA, CA, 91752	1153.00/W	797.0	No apparent impact based on distance
LUST	CROSSROAD CLASSIC MUSTANG	12421 RIVERSIDE AVENUE, UNIT B, MIRA LOMA, CA, 91752	2032.00/W	793.0	No apparent impact based on distance
Cortese	CROSSROAD CLASSIC MUSTANG	12421 RIVERSIDE AVENUE, UNIT B, MIRA LOMA, CA, 91752	2032.00/W	793.0	No apparent impact based on distance
HIST CORTESE	CROSSROAD CLASSIC MUSTANG	12421 RIVERSIDE AVENUE, UNIT B, MIRA LOMA, CA, 91752	2032.00/W	793.0	No apparent impact based on distance

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
CERS	CROSSROAD CLASSIC MUSTANG	12421 RIVERSIDE AVENUE, UNIT B, MIRA LOMA, CA, 91752	2032.00/W	793.0	No apparent impact based on distance
LUST	CROSSROAD CLASSIC MUSTANG	12421 RIVERSIDE AVE, MIRA LOMA, CA,	2032.00/W	793.0	No apparent impact based on distance
HWTS	CONSOLIDATED FREIGHTWAYS	11888, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
LUST	CONSOLIDATED FREIGHTWAYS	11888, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
CHMIRS	CONSOLIDATED FREIGHTWAYS	11888, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
HAZNET	CONSOLIDATED FREIGHTWAYS	11888, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
HIST CORTESE	CONSOLIDATED FREIGHTWAYS	11888, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
LUST	CONSOLIDATED FREIGHTWAYS	11888 MISSION BLVD, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
SWEEPS UST	CONSOLIDATED FREIGHTWAYS	11888 MISSION BLVD, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
HWTS	CONSOLIDATED FREIGHTWAYS	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
RCRA-SQG	CONSOLIDATED FREIGHTWAYS	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
LUST	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
HIST UST	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
CHMIRS	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
FINDS	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
ECHO	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
Cortese	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
HAZNET	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
WDS	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
CERS	CONSOLIDATE FREIGHTWAY S	11888 MISSION, MIRA LOMA, CA, 91752	2412.00/N	822.0	No apparent impact based on distance
ENVIROSTOR	MIRA LOMA AFS	, MIRA LOMA, CA,	3464.00/N	815.0	No apparent impact based on prior Phase II investigation results and distance
ENVIROSTOR	MIRA LOMA GM DEPOT	, RIVERSIDE, CA,	3464.00/N	815.0	No apparent impact based on prior Phase II investigation results and distance

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
ENVIROSTOR	QM SUPPLY DEPOT	, MIRA LOMA, CA,	3464.00/N	815.0	No apparent impact based on prior Phase II investigation results and distance
FUDS	MIRA LOMA QUARTERMASTER DEPOT	, MIRA LOMA, CA,	3466.00/N	815.0	No apparent impact based on prior Phase II investigation results and distance
FUDS	MIRA LOMA AIR FORCE STATION	, MIRA LOMA, CA,	3466.00/N	815.0	No apparent impact based on prior Phase II investigation results and distance

Summary of Critical Identified Sites

The east adjoining property, addressed as 11855 Riverside Drive under the names Jurupa Community Services District (Well Number 28) and Well 28 - Inactive, is listed as a California Environmental Reporting System (CERS) facility, a CERS Tank facility and as a Per- and Polyfluoroalkyl Substances (PFAS) Contamination Site Location. This facility is reported to be an aboveground petroleum storage facility and a chemical storage facility. Diesel, oil and sodium hypochlorite are indicated to be stored at this facility. An Aboveground Petroleum Storage Act (ASPA) inspection and a Hazardous Material Disclosure inspection were conducted at this facility in August 2019 and a Hazardous Material Disclosure follow-up evaluation was conducted in September 2019. Violations were issued as a result of the Hazardous Material Disclosure inspection; however, no violations were issued as a result of the ASPA inspection or a result of the follow-up evaluation. PFAS were noted in the drinking water.

The south adjoining property, addressed as 12100 Riverside Drive under the names FedEx Freight, Inc. Mira Loma, FedEx Freight Mira Loma and Fed Ex, is listed as a Hazardous Waste Tracking System (HWTS) site, a California Environmental Reporting System (CERS) Hazardous Waste site, a CERS facility, a CERS Tank facility, a Facility and Manifest Data (HAZNET), a Resource Conservation and Recovery Act - Small Quantity Generators (RCRA-SQG) of hazardous waste, a registered underground storage tank (UST) facility, a Waste Discharge System (WDS) site, a California Integrated Water Quality System (CIWQS) facility and a registered aboveground storage tank (AST) facility with two case files. The following are summaries of each of the regulatory database listings associated with this property:

- There are no RCRA violations on file for this facility with the EPA.
- This facility is reported to be an aboveground petroleum storage facility, a chemical storage facility, a hazardous waste generator and an industrial facility storm water facility.
- Hazardous Waste Generator inspections, Hazardous Materials Release Response Plans (HMRRP) and Aboveground Petroleum Storage Act (ASPA) inspections were conducted at this facility in August 2017 and May 2021. Violations were issued as a result of the HMRRP

Summary of Critical Identified Sites

inspections and as a result of the Hazardous Waste Generator inspection conducted in May 2021; however, no violations were issued as a result of the Hazardous Waste Generator inspection in August 2017 or as a result of the ASPA inspections.

- Waste oil, used truck oil and fuel filters, used antifreeze, aerosols, propane, pressure wash detergent, oxygen, motor oil, methanol containing mixture, lube oils, diesel fuel, diesel exhaust fluid (DEF), argon and carbon dioxide mixed gas, antifreeze and acetylene are indicated to be stored at this facility. Four 10,000 gallon diesel ASTs in a bermed area and one 850 gallon diesel generator were observed at the rear of the maintenance shop at the east end of the property at the time of the May 2021 inspection. One 1,000 gallon engine oil AST, one 1,000 gallon used oil AST, several 55 gallon drums of oil and grease, a tote of antifreeze and cylinders of acetylene, oxygen, argon and carbon dioxide were observed in the maintenance shop also at the time of the May 2021 inspection.
- No information regarding the status or conditions of the UST(s) at this property was available for review. This is a data gap.

The south adjoining property, addressed as 11980 Riverside Drive under the name Petrisans Bros Dairy, is listed as a registered historical underground storage tank (UST) facility with two case files. One 500 gallon diesel UST and one 500 gallon gasoline UST were reported to have been installed at this property in 1978.

The south adjoining property, addressed as 11970 Riverside Drive under the name Scotts Riverside City Regional Composting, is listed as a Hazardous Waste Tracking System (HWTS) site and a Solid Waste Facilities/Landfill (SWF/LF) site. This facility was conducting nonhazardous composting operations for approximately three (3) years (1997-2000).

The south adjoining property, addressed as 11900 Riverside Drive under the name Exel, Inc. D C 4, is listed as a Resource Conservation and Recovery Act Non Generators / No Longer Regulated (RCRA Nongen / NLR) of hazardous waste. There are no RCRA violations on file for this facility with the EPA.

The south adjoining property, addressed as 11900 Riverside Drive under the names Maersk and Damco Distribution Services, Inc., is listed as a Resource Conservation and Recovery Act Non Generators / No Longer Regulated (RCRA Nongen / NLR) of hazardous waste, a California Environmental Reporting System (CERS) Hazardous Waste facility, a CERS facility and a California Integrated Water Quality System (CIWQS) facility. There are no RCRA violations on file for this facility with the EPA. Hydrofluoric acid / sulfuric acid mixture, nitrosulfuric acid, sulfuric acid, spent sulfuric acid, toluene sulfonic acid, ethane-propane mixture and propane are indicated to be stored at this facility. This facility is reported to be a chemical storage facility and a hazardous waste generator. Hazardous Materials Release Response Plans (HMRRP) inspections were conducted at this facility in July 2013, March 2015, June 2016 and July 2017. Violations were issued as a result of the March 2015 and July 2017 inspections; however, no violations were issued as a result of the July 2013 and June 2018 inspections.

None of the remaining sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, LLC has the opinion that, based on distance, direction, status or other justifications, it does not appear the subject property has been impacted from these remaining facilities.

The regulatory agency file documents are not included within the report due to the size of the files. The user of this report may contact Phase Engineering, Inc. to request these files.

5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-21 environmental record sources in 8.2.2, local records and/or additional federal, state, or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review (see 8.1.1), and (3) are generally obtained, pursuant to local good commercial and customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the same record types listed in 8.2.2, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.1.2.1 and 8.2.2). Phase Engineering, LLC has reviewed additional environmental record sources and has included these sources in this report when the record sources were reasonably ascertainable, sufficiently useful and generally obtained, pursuant to local good commercial or customary practice.

5.2.1 Oil / Gas Wells and Pipelines

The California Department of Conservation Division of Oil, Gas, and Geothermal Resources map, the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) and the NPMS Public Viewer map were reviewed for this assessment. Other oil/gas well and pipeline map sources may be available for review but were not considered during the preparation of this report. See map in Appendix I.

Oil and Gas Well Map		
Item of Concern	Feature Present?	Details of Identified Feature
Subject Property		
Oil / gas well(s)	No	
Plugged well(s)	No	
Permitted location(s)	No	
Dry hole(s)	No	
Pipeline(s)	No	
Other notable features	N/A	
Adjoining Properties		
Oil / gas well(s)	No	
Plugged well(s)	No	
Permitted location(s)	No	
Dry hole(s)	No	
Pipeline(s)	No	
Other notable features	N/A	

5.2.2 Well Records

The U.S. Geological Survey (USGS) National Water Information System (NWIS) well map and The California Department of Water Resources (DWR) map were reviewed for this assessment. Other water well map sources may be available for review but were not considered during the preparation of this report. See map in Appendix I.

Water Well Map		
Item of Concern	Feature Present?	Details of Identified Feature
Subject Property		
Water well(s)	No	
Monitoring well(s)	No	
Plugged well(s)	No	
Other notable features	N/A	
Adjoining Properties		
Water well(s)	Yes	A municipal water well is mapped at the east adjoining property.
Monitoring well(s)	No	
Plugged well(s)	No	
Other notable features	No	

Summary of Environmental Concerns Identified During Additional Environmental Record Sources Review
A municipal water well is mapped at the east adjoining property.

6.0 Historical Records Review

The objective of compiling and analyzing historical property information and developing a history of the previous uses of the subject property, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property.

6.1 Standard Historical Resources

The following historical sources were consulted to determine prior usage and potential areas of environmental problem areas:

6.1.1 Aerial Photographs

Aerial photographs were reviewed for use which would indicate areas of environmental concern. The aerial photographs did not indicate any usage except as noted in this report and are included in Appendix I. The following aerial photographs were reviewed as part of this assessment:

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
Subject Property		
2020, 2016, 2012, 2009, 2006, 2002, 1994, 1990, 1989	No improvements	No areas of concern
1985, 1975, 1967, 1959, 1953, 1948, 1938	No improvements	Agricultural related activities

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
North Property		
2020, 2016	Improved right-of-way Parking lot related improvements Commercial improvements	No areas of concern
2012, 2009, 2006, 2002, 1994	Improved right-of-way Parking lot related improvements	No areas of concern
1990, 1989, 1985	Improved right-of-way	No areas of concern
1975	Improved right-of-way	Agricultural related activities
1967, 1959, 1953, 1948, 1938	No improvements	Agricultural related activities

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
East Property		
2020, 2016	Utility service related improvements	No areas of concern

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
2012, 2009, 2006, 2002, 1994, 1990, 1989, 1985	No improvements	No areas of concern
1975, 1967, 1959, 1953, 1948, 1938	No improvements	No areas of concern

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
South Property		
2020, 2016, 2012, 2009, 2006, 2002	Improved right-of-way Commercial improvements	No areas of concern
1994	Improved right-of-way Residential improvements	Agricultural related activities
1990, 1989, 1985	Improved right-of-way Residential improvements Agricultural operation related improvements	Agricultural related activities
1975, 1967, 1959, 1953, 1948, 1938	Improved right-of-way Residential improvements	Agricultural related activities

Aerial Photograph Years	Improvement Types	Identified Areas of Concern
West Property		
2020, 2016, 2012	Improved right-of-way Storage lot related improvements Commercial improvements	No areas of concern
2009, 2006	Improved right-of-way Commercial improvements	No areas of concern
2002, 1994, 1990, 1989, 1985	Improved right-of-way	No areas of concern
1975, 1967, 1959, 1953, 1948, 1938	No improvements	Agricultural related activities

6.1.2 Fire Insurance Maps

In the late nineteenth century, public entities and private companies began preparing maps of central business districts and other developed corridors for use by fire insurance companies and governmental fire regulatory programs. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of potential fire hazards such as gasoline tanks.

Fire insurance rate map coverage was not available for the subject property area.

6.1.3 USGS 7.5 Minute Topographic Map

Topographic maps were reviewed for use which would indicate areas of environmental concern. The topographic maps did not indicate any usage except as noted in this report and are included in Appendix I. The following topographic maps were reviewed for this assessment:

TOPOGRAPHIC MAPS	
Year	Indication of Environmental Concerns and/or Suspect Land Uses
2021, 2018, 2015, 2012	No areas of environmental concern were shown on the subject property or adjoining properties.
1981, 1976	Indication of agricultural land was shown at the south adjoining property.
1973, 1966/ 1967, 1954, 1953/1954	Indication of agricultural land was shown at the subject property and adjoining properties.
1944/1947, 1941, 1903, 1900, 1897	No areas of environmental concern were shown on the subject property or adjoining properties.

6.1.4 Local Street Directories

Street directories were attempted to have been reviewed at a minimum of five year intervals and/or property use changes via Data Axle Reference Solutions, Phone Disc, Worley's, Johnson's, Cole's, Kriss Kross, Morrison and Fourmy's, R.L. Polk's, other publisher cross reference directories and/or other directory resources that were publicly available and reasonable ascertainable.

See Street directory summary table on the following pages.

CITY DIRECTORY SUMMARY REPORT

Research Summary			
Year(s)	Publisher	Coverage Area	City
2021	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
2017	EDR Digital Archive	Jurupa Valley	Jurupa Valley
2017	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
2014	EDR Digital Archive	Jurupa Valley	Jurupa Valley
2014	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
2010	EDR Digital Archive	Jurupa Valley	Jurupa Valley
2010	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
2005	EDR Digital Archive	Jurupa Valley	Jurupa Valley
2005	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
2000	EDR Digital Archive	Jurupa Valley	Jurupa Valley
2000	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
1997	Data Axle Reference Solutions	Jurupa Valley	Jurupa Valley
1995	EDR Digital Archive	Jurupa Valley	Jurupa Valley
1992	EDR Digital Archive	Jurupa Valley	Jurupa Valley
1990	Haines Criss-Cross Directory	Jurupa Valley	Jurupa Valley
1985	Haines Criss-Cross Directory	Jurupa Valley	Jurupa Valley
1980	Haines Criss-Cross Directory	Jurupa Valley	Jurupa Valley
1976	Haines Criss-Cross Directory	Jurupa Valley	Jurupa Valley
1973	Haines Criss-Cross Directory	Jurupa Valley	Jurupa Valley

Subject Property	2021	2017	2014	2010	2005	2000	1997	1995	1992	1990	1985	1980	1976	1973
No applicable addresses found in connection with this property	N/A													

East Adjoining Property	2021	2017	2014	2010	2005	2000	1997	1995	1992	1990	1985	1980	1976	1973
11855 Riverside Drive	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
11865 Riverside Drive	NL	NL	NL	NL	NL	NL	NL	NL	NL	No Listed Occupant	NL	NL	NL	NL

6.1.5 Property Tax Files

Riverside County Appraisal District tax records show that the subject property is owned by DFA. The property tax records are located in Appendix III.

6.2 Other Historical Sources

According to ASTM E1527-21, other historical sources not already addressed in the standard include but are not limited to: Miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies and current owners or occupants of neighboring properties. Other historical resources may be used to satisfy the objective of compiling and analyzing historical property information to assist with satisfying the historical research objectives identified in ASTM E1527-21 Section 8.3.1.

6.2.1 Land Title Records & Environmental Lien Searches

A title commitment prepared by Fidelity National Title, dated July 22, 2021 was provided by the user of this report. The title commitment indicates that a 2 1/4 inch steel gas line was granted in September 1969. No other recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. A portion of the title commitment is located in the Appendix.

No recorded Institutional Controls or Engineering Controls (IC / EC) or Activity Use Limitations (AULs) were found as part of research of federal and state agencies.

6.2.2 Miscellaneous Other Records

No other miscellaneous records were reviewed as part of this assessment.

6.2.3 Prior Assessment Usage

Standard historical sources reviewed as part of a prior environmental site assessment do not need to be searched for or reviewed again, but uses of the property since the prior environmental site assessment should be identified either through standard historical sources (as specified in ASTM E1527-21 Section 8.3) or by alternatives to standard historical sources, to the extent such information is reasonably ascertainable (as specified in ASTM E1527-21 Section 4.7).

A prior Phase I ESA was conducted at the subject property by Remediation Sciences dated May 22, 2019. This assessment revealed no evidence of recognized environmental conditions in connection with the subject property, except for the nearby military site located approximately 0.6 miles north and up-gradient from the subject property listed in the EnviroStor database. This assessment also indicated that it is possible that pesticides were used in the southern half of the property where the area was used for agricultural purposes. Remediation Sciences recommended conducting a limited soil gas assessment along the north property line to determine if the nearby former military facility that was used for many different purposes and including a garage to determine if it affects the sub-surface of the subject property.

A prior Phase II ESA was conducted at the subject property by EDI Consultants, Inc. dated July 8, 2020. This assessment indicated that there has been no significant impact to soil and / or soil gas in the areas assessed at the subject property associated with VOCs, organochlorine pesticides or metals. EDI Consultants, Inc. recommended that no further action, additional investigation or inquiry is necessary at this time.

A prior Phase I ESA was conducted at the subject property by Phase Engineering, Inc. dated December 3, 2021. The report identified no RECs in connection with the subject property.

6.3 Historical Uses of Subject Property

Summary of Historical Use Information at the Subject Property

Phase Engineering, LLC has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of the subject property. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and / or, fire insurance rate maps (if coverage is available). The following are summaries of the subject property use:

Historical Use Subject Property		
Years	Identified Use(s)	Resource Type(s)
Late-1890s to mid-1980s	Undeveloped / agricultural land	Aerial Photographs, Prior Assessment Reports and Topographic Maps
Late-1980s to early-2020s	Undeveloped land	Aerial Photographs, Interview, Prior Assessment Reports, Property Tax Records and Topographic Maps

6.4 Historical Uses of Adjoining Properties

Summary of Historical Use Information on Adjoining Properties

Phase Engineering, LLC has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and / or, fire insurance rate maps (if coverage is available). The following are summaries of each adjoining property use:

Historical Use Adjoining Properties	
Direction	Historical Use Description
North Adjoining Property	Car detailing service, parking lot and undeveloped / agricultural land
East Adjoining Property	Municipal water utility district facility and undeveloped / agricultural land
South Adjoining Property	Trucking, logistics, packaging and distribution centers, nonhazardous composting facility, engineering company, rural residential property, dairy farm and undeveloped / agricultural land
West Adjoining Property	Office equipment and document management solutions provider, custom-installed audio/video and home theater products manufacturer, rental real estate agency, truck service, towing service provider, automotive salvage service, aggregate materials storage lot and undeveloped / agricultural land

Summary of Environmental Concerns Identified During Historical Records Review
A prior Phase II ESA conducted at the subject property by EDI Consultants, Inc. dated July 8, 2020 indicated that there has been no significant impact to soil and / or soil gas in the areas assessed at the subject property associated with VOCs, organochlorine pesticides or metals.
Historically, the subject property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit at the subject property. These products are not considered a recognized environmental condition per the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and / or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for

Summary of Environmental Concerns Identified During Historical Records Review

agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.

Historical aerial photographs indicate that the east adjoining property has operated as a municipal water utility district facility since the mid-2010s. No reported releases were found in connection with this facility during records review conducted for this assessment. Historical information indicates this facility is located topographically down-gradient; therefore, surface releases at this facility are unlikely to migrate to the subject property.

Historical aerial photographs and street directories indicate that the south adjoining properties across Riverside Drive previously operated as a dairy farm from the mid-1980s to the early-1990s and as a nonhazardous composting facility in the early-2000s and have operated as trucking, logistics, packaging and distribution centers since the early-2000s and that the northeast adjoining property across Ontario Freeway, addressed as 12741 Riverside Drive, has operated as a multi-tenant commercial facility with a custom-installed audio/video and home theater products manufacturing facility from the mid to late-2010s under the name Speakercraft. Trucking, logistics, packaging and distribution centers are known to conduct onsite fleet refueling and maintenance operations. Fleet maintenance and manufacturing facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, paints, paint thinners, detergents, wash water, metal flux, coolants, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with these facilities during records review conducted for this assessment. Historical information indicates these facilities were / are located greater than 135 feet from the subject property and topographically down or cross-gradient; therefore, surface releases at these facilities were unlikely to migrate to the subject property.

7.0 Physical Settings Sources

The following physical setting sources were searched to evaluate conditions related to geologic, soil, hydrogeologic, hydrologic, or topographic characteristics associated with the subject property in connection with potential hazardous substance and/or petroleum products migration to and/or from or within the subject property into the groundwater, soil or other environmental media. A copy of each physical setting source map is included in Appendix I of this report.

Topographic and Hydrogeologic Settings	
Source Name	Description
USGS 7.5 Minute Topographic Map Guasti, California 2021	
Current USGS Topographic Map	Elevation: Approximately 783-792 feet above mean sea level (msl) General Area Surface Gradient: South-southeast
Groundwater Information	
California Water Boards GAMA Groundwater Information Systems	Depth: Greater than 200 feet below ground surface (bgs) Hydraulic Direction: Assumed to be consistent with topographic gradient

Geologic Formation	
Formation Name	Formation Description
Quaternary alluvium and marine deposits (Q)	Pleistocene to Holocene alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Flood Zone(s)	
Zone Designation	Zone Description
Zone X (Unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
Zone X500	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
This data was obtained from the most current FEMA information available online. Actual flood elevation should be obtained by a qualified survey or other professional. During a flood event, the potential exists for the migration of hazardous substances and/or petroleum products to and/or from the subject property.	

Underlying Aquifer(s)	
Aquifer Name	Aquifer Description
California Coastal Basins Aquifers	The Coastal Basins aquifers are composed of terrestrial, marine, and volcanic rocks deposited in intermontaine basins (folded and faulted structural troughs or depressions) that parallel the California Coastline. Most of the folds and faults trend northwestward and result from the deformation of older rocks by the intense pressures of colliding continental plates. The California Department of Water Resources considers more than 100 coastal basins to be "significant"

Underlying Aquifer(s)	
Aquifer Name	Aquifer Description
	because of the amount of ground water potentially obtainable or the scarcity of surface-water sources in a basin. Nearly all of the large population centers in California are located in the coastal basins.

Near Surface Soils	
Soil Name(s)	Soil Description
DaD2 - Delhi fine sand, 2 to 15 percent slopes, wind-eroded	<p>Component: Delhi (85%)</p> <p>The Delhi component makes up 85 percent of the map unit. Slopes are 2 to 15 percent. This component is on alluvial fans and dunes. The parent material consists of wind-modified alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. The shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD035CA Sandy (1975) ecological site. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.</p>
GIC - Gorgonio loamy sand, deep, 2 to 8 percent slopes	<p>Component: Gorgonio (85%)</p> <p>The Gorgonio component makes up 85 percent of the map unit. Slopes are 2 to 8 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. The shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD035CA Sandy (1975) ecological site. Non-irrigated land capability classification is 4e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria.</p>

8.0 Site Reconnaissance

The purpose of the site reconnaissance is to collect information and make observations to help identify recognized environmental conditions in connection with the subject property. In identifying recognized environmental conditions, controlled recognized environmental conditions, and *de minimis* conditions, the environmental professional shall exercise professional judgment and consider the observations made during the site reconnaissance in concert with other relevant information gathered as part of the Phase I Environmental Site Assessment process.

Observation, Methodology and Limiting Conditions

The property was visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles was observed.

The periphery of the property was visually and/or physically observed, as well as the periphery of any onsite structures at the subject property. The subject property and adjoining properties were viewed from all adjacent public thoroughfares.

On September 19, 2022, the subject property was visually and physically observed and walked by personnel overseen and under the direction of the responsible environmental professional in charge at Phase Engineering, LLC. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located at the subject property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

Limiting Condition(s)

The following limiting conditions were identified during the site reconnaissance:	
Vegetation / landscaping	✓
Concrete / asphalt pavement	
Stabilized gravel base	
Pre-existing former building slabs	
Existing buildings	
Surface water features	
Heavy equipment / existing inventory	
Boundary fences / walls	
Accumulation of snow or rainwater	
Inaccessible onsite building interior	
Other	
*Limiting condition is checked if present.	

General Inspection Methodology

The following is a description of the general methodology utilized to view the subject property during the site reconnaissance:

- 100% visual and physical observation to the extent required by the ASTM Standard E1527-21.

Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on September 19, 2022.

Uses and Conditions

The uses and conditions should be noted to the extent visually and / or physically observed during the site visit. The uses and conditions should also be the subject of questions asked as part of interviews of owners, operator, and occupants. Uses and condition shall be described in the report. The environmental professional(s) performing the Phase I Environmental Site Assessment are obligated to identify uses and conditions only to the extent that they may be visually and/or physically observed on a site visit or to the extent that they are identified by the interviews.

Photographs of the subject property, adjoining properties and other key observed features are located in Appendix II of this report.

The following tables summarize addresses and general uses observed for the subject property and adjoining properties.

Subject Property Details

Subject Property Details	
Observed Address / Address Range	General Observed Use(s)
N/A	Undeveloped land

Adjoining Property Details

Adjoining Property Details		
Direction	Observed Address / Address Range	General Observed Use(s)
North	No address observed	Trucking company
East	No address observed	Municipal water utility district facility
South	11850 Riverside Drive	Distribution center
South	11900 Riverside Drive	Distribution center
South	12100 Riverside Drive	Trucking company
South	12150 Riverside Drive	Snack food packaging company
West	12471 Riverside Drive	Distribution center

Surrounding Property Uses

The current uses of properties in the surrounding area were observed to have included the following general categories:

Surrounding Area Property Types

Residential Uses			
Multi-family	Single-family	Rural	Other
			None
General Non-Residential Uses			
Commercial	Retail	Industrial	Other
✓	✓	✓	None
Civic Uses			
School	Medical	Recreational	Other
			None

General Land Uses			
Undeveloped	Agricultural	Pasture	Other
✓			None
Large Scale Uses			
Military Base	Airport	Park / Reservation	Other
			None
Resource Uses			
Oil / Gas Exploration	Sand / Gravel Extraction	Mining Operations	Other
			None

Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

The general topography of the subject property appeared to be gently rolling. General area topographic conditions at the subject property and surrounding area in connection with geologic, hydrogeologic, and hydrologic conditions were not likely to facilitate the migration of hazardous substances or petroleum products to or from the subject property into the environment.

8.1 Observation Details - Subject Property

The site reconnaissance conducted for this assessment included an evaluation of the subject property for current and potential past activities that would have involved the current and/or past use, treatment, storage, or generation of hazardous substances or petroleum products.

The following table is a summary of the site reconnaissance results identified in connection with the subject property:

Observation Summary

Item of Concern	Observed	Release Indicated	Comments
Hazardous Substances / Petroleum Products in Connection with Present Use(s)	No	N/A	
Hazardous Substances / Petroleum Products in Connection with Prior Use(s)	No	N/A	
Underground Storage Tanks (USTs) / Indications of USTs	No	N/A	
Aboveground Storage Tanks (ASTs)	No	N/A	
Sumps, Floor Drains or Storm Water Drains	No	N/A	
Odors	No	N/A	
Pools of Liquid	No	N/A	
Hazardous Substance and Petroleum Product Containers; Unidentified Containers; and / or Drums	Yes	No	Retail-sized containers of waste motor oil were observed at the mid-southern portion of the subject property.
Potential PCB Containing Equipment	No	N/A	

Item of Concern	Observed	Release Indicated	Comments
Clarifiers	No	N/A	
Pits, Ponds or Lagoons	No	N/A	
Stained Soil or Pavement	No	N/A	
Stressed Vegetation	No	N/A	
Solid Waste	Yes	No	Discarded tires and miscellaneous debris were observed at the subject property.
Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions	No	N/A	
Waste Water	No	N/A	
Water Wells	No	N/A	
Oil and Gas Wells	No	N/A	
Monitoring Wells, Observation Wells, Sample Wells, Injection Wells and / or Other Well Types	No	N/A	
Pipelines	No	N/A	
Septic Systems	No	N/A	
Other	Yes	No	Beam studs and a fire pit were observed at the northwestern portion of the subject property.

8.2 Observation Details - Adjoining Properties/Surrounding Area

The site reconnaissance conducted for this assessment included an evaluation of the adjoining properties and surrounding area for current and potential past activities that would have involved the current and/or past use, treatment, storage, or generation of hazardous substances or petroleum products. The adjoining properties and the surrounding area were observed from the periphery of the subject property, from public thoroughfares adjacent to or traveled on the way to the subject property, and from buildings and structures otherwise accessed during the site visit.

The following table is a summary of the site reconnaissance results identified in connection with the adjoining properties:

Observation Summary

Item of Concern	Observed	Release Indicated	Comments
Underground Storage Tanks (USTs) / Indications of USTs	No	N/A	
Aboveground Storage Tanks (ASTs)	Yes	No	A brine AST was observed at the east adjoining municipal water utility district facility.
Pools of Liquid	No	N/A	
Hazardous Substance and Petroleum Product Containers; Unidentified Containers; and / or Drums	No	N/A	
Potential PCB Containing Equipment	No	N/A	

Item of Concern	Observed	Release Indicated	Comments
Pits, Ponds or Lagoons	No	N/A	
Stained Soil or Pavement	No	N/A	
Stressed Vegetation	No	N/A	
Solid Waste	No	N/A	
Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions	No	N/A	
Waste Water	No	N/A	
Oil and Gas Wells	No	N/A	
Monitoring Wells, Observation Wells, Sample Wells, Injection Wells and / or Other Well Types	No	N/A	
Other	Yes	No	A generator was observed at the east adjoining municipal water utility district facility.

Summary of Critical Observed Areas of Environmental Concern
Retail-sized containers of waste motor oil were observed at the mid-southern portion of the subject property. No evidence of a hazardous substance or petroleum product release was observed and no reported releases were found in connection with the subject property during records review conducted for this assessment.
The east adjoining property, addressed as 11855 Riverside Drive, was observed to operate as a municipal water utility district facility at the time of the site visit. A brine AST and a generator were observed at this property. No evidence of a hazardous substance or petroleum product release was noted to have been observed.
The south adjoining properties across Riverside Drive were observed to operate as distribution centers, a trucking company and a snack food packaging company at the time of the site visit. No evidence of a hazardous substance or petroleum product release was noted to have been observed.

9.0 Interviews

9.1 Owner, Key Property Manager and/or Occupant Interviews

The purpose of owner, key property manager and/or occupant interviews is to obtain information indicating recognized environmental conditions in connection with the subject property.

Interview Summary				
Date	Name	Relationship to Property	Method of Contact	Response Status
09/14/22	Rob Chase	Owner	E-mail	Received

Comments on interviews from items above:

Rob Chase, property owner, completed the owner questionnaire regarding the subject property and indicated they are unaware of any environmental concerns associated with the subject property or adjoining properties. They have been associated with the subject property for approximately one (1) year and indicated that past usage of the property was unknown / empty lot.

See interviews, questionnaires and / or records of communication in Appendix V of this report.

9.2 State and / or Local Agency Officials Interviews

The purpose of interviews with state and/or local government officials is to obtain information indicating recognized environmental conditions in connection with the subject property.

Interview Summary			
Date	Name / Entity	Method of Contact	Response Status
Local Fire Department			
09/15/22	Jurupa Valley Fire Department	Website	Pending
Local Health Department			
09/15/22	Jurupa Valley Environmental Health	Website	Pending
Local Building Department Records / Permits Department			
09/15/22	Jurupa Valley Permitting Department	Website	Pending

Comments on interviews from items above:

Fire department records have been requested from Jurupa Valley Fire Department; health / environmental department records have been requested from Jurupa Valley Environmental Health; and building department records have been requested from Jurupa Valley Permitting Department. No responses have been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

See interviews, questionnaires, records of communication, inquiries and / or Freedom of Information Act (FOIA) requests and any received response documentation in Appendix V of this report.

Summary of Environmental Concerns Noted During Interviews / Inquiries
--

No environmental concerns were identified during interviews or inquiries conducted as part of this assessment.
--

10.0 Deviations

10.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E1527-21 scope of services.

10.2 Client Constraints

Client and/or user imposed constraints consisted of the following:

- There were no user constraints.

11.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in Appendix VII of this report.

12.0 Environmental Professional and Support Staff Statement(s)

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

I further declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Reviewed By:



Jillian Chahal

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Veronica Pearson

13.0 Non-Scope Considerations

Per the agreed scope of services specified in the letter of engagement or other service contract related to this assessment, no additional services were conducted that are beyond the scope of the Phase I Environmental Site Assessment process per ASTM E1527-21 unless additional services were specifically contracted.

14.0 References

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

USGS Earth Explorer <https://earthexplorer.usgs.gov/>

Ludington, Steve, Moring, Barry C., Miller, Robert J. Stone, Paul A. Brookstrom, Arthur A., Bedford, David R., Evans, James G., Haxel, Gordon A., Nutt, Constance J., Flynn, Kathryn S., and Hopkins, Melanie J., 2005, Preliminary integrated geologic map databases for the United States, Western States: California, Nevada, Arizona, Washington, Oregon, Idaho, and Utah, Version 1.3: U.S. Geological Survey Open-file Report 2005-1305. <https://pubs.usgs.gov/of/2005/1305/>

Geologic Units in California USGS Mineral Resources On-line Spatial Data <https://mrdata.usgs.gov/geology/state/fips-unit.php?state=CA>

Alquist-Priolo Earthquake Fault Zones, CGS Earthquake Hazard Zones: State of California Department of Conservation: <https://www.conservation.ca.gov/cgs/alquist-priolo>

USGS & AASG (Association of American State Geologists) National Geologic Map Database: Geologic Map of the Santa Paula quadrangle, Ventura County, California, Dibblee, T.W., and Ehrenspeck, H.E., ed. 1992; scale: 1:24000, published by the Dibblee Geological Foundation, Map DF-41, digital copy obtained from AAPG (American Association of Petroleum Geologists) Store.

USGS TopoView <https://ngmdb.usgs.gov/topoview/>

USDA Natural Resources Conservation Service Web Soil Survey <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

U.S. Geological Survey, Principal Aquifers of the 48 Conterminous United States, Hawaii, Puerto Rico, and the U.S. Virgin Islands, Version 1.0, 200310 https://water.usgs.gov/GIS/metadata/usgswrd/XML/aquifers_us.xml

Planert, Michael and Williams, John S., 1995, Ground Water Atlas of the United States – Segment 1: California, Nevada: United States Geological Survey Hydrologic Investigations Atlas HA 730-B. <https://pubs.usgs.gov/ha/ha730/gwa.html>

Faunt, C.C., ed., 2009, Groundwater Availability of the Central Valley Aquifer, California: U.S. Geological Survey Professional Paper 1766, 225 p. <https://pubs.usgs.gov/pp/1766/>

U.S. EPA Data Catalog – EPA National Sole Source Aquifers Geospatial Dataset <https://catalog.data.gov/dataset/national-sole-source-aquifer-gis-layer>

FEMA NFHL (National Flood Hazard Layer) FEMA Flood Map Service Center – State GIS Data Download <https://msc.fema.gov/portal/search>

California Department of Conservation, Geologic Energy management Division (CalGEM), Interactive Well Finder: <https://maps.conservation.ca.gov/doggr/>

NPMS Public Viewer <https://pvnpm.phmsa.dot.gov/PublicViewer/>

California GAMA Groundwater Information System Map <https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/Default.asp>

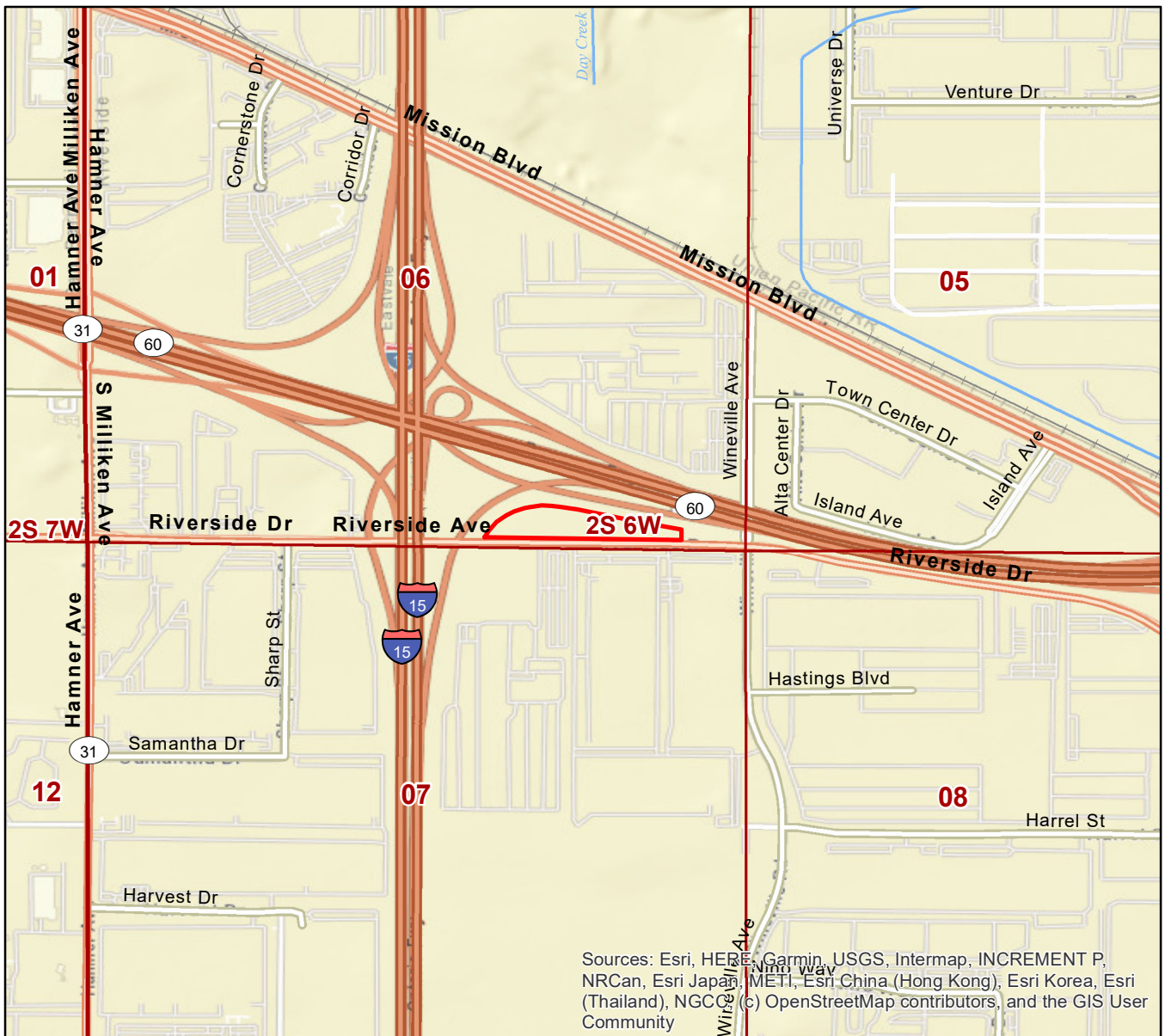
USGS NHD Dataset by State <https://www.usgs.gov/core-science-systems/ngp/national-hydrography/access-national-hydrography-products>

EPA Envirofacts Warehouse, <http://www.epa.gov/enviro/facts/qmr.html>

EPA Enforcement & Compliance History Online (ECHO) <http://www.epa-echo.gov/echo>

APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION

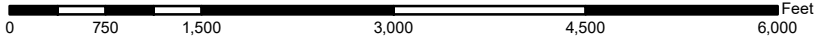


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c) OpenStreetMap contributors, and the GIS User Community

Source: USGS NHL, CadNSDI

Property boundary and locations are representative only.

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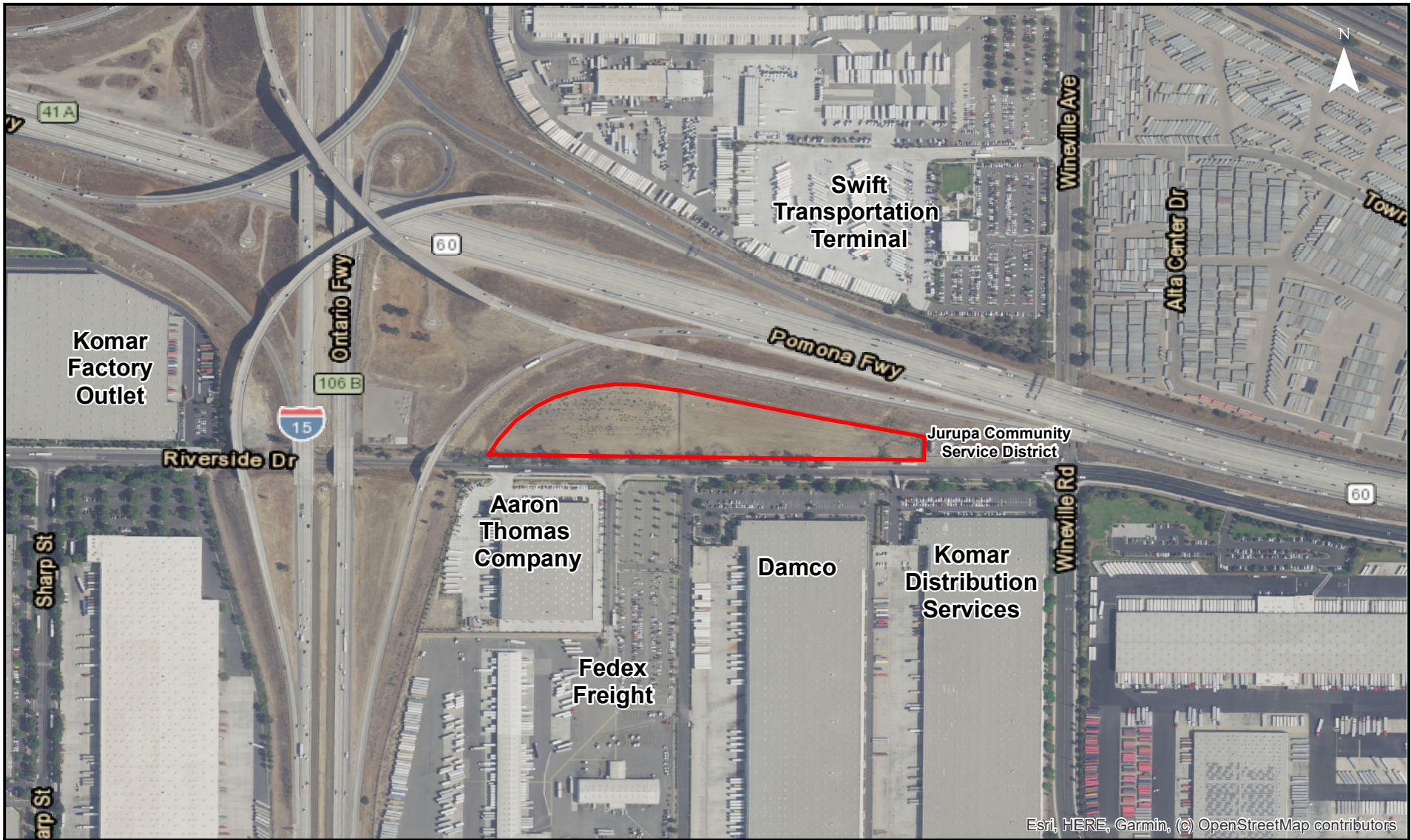
Location Map



Regional View

**Location: Approximately 7 acres at the northwest corner of Wineville Road and Riverside Drive
 Jurupa Valley, California 91752
 Riverside County
 PE Project No: 202209049**

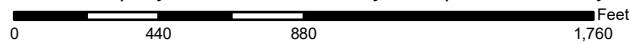




Esri, HERE, Garmin, (c) OpenStreetMap contributors

Note: Property location and boundary are representative only.

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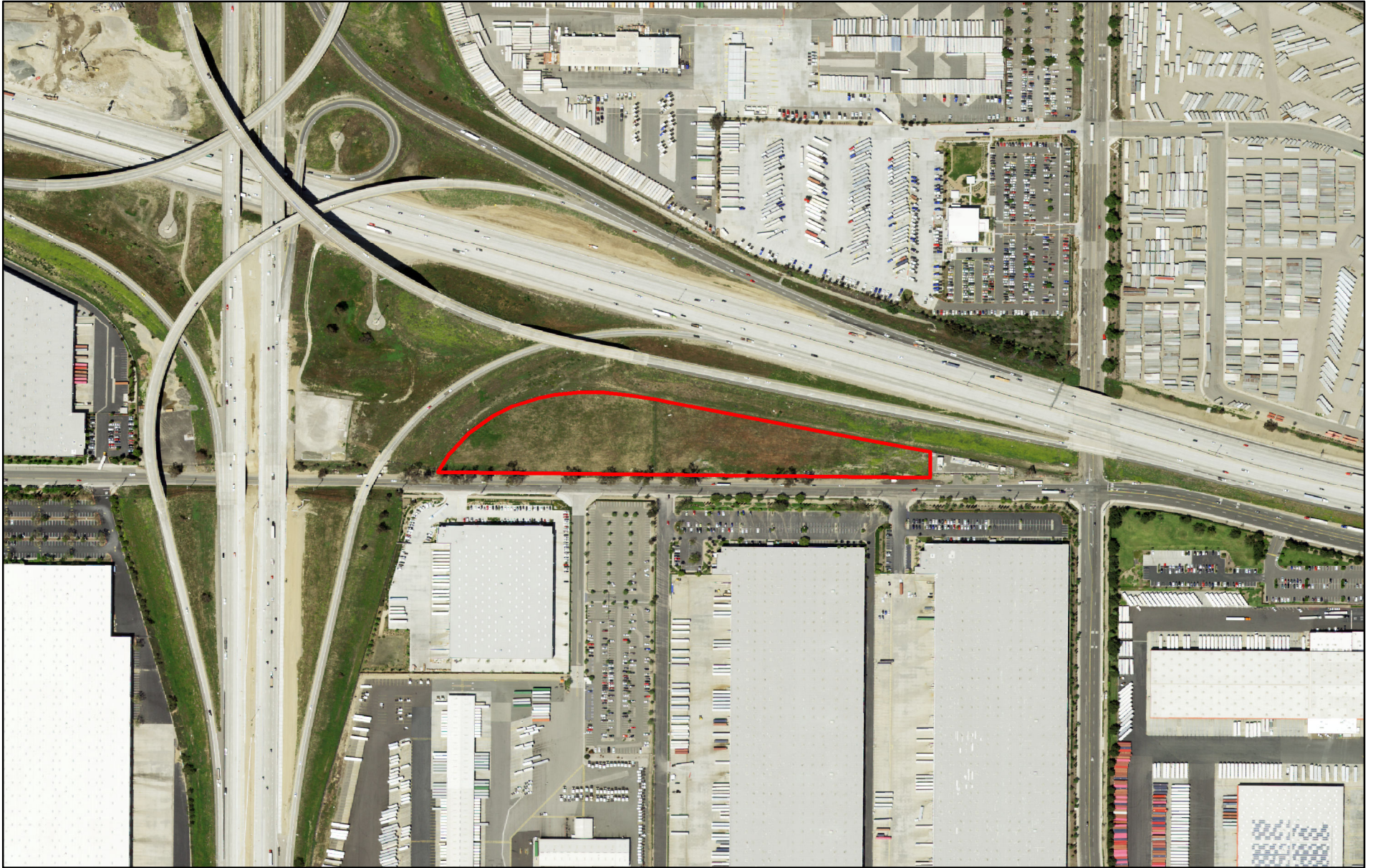


SITE SKETCH - 2020 USDA NAIP Imagery

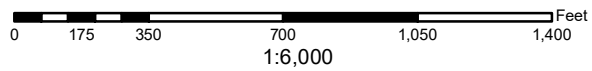
Subject Property



Location: Approximately 7 acres at the northwest corner of Wineville Road and Riverside Drive
 Jurupa Valley, California 91752
 Riverside County
PE Project No: 202209049



Property location and boundary are representative only.



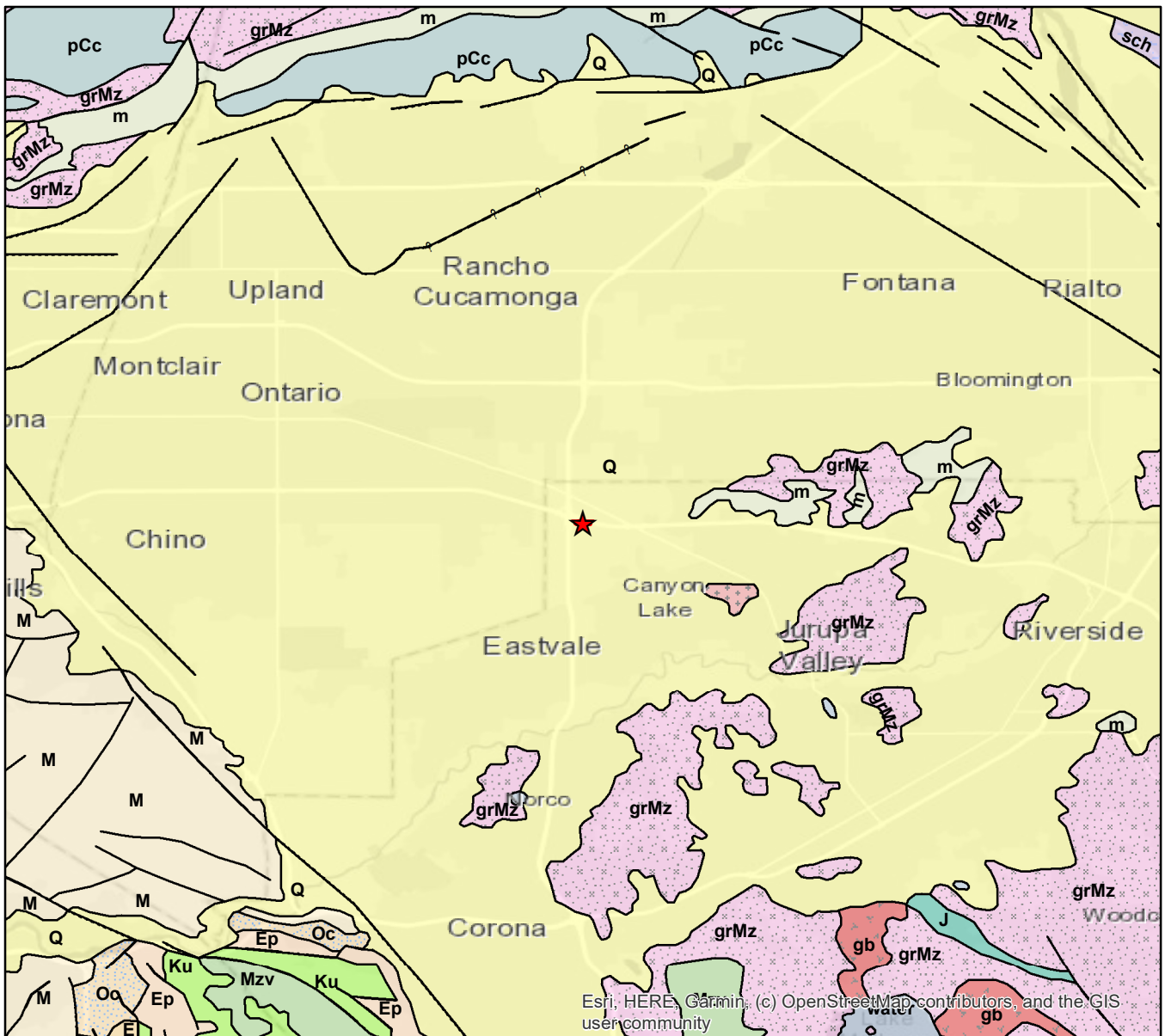
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2020 USDA NAIP Imagery



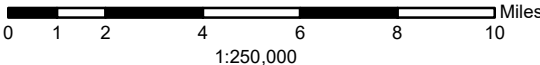
PE Project No: 202209049



Source: USGS Open File 2005-1305

Property boundary and locations are representative only.

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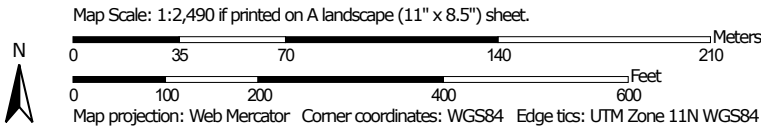
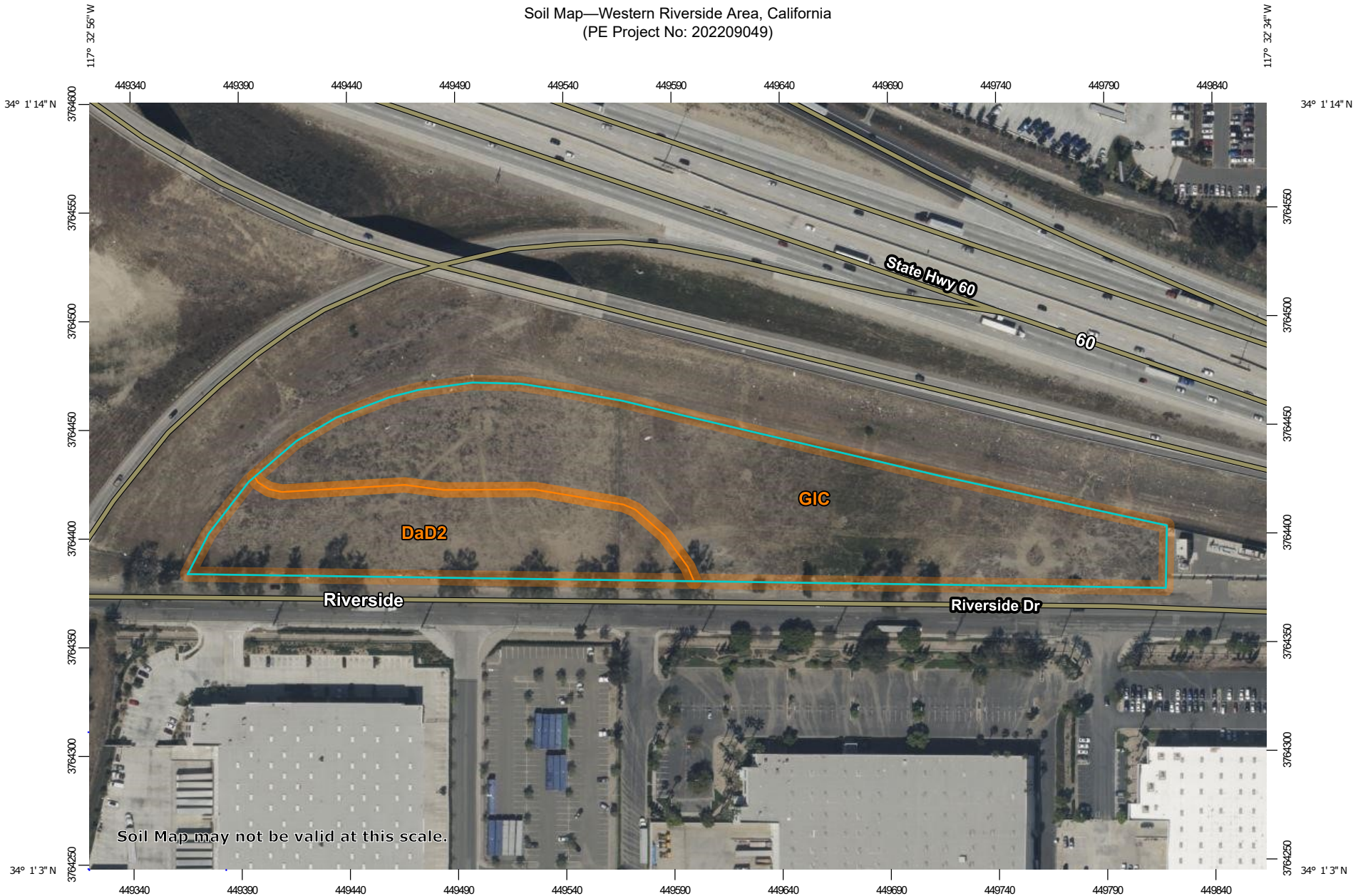


Preliminary Integrated Geologic Map Database

USGS Open-File Report (2005-1305)

In 1997, the USGS's Mineral Resources Program initiated an effort, to develop national scale databases; one primary activity of this project was to compile a national digital geologic map database, utilizing state geologic maps, to support studies in the range of 1:250,000- to 1:1,000,000-scale. In order to accomplish this, state databases were prepared using a common standard for the database structure, fields, attribution, and data dictionaries. This map is from Ludington, Steve, Moring, Barry C., Miller, Robert J. Stone, Paul A. Brookstrom, Arthur A., Bedford, David R., Evans, James G., Haxel, Gordon A., Nutt, Constance J., Flynn, Kathryn S., and Hopkins, Melanie J., 2005, Preliminary integrated geologic map databases for the United States, Western States: California, Nevada, Arizona, Washington, Oregon, Idaho, and Utah, Version 1.3: U.S. Geological Survey Open-file Report 2005-1305. <<http://pubs.usgs.gov/of/2005/1305/>>

Soil Map—Western Riverside Area, California
(PE Project No: 202209049)




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California

Survey Area Data: Version 14, Sep 13, 2021

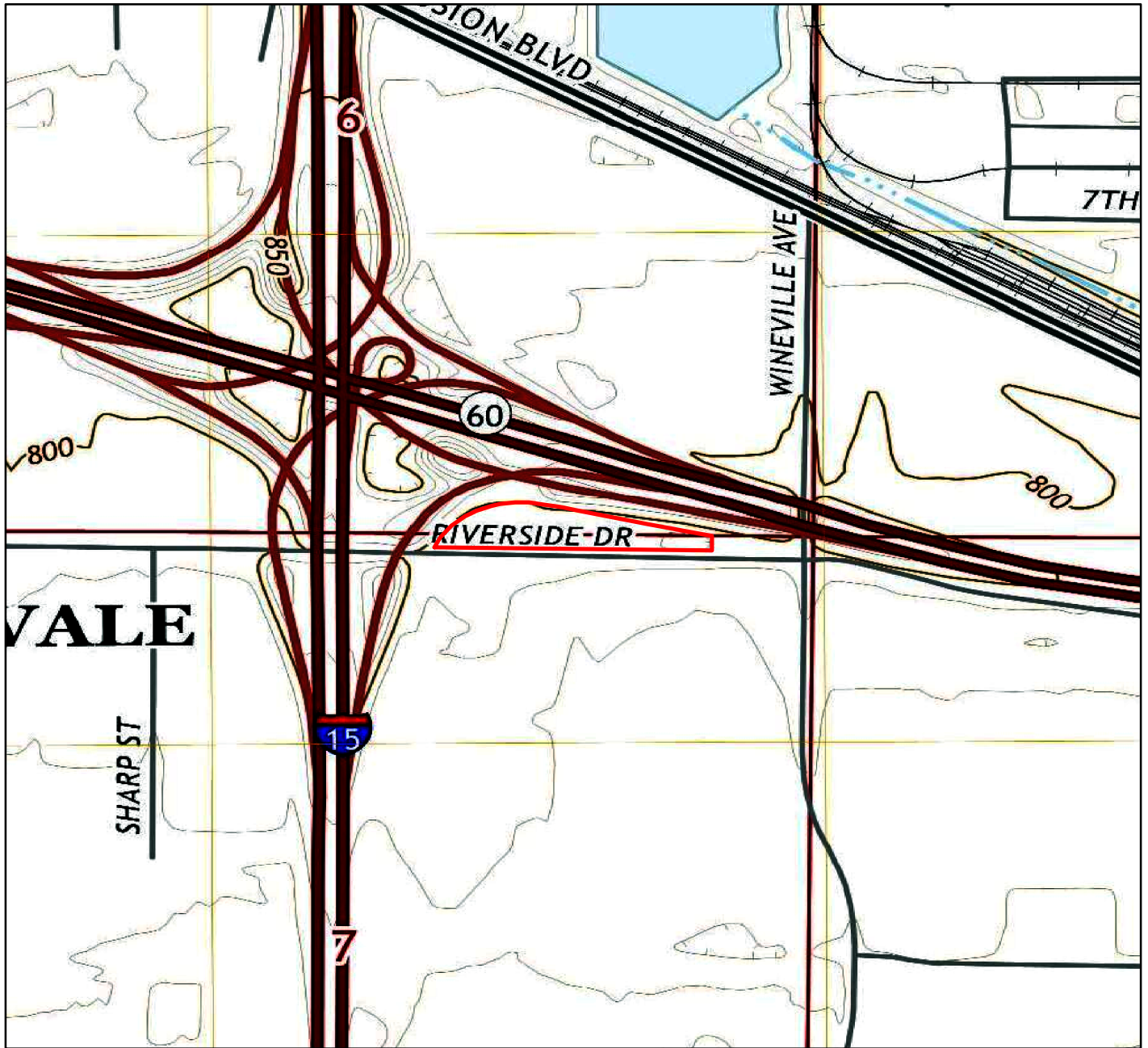
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2022—Jun 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

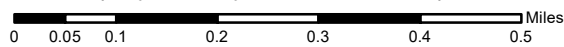
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaD2	Delhi fine sand, 2 to 15 percent slopes, wind-eroded	2.1	29.5%
GIC	Gorgonio loamy sand, deep, 2 to 8 percent slopes	4.9	70.5%
Totals for Area of Interest		7.0	100.0%



Source: USGS TopoView

Property boundary and locations are representative only.

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1:12,000

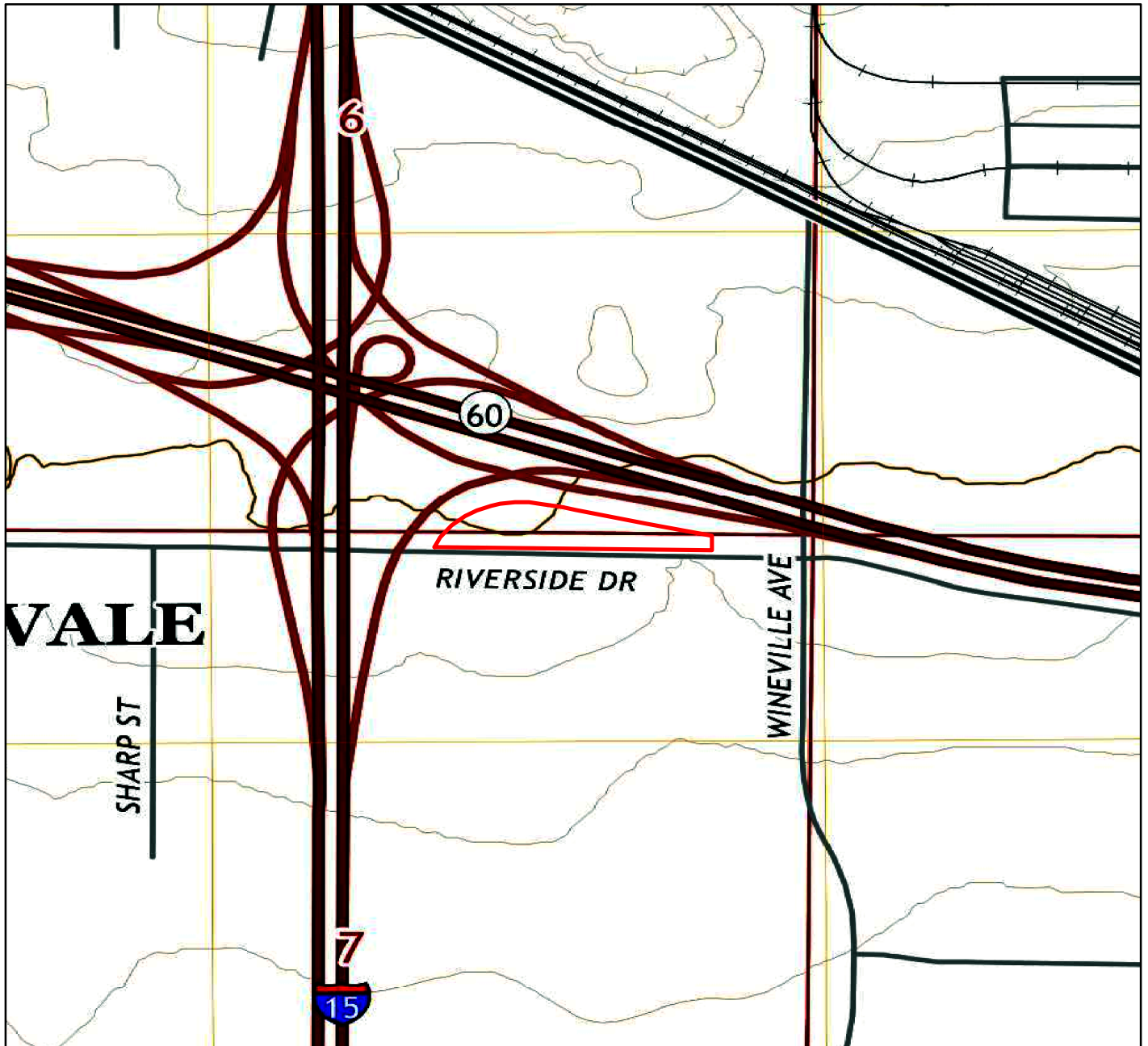


Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

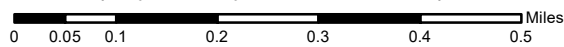
USGS 7.5 Minute Topographic Series
Guasti, 2021



Source: Thematic Mapper

Property boundary and locations are representative only.

Copyright ©2022 Phase Engineering, LLC



1:12,000

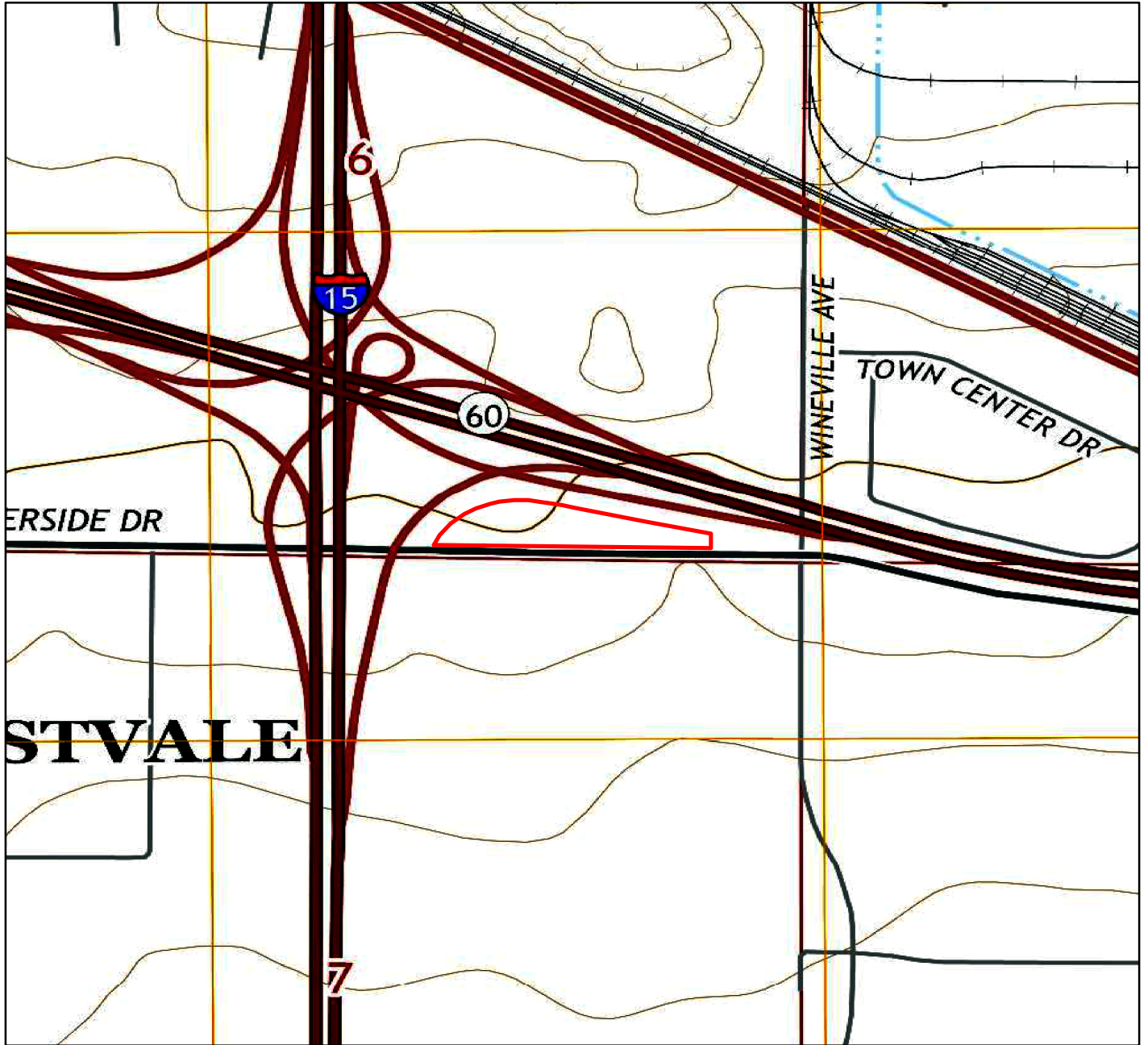


Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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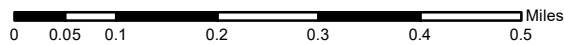
USGS 7.5 Minute Topographic Series
Guasti, 2018



Source: Thematic Mapper

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1:12,000

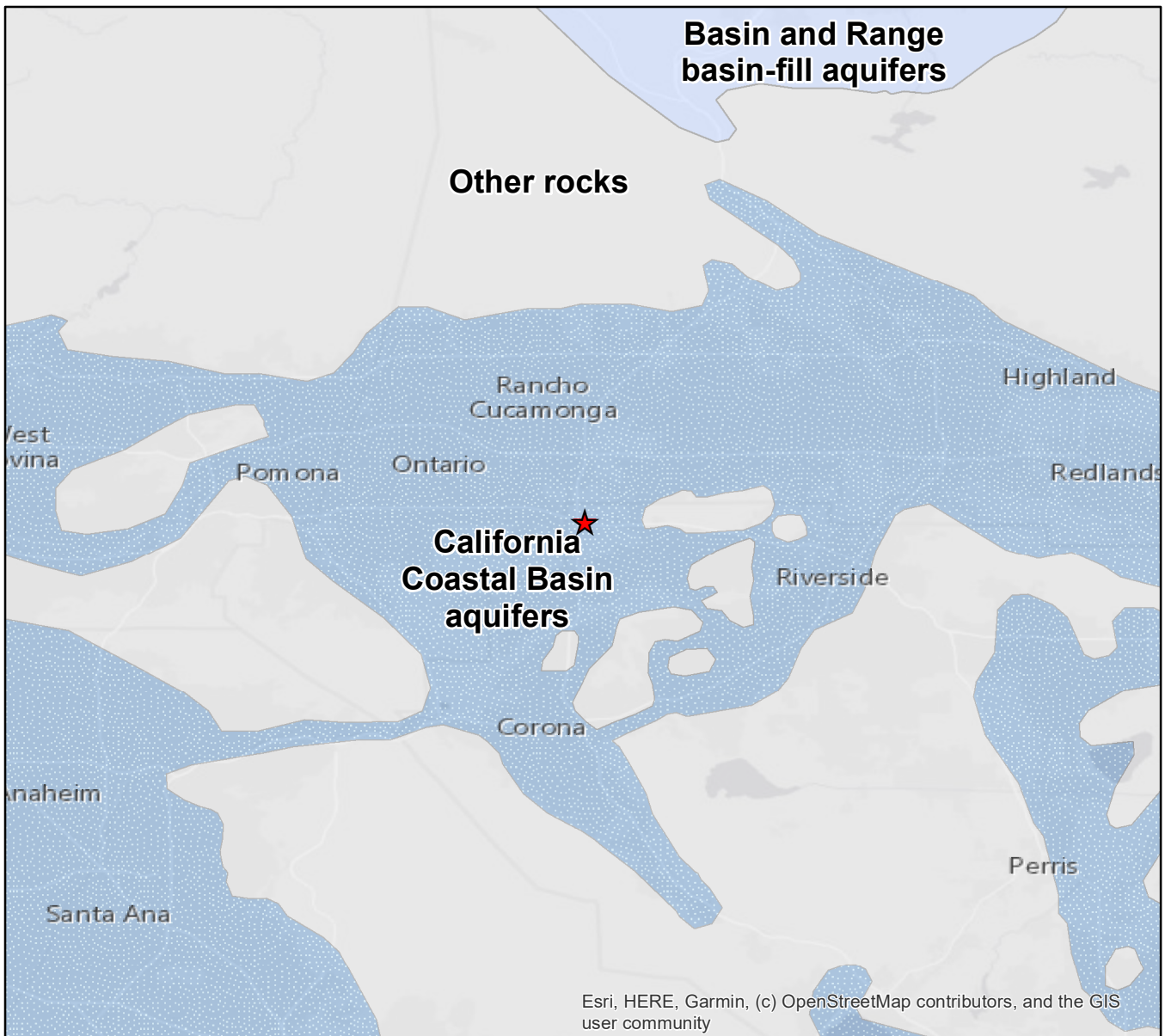


Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Guasti, 2015




Source: USGS Water Resources Program - National Atlas
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
 Copyright ©2022 Phase Engineering, LLC
 0 2.5 5 10 15 20 Miles
 1:500,000
 NORTH

Principal Aquifers of the United States

The Principal Aquifers of the 48 Conterminous United States, Hawaii, Puerto Rico, and the U.S. Virgin Islands map layer shows those aquifers that supply ground water. "The aerial extent of the aquifers, as shown in this map layer, represents the area in which a named aquifer is the shallowest of the principal aquifers. These aquifer areas are not necessarily the only areas in which the ground-water can be withdrawn, for two reasons: 1) The aquifers show may have a larger areal extent than is represented here. The boundaries in this map layer generally represent an interpretation of the surface location (outcrop), or near-surface location (shallow subcrop) of the uppermost principal aquifer for the area. An aquifer may extend beyond the area shown, but be overlain by one or more other aquifers, and (or) low-permeability material. 2) There may be areas of water-bearing surficial material not show in this map layer. Major alluvial aquifers that occur along main watercourses are not shown."

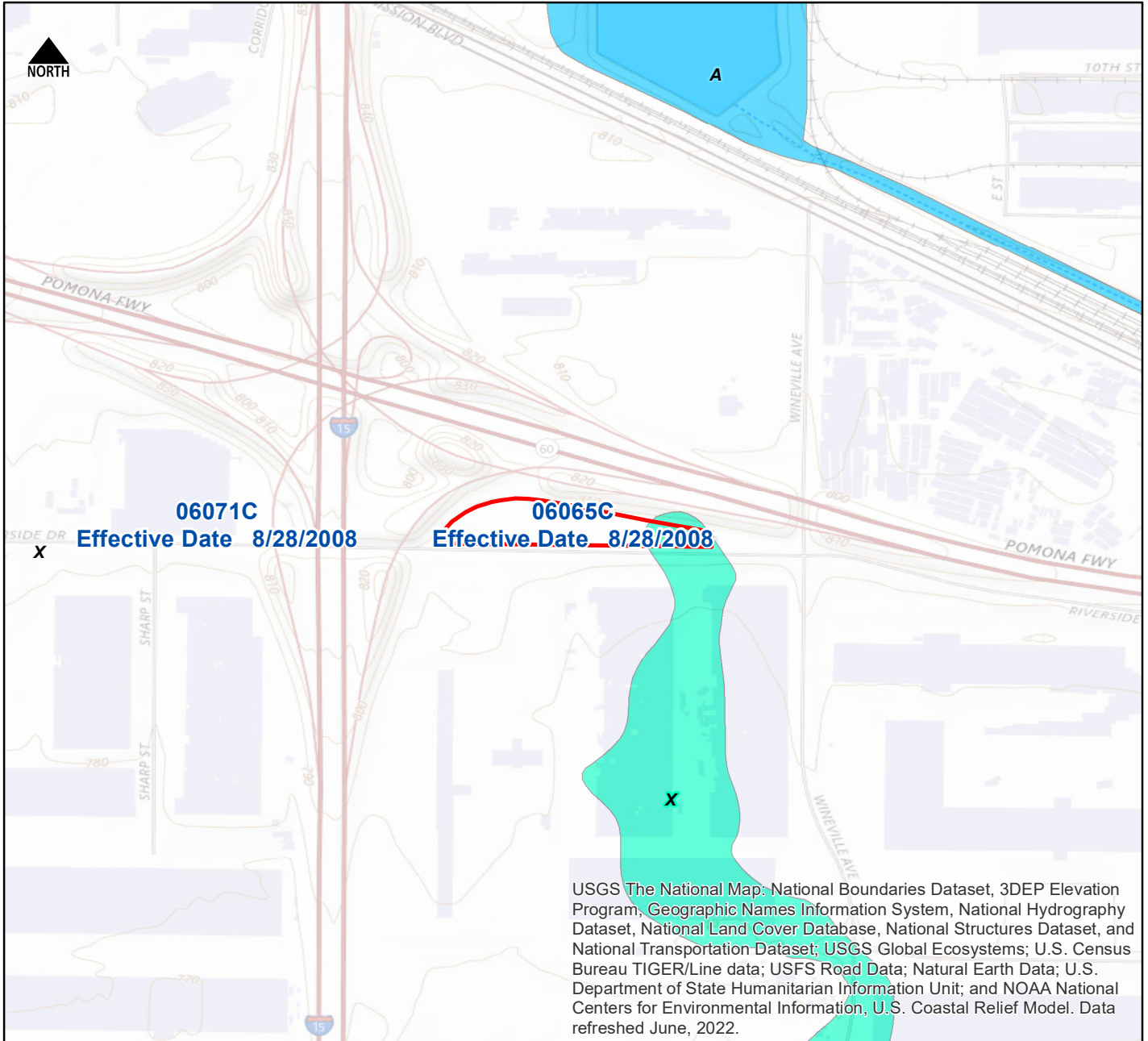
The alluvial and glacial aquifers represent the extent of the of the aquifers north of the southern-most line of glaciation. The regional boundaries and should not be interpreted as site-specific. These are considered to be minor aquifers that are important local sources of water.

Glacial and Alluvial Aquifers

 Unconsolidated sand and gravel aquifers



PE Project No: 202209049



Source: FEMA NFHL, USGS NHL

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FEMA Flood Map

1:12,000

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Zones A, AE, AH, AO, VE

Special Flood Hazard Areas Subject to inundation by the 1% annual chance Flood Event (100-year flood) - The 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHA includes A, AE, AH, AO, AR, A99, V, and VE.

Zone X 500

Moderate Flood Hazard Areas - Areas of 0.2% (500-year) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Floodway

Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Zone X

Minimal Flood Hazard Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain and protected by levee from 100-year flood.

Zone D

The Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The designation is also used when a community incorporates portions of another community's area where no map has been prepared.

Area Not Included

Oil and Gas Well Map

Data Viewer

The screenshot displays the 'Well Finder' GIS interface. The top header includes the 'Well Finder' logo and 'CalGEM GIS' text, with a 'More Info | Help | ©' link on the right. A left sidebar contains navigation and filter options: 'Well Status and Well Type Filter', 'Checkbox Filter', 'Search', 'Zoom to Field', 'Measurement', and 'Layers'. The main map area shows a detailed view of a well field with various streets and roads labeled, including Pomona Fwy, Mission Blvd, Riverside Dr, and others. A search bar at the top of the map contains the coordinates '34.019268, -117.546789'. A scale bar indicates 0.6 miles. The bottom left corner features the 'Powered by WellSTAR' logo.

PE Project No: 202209049

Pipeline Map

Public Viewer Change County Close Public Viewer

Map Layers Query Tools 34.019268, -117.546789 Help


Map Layers

- Accidents (Liquid)
- Incidents (Gas)
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks
- Other Populated Areas (scale dependent)
- Highly Populated Areas (scale dependent)
- Commercially Navigable Waterways
 - CNW Inland
 - CNW Ocean/Great Lakes
- Coastal Ecological USA (Coastal Eco USA)
- Tribal Government Lands
- State Boundaries
- County Boundaries
- GOM Block Groups
- GOM Blocks
- Map
- Satellite

Zoom Level: 14 of 19 (1:24,000)
Closest Zoom for Pipelines | (lat, long): 34.035415, -117.586357 | Map Showing Pipelines in: Riverside, CA

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PE Project No: 202209049



PEI 202111033

Wineville Road/Riverside Drive

Mira Loma, CA 91752

Inquiry Number: 6741411.8

November 08, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/08/21

Site Name:

PEI 202111033
Wineville Road/Riverside Drive
Mira Loma, CA 91752
EDR Inquiry # 6741411.8

Client Name:

Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
Contact: Lynda White



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: July 28, 1985	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1967	1"=500'	Flight Date: May 15, 1967	USDA
1959	1"=500'	Flight Date: October 15, 1959	USDA
1953	1"=500'	Flight Date: February 02, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA

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INQUIRY #: 6741411.8

YEAR: 2016

— = 500'





INQUIRY #: 6741411.8

YEAR: 2012

— = 500'



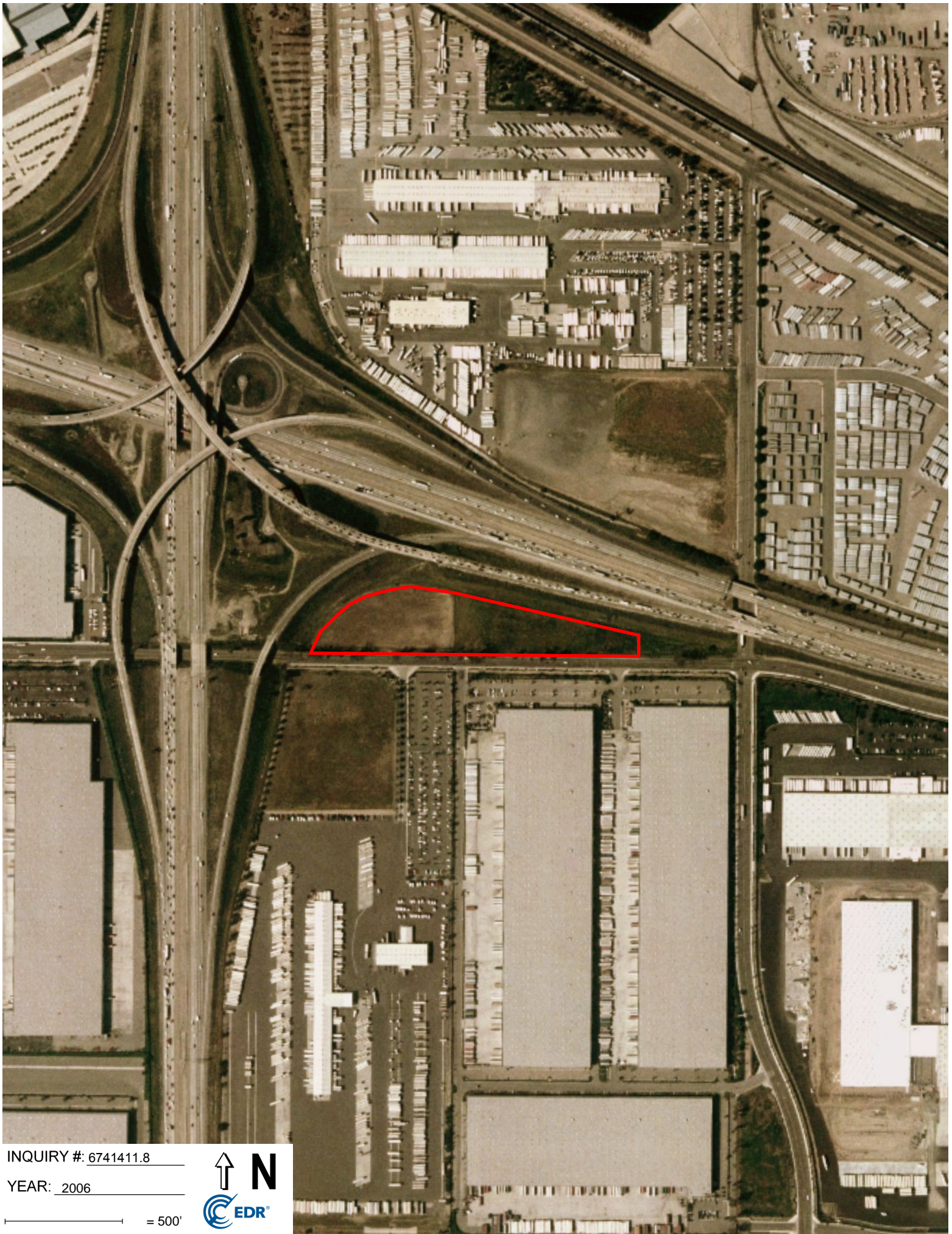


INQUIRY #: 6741411.8

YEAR: 2009

— = 500'



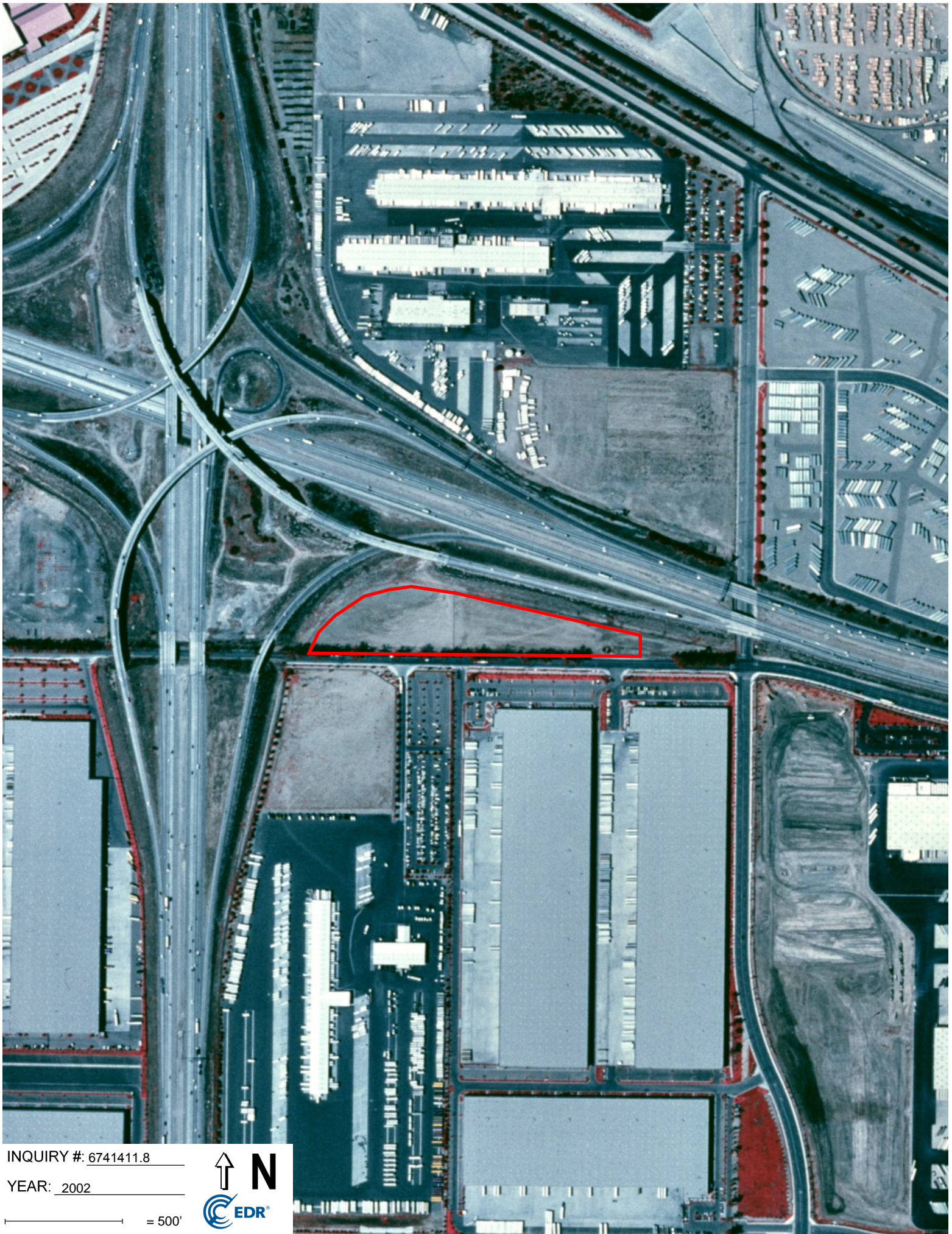


INQUIRY #: 6741411.8

YEAR: 2006

— = 500'



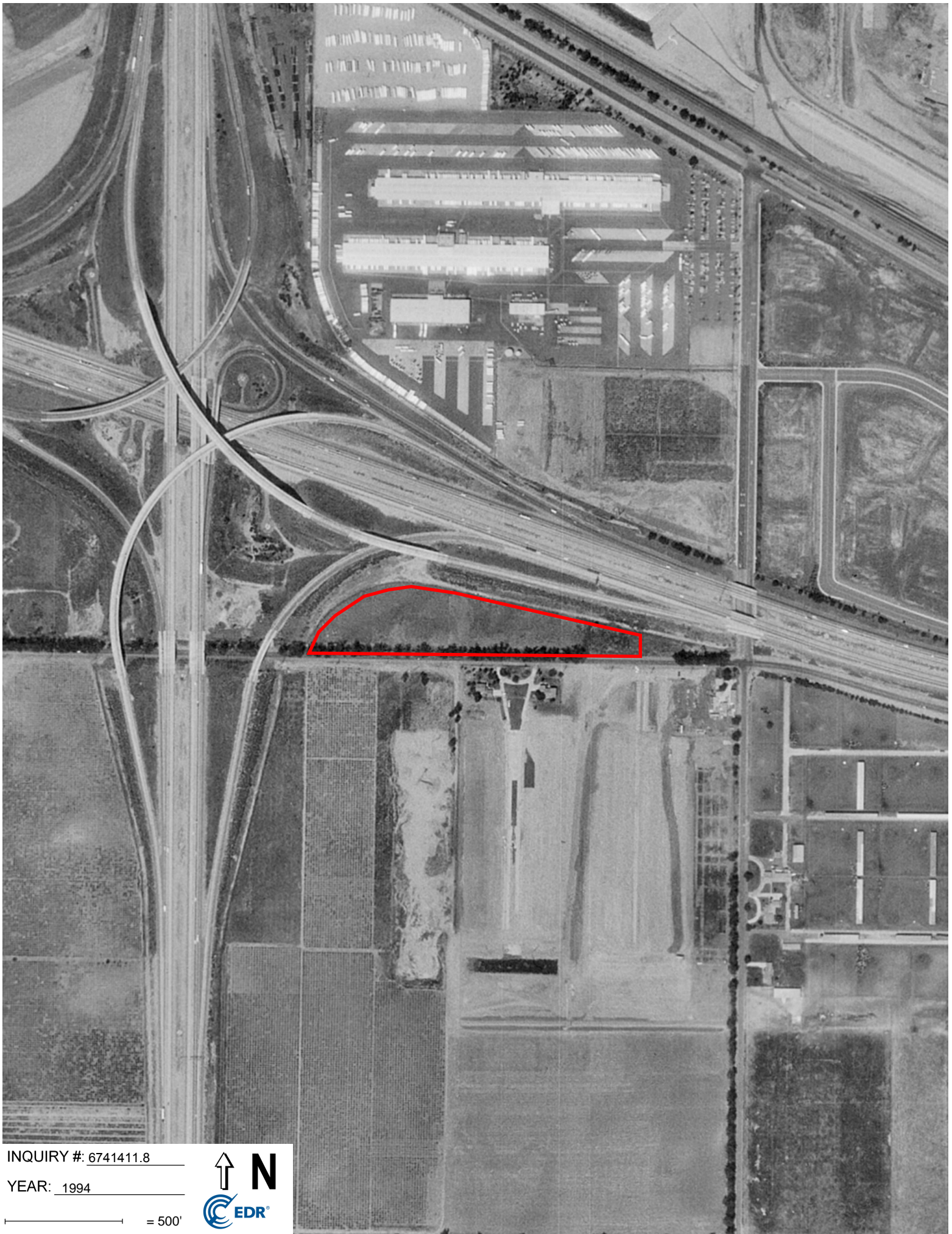


INQUIRY #: 6741411.8

YEAR: 2002

— = 500'



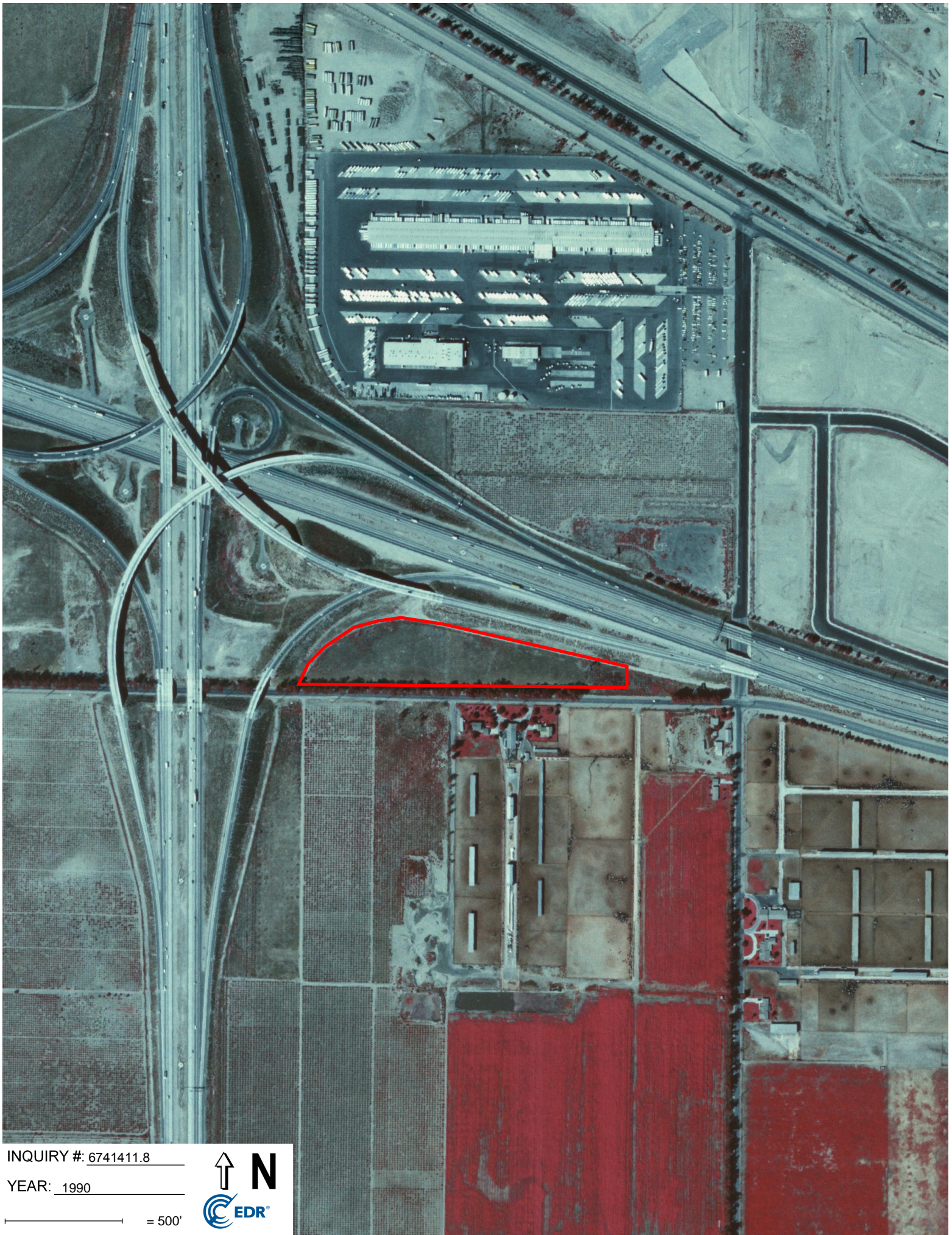


INQUIRY #: 6741411.8

YEAR: 1994

— = 500'





INQUIRY #: 6741411.8

YEAR: 1990

— = 500'





INQUIRY #: 6741411.8

YEAR: 1989

— = 500'





INQUIRY #: 6741411.8

YEAR: 1985

— = 500'





INQUIRY #: 6741411.8

YEAR: 1975

— = 500'



AXM-4HH-



INQUIRY #: 6741411.8

YEAR: 1967

— = 500'





INQUIRY #: 6741411.8

YEAR: 1959

— = 500'



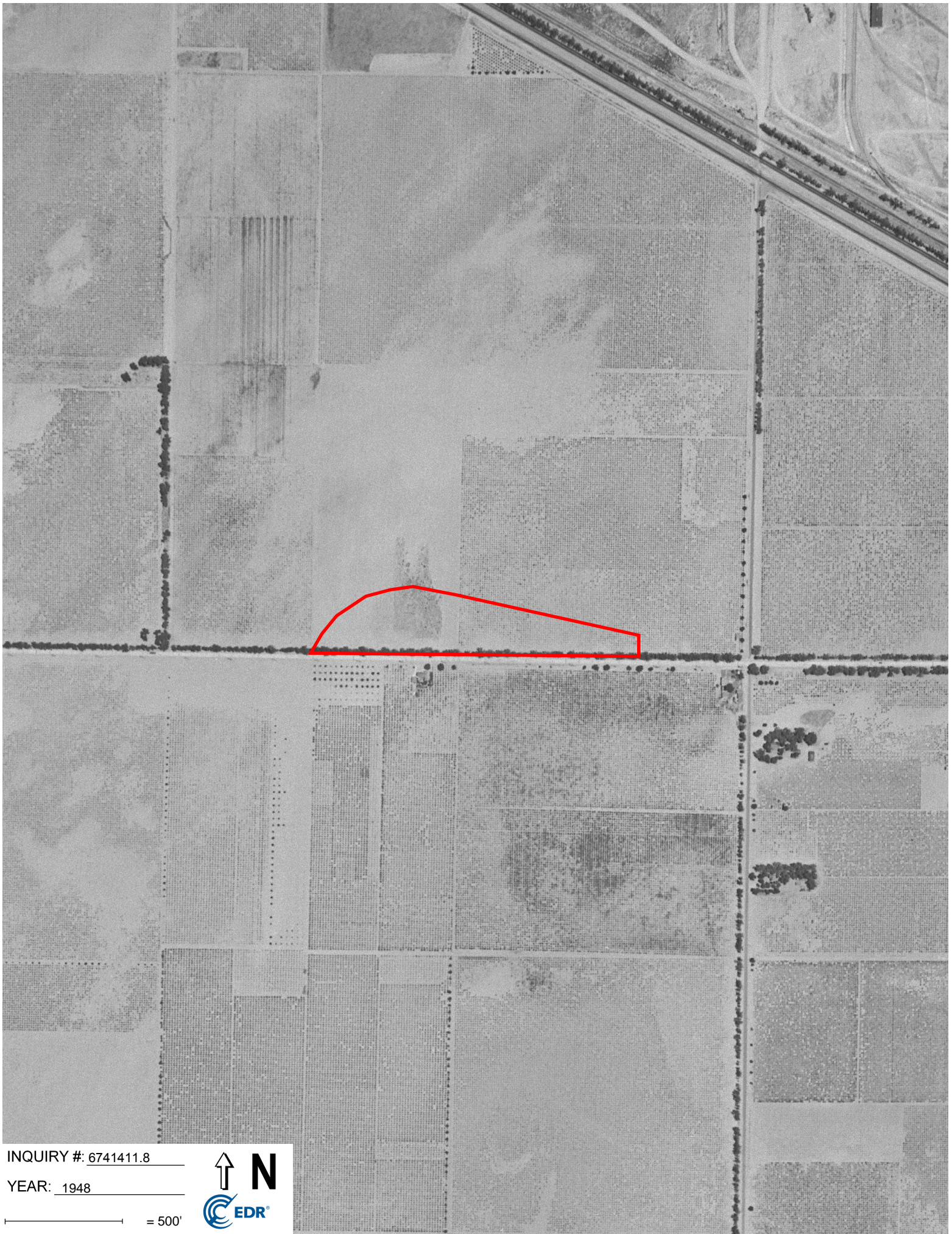


INQUIRY #: 6741411.8

YEAR: 1953

 = 500'



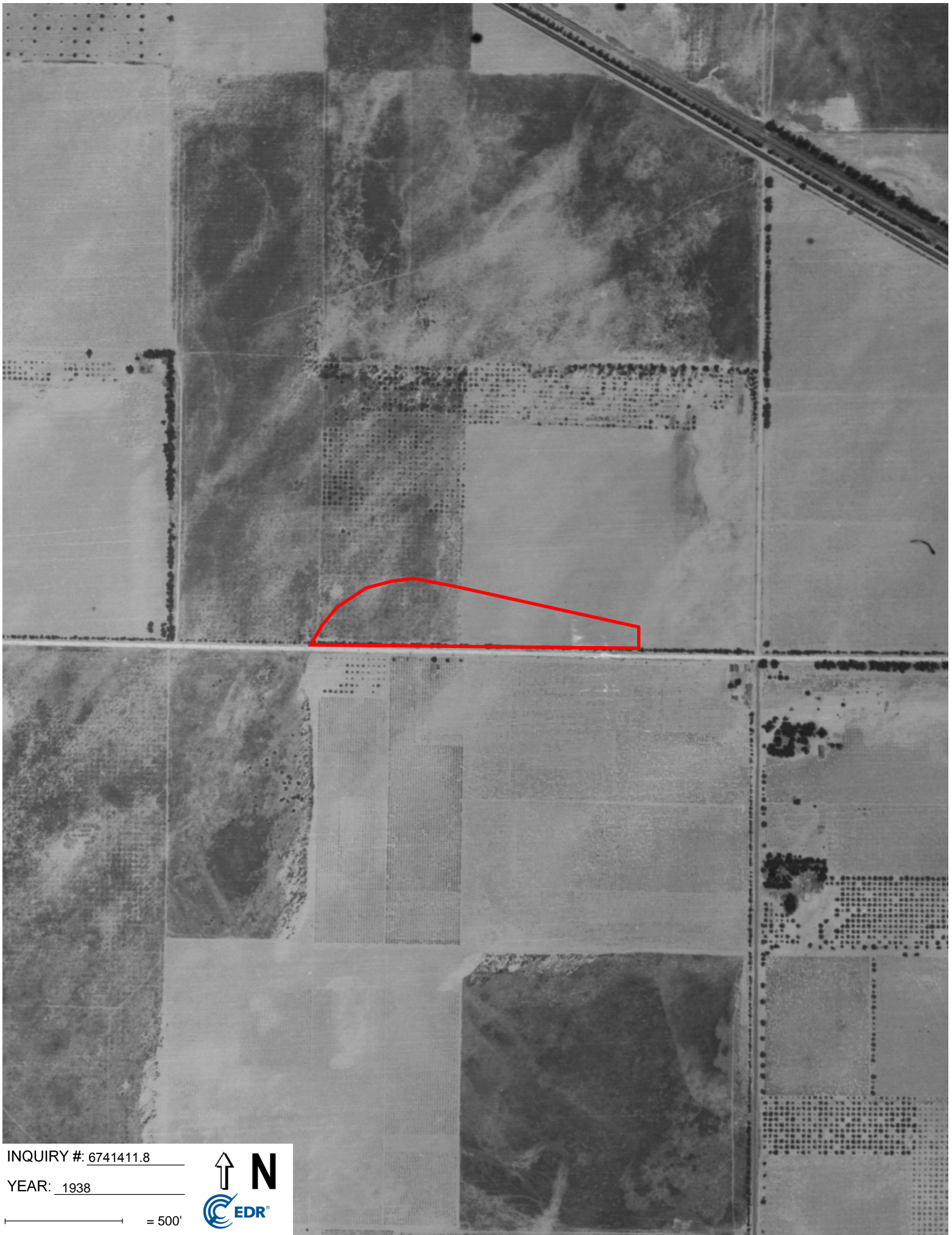


INQUIRY #: 6741411.8

YEAR: 1948

— = 500'





INQUIRY #: 6741411.8

YEAR: 1938

— = 500'



PEI 202111033

Wineville Road/Riverside Drive

Mira Loma, CA 91752

Inquiry Number: 6741411.4

November 08, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

11/08/21

Site Name:

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Mira Loma, CA 91752
EDR Inquiry # 6741411.4

Client Name:

Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
Contact: Lynda White



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Phase Engineering, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	NA	Latitude:	34.019237 34° 1' 9" North
Project:	PEI 202111033	Longitude:	-117.5468 -117° 32' 48" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	449515.30
		UTM Y Meters:	3764423.72
		Elevation:	800.57' above sea level

Maps Provided:

2012	1941
1981	1903
1976	1900
1973	1897
1966, 1967	
1954	
1953, 1954	
1944, 1947	

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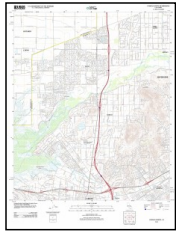
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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

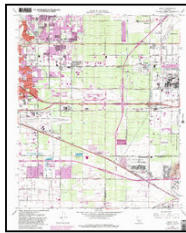


Corona North
2012
7.5-minute, 24000

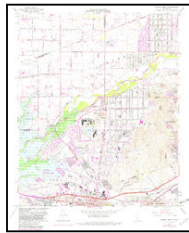


Guasti
2012
7.5-minute, 24000

1981 Source Sheets

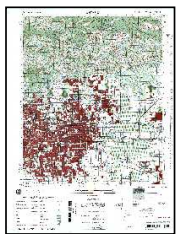


Guasti
1981
7.5-minute, 24000
Aerial Photo Revised 1978



Corona North
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1976 Source Sheets

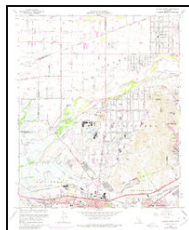


ONTARIO
1976
15-minute, 50000

1973 Source Sheets



Guasti
1973
7.5-minute, 24000
Aerial Photo Revised 1973

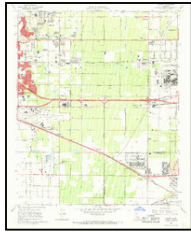


Corona North
1973
7.5-minute, 24000
Aerial Photo Revised 1973

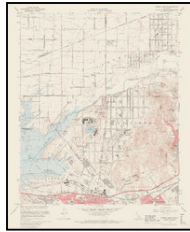
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1966, 1967 Source Sheets

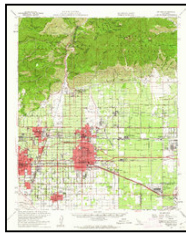


Guasti
1966
7.5-minute, 24000
Aerial Photo Revised 1966



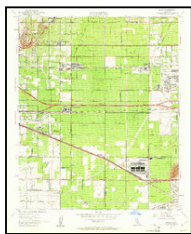
Corona North
1967
7.5-minute, 24000
Aerial Photo Revised 1966

1954 Source Sheets

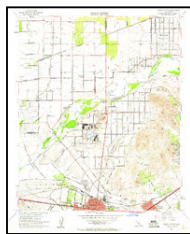


Ontario
1954
15-minute, 62500

1953, 1954 Source Sheets

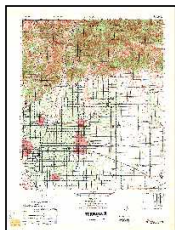


Guasti
1953
7.5-minute, 24000
Aerial Photo Revised 1952



Corona North
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1944, 1947 Source Sheets



CUCAMONGA
1944
15-minute, 50000



CORONA
1947
15-minute, 50000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1941 Source Sheets



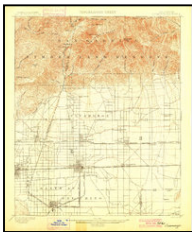
GUASTI VICINITY
1941
7.5-minute, 31680

1903 Source Sheets



Cucamonga
1903
15-minute, 62500

1900 Source Sheets

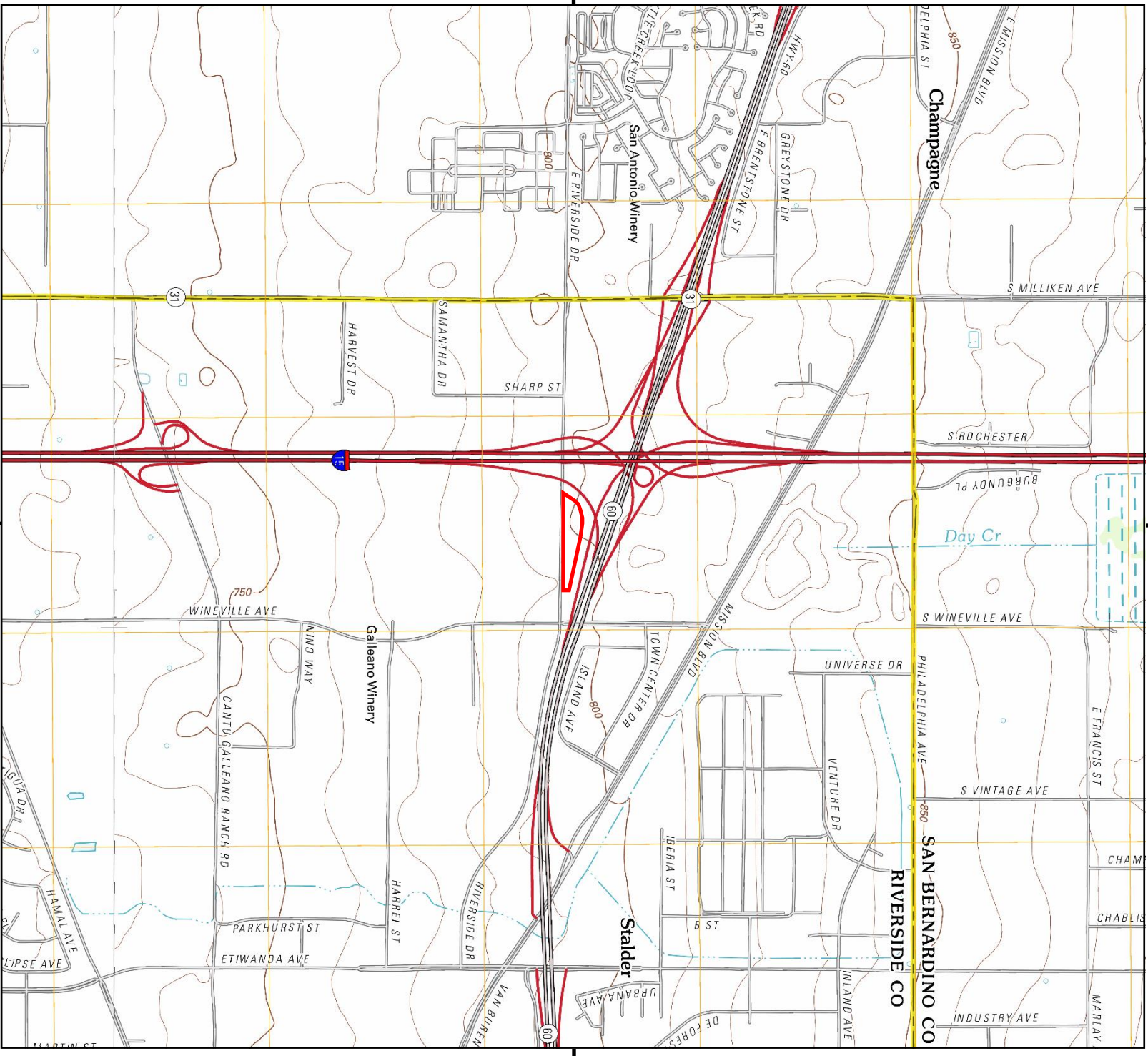


Cucamonga
1900
15-minute, 62500

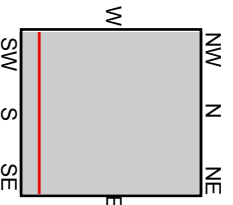
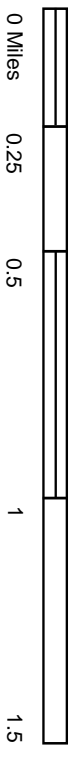
1897 Source Sheets



Cucamonga
1897
15-minute, 62500

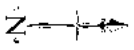


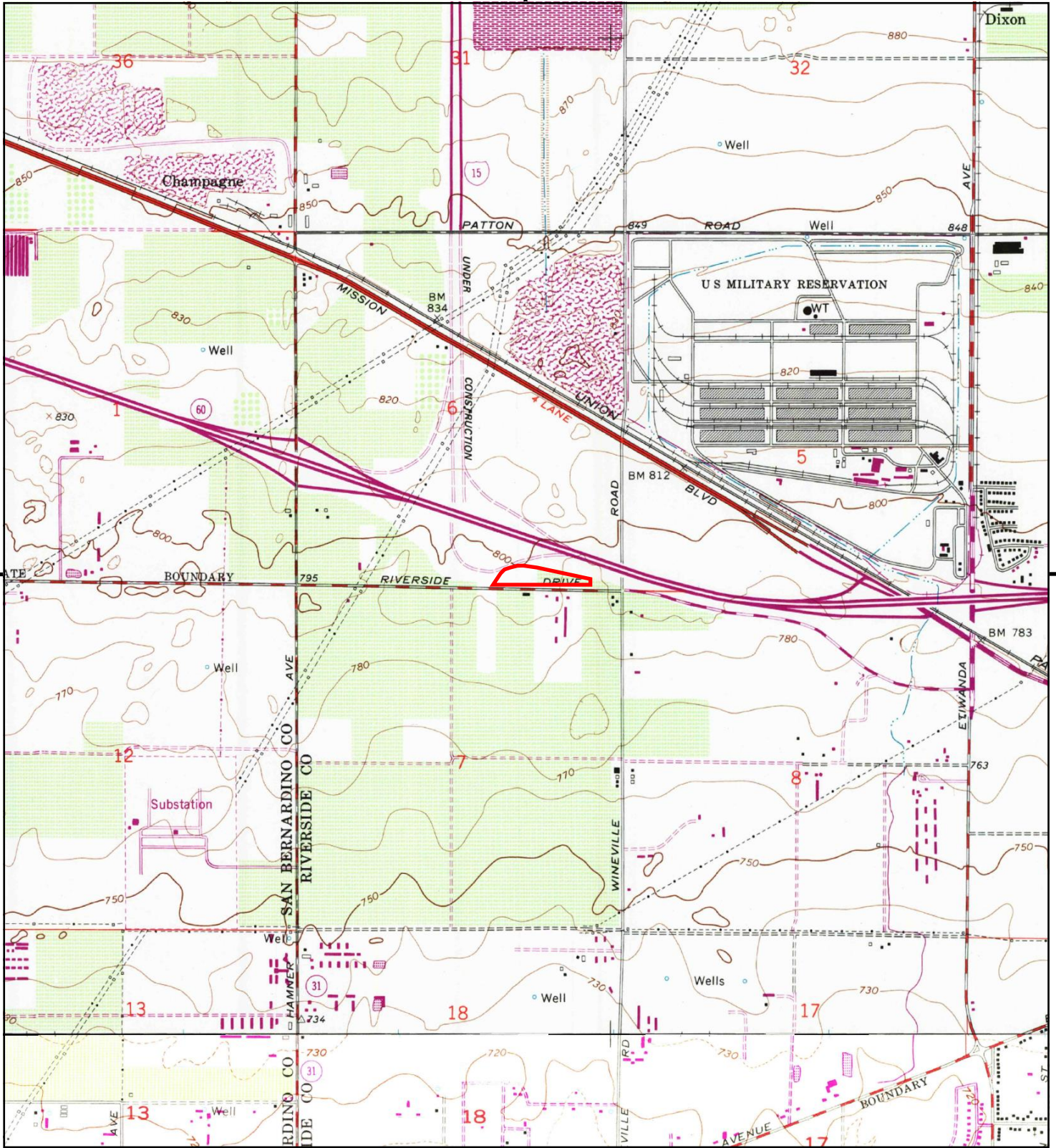
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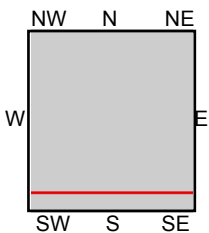
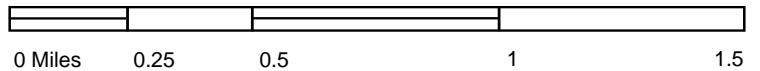
TP, Guasti, 2012, 7.5-minute
S, Corona North, 2012, 7.5-minute

SITE NAME: PEI 202111033
ADDRESS: Wineville Road/Riverside Drive
Mira Loma, CA 91752
CLIENT: Phase Engineering, Inc.





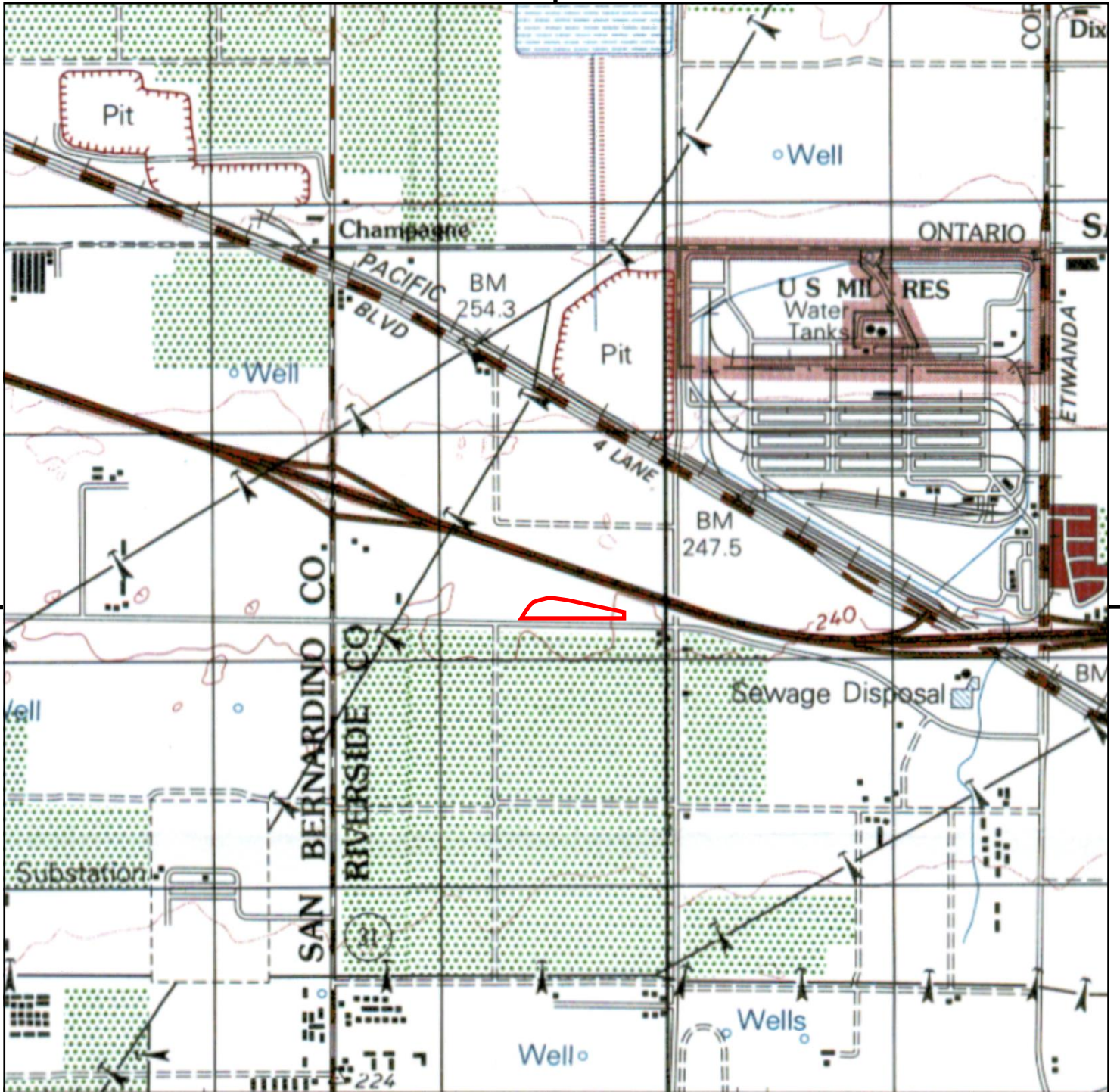
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S, Corona North, 1981, 7.5-minute

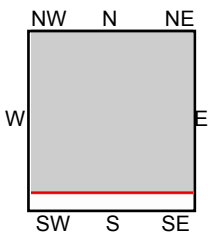
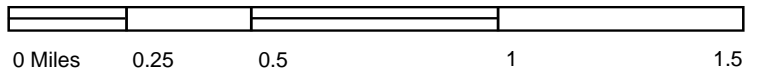
SITE NAME: PEI 20211033
ADDRESS: Wineville Road/Riverside Drive
Mira Loma, CA 91752
CLIENT: Phase Engineering, Inc.





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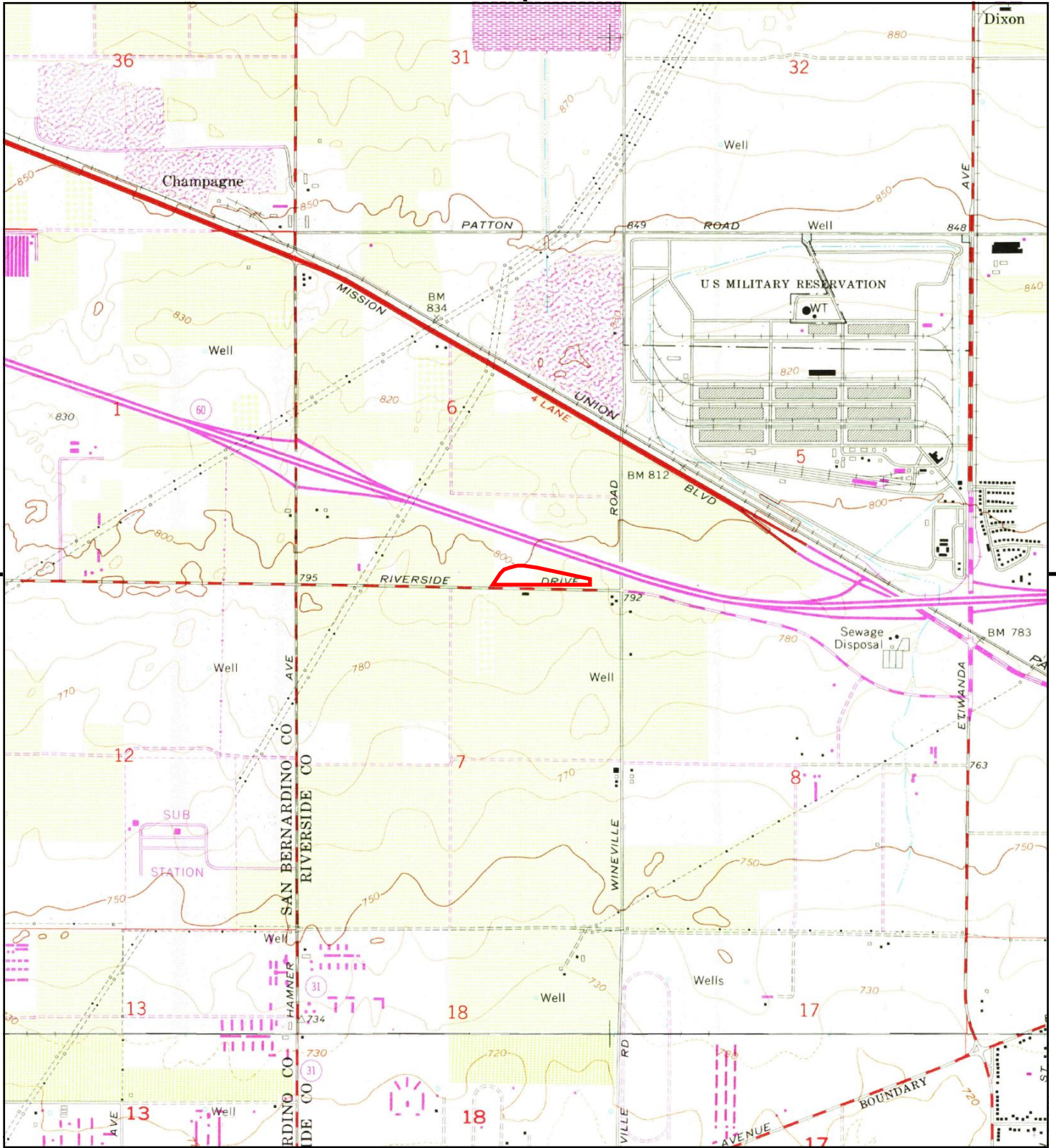
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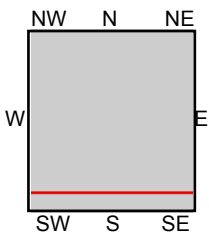
TP, ONTARIO, 1976, 15-minute

SITE NAME: PEI 202111033
 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
 CLIENT: Phase Engineering, Inc.





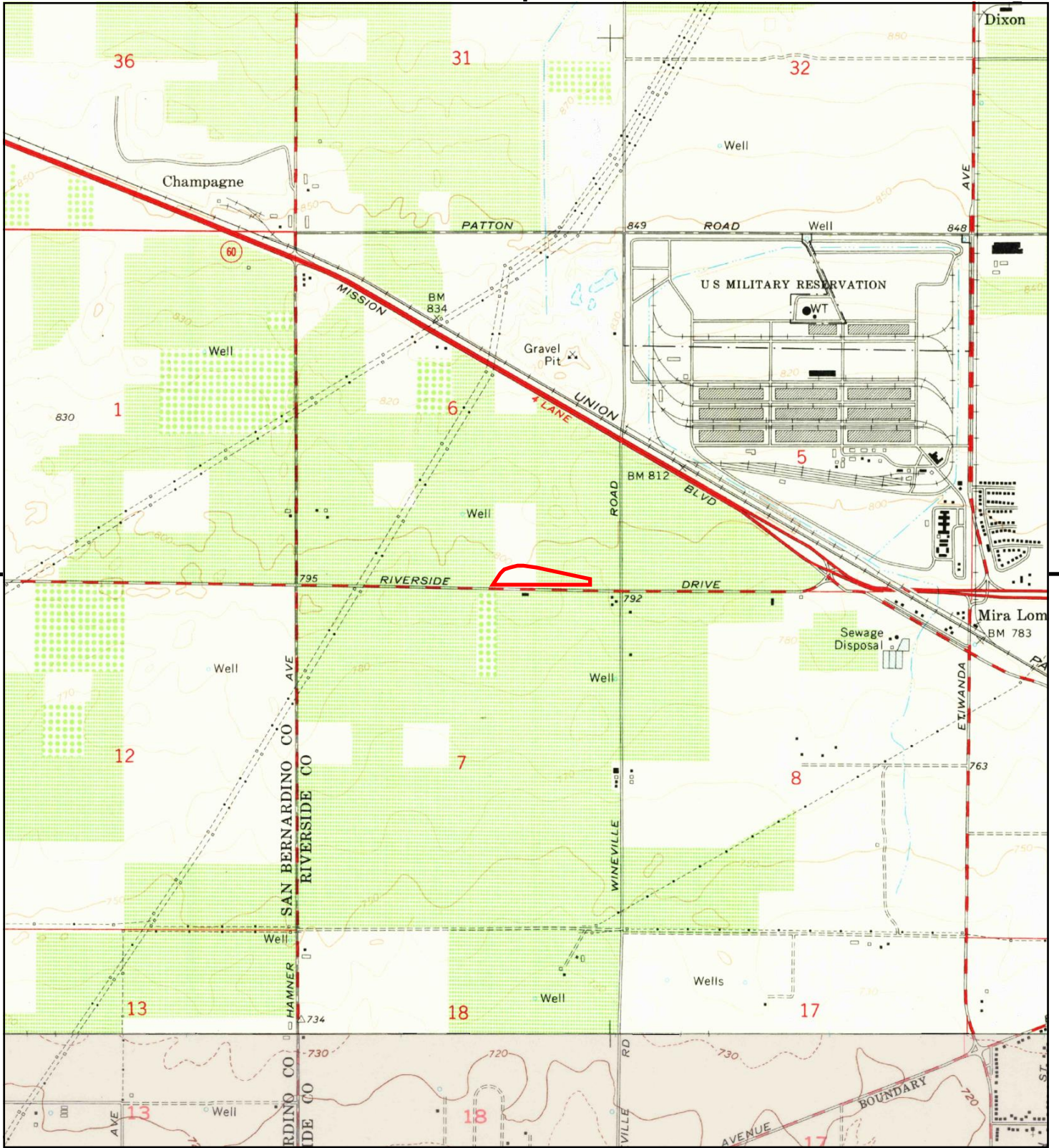
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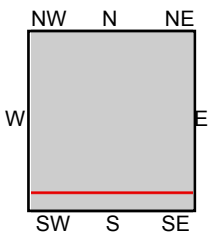
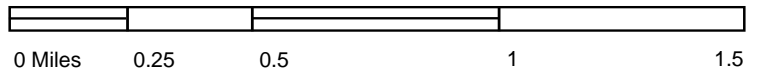
TP, Guasti, 1973, 7.5-minute
S, Corona North, 1973, 7.5-minute

SITE NAME: PEI 202111033
ADDRESS: Wineville Road/Riverside Drive
Mira Loma, CA 91752
CLIENT: Phase Engineering, Inc.





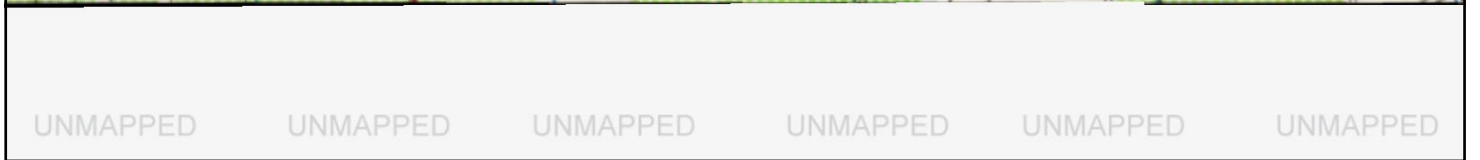
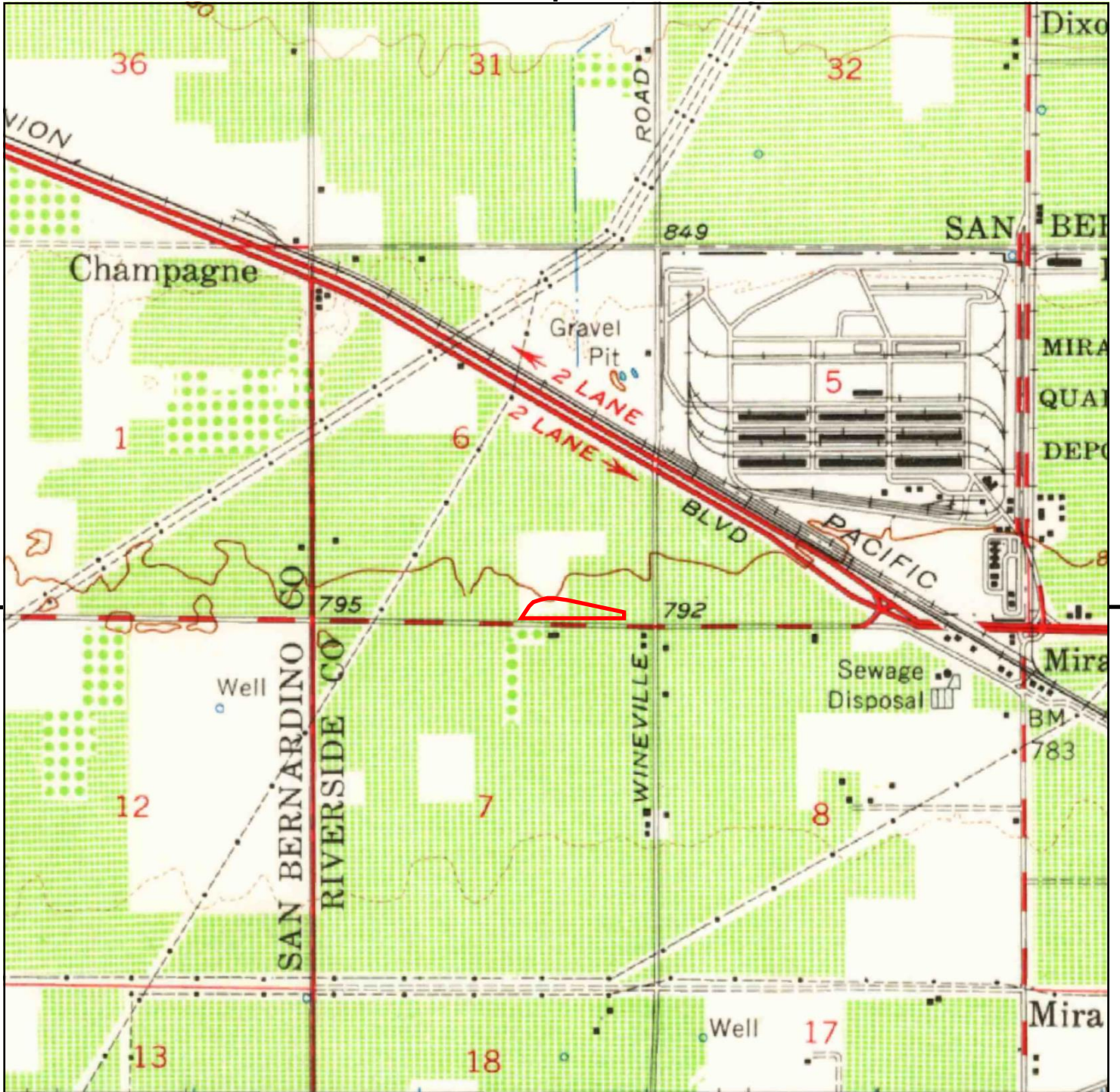
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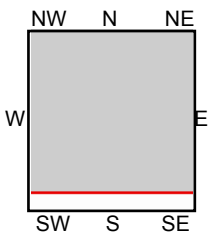
TP, Guasti, 1966, 7.5-minute
S, Corona North, 1967, 7.5-minute

SITE NAME: PEI 20211033
ADDRESS: Wineville Road/Riverside Drive
Mira Loma, CA 91752
CLIENT: Phase Engineering, Inc.





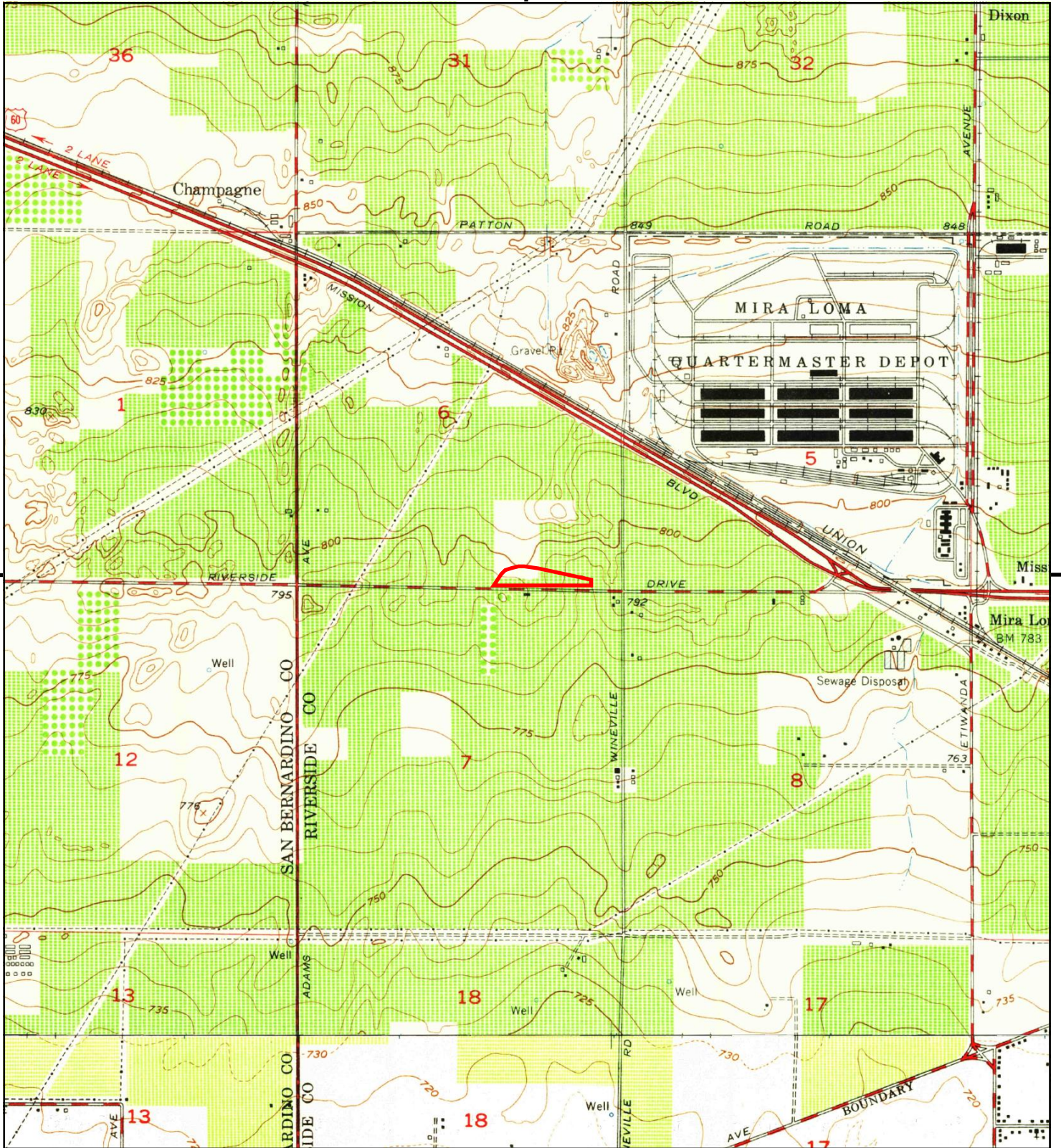
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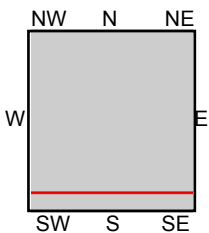
TP, Ontario, 1954, 15-minute

SITE NAME: PEI 202111033
 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
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This report includes information from the following map sheet(s).



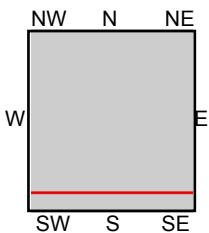
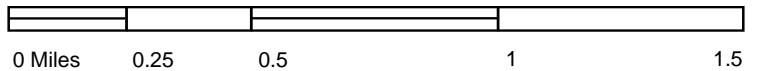
TP, Guasti, 1953, 7.5-minute
S, Corona North, 1954, 7.5-minute

SITE NAME: PEI 202111033
ADDRESS: Wineville Road/Riverside Drive
Mira Loma, CA 91752
CLIENT: Phase Engineering, Inc.





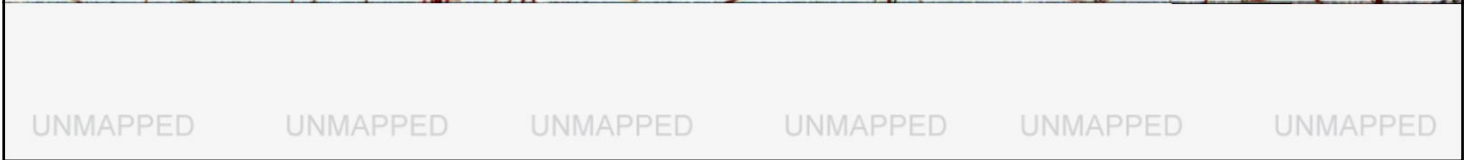
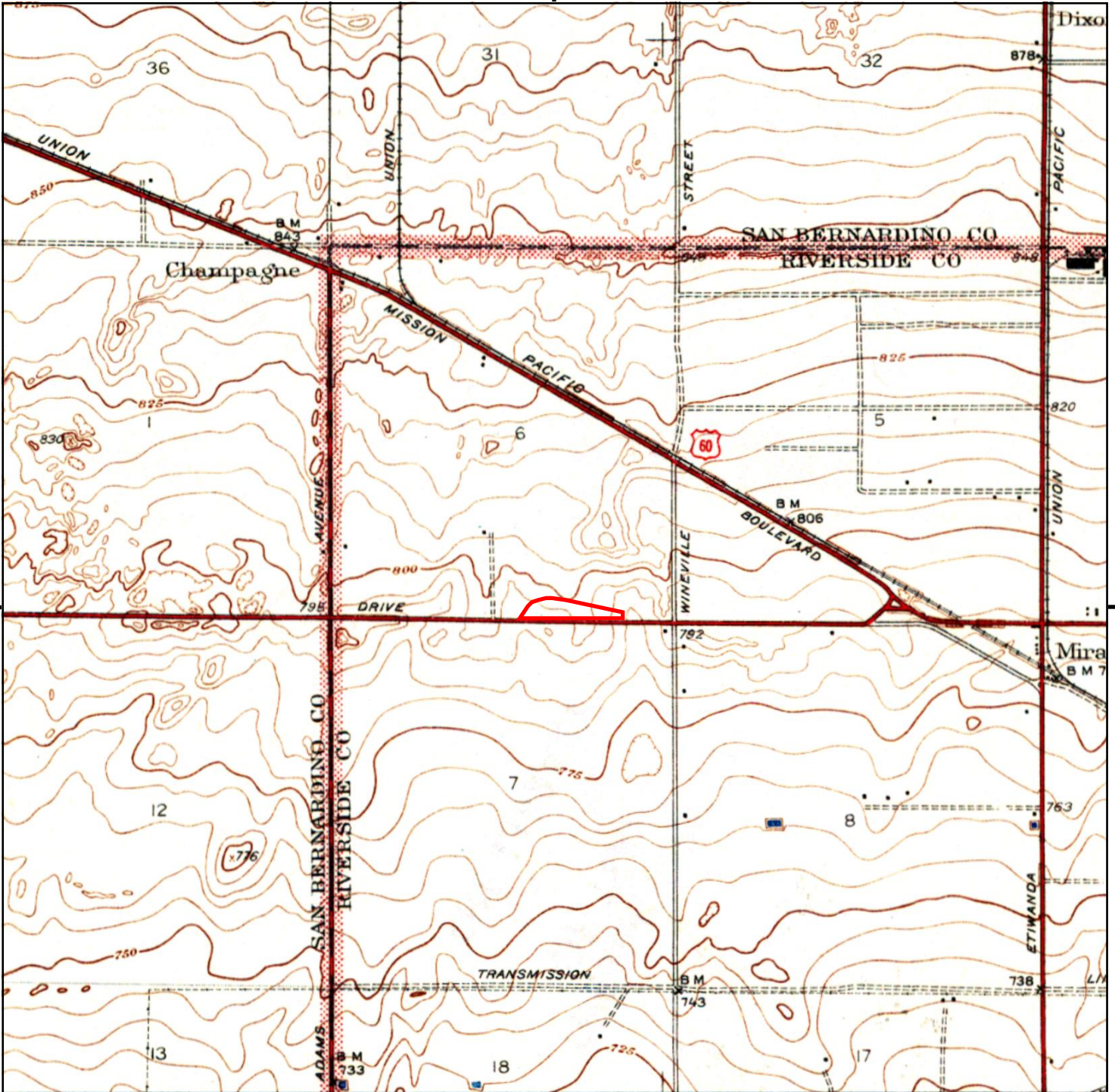
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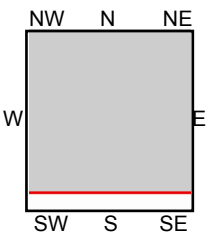
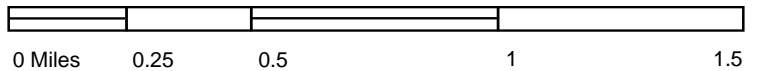
TP, CUCAMONGA, 1944, 15-minute
 SW, CORONA, 1947, 15-minute

SITE NAME: PEI 20211033
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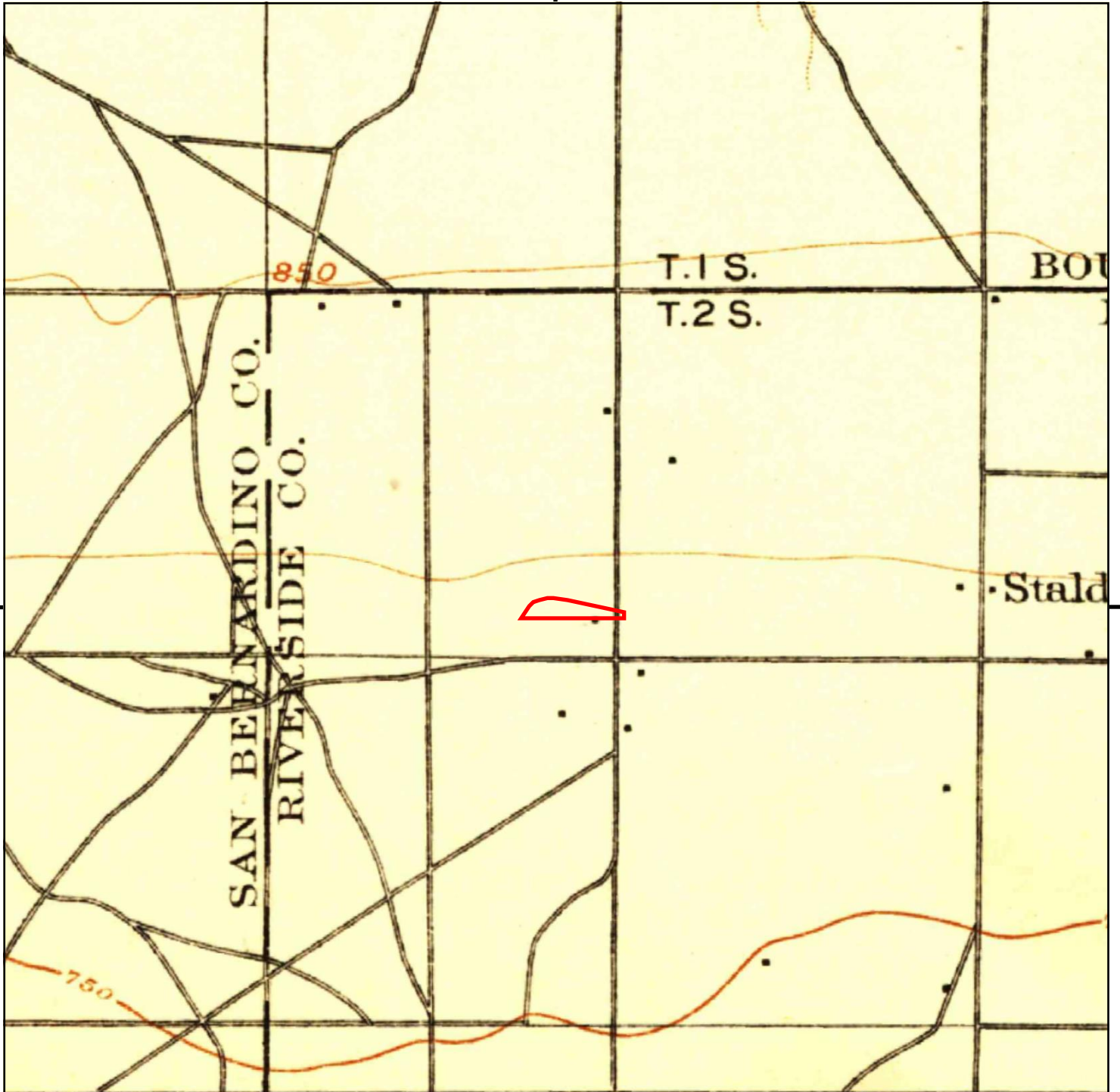
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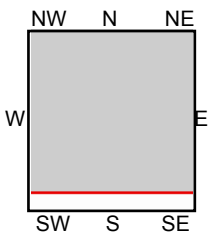
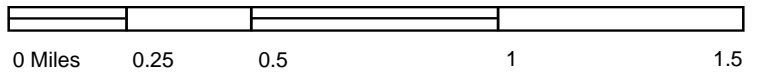
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 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
 CLIENT: Phase Engineering, Inc.





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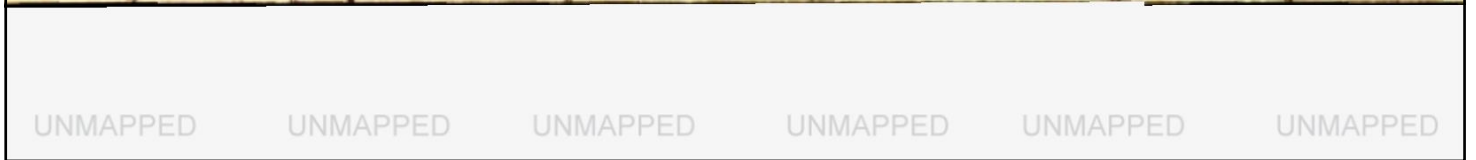
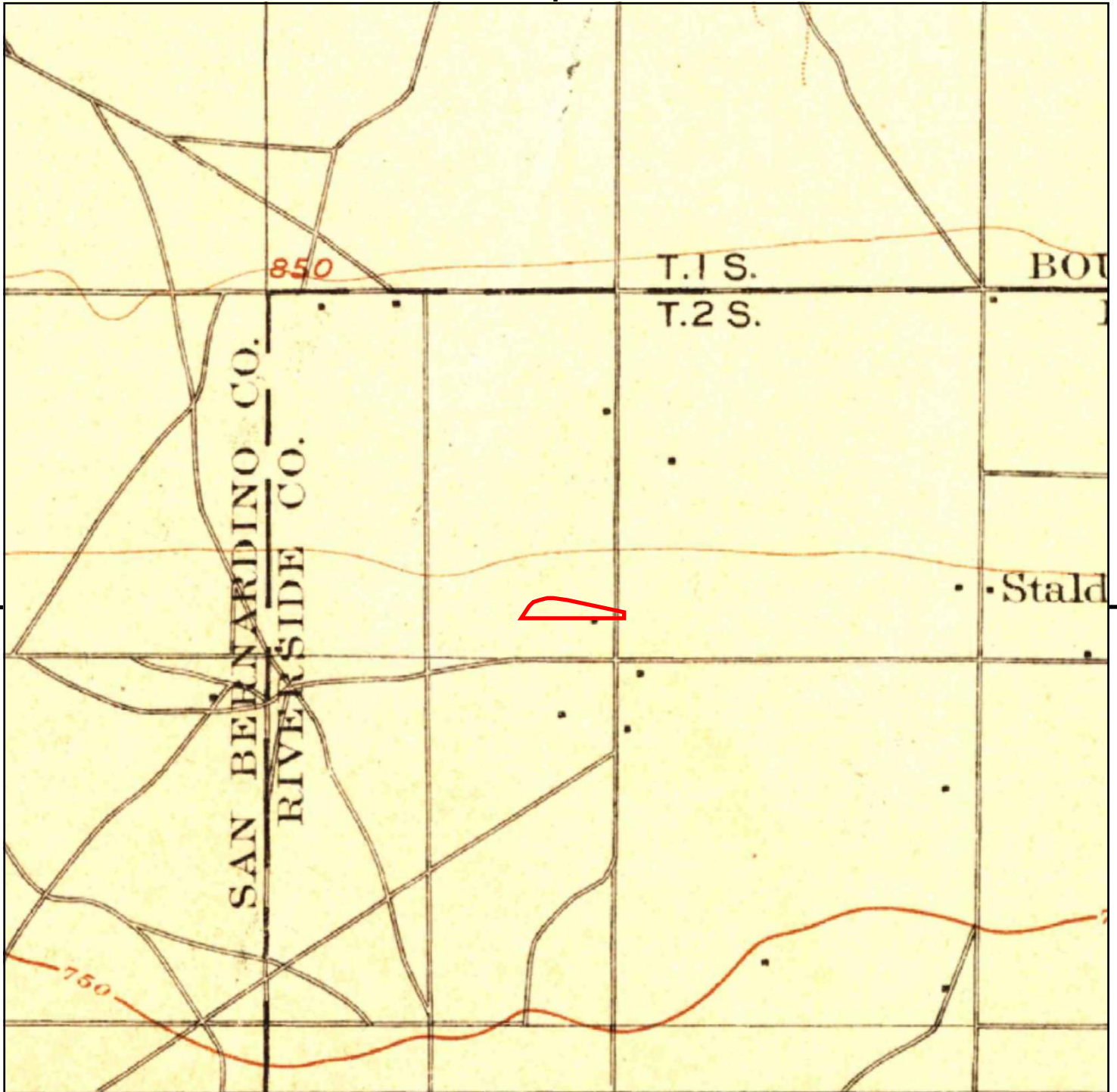
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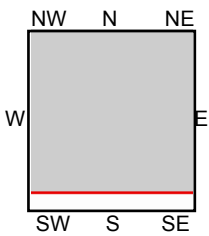
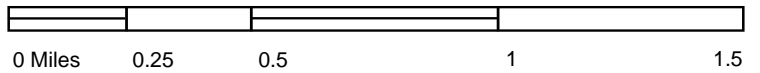
TP, Cucamonga, 1903, 15-minute

SITE NAME: PEI 202111033
 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
 CLIENT: Phase Engineering, Inc.





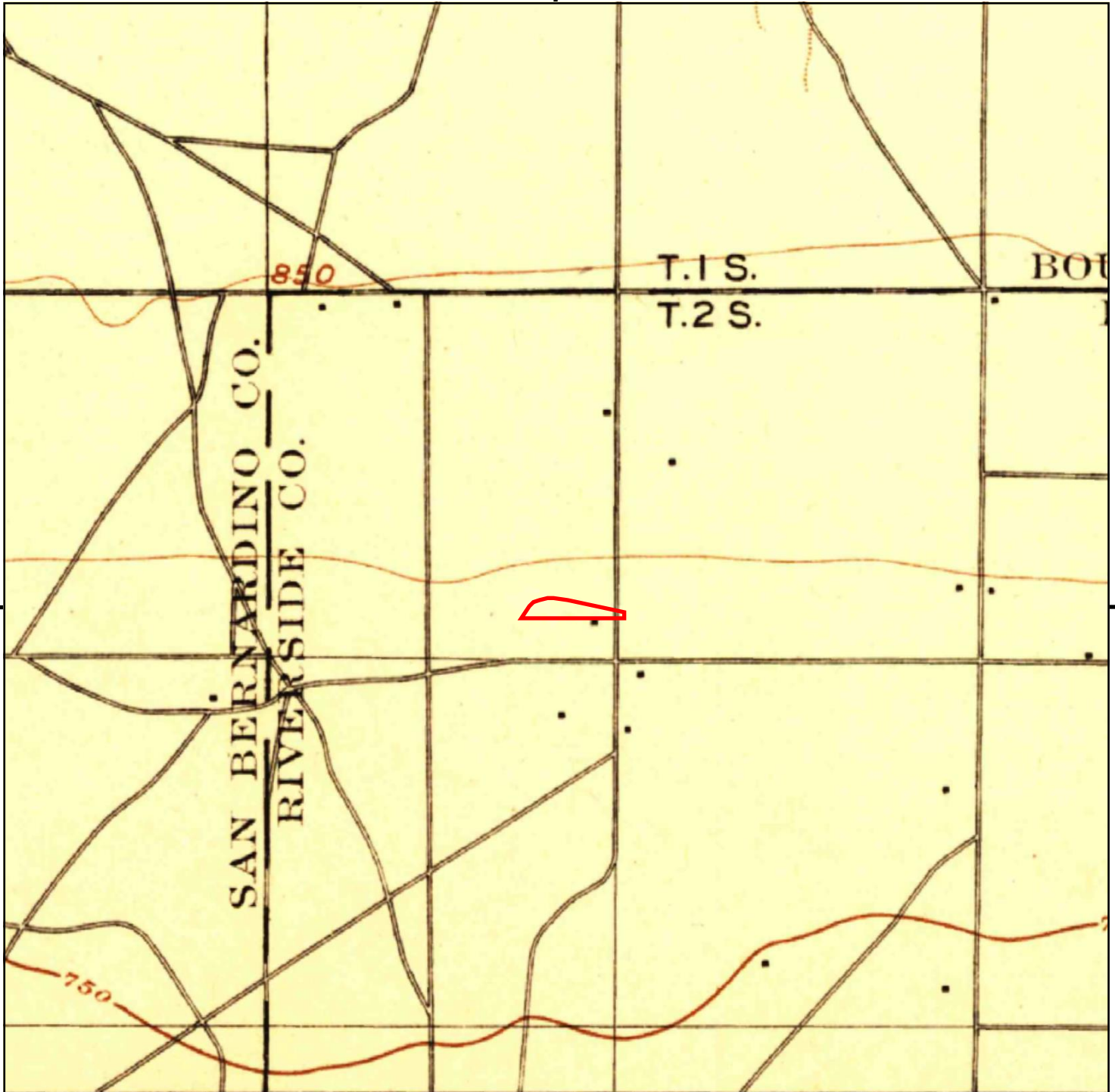
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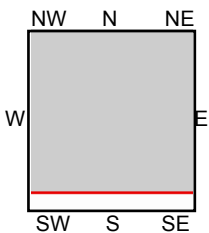
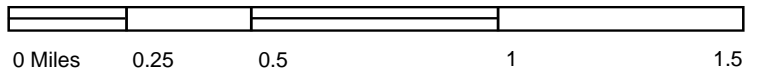
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 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
 CLIENT: Phase Engineering, Inc.





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This report includes information from the following map sheet(s).



TP, Cucamonga, 1897, 15-minute

SITE NAME: PEI 202111033
 ADDRESS: Wineville Road/Riverside Drive
 Mira Loma, CA 91752
 CLIENT: Phase Engineering, Inc.



PEI 202111033

Wineville Road/Riverside Drive

Mira Loma, CA 91752

Inquiry Number: 6741411.3

November 08, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/08/21

Site Name:

PEI 202111033
Wineville Road/Riverside Drive
Mira Loma, CA 91752
EDR Inquiry # 6741411.3

Client Name:

Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
Contact: Lynda White



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Project PEI 202111033

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Sanborn® Library search results

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PEI 202111033

Wineville Road/Riverside Drive
Mira Loma, CA 91752

Inquiry Number: 6741411.5
November 21, 2021

The EDR-City Directory Image Report

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City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1990	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1985	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1980	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1976	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1973	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Wineville Road/Riverside Drive
Mira Loma, CA 91752

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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RIVERSIDE DR

2017	pg A1	EDR Digital Archive
2014	pg A3	EDR Digital Archive
2010	pg A5	EDR Digital Archive
2005	pg A7	EDR Digital Archive
2000	pg A9	EDR Digital Archive
1995	pg A11	EDR Digital Archive
1990	pg A15	Haines Criss-Cross Directory
1985	pg A17	Haines Criss-Cross Directory
1980	pg A19	Haines Criss-Cross Directory
1976	pg A21	Haines Criss-Cross Directory
1973	pg A23	Haines Criss-Cross Directory

S WINEVILLE AVE

1992	pg A13	EDR Digital Archive
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W RIVERSIDE DR

1992	pg A14	EDR Digital Archive
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WINEVILLE AVE

2017	pg A2	EDR Digital Archive
2014	pg A4	EDR Digital Archive
2010	pg A6	EDR Digital Archive
2005	pg A8	EDR Digital Archive
2000	pg A10	EDR Digital Archive
1995	pg A12	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
1990	pg A16	Haines Criss-Cross Directory
1985	pg A18	Haines Criss-Cross Directory
1980	pg A20	Haines Criss-Cross Directory
1976	pg A22	Haines Criss-Cross Directory
1973	pg A24	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Subject Property

North Adjoining

East Adjoining

South Adjoining

West Adjoining

RIVERSIDE DR 2017

- 11375 CALSTATE AUCTION SERVICE
- 11850 KOMAR
- 11900 WALMART
- 12100 WATKINS MOTOR LINES
- 12300 MEIKO WAREHOUSING INC
TRICON TRANSPORTATION INC
- 12400 SHAMROCK FOODS
- 12421 CROSSROADS TRUCK DISMANTLING
- 12471 BROTHER INTERNATIONAL CORP
SPEAKERCRAFT
- 12481 BROTHERS TRANSPORT & WAREHOUSING
DSI SYSTEMS
INTERSTATE BUSINESS PARK INVESTORS L
TELL MANUFACTURING

WINEVILLE AVE 2017

3575 ATM DETAILING SERVICES
4155 WALMART
4220 GALLEANO ENTERPRISES
GALLEANO, DOMENIC D
4231 FRIENDS OF THE WINERY
GALLEANO WINERY
THE HISTORIC GALLEANO WINERY
4235 HOUSE OF DOM
METTER, CODY R
4550 CROWN WORLDWIDE MOVING & STORAGE
HINO MOTORS MANUFACTURING
4800 VANDERHAM, PETER R

RIVERSIDE DR 2014

11375 CALSTATE AUCTION SERVICE
OCCUPANT UNKNOWN,
11600 COSTCO WHOLESALE
11850 KOMAR
12100 WATKINS MOTOR LINES
12300 MEIKO WAREHOUSING INC
TRICON TRANSPORTATION INC
12400 SHAMROCK FOODS
12421 CROSSROADS TRUCK
CROSSROADS TRUCK DISMANTLING
12471 BROTHER INTERNATIONAL CORP
SPEAKERCRAFT
12481 DSI SYSTEMS
INTERSTATE BUSINESS PARK INVESTORS L
TELL MANUFACTURING

WINEVILLE AVE 2014

4155 MAERSK DISTRIBUTION SERVICES INC
WAL MART DISTRIBUTION CTR
4220 GALLEANO ENTERPRISES
METTER, ANNAMARIE
4231 FRIENDS OF THE WINERY
GALLEANO WINERY
4235 HOUSE OF DOM
METTER, CODY R
4550 CROWN WORLDWIDE MOVING & STORAGE COM
HINO MOTORS MANUFACTURING
4800 OCCUPANT UNKNOWN,

RIVERSIDE DR 2010

- 11375 CALSTATE AUCTION SVC
OCCUPANT UNKNOWN,
- 11600 COSTCO
- 11850 HUDD DISTRIBUTION
- 12100 FEDEX FREIGHT
FEDEX NATIONAL LTL
- 12300 MEIKO WAREHOUSING INC
TRICON TRANSPORTATION INC
- 12421 CROSSROADS AUTO CTR & DSMNTRLRS
CROSSROADS CLASSIC MUSTANG
CROSSROADS FOREIGN AUTO
CROSSROADS PARTS SOLUTIONS
CROSSROADS TRANSMISSIONS
CROSSROADS TRUCK DISMANTLING
- 12471 BROTHER INTERNATIONAL CORP
- 12481 INTERSTATE BUSINESS PARK
TELL MANUFACTURING

WINEVILLE AVE 2010

4155	WALMART DISTRIBUTION CTR
4220	GALLEANO ENTERPRISES METTER, ANNAMARIE
4231	GALLEANO WINERY GALLEY
4235	OCCUPANT UNKNOWN,
4550	GILENO DISTRIBUTION INC HINO MOTORS MFG
4800	VANDERHAM, PETER J

RIVERSIDE DR 2005

- 11375 OLVERA, AGUSTIN
- 11600 COSTCO DISTRIBUTION CENTER
COSTCO WHOLESALE
- 12100 WATKINS MOTOR LINES
- 12300 MEIKO AMERICA
- 12421 CROSSROADS CLASSIC MUSTANG
CROSSROADSAUTOPARTS COM
DETROIT DIESEL SERVICE
- 12471 BROTHER INTERNATIONAL CORP

WINEVILLE AVE 2005

4220 GALLEANO, A
4231 AGUA DULCE VINEYARDS
CANO, RAUL
GALLEANO WINERY
GALLEANO WINERY & TASTING ROOM
4255 OCCUPANT UNKNOWN,
4450 SALTON INC
4550 F & J TRANSPORT INC
4800 PETER VANDERHAM DAIRY INC
VANDERHAM, PETER J

RIVERSIDE DR 2000

- 11375 CALSTATE AUCTION SERVICE
- 11970 SCOTTS RIVERSIDE CNTY REGL COMPOSTING FACLTY THE
- 12100 WATKINS MOTOR LINES INCORPORATED
- 12300 MEIKO WAREHOUSING INCORPORATED
TRICON TRANSPORTATION
- 12421 CROSSROADS AUTO CENTER & DISMANTLERS
CROSSROADS CLASSIC MUSTANG
CROSSROADS FORE AUTO DISMANTLERS
CROSSROADS TRANSMISSIONS
CROSSROADS TRUCK DISMANTLING
PHILLIPS JOSEPH DETROIT DEISEL SERVICE
- 12471 SPACE PLACE RENTAL SPACE

WINEVILLE AVE 2000

3944 OCCUPANT UNKNOWN,
4010 OCCUPANT UNKNOWN,
4220 GALLEANO ENTERPRISES
JURUPA THIS WEEK
WILKINS, DOROTHY
4231 FRIENDS OF THE WINERY
GALLEANO WINERY
4235 WILLIAMS, GINA M
4255 KOOT BILL DAIRY
OCCUPANT UNKNOWN,
4800 VANDERHAM, PETER J

RIVERSIDE DR

1995

- 11375 DON RICHARDSON WATER TRUCKS
- 11812 L D ANDERSON ENGINEERING INC
- 12421 CLASSIC CARS
- CROSSROADS CLASSIC MUSTANG
- CROSSROADS FOREIGN AUTO DSMNTL
- CROSSROADS TRUCK DISMANTLING
- JOSEPH PHILLIPS DETROIT DIESEL

WINEVILLE AVE 1995

3944 VANDERTUIG, RICHARD
4010 VANDERTUIG, RICHARD
4220 GALLEANO ENTERPRISES
GALLEANO, DON
JURUPA THIS WEEK
4231 GALLEANO WINERY & TASTING ROOM
GALLEANO, MARY M
4235 BARNES, JOHN
4255 KOOT, BILL
4800 VANDERHAM, PETER J



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S WINEVILLE AVE

1992

3901	PETRISSANS, JEAN P
4010	VANDER, TUIG J
4220	GALLEANO ENTPRS GALLEANO, DON JURUPA THIS WEEK
4231	GALLEANO WINERY RM
4235	BARNES, JOHN
4255	BOS, JOHN
4800	VANDERHAM, PETER J

W RIVERSIDE DR 1992

12421	CARRERA MOTORS CROSSROADS FRGN ATO PHILLIPS J DEISL SV PHILLIPS, JOSEPH D
12471	D&J TRUCK SERVICE

RIVERSIDE DR 1990

★ 12 BUS 0 RES 7 NEW

RIVERSIDE AV 91752
MIRA LOMA

11280	CAMBIO Frank	685-3914	6
11280 1/2	CAMBIO P D	685-3445	6
11375	MACIAS Viktoria M	00	7
	RICHARDSON Don R	00	4
	★ RICHARDSON TRCKNG	881-3059	6
11812	GESKE Robt A	685-5421	
	PIZZO Tom	685-5421	
11865	XXXX	00	
11950	PETRISSANS George	00	1
11980	PETRISSANS Jean	00	2
11990	HICKSON Albert H	00	7
12020	XXXX	00	
12101	XXXX	00	
12421	★ CROSSROADS FRGN ATO	681-6451	3
	★ CROSSROADS MUSTANG	685-7421	
	★ CROSSROADS TRUCK	681-3301	+0
	★ DURENS AUTOMTV RPR	685-8621	+0
	★ FURNES FOREST PRDCT	360-0343	+0
	★ PHILLIPS J DEISL SV	681-5459	3
	★ T&K TRUCK REPAIR	685-6091	7
12471	XXXX	00	

★ 8 BUS 13 RES 3 NEW

WINEVILLE AVE 1990

WINEVILLE AV 91752
MIRA LOMA

3850	XXXX	00	
3901	PETRISSANS Jean P	685-1066	8
4010	VANDERTUIG Jay	00	+0
4200	★JURUPA THIS WEEK	681-0586	6
4220	GALLEANO Don	685-9042	4
4231	GALLEANO Donald	00	
	★GALLEANO WINERY RM	685-5376	
4235	BARNES John	681-5441	2
4255	BOS John	737-9838	
4340	DEVRIES Neil	685-1823	
4460	BATISTA Michael	00	6
	DUTCHER Darla	00	4
	FEELEY Diana M	00	
	WYBENGA Steve C	685-4480	4
4800	VANDERHAM Peter J	685-8354	
4860	VANDERHAM Corrie	685-1875	
6316	ALLEN Robt	734-7027	2
6320	MORENO Ernestina A	00	2
6330	HOLMES Verle D	734-9316	6
6338	GALBRAITH Howard D	00	5
6346	MASSICH Louise	00	+0
6356	WILHOIT John S	272-0845	9
6368	HARRISON Donald H	00	2
6370	BRECKENRIDGE Earl	371-2326	7
6374	XXXX	00	
6378	XXXX	00	
6408	FALCO Nuncio	734-0810	
	★FALCO TRACTOR SRVC	734-0810	
6416	STILLER Jeffery T	00	1
6426	HANSEN William L	00	
6431	BOS Gerrit	737-9824	
6432	HILL Jas F	737-1793	
6450	XXXX	00	
6460	ABBOTT John C 3D	371-3323	4
6470	OMARA Dennis C	272-8563	9
6480	MITCHELL Tom	734-4396	2
6481	BOS Mary Beth	737-2808	
	BOS Tony	737-2808	
6554	BEARD Timothy C	00	4
6556	HJERPE Russell W	00	4
6576	LOVELAND Howard W	00	7
6586	WALDRON Benjamin S	00	
6624	KENNEDY Mary R	737-0318	
6650	GARZA Guadalupe	00	3
	HOLT Anthony P	00	5
6660	WILLIAMS Kenneth J	00	4
6692	GOOD Hettie M Mrs	737-5763	
6711	VINLOVE Gene B	735-6719	
6715	VANDEN Berge Jacob	737-5792	4
6725	VANDENBERGE Darrell	00	1
★	3 BUS	47 RES	2 NEW

RIVERSIDE DR 1985

RIVERSIDE AV 91752
MIRA LOMA

11812	GESKE ROBT A	685-5421	6
	PIZZO TOM	685-5421	
11950	XXXX	00	
11980	PETRISSANS BROS	986-2223	3
	PETRISSANS JEAN	984-6342	0
12020	XXXX	00	
12421	BUILDING		
	CROSSRD ATO DSMNTR	822-6152	6
	CROSSRD TRCK DSMNTR	824-0620	4
	CROSSRDS DSMNTRS	735-7421	
	CROSSRDS FRGN AUTO	983-2615	3
	CROSSRDS FRGN DSMNT	735-4480	3
	CROSSRDS TRK DSMNTR	737-5811	4
	CROSSROADS AUTO INC	685-7421	6
	CROSSROADS FRGN ATO	825-4420	3
	CROSSROADS FRGN ATO	681-6451	3
	CROSSROADS TRUCK	681-3301	4
	MILLICANS AUTOMTV	681-4680	4
	PHILLIPS JOSEPH DSL	681-5459	3
	T&K TRUCK REPAIR	685-6091	2
12421			
12471	FARRINGTON MATTHEW	681-8289	+5
	SYNDEES TOWING	681-6311	+5
★	15 BUS	6 RES	2 NEW

WINEVILLE AVE 1985

WINEVILLE AV 91752
MIRA LOMA

3455	BAGETT TRANSPORTATN	681-2842	4
3850	LAAG BENG T	681-1622	3
3944	VANDERTUIG S	986-5185	0
4010	VANDERTUIG JAY	983-8613	3
4220	GALLEANO DON	685-9042	4
4231	GALLEANO WINERY RM	685-5376	
4235	BARNES JOHN	681-5441	2
4255	BOS JOHN	984-9452	0
	BOS JOHN	737-9838	9
4340	DEVRIES NEIL	685-1823	0
4460	GOMES JOE L	685-7118	3
	PARKS RANDY	681-8512	+5
	WYBENGA STEVE C	685-4480	4
4800	VANDERHAM PETER J	685-8354	8
4860	VANDERHAM CORRIE	685-1875	7
	VANDERHAN CORRIE	988-8266	3
6316	ALLEN ROBT	734-7027	2
6320	SCHWAB JAS J	734-8943	3
6330	SALMON WARREN A	735-6491	8
6338	STACY WM D	734-9619	0
6346	NEILSON ROBERT	736-1023	+5
6356	MARTINS FRANCISCO	737-0259	
6368	XXXX	00	
6370	XXXX	00	
6374	XXXX	00	
6408	FALCO NUNCIO	734-0810	
	FALCO TRACTOR SRVC	734-0810	
6416	XXXX	00	
6426	KEARNEY WM P	734-7524	0
6431	BOS GERRIT	737-9824	9
	BOSS GERRIT	984-7424	0
6432	HILL JAMES E	737-1793	
6450	XXXX	00	
6460	ABBOTT JOHN C 3D	371-3323	4
6470	XXXX	00	
6480	MITCHELL TOM	734-4396	2
6481	BOS MARY BETH	737-2808	9
	BOS TONY	737-2808	
6554	XXXX	00	
6556	HJERPE RUSSELL W	735-9937	
6576	XXXX	00	
6624	KENNEDY MARY R	737-0318	
6650	XXXX	00	
6660	WILLIAMS KENNETH J	735-0935	8
6692	GOOD HETTIE M MRS	737-5763	
6711	VINLOVE GENE B	735-6719	
6715	VANDEN BERGE JACOB	737-5792	4
	VANDENBERGE JACOB	983-4154	3
★	3 BUS	45 RES	2 NEW

RIVERSIDE DR 1980

RIVERSIDE AV 91752 MIRA
LOMA

11812	GESKE ROBT A	685-5421	6
	PIZZO TOM	685-5421	
11980★	PETRISSANS DAIRY	986-2223	+0
	PETRISSANS JEAN	984-6342	+0
12020	XXXX	00	
12421★	CROSSRD ATO DSMNTRL	822-6152	6
	★ CROSSRDS ATO DSMNTL	735-7421	
	★ CROSSROADS DSMNTRLRS	685-7421	6
	★ TRANSMASTER	681-1432	+0
12471★	AUTO SALVAGE SERV	983-6090	6
	★ AUTO SALVAGE SV INC	685-1525	7
	★ BIG JS GUARD DOGS	685-1133	+0
	★ 8 BUS	4 RES	4 NEW

**WINEVILLE AVE 1980****WINEVILLE AV 91752 MIRA
LOMA**

3944	VANDERTUIG S	986-5185 +0
6316	GUINAN PATRICK	734-0257 8
6320	RODNEY RICHARD	734-4771 9
6330	SALMON WARREN A	735-6491 8
6338	STACY WILLIAM D	734-9619 +0
6346	SUTTON VERNON H	734-2309 7
6356	MARTINS FRANCISCO	737-0259 4
6368	XXXX	00
6370	SANDIE PAMELA J	735-7436 5
6374	SEELY ADA I	685-8142
6378	MURDOCH BRUCE L	735-6804 7
6408	FALCO NUNCIO	734-0810 3
6416	BRUNK DAVID	735-2769 +0
6426	KEARNEY WM P	734-7524 +0
6431	BOS GERRIT	737-9824 9
	BOSS GERRIT	984-7424 +0
6432	HILL JAS E	737-1793
6450	XXXX	00
6460	ABBOTT JOHN C 3D	737-3171 +0
6480	WOODS WAYNE R	737-8914 8
6481	BOS MARY BETH	737-2808 9
	BOS TONY	737-2808 9
	BOS TONY	986-7685 +0
6554	WELCH K	735-9246 +0
6556	HJERPE RUSSELL W	735-9937
6556½	JIMENEZ JESSE	734-0010 +0
6576	SHARP CHAS	735-0403 +0
6624	KENNEDY O E	737-0318
6650	ERXLEBEN WALTER	735-5285 +0
6660	WILLIAMS KENNETH J	735-0935 8
6692	GOOD HETTIE M MRS	737-5763
6711	VINLOVE GENE B	735-6719 5
6715	VANDENBERGE JACOB	737-5792 7
	VANDENBERGE JACOB	983-4154 8
★	0 BUS 34 RES	11 NEW

**WINEVILLE RD 91752 MIRA
LOMA**

4231	GALLEANO BERNARD D	685-4930
	GALLEANO MARY M	685-4930
★	GALLEANO WINERY INC	685-5376
4235	XXXX	00
4255	BOS JOHN	737-9838 9
	BOS JOHN	984-9452 +0
4340	DEVRIES NEIL	685-1823 +0
4460	ARAUZ GUADALUPE	685-2325 9
4800	VANDERHAM PETER J	685-8354 8
4860	VANDERHAM CORRIE	685-1875 7
★	1 BUS 9 RES	2 NEW

RIVERSIDE DR 1976

RIVERSIDE AV 91752 MIRA LOMA

11492 XXXX

00

11812 GESKE ROBT A

685-5421+6

PIZZO TOM

685-5421

12020 XXXX

00

12421 *CROSSRD ATO DSMNTRLR822-6152+6

*CROSSRDS ATO DSMNTL735-7421

*CROSSROADS DSMNTRLRS685-7421+6

12471 *AUTO SALVAGE SERV 983-6090+6

* 4 BUS 4 RES 4 NEW

WINEVILLE AVE 1976

WINEVILLE AV 91752 MIRA LOMA

6316	AUTREY BETTE L	734-0350 3
6320	HUNT KEN	735-7564+6
6330	XXXX	00
6338	XXXX	00
6346	XXXX	00
6356	MARTINS FRANCISCO	737-0259 4
6368	ATHERTON ROY W	737-4057
6370	SANDIE PAMELA J	735-7436 5
6374	SEELY ADA I	685-8142
6378	FERGUSON D E	685-6184
6408	FALCO NUNCIO	734-0810 3
6416	MCINERNY JOHN	735-9268 4
6426	BARRON NANCY	735-2363+6
6431	BJS MARY BETH	737-2808
	BJS TONY	737-2808
6432	HILL JAS E	685-3580
	HILL JAS E	737-1793
6450*	CHUCKS STEAM CLNG	785-1525+6
6460	XXXX	00
6481	BJS GERRIT	984-7424
	BJS GERRIT	737-9824
6556	HJERPE RUSSELL W	735-9937
6576	VANDEWATER W R	737-6974
6624	KENNEDY O E	737-0318
6650	DENICHOLAS ARTHUR	735-4584 3
6692	GOOD HETTIE M MRS	737-5763
6711	VINLOVE GENE B	735-6719 5
6715	VANDENBERGE JACOB	983-4154+6
	* 1 BUS 27 RES	4 NEW

WINEVILLE RD 91752 MIRA LOMA

3944	COSTAMAGNA PAUL	685-5145
4220	TEAGUE GARY	685-2089+6
4231	GALLEANO BERNARD D	685-4930
	GALLEANO MARY M	685-4930
	*GALLEANO WINERY INC	685-5376
4235	AZCARRAGA MARTIN	685-7892 4
	ERROTEBEREA S	685-7892 4
4255	BJS JOHN	984-9452+6
	* 1 BUS 7 RES	2 NEW

RIVERSIDE DR 1973

RIVERSIDE AV 91752 MIRA LOMA

11492	XXXX	00
11812	PIZZO TOM	685-5421
12020	MENDOZA ANDRES	685-6247
	MENDOZA RACHEL	685-6247
12100	HOLTER GENE	686-1192
12421	*CROSSRDS ATO DSMNTL	735-7421
	*CRSRDS AUTO DSMNTRL	685-7421
12471	*AUTO SALVAGE SERV	685-1525+3
*	3 BUS	5 RES
		1 NEW

WINEVILLE AVE 1973

WINDY PASS 92311 CONT.
909 MCBEE GEO E 252-2077
913 TELLES FRANK E 252-3312
917 WHITE WALTER S 252-2147
921 LEWIS DEAN W 252-4359
NYBORG KENNETH W 252-4359
925 TENNANT JACK 252-2055
929 RIGGS J L 252-4530
933 BIBEAU ROLAND A 252-3199
941 DOOLEY PAT 252-2274
945 SOLLARS BILL 252-3503
1232 BRADY RONALD K 252-4307
CONNOR RICHARD E 252-4284
WILLIAMS ROBT 252-2890
1236 KING ROBT G 252-2296
WHITE GLENN 252-3736
1240 BEAUCLAIR E A 252-2779
BONDISHU RALPH L 252-3965
1242 BECK WESLEY 252-2721
HELLMAN DAVID 252-3768
MCCOWN JAMES M 252-3634
27448 SELMER WALTER 252-4271
27899 RAY BOYD E 252-2793
28011 WORLAND G L 252-3662
28037 WORLAND JAS E 252-4064
28172 LAWRENCE JOHN M JR 252-3425
28269 ALLEY JOHN 252-3672
STONE ROGER D 252-2452
28737 GRODY CLARENCE E 252-2776
28757 NEVARES LINDA L 252-4731
28761 ROMERO DONALD 252-3063
28844 BLACK OSCAR 252-3151
29003 OTERO BENNIE T 252-4267
29010 NIMS PAUL T MRS 252-3615
29024 BLAKE GEO H 252-3521
29025 GILCRIST MARY 256-9180
KEARNEY D 256-5924
29097 SERAFIN GEO 252-2491
29171 ANDERSON JAS L 252-4453
29210 SANCHEZ BEN T 252-4066
29308 SISNEROS VINCENT 252-3351
29442 MENDEZ MARTIN 252-4853
29462 CARDENAS ALFARO JR 252-3455
29488 GAGE M L 252-2094
29533 CHAVEZ ANTONIO 252-4161
29534 JARAMILLOS MKT 252-4512
29559 JIMENEZ MARINA 252-4559
29562 DELEON LIND B 252-3137
29570 CHAVEZ ELOY 252-4134
29575 BENAVIDES SALVADOR 252-4554
29592 GALLEGOS HERMAN 252-3028
29644 SOTO ANTONIO A 252-4593
29691 SJOLUND GLORY 252-2187
30204 SCHMITT FREDRICK D 256-5924
34692 MARTINEZ JOE J 252-2698
38260 HILL DIXON D 252-3392
38266 WOOLRIDGE CLIFFORD 252-2063
* 1 BUS 57 RES

WINE LN 92367 NUEVO

21925 CARY LUTHER 657-4536
* 0 BUS 1 RES

WINESAP AV 92223 BEAUMONT

9931 HILLTOP HOUSE 845-1525
10003 DAVIS JOHN F 845-3045
10012 LEGERAT ALVIN G 845-3088
10033 SAGAN EDW 845-2540
10080 KINNEY DON F 845-5764+3
10185 BALDI EMANUEL 845-3746+3
10214 ALTRICHTER FRANK 845-3248
10254 BAILEY DANL 845-1424+3
10287 MICHAILOFF MICHAEL 845-2406
10300 XXXX
10332 BELLE STEPHEN 845-4067+3
10345 WAGNER JACK 845-4586
10381 GARNER E VICTOR 845-3943
10401 ELLIS EMERY MRS 845-1260
10425 BONHAM ALBERT C 845-2910
10455 ANDERSON CHARLIE 845-1081+3
10474 PAYE JOE 845-3358
10485 KAHL H R 845-2403+3
10520 KRAMER CHRISTINE 845-2950
10521 MATHEWS KENT 845-3453+3
10543 BLOCK DARRELL A 845-4561
10587 ALLISON CLINTON 845-4352
10590 KIENITZ A L 845-2259
10696 NORCROSS J E 845-1537
10746 AYLING MAYNARD 845-4239
10814 SHANTZ J THOMAS 845-4497+3
10825 FITZGERALD RAYMOND 845-2754+3
10831 SILVER A B 845-4125
10847 MIRCI KELLY 845-1776
10863 ROBINSON WM L 845-3933
10889 HERNANDEZ RALPH 845-1402
10890 XXXX
10912 DEERFIELD E THOS 845-4550
10921 ALLEN JACK L 845-4121
10931 XXXX
10967 WILEY JAS W 845-3898+3
ND #RIVERSD CD BOGRT PK845-3818
* 2 BUS 35 RES 10 NEW

WINEVILLE AV 91752 MIRA LOMA

6316 AUTREY BETTE L 734-0350+3
6330 MITCHELL THOS 735-4453
6338 CHAMBERS HARVEY L 685-3970
6346 BAER FREDRICK 737-5758
6368 ATHERTON ROY W 737-4057
6374 SEELY ADA I 685-8142
6378 FERGUSON D E 685-6184
6408 FALCO NUNCIO 734-0810+3
6426 STROUD STEVE 737-8894+3

WINEVILLE AV 91752 CONT.
6431 BOS MARY BETH 737-2808
BOS TONY 737-2808
6432 HILL JAS E 685-3580
HILL JAS E 737-1793
6460 GILSDORF GERALD T 735-0596
6481 BOS GERIT 737-9824
BOS GERRIT 984-7424
6556 HJERPE RUSSELL W 735-9937
6576 VANDEWATER W R 737-6974
6624 KENNEDY O E 737-0318
6650 DENICHOLAS ARTHUR 735-4584+3
6692 GOOD HETTIE M MRS 737-5763
6711 GAGE JAS T 737-7971
GAGE PEGGY 737-7971
6715 VANDENBERGE JACOB 737-5792+3
* 0 BUS 24 RES 5 NEW

WINEVILLE RD 91752 MIRA LOMA

3157 FOURTH ST RCK CRSHR685-1232+3
3944 COSTAMAGNA PAUL 685-5145
4220 BUCKLIN ALPHA 685-2498
4231 GALLEANO BERNARD D 685-4930
GALLEANO MARY M 685-4930
* GALLEANO WINERY INC685-5376
4255 XXXX
* 2 BUS 5 RES 1 NEW

WINGED FOOT DR 92381 SUN CITY

28002 BAILEY RUTH D 679-4077
28006 GOTTSCHAMMER A P 679-3164
28010 NEVINS FRANCIS G 679-3151
28018 BUZZARD A J 679-3808
28021 PINKSTON W E 679-1808
28022 HINTZEN GEO 679-5109
28026 DWYER FRANK P 679-1688
28030 KLUTHE EDMA M 679-3479
28031 WAGONER MARGARET 679-1904
28034 STEPNER S B 679-2770
28038 PRATT RALPH K 679-3633
28041 WYETH CLAUDE S 679-3791
28046 GRAVES DEAN 679-2149
28050 CLOWES FRANK G 679-1797
28051 HILL LOTTA E 679-1044
28058 CRANCE F M 679-1843
28061 TICHO FERN MRS 679-2163
28062 ZUERCHER A J 679-2257
28066 LLEWELLYN GRACE 679-3254
28070 BECK EUNICE M 679-2966
28071 TAX CORP OF AMERICA679-3304
WYTTENBACH FRANK E 679-3304
28074 LEPPER S A 679-3691
28080 MILLER GRACE L 679-4659
28084 SAUNDERS FLORA B 679-4331
28088 MOLLOY D E 679-3955
28091 JONES MILDRED B 679-1481
28092 STOCK FREDERIC 679-2295
28096 BROZ MAYBELLE 679-2730
28100 HOLLEN IRENE 679-3874
28101 MILLER GEO F 679-1382
28108 SEEBERG HAZELLE MRS679-3456
28111 QUINN VERA F 679-1709
28116 FEKETE JOS 679-5352
28120 MCVAY F C 679-3248
28121 KOONES P M 679-4335
28124 BENT N W 679-2687
28128 CROSBY ELEANOR M 679-2205
28131 MAST LAMAR 679-5193
28132 WITHROW M A 679-4001
28136 CLARK MYRTLE M 679-4672
CLARK ROGER C 679-4672
28141 SMITH W F 679-1386
28144 HASLETT DRUSILLA 679-4940
28148 ALEXANDER MAURICE 679-4136
28151 KNIGHT M 679-3655
28152 FINGERLE CAROLINE 679-2217
28156 HEKL JOS F 679-4233
28160 MERRILL RALPH 679-1049
28161 CALVERT EVERETT J 679-2263
28164 LAW GLENN W 679-5286
28171 GALBRAITH W H CAPT 679-1282
28172 BURGESS JOHN S 679-4051
28176 SAUER MARY M 679-1034
28180 LAUER RUODLPH L 679-4420
28181 ALBERT O W 679-1907
28184 PHILLIPS GEO E 679-3308
28188 CUTLER LUCY J 679-1287
28191 WOODS MANFORD H MRS679-1281
28192 HARVEY FLOYD W 679-3178
28196 CARR MAE MRS 679-4780
28200 LYDEN ANDREW R 679-1707
28201 JOHNSON WALTER A 679-1908
28211 MACE GAGE 679-1291
28216 YOUNG LAURA S 679-3415
28220 TAYLOR MARY TERRI 679-5375
28221 STASEK CHAS 679-3596
28226 COOK LYDIA K 679-4291
28230 NIEBUHR BEULAH 679-1800
28231 HARRISON LAURA D 679-3568
28238 SLACH ADRIENNE 679-2638
28241 LENIHAN EMMETT G 679-2654
28242 FEIST RICHARD P 679-5364
28246 ROSS PAUL G 679-1902
28251 DENITZ WOLF 679-1288
28260 SPRINGER HELEN S 679-2037
28261 STIGHAN JOHN MRS 679-1387
28266 RETTER ARMOND A 679-1495
28270 THOMPSON MILDRED 679-1391
28271 WARGO MARY 679-1322
28276 BAILEY PEARL 679-2275
28280 KAY LOUIS 679-3502
28290 HUDON LOUIS P 679-2958
28291 MACMURRAY HARRY D 679-1381
28296 GRUEN EUGENE 679-4775
* 1 BUS 84 RES

APPENDIX II

PHOTO GALLERY



1. View northwest across subject property



2. Eastern portion of subject property



3. Western portion of subject property



4. View northeast across subject property



5. Pipe at mid-southern portion of subject property



6. Miscellaneous debris at subject property



7. Miscellaneous debris at subject property



8. Waste motor oil containers at mid-southern portion of subject property



9. Beam studs at northeast portion of subject property



10. Close up of yellow water hydrants at the south subject property boundary



11. Discarded tire at central portion of subject property



12. Underpass of Pomona Freeway north of subject property



13. East adjoining property (Jurupa Community Service District)



14. South adjoining property (Komar Distribution Services)



15. South adjoining property (Damco)



16. South adjoining property (Aaron Thomas Company)



17. South adjoining property (Fedex Freight)



18. West adjoining property (Komar Factory Outlet)

APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION



Assessor - County Clerk - Recorder

Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

BACK VIEW TAX INFO VIEW SIMILAR SALES VALUE HISTORY PROPERTY REPORT

General Information

Property Address	- No Situs -
Assessment No. (PIN)	156030017
APN (GeoCode)	156030017
Property Type	Vacant Commercial Land
TAG	028-086 JURUPA VALLEY
Acreage	1.37
Doing Business As	
Business Use	
Legal Description	
1.37 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 2 Acres 001.37 M/L Section 06 Portion 1/4 Range 06 PortionDirection S RangeDirection W	



Valuation data as of: **Monday, November 08, 2021**

Valuation data updated weekly.

Transfer History

Date	Document #	Sale Price
3/26/1999	1999-0127753	\$415,000
8/31/1998	1998-0367967	\$0
7/24/1997	1997-0260856	\$115,000
3/25/1991	1991-0095459	\$0
11/1/1983	1983-0016488-RM	\$0
7/29/1980	1980-0136302-NO	\$0

Buildings

Buildings does not exist for this account.

Features does not exist for this account.

Land

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Commercial	LandLine 01 / 156030017 / Commercial	1.37	0.00	0.00

Land Use Detail does not exist for this account.

[← BACK](#) [VIEW VALUATION INFO](#) [✕ ENROLL PIN FOR E-BILLING](#) [☑ MANAGE E-BILLING SUBSCRIPTIONS](#)

Account Information

PARCEL NUMBER	PROPERTY TYPE	STATUS	LAST UPDATE
156030017	Real	Active	11/10/2021 1:28:12 PM
Current Owner: DFA			
Tax Rate Area 028-086 JURUPA VALLEY			
Class Code Vacant Commercial Land			
Legal Description 1.37 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS			

Secured Property Tax

BILL NUMBER: 2021002987915 - ANNUAL [VIEW BILL DETAIL](#)

TAX YEAR : 2021	TAX	OTHER CHARGES	TOTAL PAID	TOTAL	DUE DATE	STATUS
Installment #1	\$1,882.50	\$0.00	\$0.00	\$1,882.50	12/10/2021	PAY
Installment #2	\$1,882.50	\$0.00	\$0.00	\$1,882.50	4/11/2022	PAY
Total Bill	\$3,765.00	\$0.00	\$0.00	\$3,765.00		PAY TOTAL BILL

Total Secured Tax

	TAX	OTHER CHARGES	TOTAL PAID	TOTAL
Grand Total	\$3,765.00	\$0.00	\$0.00	\$3,765.00

Unsecured Property Tax

Please note if your defaulted unsecured assessment has two installments they must be paid together and will be added to the cart at the same time.

If you see multiple tax bills due for your assessment with a different name, you may still be responsible for the payment of the taxes. Please contact our office if you are unsure of your responsibility prior to making any payment.

LINDHOLM CAROL B

BILL NUMBER: 005978418 - SUPPLEMENTAL [VIEW BILL DETAIL](#)

TAX YEAR : 1998	TAX	OTHER CHARGES	TOTAL PAID	TOTAL	DUE DATE	STATUS
Installment #1	\$423.26	\$1,699.36	\$0.00	\$2,122.62	12/10/1999	PAY
Total Bill	\$423.26	\$1,699.36	\$0.00	\$2,122.62		

Total Unsecured Tax

	TAX	OTHER CHARGES	TOTAL PAID	TOTAL
Grand Total	\$423.26	\$1,699.36	\$0.00	\$2,122.62

PLEASE NOTE

Please click "PAY" to add unpaid tax bills to your Cart.
If your Assessment has both current and defaulted tax years due, you will need to add each of these to your check out cart individually.
All secured defaulted tax years must be paid together (adding one will add all prior year items to your Cart).

Paid Tax Bills

[Click here to view previously paid tax bills.](#)



Assessor - County Clerk - Recorder

Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

GO BACK PRINT THIS PAGE

General Information

Property Address	- No Situs -
Assessment No. (PIN)	156030017
APN (GeoCode)	156030017
Property Type	Vacant Commercial Land
TAG	028-086 JURUPA VALLEY
Acreage	1.37
Doing Business As	
Business Use	

Legal Description

1.37 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 2 Acres 001.37 M/L Section 06 Portion 1/4 Range 06 PortionDirection S RangeDirection W

If you're not seeing your 2021 values please contact the county at (951) 955-6200 or Email: accrmail@asrclrec.com.

Value History

Years	2021	2020	2019	2018	2017
Assessment ID	805096377	804028836	802510467	5502468	5502467
Event Type	Annual	Annual	Annual	Annual	Annual
Roll Caste	Annual	Annual	Annual	Annual	Annual
Reason				Other	Other
Event Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
<u>Total Assessment Value</u>	\$233,893	\$231,495	\$226,956	\$222,506	\$218,144
<u>Total Factored Base Year Value</u>	\$233,893	\$231,495	\$226,956	\$222,506	\$218,144
Net Taxable Value	\$233,893	\$231,495	\$226,956	\$222,506	\$218,144

Name	Description
Structures	Improvements
Land	Land
Living Improvements	Trees & Vines
Personal Property	Personal Property
Trade Fixtures	Removable personal property (i.e., display counters)



Assessor - County Clerk - Recorder

Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

BACK VIEW TAX INFO VIEW SIMILAR SALES VALUE HISTORY PROPERTY REPORT

General Information

Property Address	- No Situs -
Assessment No. (PIN)	156030016
APN (GeoCode)	156030016
Property Type	Vacant Commercial Land
TAG	028-086 JURUPA VALLEY
Acreage	2.15
Doing Business As	
Business Use	
Legal Description	
2.15 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 2 Acres 002.15 M/L Section 06 Portion 1/4 Range 06 PortionDirection S RangeDirection W	



Valuation data as of: **Monday, November 08, 2021**

Valuation data updated weekly.

Transfer History

Date	Document #	Sale Price
3/26/1999	1999-0127753	\$415,000
8/31/1998	1998-0367967	\$0
7/24/1997	1997-0260856	\$115,000
3/25/1991	1991-0095459	\$0
11/1/1983	1983-0016488-RM	\$0
7/29/1980	1980-0136302-NO	\$0

Buildings

Buildings does not exist for this account.

Features does not exist for this account.

Land

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Commercial	LandLine 01 / 156030016 / Commercial	2.15	0.00	0.00

Land Use Detail does not exist for this account.



[← BACK](#) [VIEW VALUATION INFO](#) [✕ ENROLL PIN FOR E-BILLING](#) [📄 MANAGE E-BILLING SUBSCRIPTIONS](#)

Account Information

PARCEL NUMBER	PROPERTY TYPE	STATUS	LAST UPDATE
156030016	Real	Active	11/10/2021 1:32:16 PM
Current Owner: DFA		Tax Rate Area 028-086 JURUPA VALLEY	
Class Code Vacant Commercial Land			
Legal Description 2.15 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS			

Secured Property Tax

BILL NUMBER: 2021002987912 - ANNUAL [VIEW BILL DETAIL](#)

TAX YEAR : 2021	TAX	OTHER CHARGES	TOTAL PAID	TOTAL	DUE DATE	STATUS
Installment #1	\$2,954.75	\$0.00	\$0.00	\$2,954.75	12/10/2021	PAY
Installment #2	\$2,954.75	\$0.00	\$0.00	\$2,954.75	4/11/2022	PAY
Total Bill	\$5,909.50	\$0.00	\$0.00	\$5,909.50		PAY TOTAL BILL

Total Secured Tax

	TAX	OTHER CHARGES	TOTAL PAID	TOTAL
Grand Total	\$5,909.50	\$0.00	\$0.00	\$5,909.50

PLEASE NOTE

Please click "PAY" to add unpaid tax bills to your Cart.
If your Assessment has both current and defaulted tax years due, you will need to add each of these to your check out cart individually.
All secured defaulted tax years must be paid together (adding one will add all prior year items to your Cart).

Paid Tax Bills

[Click here to view previously paid tax bills.](#)



Assessor - County Clerk - Recorder

Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

BACK VIEW TAX INFO VIEW SIMILAR SALES VALUE HISTORY PROPERTY REPORT

General Information

Property Address	4453 Parkhurst ST Mira Loma, CA 91752
Assessment No. (PIN)	156030042
APN (GeoCode)	156030042
Property Type	Vacant Commercial Land
TAG	028-086 JURUPA VALLEY
Acreage	3.36
Doing Business As	
Business Use	
Legal Description	
3.36 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 2 Acres 003.36 M/L Section 06 Portion 1/4 Range 06 PortionDirection S RangeDirection W	



Valuation data as of: **Monday, November 08, 2021**

Valuation data updated weekly.

Transfer History

Date	Document #	Sale Price
11/4/2008	2008-0585722-S	\$0
11/4/2008	2008-0585723	\$1,756,500
12/30/2004	2004-1037235	\$419,000

Buildings

Building 1

DESCRIPTION	TYPE	Floor Areas		Structural Elements		Units/Costs	
		GROSS	FINISHED	GROSS	FINISHED	GROSS	FINISHED
Garages, Industrials & Warehouses (MS14)	Ground	0.00	0.00				Concrete / Masonry Bearing Walls (C)
Total Area		0.00					

Address 4453 Parkhurst ST
Grade Vacant Commercial Land
Year Built 2014

Features does not exist for this account.

Land

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Commercial	LandLine 01 / 156030042 / Commercial	3.36	0.00	0.00

Land Use Detail does not exist for this account.



[← BACK](#) [VIEW VALUATION INFO](#) [✕ ENROLL PIN FOR E-BILLING](#) [📄 MANAGE E-BILLING SUBSCRIPTIONS](#)

Account Information

PARCEL NUMBER	PROPERTY TYPE	STATUS	LAST UPDATE
156030042	Real	Active	11/10/2021 1:34:18 PM
Current Owner: DFA		Tax Rate Area 028-086 JURUPA VALLEY	
Class Code Vacant Commercial Land			
Legal Description 3.36 ACRES M/L IN POR SE 1/4 OF SEC 6 T2S R6W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS			

Secured Property Tax

BILL NUMBER: 2021002987940 - ANNUAL [VIEW BILL DETAIL](#)

TAX YEAR : 2021	TAX	OTHER CHARGES	TOTAL PAID	TOTAL	DUE DATE	STATUS
Installment #1	\$10,534.34	\$0.00	\$0.00	\$10,534.34	12/10/2021	PAY
Installment #2	\$10,534.34	\$0.00	\$0.00	\$10,534.34	4/11/2022	PAY
Total Bill	\$21,068.68	\$0.00	\$0.00	\$21,068.68		PAY TOTAL BILL

Total Secured Tax

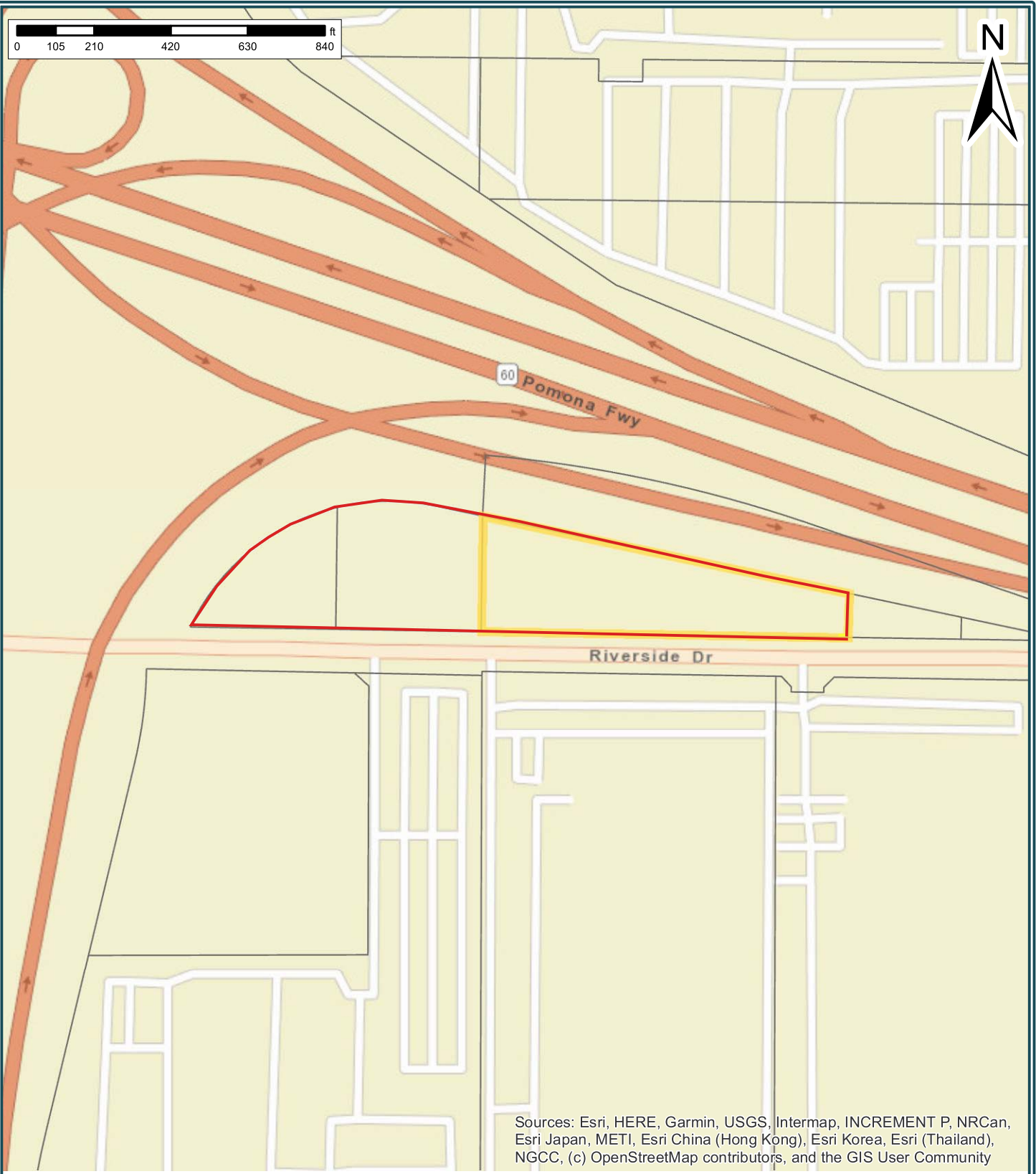
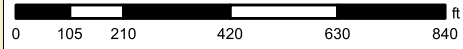
	TAX	OTHER CHARGES	TOTAL PAID	TOTAL
Grand Total	\$21,068.68	\$0.00	\$0.00	\$21,068.68

PLEASE NOTE

Please click "PAY" to add unpaid tax bills to your Cart.
If your Assessment has both current and defaulted tax years due, you will need to add each of these to your check out cart individually.
All secured defaulted tax years must be paid together (adding one will add all prior year items to your Cart).

Paid Tax Bills

[Click here to view previously paid tax bills.](#)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Map Export

Date: 11/10/2021

This map and the data contained herein is for demonstration purposes only. Aumentum Technologies assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data. Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes.
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Data sources: Aumentum Technologies Customers, Kansas Geospatial Commons (DASC), U.S. Census, esri.



Legend

- Selection(s)
- Parcels

The best public portal solution for valuation information!

ALTA/NSPS LAND TITLE SURVEY

ITEMS/DOCUMENTS WHICH AFFECT THE SITE AS NOTED IN THE PRELIMINARY REPORT ORDER NO. 30076111-997-MAT-TS4, AMENDMENT NO. D, DATED: 12/30/2021 BY FIDELITY NATIONAL TITLE COMPANY

- ITEM A PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 156-030-016 FISCAL YEAR: 2021 - 2022
1ST INSTALLMENT: \$2,954.75, PAID
2ND INSTALLMENT: \$2,954.75, OPEN (DELINQUENT AFTER APRIL 10) PENALTY AND COST: \$333.54
HOMEOWNERS EXEMPTION: \$0.00 CODE AREA: 028-086
- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 156-030-017 FISCAL YEAR: 2021 - 2022
1ST INSTALLMENT: \$1,882.50, PAID
2ND INSTALLMENT: \$1,882.50, OPEN (DELINQUENT AFTER APRIL 10) PENALTY AND COST: \$26.31
HOMEOWNERS EXEMPTION: \$0.00 CODE AREA: 028-086
- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 156-030-042 FISCAL YEAR: 2021 - 2022
1ST INSTALLMENT: \$10,534.34, PAID
2ND INSTALLMENT: \$10,534.34, OPEN (DELINQUENT AFTER APRIL 10) PENALTY AND COST: \$1,091.49
HOMEOWNERS EXEMPTION: \$0.00 CODE AREA: 028-086

ITEM B THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT AS FOLLOWS:
CFD NO. 1 (MIRA LOMA AREA) FOR: JURUPA COMMUNITY SERVICES DISTRICT
DISCLOSED BY: NOTICE OF SPECIAL TAX AUTHORIZATION RECORDING DATE: NOVEMBER 02, 1988
RECORDING NO.: 320585, OF OFFICIAL RECORDS

THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE. THE TAX MAY NOT BE PREPAID.

AND AS AMENDED BY DOCUMENTS RECORDED APRIL 23, 1992 AS INSTRUMENT 145702, MAY 21, 1998 AS INSTRUMENT NO. 205448, MAY 21, 1999 AS INSTRUMENT NO. 222720, AND MARCH 28, 2002 AS INSTRUMENT NO. 2002-157060, ALL OF OFFICIAL RECORDS.

ITEM C THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OR OTHER EVENTS OCCURRING ON OR AFTER DATE OF POLICY.

- ITEM #1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- ITEM #3 THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY 60, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA. RECORDING DATE: NOVEMBER 25, 1968
RECORDING NO. 113380, OF OFFICIAL RECORDS AND RECORDING DATE: NOVEMBER 25, 1968 RECORDING NO. 113381, OF OFFICIAL RECORDS. AFFECTS: PARCEL 2
- ITEM #4 THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY 60, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA. RECORDING DATE: SEPTEMBER 04, 1969
RECORDING NO. 90290, OF OFFICIAL RECORDS. AFFECTS: PARCEL 2

- ITEM #5 INTENTIONALLY DELETED.
- ITEM #6 THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO STATE HIGHWAY 60, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA. RECORDING DATE: OCTOBER 31, 1973
RECORDING NO. 142429, OF OFFICIAL RECORDS. AFFECTS: PARCEL 2
- ITEM #7 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: "RESOLUTION NO. 94-378" DATED: OCTOBER 18, 1994, EXECUTED BY: RIVERSIDE COUNTY BOARD OF SUPERVISORS, RECORDING DATE: DECEMBER 19, 1994 RECORDING NO. 470555, OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THE TERMS AND PROVISIONS OF SAID INSTRUMENT HAVE BEEN MODIFIED BY A DOCUMENT EXECUTED BY: CLERK OF THE BOARD (MIRA LOMA ROAD AND BRIDGE BENEFIT DISTRICT) RECORDING DATE: JANUARY 14, 1999 RECORDING NO. 015123, OF OFFICIAL RECORDS.

- ITEM #8 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY IN BOOK 116, PAGES 27 THROUGH 35, INCLUSIVE OF RECORDS OF SURVEY RECORDING DATE: NOVEMBER 19, 2003 RECORDING NO. 2003-913283, OF OFFICIAL RECORDS.
- ITEM #9 PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- ITEM #10 INTENTIONALLY DELETED.
- ITEM #11 ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, DATED: NOVEMBER 3, 2021, LAST REVISED DECEMBER 14, 2021, PREPARED BY: EXCEL ENGINEERING, MATTERS SHOWN BELOW:
A) A PORTION OF THE EXISTING 6" CHAIN-LINK FENCE TOPPED WITH BARBED WIRE ENCROACHES ONTO THE POMONA FREEWAY RIGHT-OF-WAY A MAXIMUM DISTANCE OF 1.08'.
- ITEM #12 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER 30076111-997-MAT-TS4, AMENDMENT NO. D, DATED: 12/30/2021 BY FIDELITY NATIONAL TITLE COMPANY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING THE INTERSECTION OF THE CENTERLINE OF RIVERSIDE DRIVE (40.00 FEET IN HALF WIDTH) WITH THE CENTERLINE OF WINEVILLE ROAD (30.00 FEET IN HALF WIDTH); THENCE NORTH 88° 24' 44" WEST ALONG SAID CENTERLINE OF RIVERSIDE DRIVE, A DISTANCE OF 489.80 FEET; THENCE NORTH 01° 35' 16" EAST, AT A RIGHT ANGLE, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 20, 1950 AS INSTRUMENT NO. 2603, IN BOOK 1182, PAGE 304, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 88° 24' 44" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 829.15 FEET TO THE SOUTHEASTLY CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO DFA, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED MARCH 26, 1999 AS INSTRUMENT NO. 127753, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 01° 01' 44" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 260.23 FEET TO THE NORTHEASTLY CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA, NO. 115212, RECORDED SEPTEMBER 23, 1977 AS INSTRUMENT NO. 188150, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 77° 00' 36" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 23, 1977 AS INSTRUMENT NO. 188150, OF OFFICIAL RECORDS, A DISTANCE OF 848.43 FEET TO A POINT THEREON; THENCE SOUTH 01° 35' 16" WEST, A DISTANCE OF 92.49 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 DISTANT SOUTH 00° 04' 25" EAST, 203.46 FEET FROM THE INTERSECTION OF SAID WEST LINE WITH THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 25, 1968 AS INSTRUMENT NO. 113381, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A POINT ON THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 AS INSTRUMENT NO. 142429, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 AND ALONG A NON-TANGENT CURVE TO THE RIGHT FROM A TANGENT BEARING NORTH 26° 29' 14" EAST, WITH A RADIUS OF 500 FEET, THROUGH AN ANGLE OF 75° 31' 46", A DISTANCE OF 659.12 FEET; THENCE SOUTH 77° 59' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 A DISTANCE OF 109.89 FEET TO THE EASTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 260.25 FEET, BEING 40 FEET NORTHERLY OF THE SOUTHEASTLY CORNER THEREOF; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 658.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00° 04' 25" WEST 10.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXISTING EASEMENTS PER PRELIMINARY REPORT ORDER 30076111-997-MAT-TS4, AMENDMENT NO. D, DATED: 12/30/2021 BY FIDELITY NATIONAL TITLE COMPANY

ITEM #2 ANY EASEMENTS IN FAVOR OF THE PUBLIC TO ANY REMAINING INTERESTS OVER THAT PORTION OF VACATED RIVERSIDE DRIVE LYING WITHIN THE LAND.
(SURVEYOR'S NOTE: NO EXISTING ROADS LIE WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.)

ZONING
ZONING PER "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
INDUSTRIAL PARK (I-P)

MINIMUM LOT SIZE
PER "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
THE MINIMUM LOT SIZE SHALL BE TWENTY THOUSAND (20,000) SQUARE FEET WITH A MINIMUM AVERAGE LOT WIDTH OF ONE HUNDRED (100) FEET.

MINIMUM BUILDING SETBACKS
PER "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
A MINIMUM TWENTY-FIVE (25) FOOT SETBACK SHALL BE REQUIRED ON ANY STREET. A MINIMUM TEN (10) FOOT STRIP ADJACENT TO THE STREET LINE SHALL BE APPROPRIATELY LANDSCAPED AND MAINTAINED, EXCEPT FOR DESIGNATED PEDESTRIAN AND VEHICULAR ACCESS WAYS. THE REMAINDER OF THE SETBACK MAY BE USED FOR OFF-STREET AUTOMOBILE PARKING, DRIVEWAYS OR LANDSCAPING.

THE MINIMUM SIDE YARD SETBACK SHALL EQUAL NOT LESS THAN TEN (10) FEET FOR THE TWO (2) SIDE LOT AREAS COMBINED.
THE MINIMUM REAR YARD SETBACK SHALL BE FIFTEEN (15) FEET.

BUILDING STRUCTURE HEIGHT
PER "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
THE MAXIMUM HEIGHT OF ALL STRUCTURES, INCLUDING BUILDINGS, SHALL BE THIRTY-FIVE (35) FEET AT THE YARD SETBACK LINE. ANY PORTION OF A STRUCTURE THAT EXCEEDS THIRTY-FIVE (35) FEET IN HEIGHT SHALL BE SET BACK FROM EACH YARD SETBACK LINE NOT LESS THAN TWO (2) FEET FOR EACH ONE (1) FOOT IN HEIGHT THAT IS IN EXCESS OF THIRTY-FIVE (35) FEET. ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED FIFTY (50) FEET IN HEIGHT, UNLESS A HEIGHT UP TO SEVENTY-FIVE (75) FEET FOR BUILDINGS, OR ONE HUNDRED AND FIVE (105) FEET FOR OTHER STRUCTURES IS SPECIFICALLY PERMITTED UNDER THE PROVISIONS OF SECTION 9.240.370.

LANDSCAPE AND IRRIGATION
PER THE CITY OF JURUPA VALLEY'S LAND USE AND ZONING MAP AND "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
A MINIMUM FIFTEEN (15) PERCENT OF THE SITE SHALL BE LANDSCAPED AND AUTOMATIC IRRIGATION SHALL BE INSTALLED.

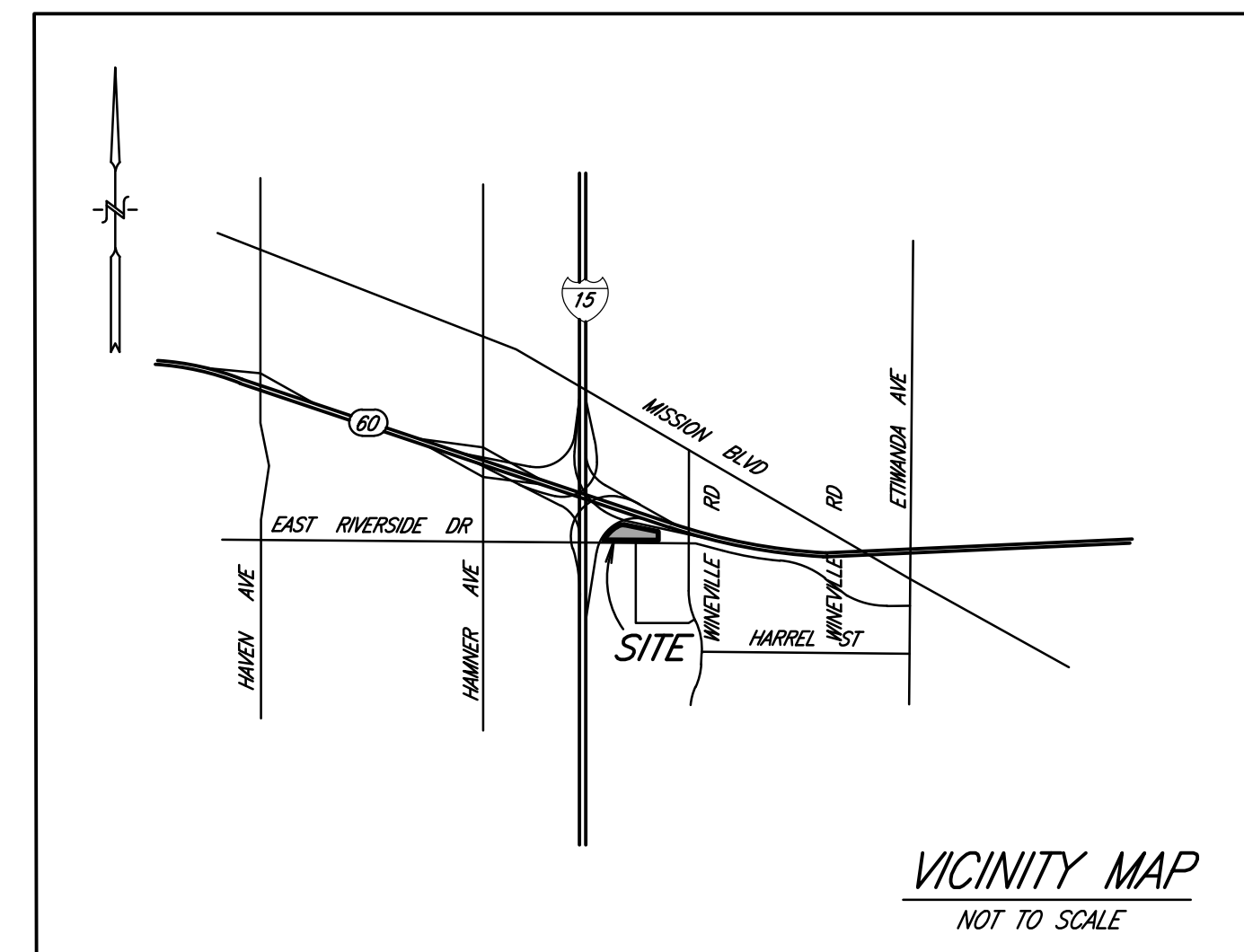
PARKING REQUIREMENTS
PER "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING AND ZONING RESOURCE COMPANY
PARKING REQUIRED FOR STORAGE AREAS: 1 SPACE / 5,000 SQ. FT. OF LOT AREA.

*ADDITIONAL AUTOMOBILE PARKING INFORMATION IS AS REQUIRED PER THE CITY OF JURUPA VALLEY'S COMPREHENSIVE ZONING ORDINANCE, SECTION 9.240.120

FLOOD ZONE DESIGNATION
FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.

THIS SITE IS PART OF FEMA FLOOD PANEL NO. 08065C00186, EFFECTIVE DATE: AUGUST 28, 2008. SEE SHEET 3 FOR LIMITS OF THE FOLLOWING FLOOD ZONE AREAS AS NOTED ON SAID FLOOD PANEL:

- ZONE X: AREA OF MINIMAL FLOOD HAZARD.
- ZONE X: 0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT, OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.



SURVEYOR'S CERTIFICATION
TO: DFA, LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNEES; VANEK, LARSON & KOLB, LLC, ITS SUCCESSORS AND ASSIGNEES; SNL IOV PARKHURST OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; IOV ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AND THEIR SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(G)(b), 7(G)(b)(1), 8, 9, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WORK FOR PARCEL 2 WAS COMPLETED ON: SEPTEMBER 11, 2020 AND ADDITIONAL FIELD WORK FOR PARCEL 1 WAS COMPLETED ON: OCTOBER 20, 2020.

DATE: November 3, 2020
REVISION DATE: March 22, 2022

Michael D. Levin
No. 6896
440 STATE PLACE
ESCONDIDO, CA 92029



ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 1, 2020. AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 3005, WASHINGTON, D.C. 20036-6828.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 30, 2020. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE Q, FREDERICK, MD 21704.

SURVEYOR'S NOTES
1. THERE APPEAR TO BE NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY EXCEPT THOSE NOTED ON SHEET 3.
2. ALL ZONING INFORMATION IS FROM A ZONING REPORT ENTITLED: "ZONING AND SITE REQUIREMENTS SUMMARY" PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, DATED: DECEMBER 13, 2021, WITH SUPPLEMENTAL INFORMATION PER THE CITY OF JURUPA VALLEY'S WEBSITE. (PER TABLE A #6(G)(b))
3. THE SUBJECT PARCEL IS AN OPEN, UNIMPROVED FIELD. THEREFORE NO EXISTING BUILDING HEIGHT, DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS ARE SHOWN HEREON. (PER TABLE A #7(G)(b)(1))
4. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (PER TABLE A #16)
5. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES (PER TABLE A #17)
6. THERE ARE NO OFFSITE EASEMENTS (TABLE A #18)
7. THE SUBJECT PROPERTY IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT, SURVEYOR'S NOTES ON SHEET 2 OF THIS SURVEY CONSTITUTE A HISTORY OF THE CHAIN OF TITLE FOR THE SUBJECT PROPERTY. AMENDMENT NO. D OF THE TITLE REPORT REFERENCED HEREON HAS CORRECTED THE LEGAL DESCRIPTION TO MATCH THE PROCEDURE OF SURVEY OF THE SUBJECT PROPERTY AS SHOWN ON SHEET 2.

SOURCE OF TOPOGRAPHY
THE TOPOGRAPHY USED FOR THIS SURVEY WAS CREATED FROM FIELD WORK BY REPRESENTATIVES OF EXCEL ENGINEERING BY CONVENTIONAL SURVEY PROCESSES ON SEPTEMBER 11, 2020 AND AGAIN ON OCTOBER 20, 2020.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 2017.50, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; AS DETERMINED LOCALLY BY FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: "NOCO" AND "CNPP", BEING NORTH 28° 35' 33" WEST.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON STATION "NOCO", BEING 0.99997684 (GROUND DISTANCE = GRID DISTANCE / COMBINED FACTOR).

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ASSESSOR'S PARCEL NUMBERS
156-030-016, 156-030-017 AND 156-030-042

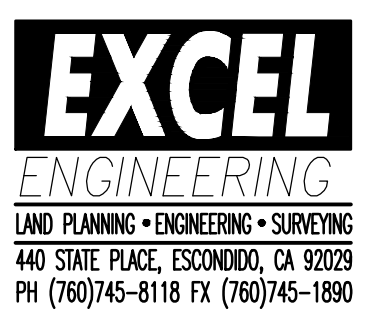
PROPERTY ADDRESS
VACANT LAND LOCATED ON RIVERSIDE DRIVE
JURUPA VALLEY, CA 91752

GROSS LAND AREA
PARCEL 1
146,339.97 SQ. FT. GROSS / 3.3595 ACRES GROSS
PARCEL 2
153,396.68 SQ. FT. GROSS / 3.5215 ACRES GROSS

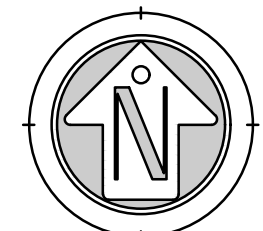
UTILITY COMPANIES
ELECTRIC
SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
ROSEMEAD, CA 91770
(800) 655-4555
WWW.SCE.COM
GAS
SOUTHERN CALIFORNIA GAS COMPANY
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200
WWW.SOCALGAS.COM

SEWER/WATER
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARRREL STREET
JURUPA VALLEY, CA 91752
(951) 685-7434
WWW.JCSD.US

STORM WATER
CITY OF JURUPA VALLEY
PUBLIC WORKS & ENGINEERING
8930 LIMONITE AVENUE
JURUPA VALLEY, CA 92509
(951) 332-6464
WWW.JURUPAVALLEY.ORG/260/WATER-QUALITY



PROCEDURE OF SURVEY AND EASEMENTS



SCALE: 1"=100'

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- ACCESS RIGHTS RELINQUISHED
- FOUND MONUMENT AS NOTED
- EXAGGERATED FOR CLARITY
- RECORD DATA PER RS 12/57 FILED 04/05/1944
- RECORD DATA PER RS 82/1-2 FILED 10/24/1988
- RECORD DATA PER PM 197/21-23 FILED 08/18/2000
- RECORD DATA PER PM 234/21-23 FILED 09/21/2012
- RECORD DATA PER PM 236/95-96 FILED 04/24/2014
- RECORD DATA PER GRANT DEED DOC. #113381 REC. 11/25/1968
- RECORD DATA PER GRANT DEED DOC. #142429 REC. 10/31/1973
- RECORD DATA PER DOC. #188150 REC. 09/23/1977
- RECORD DATA PER GRANT DEED DOC. #127753 REC. 03/26/1999

FOUND MONUMENTATION

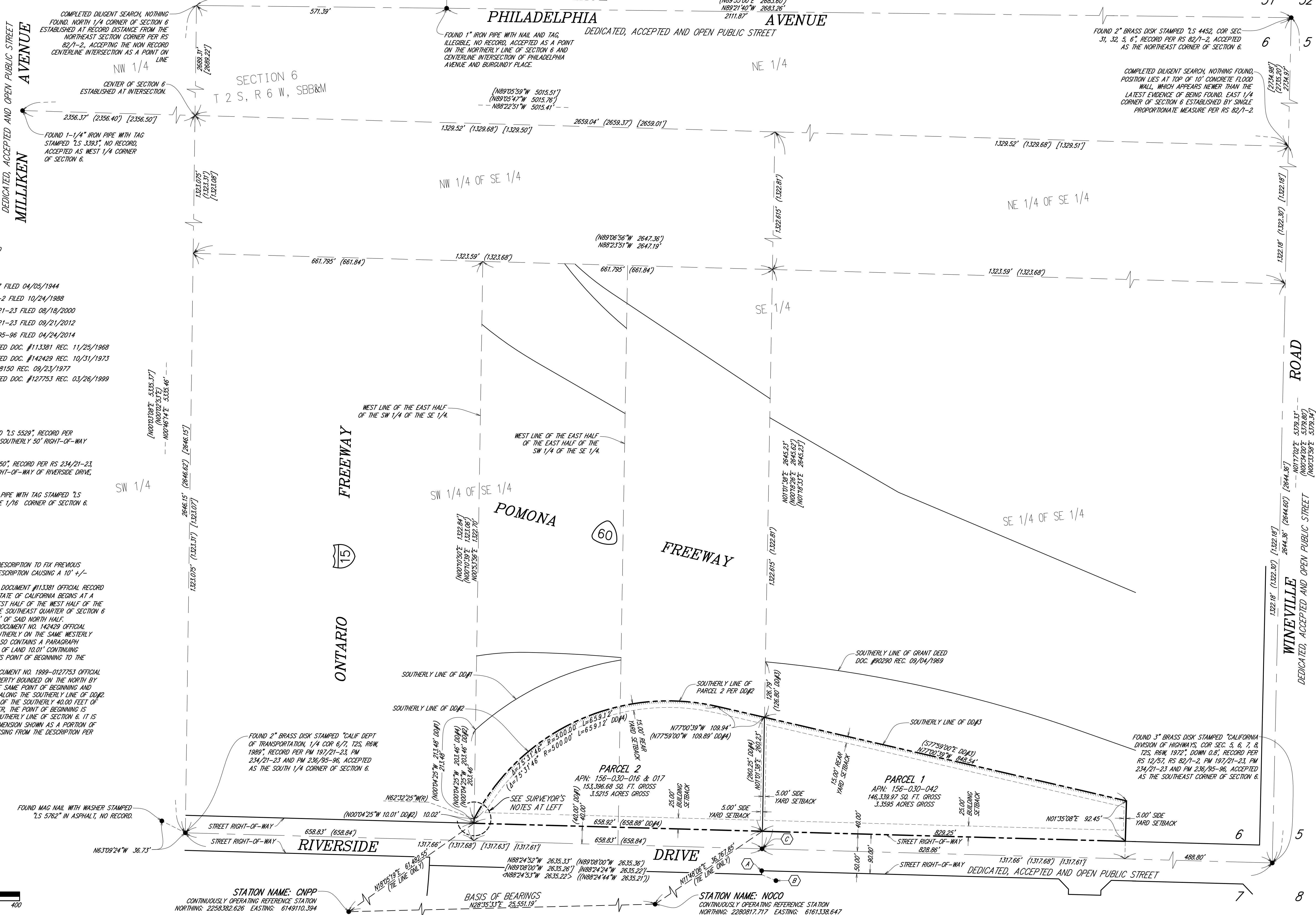
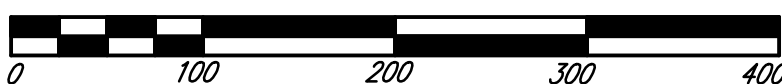
- (A) FOUND 1" IRON PIPE WITH PLASTIC PLUG MARKED "LS 5529", RECORD PER RS 197/21-23, ACCEPTED AS A POINT ON THE SOUTHERLY 50' RIGHT-OF-WAY OF RIVERSIDE DRIVE.
- (B) FOUND 1" IRON PIPE WITH TAG STAMPED "LS 5750", RECORD PER RS 234/21-23, S78°34'58"E 0.27' FROM THE SOUTHERLY 59' RIGHT-OF-WAY OF RIVERSIDE DRIVE, NOT ACCEPTED HEREON.
- (C) FOUND 1" IRON PIPE, OPEN, IN LIEU OF 1" IRON PIPE WITH TAG STAMPED "LS 5529" PER RS 197/21-23, ACCEPTED AS THE SE 1/4 CORNER OF SECTION 6.

SURVEYOR'S NOTES

1. THE TITLE REPORT HAS CORRECTED THE LEGAL DESCRIPTION TO FIX PREVIOUS DESCRIPTIONS THAT HAD A DEFICIENCY IN ITS DESCRIPTION CAUSING A 10' +/- ERROR IN CLOSING THE BOUNDARY.
2. GRANT DEED RECORDED NOVEMBER 25, 1968 AS DOCUMENT #113381 OFFICIAL RECORD (DD#1) BEING THE SENIOR DEDICATION TO THE STATE OF CALIFORNIA BEGINS AT A POINT 213.48' ALONG THE WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 ON THE NORTHERLY LINE OF THE SOUTHERLY 40' OF SAID NORTH HALF.
3. GRANT DEED RECORDED OCTOBER 31, 1973 AS DOCUMENT NO. 142429 OFFICIAL RECORDS (DD#2), PARCEL 2 BEGINS 203.46' SOUTHERLY ON THE SAME WESTERLY LINE OF THE STARTING POINT OF DD#1. DD#2 ALSO CONTAINS A PARAGRAPH RELINQUISHING ACCESS RIGHTS ACROSS A STRIP OF LAND 10.01' CONTINUING SOUTHERLY ALONG SAID WESTERLY LINE FROM ITS POINT OF BEGINNING TO THE NORTHERLY LINE OF RIVERSIDE DRIVE.
4. GRANT DEED RECORDED MARCH 26, 1999 AS DOCUMENT NO. 1999-0127753 OFFICIAL RECORDS (DD#4), DESCRIBES THE SUBJECT PROPERTY BOUNDED ON THE NORTH BY PARCEL 2 PER DD#2. THE GRANT DEED HAS THE SAME POINT OF BEGINNING AND CONTINUES A METES AND BOUNDS DESCRIPTION ALONG THE SOUTHERLY LINE OF DD#2. THE FINAL CALL IS ALONG THE NORTHERLY LINE OF THE SOUTHERLY 40.00 FEET OF SECTION 6 TO THE POINT OF BEGINNING. HOWEVER, THE POINT OF BEGINNING IS APPROXIMATELY 50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SECTION 6. IT IS THIS SURVEYOR'S OPINION THAT THE 10 FOOT DIMENSION SHOWN AS A PORTION OF THE DESCRIPTION OF PARCEL 2 PER DD#2 IS MISSING FROM THE DESCRIPTION PER DD#4 AND IS INTENDED TO BE A PART.

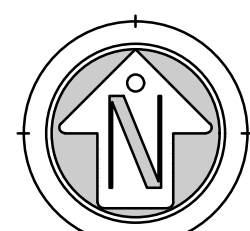


EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDO, CA 92029
PH (760)745-8118 FX (760)745-1890

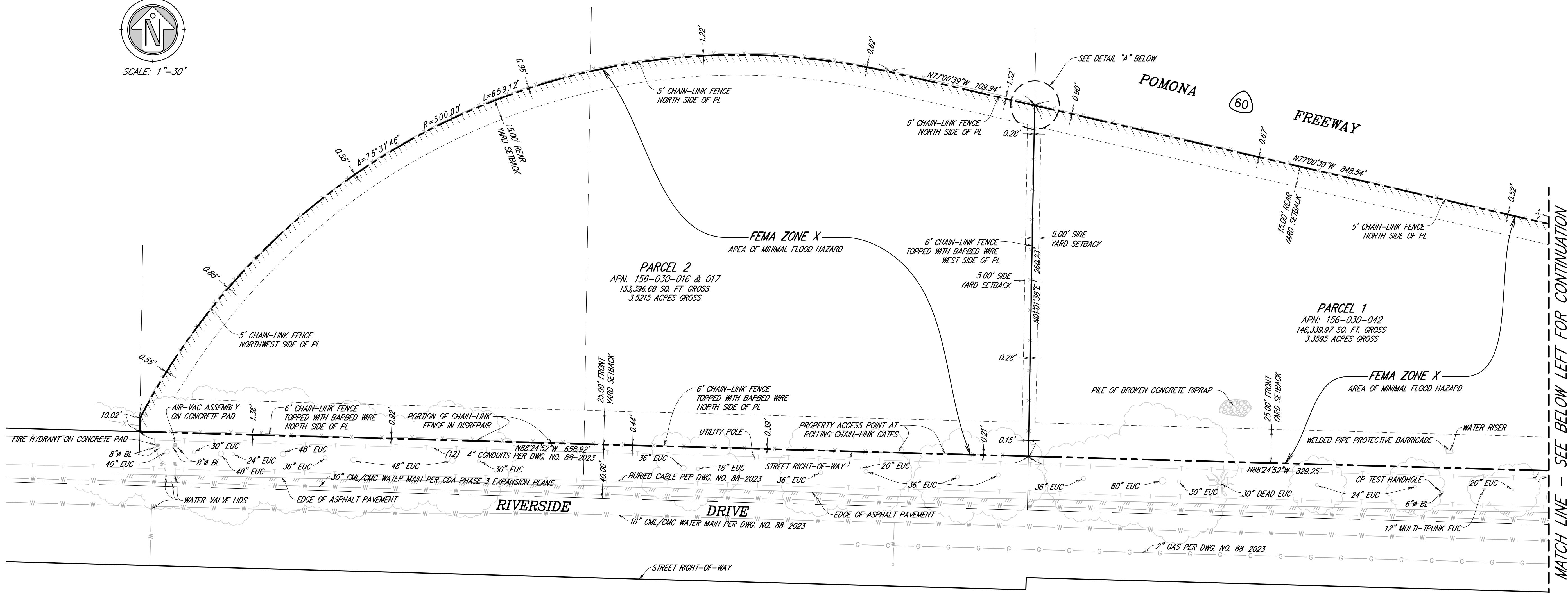


I:\21\1210921\SURVEY\LA1210921\FIG2.DWG PLOT DATE: January 04, 2022 8:47am

EXISTING SITE CONDITIONS



SCALE: 1"=30'



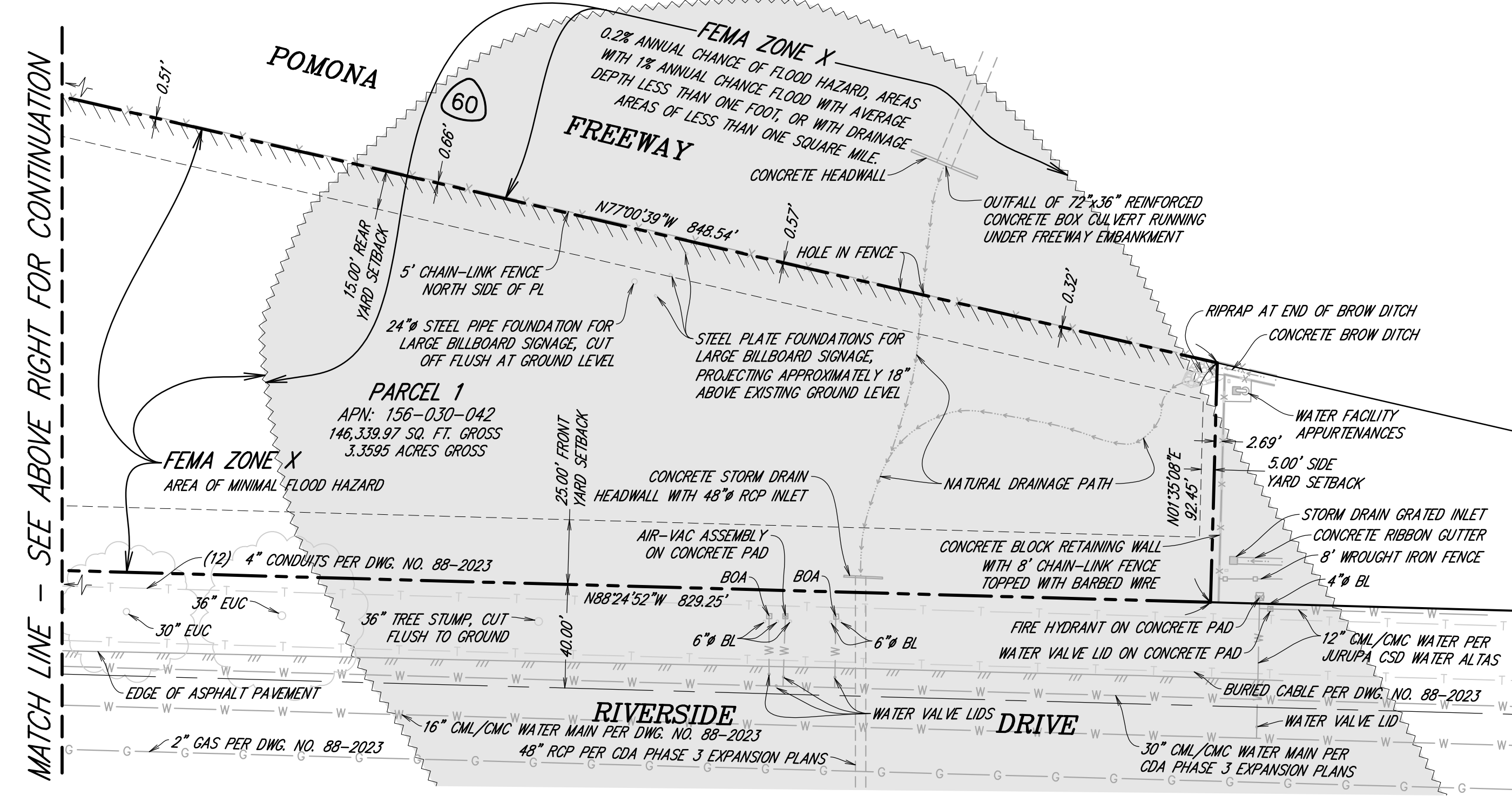
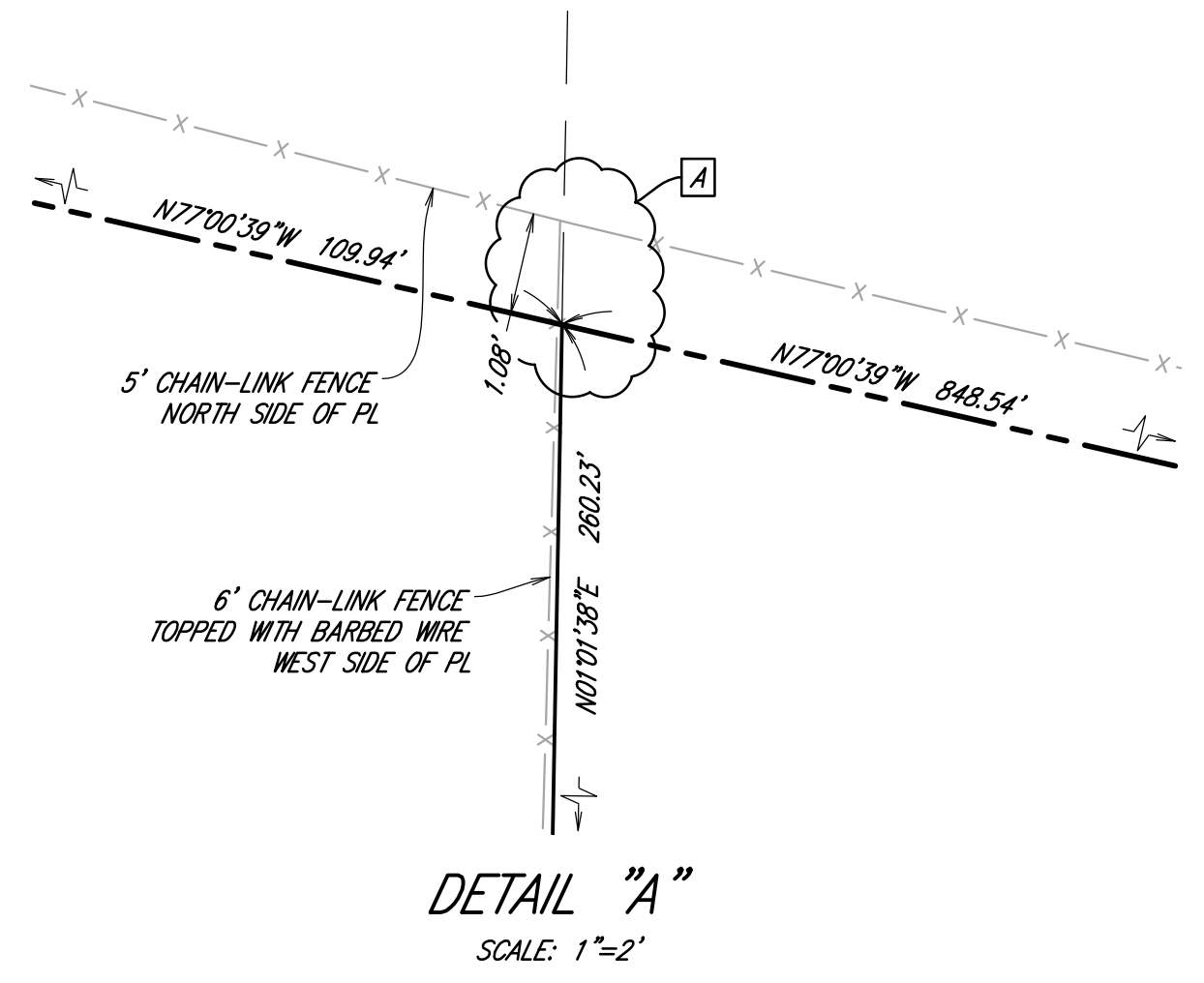
MATCH LINE - SEE BELOW LEFT FOR CONTINUATION

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- STEEL PROTECTIVE BOLLARD
- BLOW-OFF VALVE ASSEMBLY ON CONCRETE PAD
- COMMUNITY SERVICES DISTRICT
- EUCALYPTUS TREE
- REINFORCED CONCRETE PIPE

EXISTING ENCROACHMENT

A PORTION OF THE EXISTING 6' CHAIN-LINK FENCE TOPPED WITH BARBED WIRE ENCROACHES ONTO THE POMONA FREEWAY RIGHT-OF-WAY A MAXIMUM DISTANCE OF 1.08' IN ORDER TO TIE INTO THE 5' CHAIN-LINK FENCE ALONG SAID RIGHT-OF-WAY.



MATCH LINE - SEE ABOVE RIGHT FOR CONTINUATION

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LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

Preliminary Report

Fidelity National Title - LA
3760 Kilroy Airport Way, Suite 110, Long Beach, CA
90806
Phone: (562) 951-5200

Title Officer: Margaret Sandoval
Email: multicountyteam@fnf.com
Phone No.: (562) 951-5200
File No.: 00316601-996-MCO-MS6

Your Reference No: 00121159-001-JH4

Property Address: 4453 Parkhurst Street, Mira Loma Area, Jurupa Valley, CA 91752

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Fidelity National Title Company

3760 Kilroy Airport Way, Suite 110, Long Beach, CA 90806
Phone: (562) 951-5200

Issuing Policies of Fidelity National Title Insurance Company

ORDER NO.: **00316601-996-MCO-MS6**
LOAN NO.:

Title Officer: Margaret Sandoval
Phone: (562) 951-5200
Fax:
Email: multicountyteam@fnf.com

Fidelity National Title
500 North Rainbow, Suite 100
Las Vegas, CA 89107

ATTN: Jennifer Hubbard
YOUR REF: 00121159-001-JH4

PROPERTY: **4453 Parkhurst Street, Mira Loma Area, Jurupa Valley, CA 91752**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Fidelity National Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability, for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Cindy Stuel

Authorized Signature



Fidelity National Title Company
3760 Kilroy Airport Way, Suite 110, Long Beach, CA 90806
Phone: (562) 951-5200

PRELIMINARY REPORT

EFFECTIVE DATE: July 22, 2021 at 7:30 a.m.

ORDER NO.: 00316601-996-MCO-MS6

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy of Title Insurance (4-8-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

DFA, LLC, a Nevada Limited Liability Company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING THE INTERSECTION OF THE CENTERLINE OF RIVERSIDE DRIVE (40.00 FEET IN HALF WIDTH) WITH THE CENTERLINE OF WINEVILLE ROAD (30.00 FEET IN HALF WIDTH);

THENCE NORTH 88° 24' 44" WEST ALONG SAID CENTERLINE OF RIVERSIDE DRIVE, A DISTANCE OF 488.80 FEET; THENCE NORTH 01° 35' 16" EAST, AT A RIGHT ANGLE, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED, JUNE 20, 1950 AS INSTRUMENT NO. 2603, IN BOOK 1182, PAGE 304 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 88° 24' 44" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 829.15 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO DFA, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED MARCH 26, 1999 AS INSTRUMENT NO 127753 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 01° 01' 44" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 260.23 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA, NO. 115212, RECORDED SEPTEMBER 23, 1977 AS INSTRUMENT NO. 188150 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 77° 00' 36" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 23, 1977 AS INSTRUMENT NO. 188150 OF OFFICIAL RECORDS A DISTANCE OF 848.43 FEET TO A POINT THEREON;

THENCE SOUTH 01° 35' 16" WEST, A DISTANCE OF 92.49 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 156-030-042](#)

PARCEL 2:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 DISTANT SOUTH 00° 04' 25" EAST, 203.46 FEET FROM THE INTERSECTION OF SAID WEST LINE WITH THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 25, 1968 AS INSTRUMENT NO. 113381 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A POINT ON THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 AS INSTRUMENT NO. 142429 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 AND ALONG A NON-TANGENT CURVE TO THE

EXHIBIT A
(Continued)

RIGHT FROM A TANGENT BEARING NORTH 26° 29' 14" EAST, WITH A RADIUS OF 500 FEET, THROUGH AN ANGLE OF 75° 31' 46", A DISTANCE OF 659.12 FEET;

THENCE SOUTH 77° 59' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 31, 1973 A DISTANCE OF 109.89 FEET TO THE EASTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 260.25 FEET, BEING 40 FEET NORTHERLY OF THE NORTHEASTERLY CORNER THEREOF;

THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 658.88 FEET TO A POINT OF BEGINNING.

[APN: 156-030-016](#) AND [APN: 156-030-017](#)

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. The herein described Land is within the boundaries of the Mello-Roos Community Facilities District(s). The annual assessments, if any, are collected with the county property taxes. Failure to pay said taxes prior to the delinquency date may result in the above assessment being removed from the county tax roll and subjected to Accelerated Judicial Bond Foreclosure. Inquiry should be made with said District for possible stripped assessments and prior delinquencies.
4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. An easement in favor of the public over any existing roads lying within said land
6. The herein described land has no rights of ingress and egress to the thoroughfare named below, except across that portion of the boundary line herein after set forth, such rights having been relinquished by a deed to the state of California

Recording Date: November 25, 1968
[Recording No.:](#) [1968-113380, Official Records](#)
Street name: State Highway 60

and Recording Date: November 25, 1968
and [Recording No.:](#) [1968-113381, Official Records](#)

7. The herein described land has no rights of ingress and egress to the thoroughfare named below, except across that portion of the boundary line herein after set forth, such rights having been relinquished by a deed to the state of California

Recording Date: September 4, 1969
[Recording No.:](#) [1969-90290, Official Records](#)
Street name: State Highway 60

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document:

Purpose: 2 1/4 inch steel gas line
Recording Date: September 4, 1969
[Recording No.:](#) [1969-90290, Official Records](#)
Affects: said land

9. The herein described land has no rights of ingress and egress to the thoroughfare named below, except across that portion of the boundary line herein after set forth, such rights having been relinquished by a deed to the state of California

Recording Date: October 31, 1973
[Recording No.:](#) [1973-142429, Official Records](#)
Street name: State Highway 60

**EXCEPTIONS
(Continued)**

10. Matters contained in that certain document

Entitled: Resolution No. 94-378
Recording Date: December 19, 1994
Recording No.: [1994-470555, Official Records](#)

Reference is hereby made to said document for full particulars

The terms provisions of said instrument have been modified by a document

Recording Date: January 14, 1999
Recording No.: [1999-15123, Official Records](#)

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on Map Recorded in [Book 116 Page 27](#), of Records of Survey.

Recording Date: November 19, 2003
Recording No.: [2003-913283, Official Records](#)

12. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately.

In order to close this pending transaction, we will need the following information:

- 1) Completion of the attached Owner's Declaration
- 2) Completed Escrow Owner Information Sheet
- 3) A statement from escrow providing the complete name of the account that proceeds are going to.

The Company reserves the right to add additional items and/or make further requirements after review of the requested documentation.

2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

3. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: DFA, LLC, a Nevada Limited Liability Company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

REQUIREMENTS
(Continued)

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.
2. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
3. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
4. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: [156-030-016](#)
Fiscal Year: 2020-2021
1st Installment: \$2,940.44
2nd Installment: \$2,940.44
Exemption: \$0.00
Land: \$363,377.00
Improvements: \$0.00
Personal Property: \$0.00
Code Area: 028-086
Bill No.: 2020003539193

5. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: [156-030-017](#)
Fiscal Year: 2020-2021
1st Installment: \$1,873.37
2nd Installment: \$1,873.37
Exemption: \$0.00
Land: \$231,495.00
Improvements: \$0.00
Personal Property: \$0.00
Code Area: 028-086
Bill No.: 2020003758289

6. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: [156-030-042](#)
Fiscal Year: 2020-2020
1st Installment: \$10,119.81
2nd Installment: \$10,119.81
Exemption: \$0.00
Land: \$1,545,000.00
Improvements: \$0.00
Personal Property: \$0.00
Code Area: 028-086
Bill No.: 2020002792625

7. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

INFORMATIONAL NOTES (Continued)

8. Although the ALTA Homeowner's Policy is automatically issued by this company, for qualified properties/transactions, the pending transaction and/or property DOES NOT QUALIFY and the Standard CLTA Owner's Policy will be issued at the close of escrow.
9. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
10. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
11. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third party service. If the above requirements cannot be met, please call the Company at the number provided in this report
12. Amended Civil Code Section 2941, which becomes effective on January 1, 2002, sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid off through this transaction at \$45.00. The reconveyance fee must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of that fee, from the Beneficiary to the Trustee of record, must be included. An example of the required language is as follows:

The Beneficiary identified above hereby assigns, releases or transfers to the Trustee of record, the sum of \$45.00, included herein as 'Reconveyance Fees', for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title company processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the Trustee of record or the successor Trustee under the Trust Deed to be paid off in full.

In the event that the reconveyance fee and the assignment, release or transfer are not included within the demand statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

13. Note: Part of the RESPA Rule to simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows:

Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Fidelity National Title Company retains 88% of the total premium and endorsements.

Line 1108 used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. Fidelity National Title Insurance Company retains 12% of the total premium and endorsements.

INFORMATIONAL NOTES
(Continued)

END OF INFORMATIONAL NOTES

Margaret Sandoval/rc1

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC.

PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see “Choices with Your Information” to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an “opt out” request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice’s effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



Fidelity National Title Company

3760 Kilroy Airport Way, Suite 110, Long Beach, CA 90806
Phone: (562) 951-5200 • Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company

CTC – Chicago Title company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR – Ticor Title Company of California
LTC – Lawyer’s Title Company
SLTC – ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

- c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, { t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

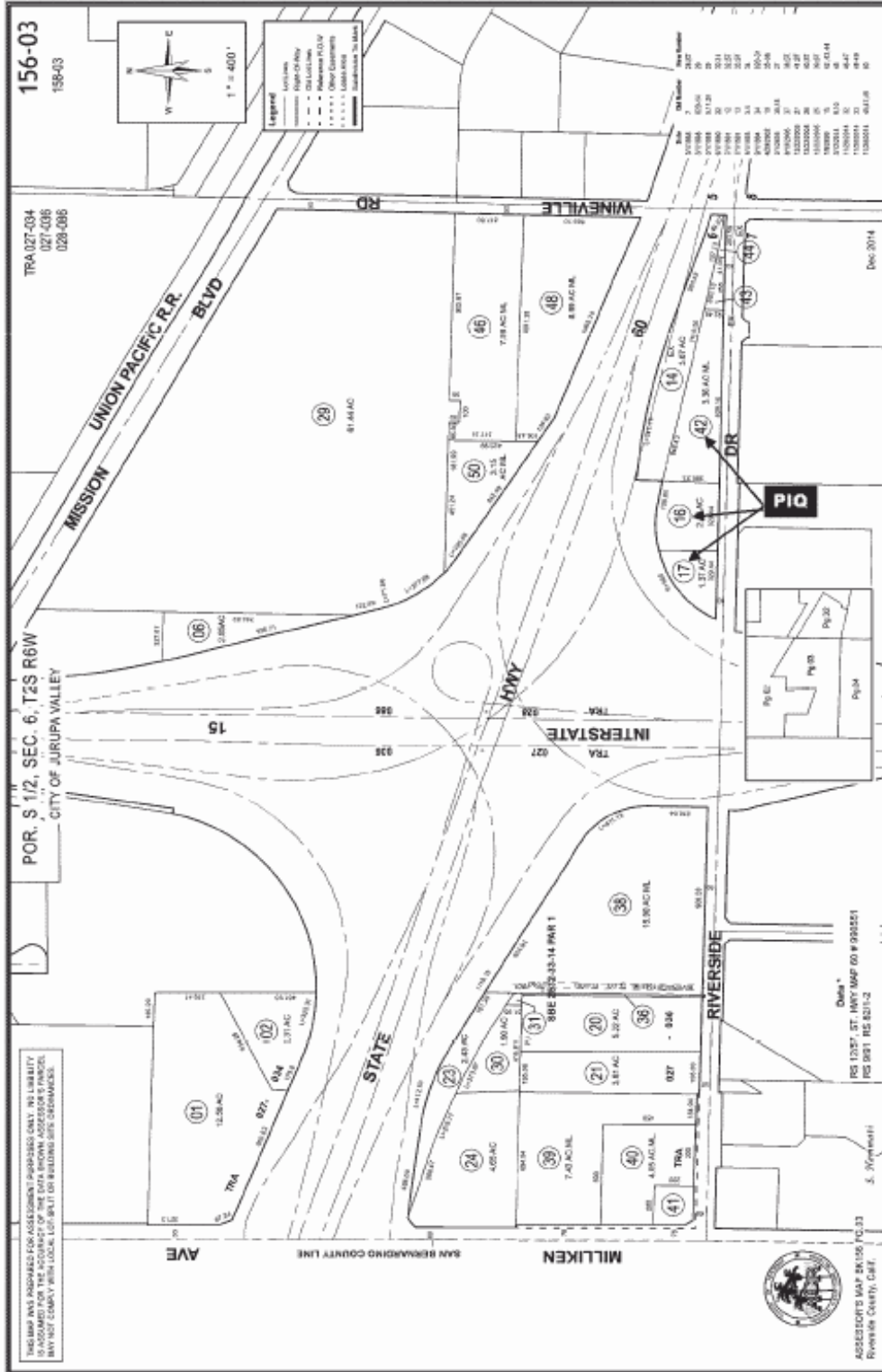
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Fidelity National Title Company

3760 Kilroy Airport Way, Suite 110, Long Beach, CA 90806
Phone: (562) 951-5200 • Fax:

STATEMENT OF INFORMATION CONFIDENTIAL INFORMATION FOR YOUR PROTECTION

Escrow No.: **00316601-996-MCO-MS6**

Title No.:

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A". If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse/domestic partner, if applicable) to the transaction should personally sign this form.

NAME AND PERSONAL INFORMATION

First Name _____ Middle/Maiden Name (if none, indicate) _____ Last Name _____ Date of Birth: _____

Home Phone: _____ Business Phone: _____ Birthplace: _____

Cell Phone: _____ Fax: _____ Email: _____

Social Security No.: _____ Driver's License No.: _____

List any other name you have used or been known by: _____

State of residence: _____ I have lived continuously in the U.S.A. since _____

Are you currently married? _____ **IF YES, COMPLETE THE FOLLOWING INFORMATION:**

Date and place of marriage: _____

Spouse: _____ Date of Birth: _____

First Name _____ Middle/Maiden Name (if none, indicate) _____ Last Name _____

Home Phone: _____ Business Phone: _____ Birthplace: _____

Cell Phone: _____ Fax: _____ Email: _____

Social Security No.: _____ Driver's License No.: _____

List any other name you have used or been known by: _____

State of residence: _____ I have lived continuously in the U.S.A. since _____

Are you currently a registered domestic partner? _____ **IF YES, COMPLETE THE FOLLOWING INFORMATION:**

Domestic Partner: _____ Date of Birth: _____

First Name _____ Middle/Maiden Name (if none, indicate) _____ Last Name _____

Home Phone: _____ Business Phone: _____ Birthplace: _____

Cell Phone: _____ Fax: _____ Email: _____

Social Security No.: _____ Driver's License No.: _____

List any other name you have used or been known by: _____

State of residence: _____ I have lived continuously in the U.S.A. since _____

CHILDREN

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____

(if more space is required, use reverse side of form)

RESIDENCES (LAST 10 YEARS)

Number & Street _____ City _____ From (date) to (date) _____

Number & Street _____ City _____ From (date) to (date) _____

(if more space is required, use reverse side of form)

OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name _____ Address _____ From (date) to (date) _____

Firm or Business Name _____ Address _____ From (date) to (date) _____

(if more space is required, use reverse side of form)

SPOUSE'S/DOMESTIC PARTNER'S OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name _____ Address _____ From (date) to (date) _____

Firm or Business Name _____ Address _____ From (date) to (date) _____

(if more space is required, use reverse side of form)

PRIOR MARRIAGE(S)

Any prior marriages for either spouse? _____ **IF YES, COMPLETE THE FOLLOWING INFORMATION:**

Prior spouse's (Party A) name: _____ Prior Spouse of Party A: _____

Marriage ended by: Death Divorce Date of Death/Divorce: _____

Prior spouse's (Party B) name: _____ Prior Spouse of Party B: _____

Marriage ended by: Death Divorce Date of Death/Divorce: _____

(if more space is required, use reverse side of form)

PRIOR DOMESTIC PARTNERSHIP(S)

Any prior domestic partnerships for either person? _____ **IF YES, COMPLETE THE FOLLOWING INFORMATION:**

Prior partner's name: _____ Prior Partner: _____

Partnership ended by: Death Dissolution Nullification Termination Date of Death/Dissolution/etc.: _____

Prior partner's name: _____ Prior Partner: _____

Partnership ended by: Death Dissolution Nullification Termination Date of Death/Dissolution/etc.: _____

(if more space is required, use reverse side of form)

INFORMATION ABOUT THE PROPERTY

Buyer intends to reside on the property in this transaction: Yes No

OWNER TO COMPLETE THE FOLLOWING ITEMS

Street Address of Property in this transaction: _____

The land is unimproved; or improved with a structure of the following type: A Single or 1-4 Family Condo Unit Other

Improvements, remodeling or repairs to this property have been made within the past six (6) months: Yes No

If yes, have all costs for labor and materials arising in connection therewith been paid in full? Yes No

Any current loans on property? _____ **IF YES, COMPLETE THE FOLLOWING INFORMATION:**

Lender: _____ Loan Amount: _____ Loan [Account No.:](#) _____

[Lender:](#) _____ Loan Amount: _____ Loan [Account No.:](#) _____

[The](#) undersigned declare, under penalty of perjury, that the foregoing is true and correct.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

(NOTE: IF APPLICABLE, BOTH SPOUSES/DOMESTIC PARTNERS MUST SIGN.)

THANK YOU.



Fidelity National Title Company

3760 Kilroy Airport Way, Suite 110, Long Beach, CA 90806
Phone: (562) 951-5200 • Fax:

OWNER'S DECLARATION

Order No.: 00316601-996-MCO-MS6

Property Address: 4453 Parkhurst Street, Mira Loma Area, Jurupa Valley, CA 91752

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 4453 Parkhurst Street, Mira Loma Area, Jurupa Valley, CA 91752, further described as follows: See Preliminary Report/Commitment No. 00316601-996-MCO-MS6 for full legal description (the "Land").
 - b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 4453 Parkhurst Street, Mira Loma Area, Jurupa Valley, CA 91752, further described as follows: See Preliminary Report/Commitment No. 00316601-996-MCO-MS6 for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
 - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$ _____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____ . Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____ ; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

APPENDIX IV

REGULATORY INFORMATION

Job# 202209049

Riverside Drive

Mira Loma, CA 91752

Inquiry Number: 7120448.2s

September 16, 2022

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

RIVERSIDE DRIVE
MIRA LOMA, CA 91752

COORDINATES

Latitude (North): 34.0192550 - 34° 1' 9.31"
Longitude (West): 117.5468090 - 117° 32' 48.51"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 449513.3
UTM Y (Meters): 3764231.2
Elevation: 801 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140603
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
RIVERSIDE DRIVE
MIRA LOMA, CA 91752

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	JURUPA COMMUNITY SER	11855 RIVERSIDE DR	CERS TANKS, CERS	Lower	31, 0.006, ESE
2	FEDEX FREIGHT INC MR	12100 RIVERSIDE DR	CERS HAZ WASTE, CERS TANKS, HAZNET, NPDES, CIWQS,	Lower	69, 0.013, SW
B3	PETRISSANS BROS DAIR	11980 RIVERSIDE AVE	HIST UST	Lower	71, 0.013, SE
B4	SCOTTS RIVERSIDE CTY	11970 RIVERSIDE AVEN	SWF/LF, HWTS	Lower	71, 0.013, ESE
A5	EXEL INC D C 4	11900 RIVERSIDE AVE	RCRA NonGen / NLR, FINDS, ECHO	Lower	72, 0.014, ESE
A6	WELL 28 - INACTIVE		PFAS	Lower	77, 0.015, East
B7	PETRISSANS BROS. DAI	11980 RIVERSIDE DR	HIST UST	Lower	101, 0.019, SE
B8	FED EX	12100 RIVERSIDE DR.	AST	Lower	116, 0.022, SSE
B9	FEDEX FREIGHT, INC.	12100 RIVERSIDE DR	AST	Lower	116, 0.022, SSE
B10	FEDEX FREIGHT MRL	12100 RIVERSIDE DRIV	RCRA-SQG, UST, FINDS, WDS	Lower	116, 0.022, SSE
B11	MAERSK	11900 RIVERSIDE DR	RCRA NonGen / NLR	Lower	119, 0.023, ESE
B12	DAMCO DISTRIBUTION S	11900 RIVERSIDE DR	CERS HAZ WASTE, CIWQS, CERS	Lower	119, 0.023, ESE
C13	VANDER TUIG DAIRY	3941 WINEVILLE	ENF, HIST CORTESE, CIWQS	Higher	862, 0.163, ENE
C14	VANDER TUIG DAIRY	3944 WINEVILLE	HIST UST	Higher	872, 0.165, ENE
D15	COSTCO WHOLESALE DEP	11600 RIVERSIDE DRIV	RCRA-SQG	Lower	1059, 0.201, East
D16	COSTCO WHOLESALE DEP	11600 RIVERSIDE DR S	CERS HAZ WASTE, CERS, HWTS	Lower	1059, 0.201, East
D17	KA FLEETONE INC	11600 RIVERSIDE DR	RCRA NonGen / NLR	Lower	1059, 0.201, East
D18	COSTCO DEPOT # 960/	11600 RIVERSIDE DR	UST	Lower	1059, 0.201, East
D19	COSTCO WHOLESALE DEP	11600 RIVERSIDE DR S	RCRA-SQG	Lower	1059, 0.201, East
20	MEIKIO AMERICA, INC.	12300 RIVERSIDE DRIV	RCRA NonGen / NLR	Lower	1153, 0.218, West
E21	CROSSROAD CLASSIC MU	12421 RIVERSIDE AVEN	LUST, Cortese, HIST CORTESE, CERS	Lower	2032, 0.385, West
E22	CROSSROAD CLASSIC MU	12421 RIVERSIDE AVE	LUST	Lower	2032, 0.385, West
F23	CONSOLIDATED FREIGHT	11888	LUST, CHMIRS, HAZNET, HIST CORTESE, HWTS	Higher	2412, 0.457, North
F24	CONSOLIDATED FREIGHT	11888 MISSION BLVD	LUST, SWEEPS UST	Higher	2412, 0.457, North
F25	CONSOLIDATE FREIGHTW	11888 MISSION	RCRA-SQG, LUST, HIST UST, CHMIRS, FINDS, ECHO,...	Higher	2412, 0.457, North
G26	MIRA LOMA AFS		ENVIROSTOR	Higher	3464, 0.656, North
G27	MIRA LOMA GM DEPOT		ENVIROSTOR	Higher	3464, 0.656, North
G28	QM SUPPLY DEPOT		ENVIROSTOR	Higher	3464, 0.656, North
G29	MIRA LOMA QUARTERMAS		FUDS	Higher	3466, 0.656, North
G30	MIRA LOMA AIR FORCE		FUDS	Higher	3466, 0.656, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>FEDEX FREIGHT MRL</i> EPA ID:: CAR000032557	<i>12100 RIVERSIDE DRIV</i>	<i>SSE 0 - 1/8 (0.022 mi.)</i>	<i>B10</i>	<i>10</i>
COSTCO WHOLESALE DEP EPA ID:: CAR000227991	11600 RIVERSIDE DRIV	E 1/8 - 1/4 (0.201 mi.)	D15	12
COSTCO WHOLESALE DEP EPA ID:: CAR000227983	11600 RIVERSIDE DR S	E 1/8 - 1/4 (0.201 mi.)	D19	12

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 04/25/2022 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIRA LOMA AFS Facility Id: 80000319 Status: Inactive - Needs Evaluation		N 1/2 - 1 (0.656 mi.)	G26	15
MIRA LOMA GM DEPOT Facility Id: 80000321 Status: Inactive - Needs Evaluation		N 1/2 - 1 (0.656 mi.)	G27	15
QM SUPPLY DEPOT		N 1/2 - 1 (0.656 mi.)	G28	15

EXECUTIVE SUMMARY

Facility Id: 80000871
 Status: Inactive - Needs Evaluation

Lists of state and tribal landfills and solid waste disposal facilities

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCOTTS RIVERSIDE CTY Database: SWF/LF (SWIS), Date of Government Version: 05/09/2022 Operational Status: Closed Facility ID: 33-AA-0243 Regulation Status: Permitted	11970 RIVERSIDE AVEN	ESE 0 - 1/8 (0.013 mi.)	B4	9

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSOLIDATED FREIGHT Database: LUST, Date of Government Version: 05/23/2022 Global Id: T0606500619 Status: Completed - Case Closed	11888	N 1/4 - 1/2 (0.457 mi.)	F23	13
CONSOLIDATED FREIGHT Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Leak being confirmed Global ID: T0606500619	11888 MISSION BLVD	N 1/4 - 1/2 (0.457 mi.)	F24	14
CONSOLIDATE FREIGHTW Database: RIVERSIDE CO. LUST, Date of Government Version: 03/31/2022 Facility Status: 9 Facility Id: 9915850	11888 MISSION	N 1/4 - 1/2 (0.457 mi.)	F25	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CROSSROAD CLASSIC MU Database: LUST REG 8, Date of Government Version: 02/14/2005 Database: LUST, Date of Government Version: 05/23/2022 Global Id: T0606500266 Status: Completed - Case Closed Facility Status: Pollution Characterization Global ID: T0606500266	12421 RIVERSIDE AVEN	W 1/4 - 1/2 (0.385 mi.)	E21	13
CROSSROAD CLASSIC MU Database: RIVERSIDE CO. LUST, Date of Government Version: 03/31/2022 Facility Status: 9	12421 RIVERSIDE AVE	W 1/4 - 1/2 (0.385 mi.)	E22	13

EXECUTIVE SUMMARY

Facility Id: 92383

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FEDEX FREIGHT MRL Database: UST, Date of Government Version: 06/06/2022 Facility Id: 818	12100 RIVERSIDE DRIV	SSE 0 - 1/8 (0.022 mi.)	B10	10
COSTCO DEPOT # 960/ Database: UST, Date of Government Version: 06/06/2022 Facility Id: 248	11600 RIVERSIDE DR	E 1/8 - 1/4 (0.201 mi.)	D18	12

AST: A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FED EX Database: AST, Date of Government Version: 07/06/2016	12100 RIVERSIDE DR.	SSE 0 - 1/8 (0.022 mi.)	B8	10
FEDEX FREIGHT, INC. Database: AST, Date of Government Version: 07/06/2016	12100 RIVERSIDE DR	SSE 0 - 1/8 (0.022 mi.)	B9	10

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/18/2022 has revealed that there are 3 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FEDEX FREIGHT INC MR	12100 RIVERSIDE DR	SW 0 - 1/8 (0.013 mi.)	2	9
DAMCO DISTRIBUTION S	11900 RIVERSIDE DR	ESE 0 - 1/8 (0.023 mi.)	B12	11
COSTCO WHOLESALE DEP	11600 RIVERSIDE DR S	E 1/8 - 1/4 (0.201 mi.)	D16	12

EXECUTIVE SUMMARY

PFAS: A review of the PFAS list, as provided by EDR, and dated 06/06/2022 has revealed that there is 1 PFAS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WELL 28 - INACTIVE		E 0 - 1/8 (0.015 mi.)	A6	10

Local Lists of Registered Storage Tanks

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VANDER TUIG DAIRY Facility Id: 00000047784	3944 WINEVILLE	ENE 1/8 - 1/4 (0.165 mi.)	C14	11

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PETRISSANS BROS DAIRY Facility Id: 00000043538	11980 RIVERSIDE AVE	SE 0 - 1/8 (0.013 mi.)	B3	9
PETRISSANS BROS. DAI	11980 RIVERSIDE DR	SE 0 - 1/8 (0.019 mi.)	B7	10

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 04/18/2022 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>JURUPA COMMUNITY SER</i>	<i>11855 RIVERSIDE DR</i>	<i>ESE 0 - 1/8 (0.006 mi.)</i>	<i>A1</i>	<i>9</i>
<i>FEDEX FREIGHT INC MR</i>	<i>12100 RIVERSIDE DR</i>	<i>SW 0 - 1/8 (0.013 mi.)</i>	<i>2</i>	<i>9</i>

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/20/2022 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>EXEL INC D C 4</i> EPA ID:: CAR000091819	<i>11900 RIVERSIDE AVE</i>	<i>ESE 0 - 1/8 (0.014 mi.)</i>	<i>A5</i>	<i>9</i>
MAERSK EPA ID:: CAC003030309	11900 RIVERSIDE DR	ESE 0 - 1/8 (0.023 mi.)	B11	11
KA FLEETONE INC EPA ID:: CAL000375172	11600 RIVERSIDE DR	E 1/8 - 1/4 (0.201 mi.)	D17	12
MEIKIO AMERICA, INC.	12300 RIVERSIDE DRIV	W 1/8 - 1/4 (0.218 mi.)	20	13

EXECUTIVE SUMMARY

EPA ID:: CAC003021130

FUDS: A review of the FUDS list, as provided by EDR, and dated 05/11/2022 has revealed that there are 2 FUDS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIRA LOMA QUARTERMAS		N 1/2 - 1 (0.656 mi.)	G29	16
MIRA LOMA AIR FORCE		N 1/2 - 1 (0.656 mi.)	G30	16

Cortese: A review of the Cortese list, as provided by EDR, and dated 06/21/2022 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSOLIDATE FREIGHTW Cleanup Status: COMPLETED - CASE CLOSED	11888 MISSION	N 1/4 - 1/2 (0.457 mi.)	F25	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CROSSROAD CLASSIC MU Cleanup Status: COMPLETED - CASE CLOSED	12421 RIVERSIDE AVEN	W 1/4 - 1/2 (0.385 mi.)	E21	13

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VANDER TUIG DAIRY Reg Id: 8 335279001	3941 WINEVILLE	ENE 1/8 - 1/4 (0.163 mi.)	C13	11
CONSOLIDATED FREIGHT Reg Id: 083303617T	11888	N 1/4 - 1/2 (0.457 mi.)	F23	13

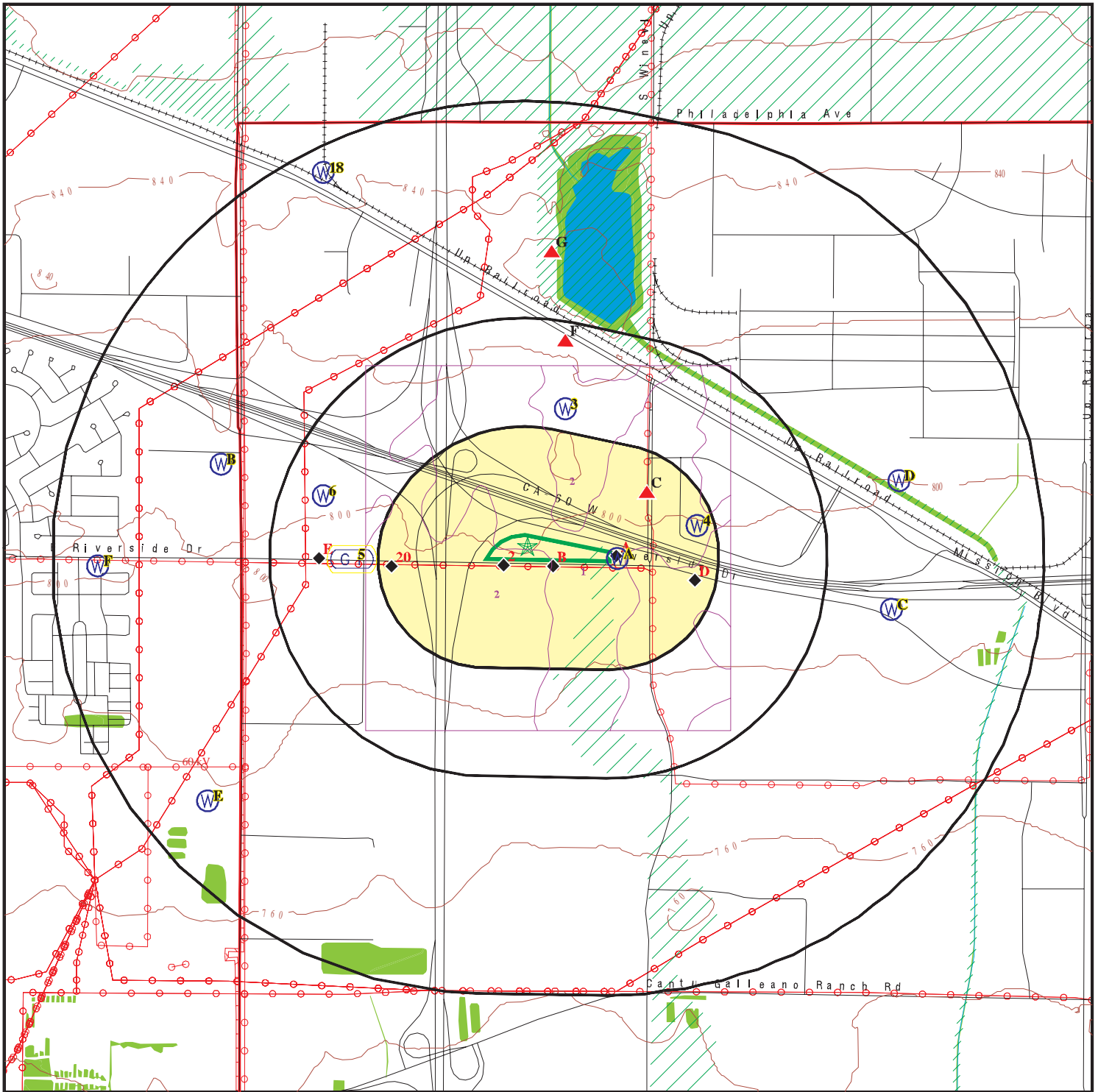
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CROSSROAD CLASSIC MU Reg Id: 083302036T	12421 RIVERSIDE AVEN	W 1/4 - 1/2 (0.385 mi.)	E21	13

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ONTARIO	1009508586	SO CAL GAS/ONTARIO MGP	CORNER OF CAMPUS, MARTLAND, MO	91761	EDR MGP
ONTARIO	S108407441		ON HAVEN AVE, AND RIVERSIDE DR	91761	CDL
ONTARIO	S101481941	MILLIKEN SANITARY LANDFILL	INTERSECTION: MILLIKEN AVE & M	91761	ENVIROSTOR

OVERVIEW MAP - 7120448.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

County Boundary

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

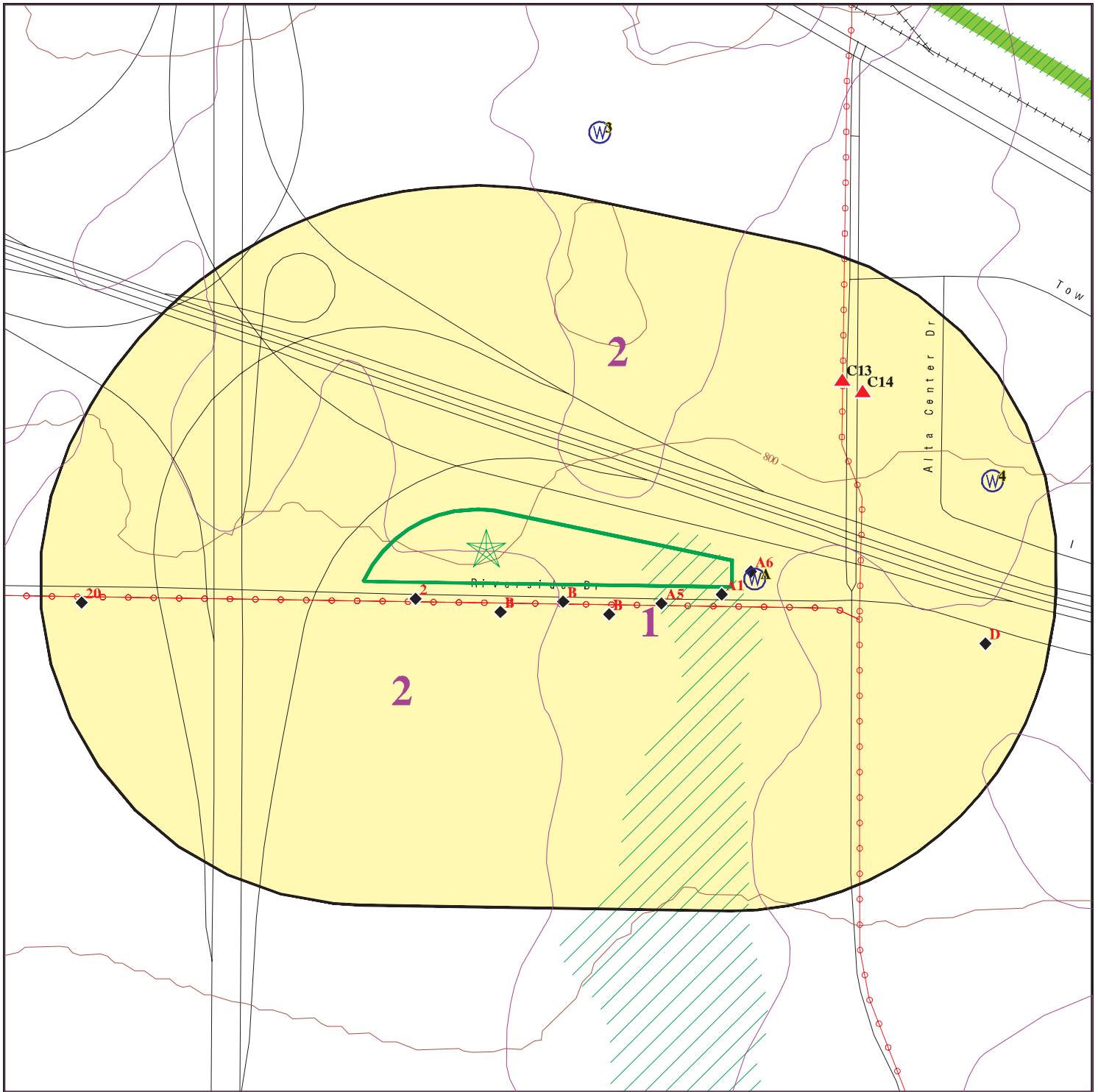


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Job# 202209049
 ADDRESS: Riverside Drive
 Mira Loma CA 91752
 LAT/LONG: 34.019255 / 117.546809

CLIENT: Phase Engineering, Inc.
 CONTACT: Lynda White
 INQUIRY #: 7120448.2s
 DATE: September 16, 2022 2:30 pm

DETAIL MAP - 7120448.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Job# 202209049
 ADDRESS: Riverside Drive
 Mira Loma CA 91752
 LAT/LONG: 34.019255 / 117.546809

CLIENT: Phase Engineering, Inc.
 CONTACT: Lynda White
 INQUIRY #: 7120448.2s
 DATE: September 16, 2022 2:31 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	2	NR	NR	NR	3
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		0	0	0	3	NR	3
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		1	0	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	5	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		2	1	NR	NR	NR	3
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		1	0	0	NR	NR	1
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		2	1	NR	NR	NR	3
CERS TANKS	0.250		2	0	NR	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	2	NR	NR	NR	4
FUDS	1.000		0	0	0	2	NR	2
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

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

A1 ESE < 1/8 0.006 mi. 31 ft. Relative: Lower	JURUPA COMMUNITY SERVICES DISTRICT (WELL NO. 28) 11855 RIVERSIDE DR JURUPA VALLEY, CA 91752 Click here for full text details	CERS TANKS CERS	S123519969 N/A
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2 SW < 1/8 0.013 mi. 69 ft. Relative: Lower	FEDEX FREIGHT INC MRL 12100 RIVERSIDE DR MIRA LOMA, CA 91752 Click here for full text details	CERS HAZ WASTE CERS TANKS HAZNET NPDES CIWQS CERS HWTS	S112968185 N/A
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HAZNET
 GEPAID CAC002627185

NPDES
 Facility Status Active

B3 SE < 1/8 0.013 mi. 71 ft. Relative: Lower	PETRISSANS BROS DAIRY 11980 RIVERSIDE AVE MIRA LOMA, CA 91752 Click here for full text details	HIST UST	S118414057 N/A
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B4 ESE < 1/8 0.013 mi. 71 ft. Relative: Lower	SCOTTS RIVERSIDE CTY REGIONAL COMPOSTING 11970 RIVERSIDE AVENUE MIRA LOMA, CA 91752 Click here for full text details	SWF/LF HWTS	S124809634 N/A
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SWF/LF
 Regulation Status Permitted
 Facility ID 33-AA-0243
 Operational Status Closed

A5 ESE < 1/8 0.014 mi. 72 ft. Relative: Lower	EXEL INC D C 4 11900 RIVERSIDE AVE MIRA LOMA, CA 91752 Click here for full text details	RCRA NonGen / NLR FINDS ECHO	1004676979 CAR000091819
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RCRA NonGen / NLR
 EPA Id CAR000091819

FINDS

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	EXEL INC D C 4 (Continued) Registry ID: 110012198406		1004676979
	ECHO Registry ID 110012198406		
A6 East < 1/8 0.015 mi. 77 ft. Relative: Lower	WELL 28 - INACTIVE JURUPA VALLEY, CA Click here for full text details	PFAS	S127520190 N/A
B7 SE < 1/8 0.019 mi. 101 ft. Relative: Lower	PETRISSANS BROS. DAIRY 11980 RIVERSIDE DR MIRA LOMA, CA 91752 Click here for full text details HIST UST Facility Id 00000043538	HIST UST	U001569863 N/A
B8 SSE < 1/8 0.022 mi. 116 ft. Relative: Lower	FED EX 12100 RIVERSIDE DR. MIRA LOMA, CA Click here for full text details	AST	A100211482 N/A
B9 SSE < 1/8 0.022 mi. 116 ft. Relative: Lower	FEDEX FREIGHT, INC. MRL 12100 RIVERSIDE DR MIRA LOMA, CA 91752 Click here for full text details	AST	A100419916 N/A
B10 SSE < 1/8 0.022 mi. 116 ft. Relative: Lower	FEDEX FREIGHT MRL 12100 RIVERSIDE DRIVE JURUPA VALLEY, CA 91752 Click here for full text details RCRA-SQG EPA Id CAR000032557	RCRA-SQG UST FINDS WDS	1001217344 CAR000032557
	UST		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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FEDEX FREIGHT MRL (Continued)

1001217344

Facility Id 818

FINDS

Registry ID: 110002919548

WDS

Facility Id 8 331013535

Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

B11 ESE < 1/8 0.023 mi. 119 ft. Relative: Lower	MAERSK 11900 RIVERSIDE DR JURUPA VALLEY, CA 91752 Click here for full text details RCRA NonGen / NLR EPA Id CAC003030309	RCRA NonGen / NLR	1025850217 CAC003030309
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B12 ESE < 1/8 0.023 mi. 119 ft. Relative: Lower	DAMCO DISTRIBUTION SERVICES, INC 11900 RIVERSIDE DR MIRA LOMA, CA 91752 Click here for full text details	CERS HAZ WASTE CIWQS CERS	S121613024 N/A
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C13 ENE 1/8-1/4 0.163 mi. 862 ft. Relative: Higher	VANDER TUIG DAIRY 3941 WINEVILLE MIRA LOMA, CA 91761 Click here for full text details ENF Facility Id 270233 Status Historical	ENF HIST CORTESE CIWQS	S105025000 N/A
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HIST CORTESE
 Reg Id 8 335279001

C14 ENE 1/8-1/4 0.165 mi. 872 ft. Relative: Higher	VANDER TUIG DAIRY 3944 WINEVILLE MIRA LOMA, CA 91752 Click here for full text details HIST UST Facility Id 00000047784	HIST UST	U001569872 N/A
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D15 East 1/8-1/4 0.201 mi. 1059 ft.	COSTCO WHOLESALE DEPOT #960 11600 RIVERSIDE DRIVE STE A MIRA LOMA, CA 91752	RCRA-SQG	1014950750 CAR000227991
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAR000227991		
D16 East 1/8-1/4 0.201 mi. 1059 ft.	COSTCO WHOLESALE DEPOT #961/276 11600 RIVERSIDE DR STE B MIRA LOMA, CA 91752	CERS HAZ WASTE CERS HWTS	S103958668 N/A
Relative: Lower	Click here for full text details		
D17 East 1/8-1/4 0.201 mi. 1059 ft.	KA FLEETONE INC 11600 RIVERSIDE DR MIRA LOMA, CA 91752	RCRA NonGen / NLR	1024834515 CAL000375172
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000375172		
D18 East 1/8-1/4 0.201 mi. 1059 ft.	COSTCO DEPOT # 960/ #961 11600 RIVERSIDE DR MIRA LOMA, CA 91752	UST	U003948866 N/A
Relative: Lower	Click here for full text details UST Facility Id 248		
D19 East 1/8-1/4 0.201 mi. 1059 ft.	COSTCO WHOLESALE DEPOT #961/276 11600 RIVERSIDE DR STE B MIRA LOMA, CA 91752	RCRA-SQG	1014950749 CAR000227983
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAR000227983		

MAP FINDINGS

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

20	MEIKIO AMERICA, INC.	RCRA NonGen / NLR	1025841525
West	12300 RIVERSIDE DRIVE		CAC003021130
1/8-1/4	MIRA LOMA, CA 91752		
0.218 mi.			
1153 ft.			

[Click here for full text details](#)

Relative:
Lower
RCRA NonGen / NLR
EPA Id CAC003021130

E21	CROSSROAD CLASSIC MUSTANG	LUST	S102005689
West	12421 RIVERSIDE AVENUE, UNIT B	Cortese	N/A
1/4-1/2	MIRA LOMA, CA 91752	HIST CORTESE	
0.385 mi.		CERS	
2032 ft.			

[Click here for full text details](#)

Relative:
Lower
LUST
Global Id T0606500266
Facility Status Pollution Characterization
Status Completed - Case Closed
Global ID T0606500266

Cortese
Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
Reg Id 083302036T

E22	CROSSROAD CLASSIC MUSTANG	LUST	S101300490
West	12421 RIVERSIDE AVE		N/A
1/4-1/2	MIRA LOMA, CA		
0.385 mi.			
2032 ft.			

[Click here for full text details](#)

Relative:
Lower
LUST
Facility Status 9
Facility Id 92383

F23	CONSOLIDATED FREIGHTWAYS	LUST	S100220557
North	11888	CHMIRS	N/A
1/4-1/2	MIRA LOMA, CA 91752	HAZNET	
0.457 mi.		HIST CORTESE	
2412 ft.		HWTS	

[Click here for full text details](#)

Relative:
Higher
LUST
Global Id T0606500619
Status Completed - Case Closed

CHMIRS
OES Incident Number 013160
Date Completed 25-SEP-90

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONSOLIDATED FREIGHTWAYS (Continued)

S100220557

HAZNET

GEPaid CAC002753517

HIST CORTESE

Reg Id 083303617T

F24
North
1/4-1/2
0.457 mi.
2412 ft.

CONSOLIDATED FREIGHTWAYS

11888 MISSION BLVD
MIRA LOMA, CA 91752

[Click here for full text details](#)

Relative:
Higher

LUST

Facility Status Leak being confirmed
Global ID T0606500619

SWEEPS UST

Status A
Tank Status A
Comp Number 21780

LUST **U003746018**
SWEEPS UST **N/A**

F25
North
1/4-1/2
0.457 mi.
2412 ft.

CONSOLIDATE FREIGHTWAYS

11888 MISSION
MIRA LOMA, CA 91752

[Click here for full text details](#)

Relative:
Higher

RCRA-SQG

EPA Id CAD981574122

LUST

Facility Status 9
Facility Id 9915850

HIST UST

Facility Id 00000021780

CHMIRS

OES Incident Number 8-5118
OES Incident Number 0-6065

FINDS

RCRA-SQG **1000383946**
LUST **CAD981574122**
HIST UST
CHMIRS
FINDS
ECHO
Cortese
HAZNET
WDS
CERS
HWTS

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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CONSOLIDATE FREIGHTWAYS (Continued)

1000383946

Registry ID: 110002719611
Registry ID: 110055778813

ECHO

Registry ID 110055778813
Registry ID 110002719611

Cortese

Cleanup Status COMPLETED - CASE CLOSED

HAZNET

GEPaid CAD981574122

WDS

Facility Id 8 331018296
Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

<p>G26 North 1/2-1 0.656 mi. 3464 ft.</p> <p>Relative: Higher</p>	<p>MIRA LOMA AFS</p> <p>MIRA LOMA, CA</p> <p>Click here for full text details</p> <p>ENVIROSTOR Facility Id 80000319 Status Inactive - Needs Evaluation</p>	<p>ENVIROSTOR</p> <p>S107736747 N/A</p>
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<p>G27 North 1/2-1 0.656 mi. 3464 ft.</p> <p>Relative: Higher</p>	<p>MIRA LOMA GM DEPOT</p> <p>RIVERSIDE, CA</p> <p>Click here for full text details</p> <p>ENVIROSTOR Facility Id 80000321 Status Inactive - Needs Evaluation</p>	<p>ENVIROSTOR</p> <p>S107736749 N/A</p>
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<p>G28 North 1/2-1 0.656 mi. 3464 ft.</p> <p>Relative: Higher</p>	<p>QM SUPPLY DEPOT</p> <p>MIRA LOMA, CA</p> <p>Click here for full text details</p> <p>ENVIROSTOR Facility Id 80000871 Status Inactive - Needs Evaluation</p>	<p>ENVIROSTOR</p> <p>S107737113 N/A</p>
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G29 North 1/2-1 0.656 mi. 3466 ft. Relative: Higher	MIRA LOMA QUARTERMASTER DEPOT MIRA LOMA, CA Click here for full text details	FUDS	1024903591 N/A
G30 North 1/2-1 0.656 mi. 3466 ft. Relative: Higher	MIRA LOMA AIR FORCE STATION MIRA LOMA, CA Click here for full text details	FUDS	1024903589 N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	02/20/2020	12/10/2021	02/25/2022
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/21/2022	06/21/2022	09/08/2022
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	04/18/2022	04/19/2022	07/12/2022
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	04/18/2022	04/19/2022	07/12/2022
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	04/18/2022	04/19/2022	07/12/2022
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	04/03/2022	04/19/2022	07/12/2022
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	08/16/2022	08/17/2022	08/18/2022
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/21/2022	06/21/2022	09/08/2022
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	12/07/2021	05/09/2022	05/17/2022
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	05/31/2022	05/31/2022	08/18/2022
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/25/2022	05/26/2022	08/11/2022
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	05/20/2022	05/20/2022	08/09/2022
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2020	06/13/2022	08/30/2022
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	04/12/2022	04/19/2022	05/31/2022
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	04/25/2022	04/26/2022	07/15/2022
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	04/19/2022	04/29/2022	07/15/2022
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/09/2022	08/10/2022	08/30/2022
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	08/12/2022	08/16/2022	08/26/2022
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/16/2022	05/17/2022	08/03/2022
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	04/05/2022	04/05/2022	06/27/2022
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/05/2022	04/05/2022	04/26/2022
CA	ICE	ICE	Department of Toxic Substances Control	05/16/2022	05/17/2022	08/03/2022
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	05/23/2022	05/23/2022	05/24/2022
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	05/25/2022	05/26/2022	08/11/2022
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	MINES	Mines Site Location Listing	Department of Conservation	06/06/2022	06/07/2022	08/23/2022
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/06/2022	05/31/2022	08/18/2022
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	06/10/2022	06/10/2022	08/26/2022
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/09/2022	05/09/2022	07/29/2022
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	05/31/2022	05/31/2022	08/18/2022
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/06/2022	06/07/2022	08/24/2022
CA	PROC	Certified Processors Database	Department of Conservation	06/06/2022	06/07/2022	08/23/2022
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	04/25/2022	04/26/2022	07/15/2022
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	05/05/2022	05/06/2022	07/21/2022
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	04/25/2022	04/26/2022	07/15/2022
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victory	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/09/2022	05/09/2022	07/29/2022
CA	SWRCY	Recycler Database	Department of Conservation	06/06/2022	06/07/2022	08/23/2022
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/06/2022	06/07/2022	08/23/2022
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	05/23/2022	05/23/2022	06/02/2022
CA	UST	Active UST Facilities	SWRCB	06/06/2022	06/07/2022	08/24/2022
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	06/01/2022	06/09/2022	08/26/2022
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	04/25/2022	04/26/2022	07/15/2022
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/06/2022	06/07/2022	08/24/2022
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	06/02/2022
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/14/2022	06/15/2022	08/22/2022
US	BRS	Biennial Reporting System	EPANTIS	12/31/2019	03/02/2022	03/25/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2022	04/14/2022	07/12/2022
US	CORRACTS	Corrective Action Report	EPA	06/20/2022	06/21/2022	06/28/2022
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/26/2022	08/02/2022	08/22/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/02/2022	04/05/2022	06/28/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2022	06/15/2022	06/21/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
US	FINDS	Facility Index System/Facility Registry System	EPA	05/13/2022	05/18/2022	05/31/2022
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	05/11/2022	05/17/2022	07/29/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/16/2022	05/17/2022	07/29/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/21/2022	03/21/2022	06/14/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2022	06/13/2022	08/16/2022
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/07/2022	06/13/2022	08/16/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2022	06/13/2022	08/16/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	05/16/2022	05/19/2022	07/29/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	03/21/2022	03/22/2022	03/25/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/10/2022	06/14/2022	08/22/2022
US	NPL	National Priority List	EPA	07/26/2022	08/02/2022	08/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	07/26/2022	08/02/2022	08/31/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/26/2022	08/02/2022	08/22/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	07/26/2022	08/02/2022	08/22/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/26/2022	08/02/2022	08/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/26/2022	08/02/2022	08/22/2022
US	SSTS	Section 7 Tracking Systems	EPA	07/18/2022	07/18/2022	07/29/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/20/2022	06/21/2022	08/31/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/03/2022	08/17/2022	08/31/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/08/2022	05/09/2022	07/28/2022
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

JOB# 202209049
RIVERSIDE DRIVE
MIRA LOMA, CA 91752

TARGET PROPERTY COORDINATES

Latitude (North):	34.019255 - 34° 1' 9.32"
Longitude (West):	117.546809 - 117° 32' 48.51"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	449513.3
UTM Y (Meters):	3764231.2
Elevation:	801 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015973 GUASTI, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

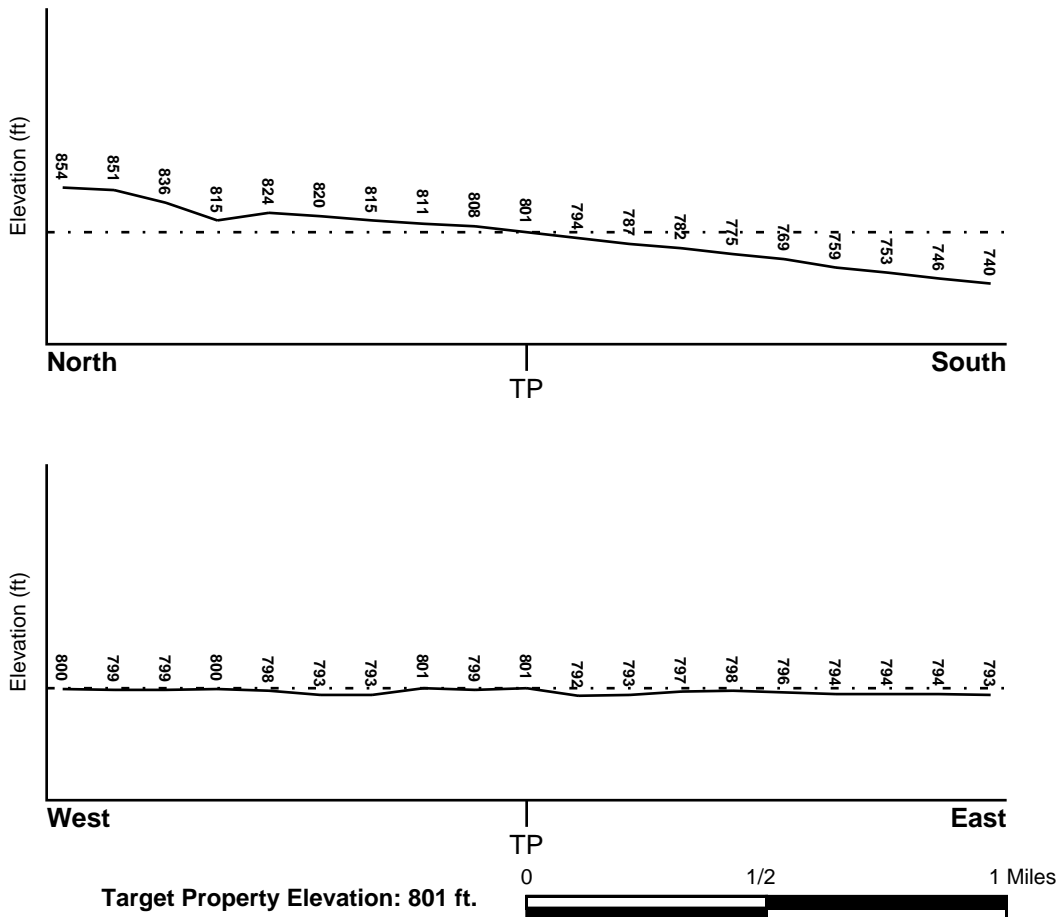
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06071C8643H	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06071C8641H	FEMA FIRM Flood data
06071C8639H	FEMA FIRM Flood data
06065C0019G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
GUASTI	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile WNW
Site Name:	Milliken San Ldfl
Site EPA ID Number:	CAD980695076
Groundwater Flow Direction:	Southwest
Measured Depth to Water:	200 feet to 240 feet.
Hydraulic Connection:	Information is not available about the hydraulic connection between aquifer(s) underlying the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
5	1/4 - 1/2 Mile West	Not Reported
1G	1/4 - 1/2 Mile West	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

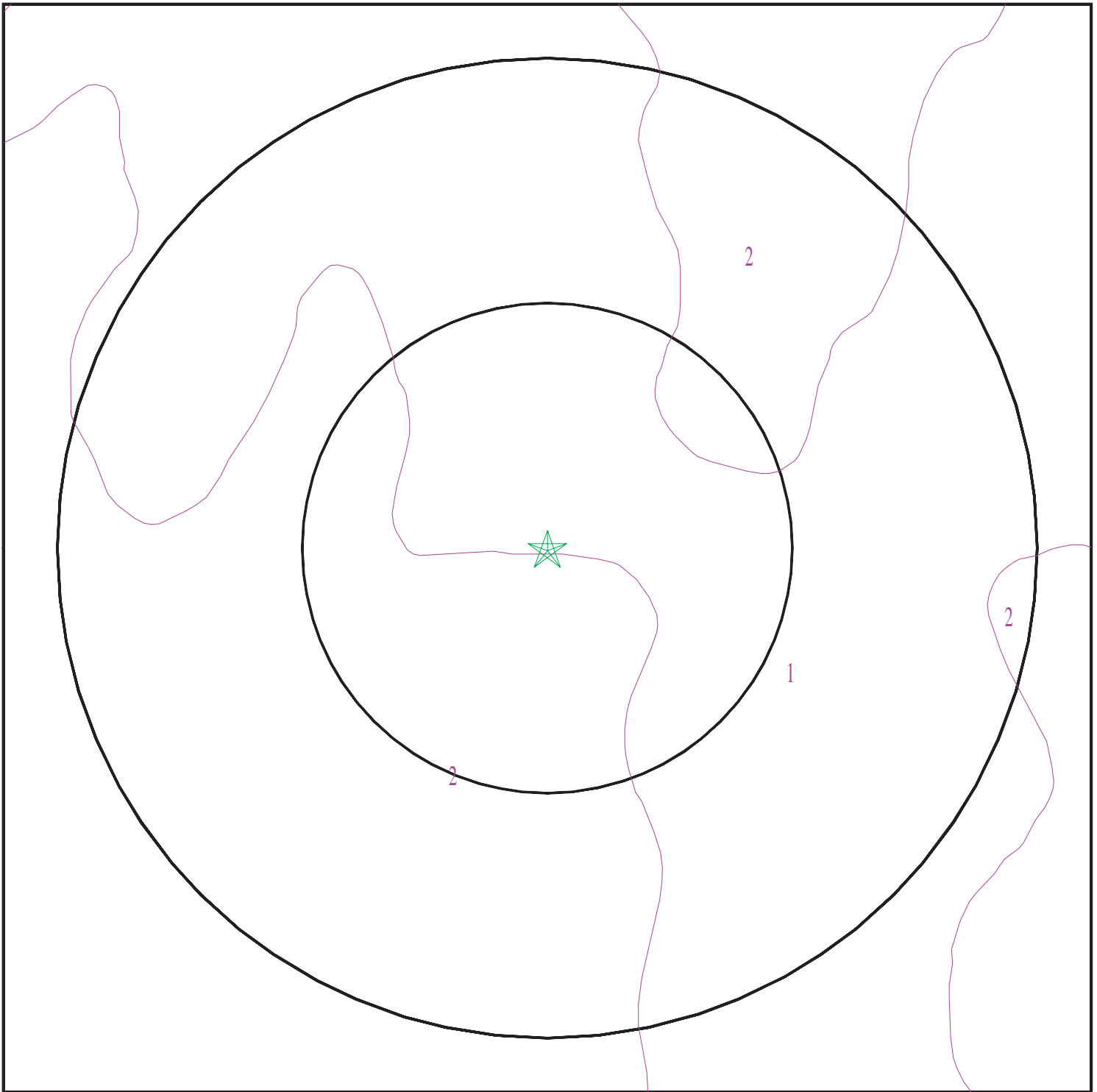
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7120448.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Job# 202209049
ADDRESS: Riverside Drive
Mira Loma CA 91752
LAT/LONG: 34.019255 / 117.546809

CLIENT: Phase Engineering, Inc.
CONTACT: Lynda White
INQUIRY #: 7120448.2s
DATE: September 16, 2022 2:31 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: GORGONIO

Soil Surface Texture: stratified gravelly loamy sand to gravelly loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	14 inches	59 inches	stratified gravelly loamy sand to gravelly loamy fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	0 inches	14 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: DELHI

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	9 inches	48 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	48 inches	59 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

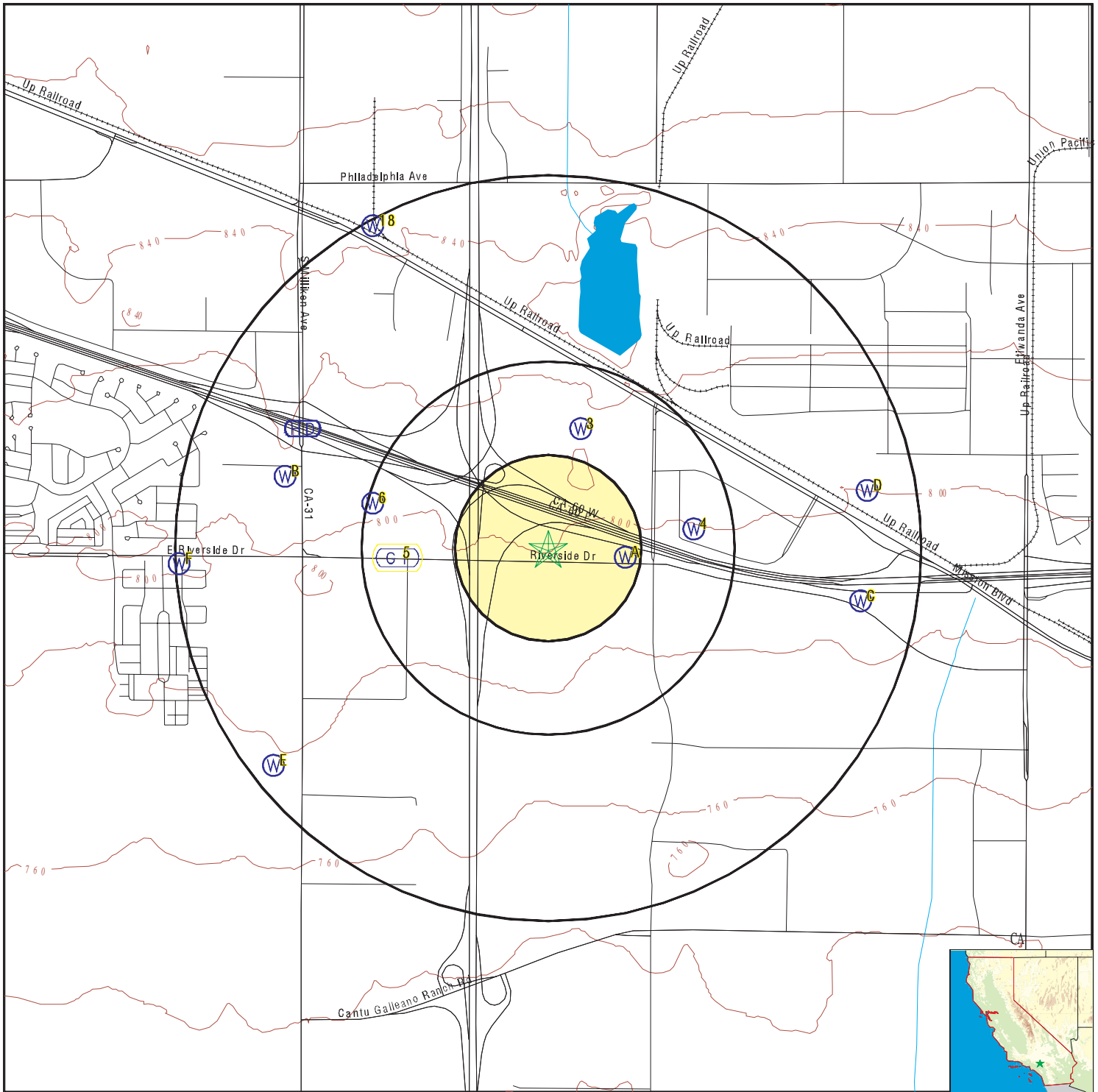
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	CADDW0000019978	1/8 - 1/4 Mile East
A2	CAPFAS000001486	1/8 - 1/4 Mile East
3	2605	1/4 - 1/2 Mile NNE
4	CADDW0000009909	1/4 - 1/2 Mile East
6	CADWR0000037352	1/4 - 1/2 Mile WNW
B7	CADDW0000008304	1/2 - 1 Mile WNW
B8	CADDW0000009225	1/2 - 1 Mile WNW
C9	CADDW0000002398	1/2 - 1 Mile East
C10	CAPFAS000001112	1/2 - 1 Mile East
D11	CADDW0000022657	1/2 - 1 Mile East
D12	CAPFAS000001285	1/2 - 1 Mile East
E13	CAUSGS000000258	1/2 - 1 Mile SW
E14	CAUSGSN00015420	1/2 - 1 Mile SW
E15	CADDW0000004890	1/2 - 1 Mile SW
E16	CADDW0000014175	1/2 - 1 Mile SW
E17	CADDW0000008503	1/2 - 1 Mile SW
18	CADWR0000015868	1/2 - 1 Mile NNW
F19	CADWR9000006404	1/2 - 1 Mile West
F20	CADDW0000013265	1/2 - 1 Mile West

PHYSICAL SETTING SOURCE MAP - 7120448.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Job# 202209049
 ADDRESS: Riverside Drive
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 DATE: September 16, 2022 2:31 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
A1	East	Click here for full text details		CA WELLS	CADDW0000019978
	1/8 - 1/4 Mile		Lower		
A2	East	Click here for full text details		CA WELLS	CAPFAS000001486
	1/8 - 1/4 Mile		Lower		
3	NNE	Click here for full text details		CA WELLS	2605
	1/4 - 1/2 Mile		Higher		
4	East	Click here for full text details		CA WELLS	CADDW0000009909
	1/4 - 1/2 Mile		Lower		
5	West	Click here for full text details		AQUIFLOW	66402
	1/4 - 1/2 Mile		Lower		
6	WNW	Click here for full text details		CA WELLS	CADWR0000037352
	1/4 - 1/2 Mile		Higher		
B7	WNW	Click here for full text details		CA WELLS	CADDW0000008304
	1/2 - 1 Mile		Higher		
B8	WNW	Click here for full text details		CA WELLS	CADDW0000009225
	1/2 - 1 Mile		Higher		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
C9 East 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000002398
C10 East 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAPFAS000001112
D11 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADDW0000022657
D12 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CAPFAS000001285
E13 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGS000000258
E14 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00015420
E15 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000004890
E16 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000014175
E17 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000008503

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
18 NNW 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000015868
F19 West 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000006404
F20 West 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADDW0000013265
1G West 1/4 - 1/2 Mile Lower	Click here for full text details	AQUIFLOW	66402

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91752	4	0

Federal EPA Radon Zone for RIVERSIDE County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 91752

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION

ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)

Property Name and Address: 11909 Riverside Dr, Jurupa Valley, CA			
Consultant Name: Phase Engineering, LLC		Report No.:	
<p>Instructions: Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0060.</p> <p>To fill out this form for email submission, place the cursor over the box in the column representing your answer and press the right mouse button once. Select the "Properties" option, and from there select "Default Value=Checked". This will place an "x" in the appropriate place. Please select only one answer per question.</p>			
Please explain all "Yes" answers in the Comments section at the end.			
	YES	NO	Unknown
1. Have you observed any evidence or do you have any prior knowledge that the <i>property</i> is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, recycling facility, or chemical processing/manufacturing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you observed any evidence or do you have any prior knowledge that any <i>adjoining property</i> is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in aggregate, stored on or used at the <i>property</i> or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that originated from a contaminated site or that originated from an unknown site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.


Please explain all "Yes" answers in the Comments section at the end.	YES	NO	Unknown
10. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously, any evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. If the <i>property</i> is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. If the <i>property</i> is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Does the <i>owner</i> , or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of any past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of <i>any hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the <i>property</i> discharge <i>wastewater</i> (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system or sanitary sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the <i>property</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please email completed form to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Please explain all "Yes" answers in the Comments section at the end.	YES	NO	Unknown
21. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the <i>property</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the <i>adjoining properties</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any refuse or trash piles on the <i>property</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any septic systems on the <i>property</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Have you observed any evidence or do you have any prior knowledge that the <i>property</i> is used or has been used, in the past, as a self-service laundry facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. To the best of your knowledge, have there been any previous environmental reports conducted for the property, i.e. Phase I or Phase II reports?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. To the best of your knowledge, is there a presence of lead based paint or asbestos at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. To the best of your knowledge, what was the historical use of the property?	Unknown -		
	Empty Lot		

Completed By:

Date: 9/14/22

Name (print): Rob Chase	Signature: 
Relationship to Property (owner, broker, attorney, etc.): Owner	Years Associated with Property: 1
Firm: Industrial Outdoor Ventures	
Address: 10 N Martingale Rd, Suite 560	City, State, ZIP Code: Schaumburg, IL 60173
Phone: 260-760-1221	Email: Rob@iovre.com
Comments on "Yes" Answers:	

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

User Responsibilities Questionnaire

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that all appropriate inquiries is not complete.

- 1) **Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).**
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes No

- 2) **Activity and land use (AUL's) limitations that are in place on the property or that have been filed or recorded in a registry (40 CFR 312.26 (a)(1)(v) and (vi)).**
Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law? Yes No

- 3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No

- 4) **Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
 Yes No
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes No

- 5) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**
Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
 - a. Do you know the past uses of the property? Yes No
 - b. Do you know of specific chemicals that are present or once were present at the property? Yes No
 - c. Do you know of spills or other chemical releases that have taken place at the property? Yes No
 - d. Do you know of any environmental cleanups that have taken place at the property? Yes No

- 6) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? Yes No

- 7) **Will any building on the property be child-occupied (including but not limited to day care, preschool, kindergarten classroom or housing)?**
 Yes No

Comments from Questions 1-7:

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Diana at (832) 810-9007. To submit this form via email, please send to: Diana PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description: 11909 Riverside Dr., Jurupa Valley, CA - New development

Print Name: Rob Chase Company: Industrial Outdoor Ventures Date: 9/14/22

Signature:  Relation to property: Owner
(purchaser, lender, lessee, etc.)



5524 Cornish Street Houston, Texas 77007 Office 713.476.9844 Toll Free 800.419.8881 Fax 713-476-9797 www.PhaseEngineering.com

September 15, 2022

From: Phase Engineering, LLC.

5524 Cornish Street

Houston, TX 77007

Requestor: Bev Evans

Records Request

Phase Engineering Job: 202209049

Phase Engineering LLC. is currently working on a Phase I Environmental Assessment of the property located at:

Address: 4453 Parkhurst Street (And NWC Wineville Road and Riverside Drive)
Mira Loma, California 91752

Between the dates of 11/10/21-present
Parcel ID: 156030017, 156030016, 156030042

We would like to request the following based upon the Freedom of Information Act:

Building Records: Please provide copies of all building permits submitted/approved, certificates of occupancy and building plans.

Environmental Health Records: We would like to request any environmentally-related information, such as to notices of violation or complaints pertaining to incidents such as chemical spills or dumping. If there are fuel tank storage facilities, sample wells, septic tanks or grease traps located on the property.

Fire/UST Records: We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern.

Please notify us of any charges before proceeding.

Please reply as soon as possible to: Research@PhaseEngineering.com or Call Bev Evans at 830-312-1966.

Thank you!

I give permission to redact (remove) any information that is confidential pursuant to the Attorney General's Public Information Act, Sections: 522.101: Judicial Decisions: 552.102: Employees' personal privacy; 522.117: employee address, telephone nos., Social Security Nos, personal family information; 522.1175: personal information of security officers; 522.130(a); Driver's License, Permit, Title, Registration, Personal ID; 522.137: email addresses when communicating electronically with governmental body.

User Responsibilities Questionnaire

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that all appropriate inquiriesis not complete.

- 1) **Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).**
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes No

- 2) **Activity and land use (AUL's) limitations that are in place on the property or that have been filed or recorded in a registry (40 CFR 312.26 (a)(1)(v) and (vi)).**
Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law? Yes No

- 3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No

- 4) **Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
 Yes No
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes No

- 5) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**
Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
 - a. Do you know the past uses of the property? Yes No
 - b. Do you know of specific chemicals that are present or once were present at the property? Yes No
 - c. Do you know of spills or other chemical releases that have taken place at the property? Yes No
 - d. Do you know of any environmental cleanups that have taken place at the property? Yes No

- 6) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? Yes No

- 7) **The anticipated future use of the subject property:**
 Residential Commercial/Industrial (i.e. Non-Residential)

Comments from Questions 1-7:

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Diana at (281) 200-0060. To submit this form via email, please send to: Diana PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:

Print Name: _____ **Company:** _____ **Date:** _____

Signature: _____ **Relation to property:** _____

(purchaser, lender, lessee, etc.)

APPENDIX VI

STATEMENT OF QUALIFICATIONS

It is our goal to provide quality Environmental Site Assessments and Related Professional Services at a fair price within the clients' required delivery date.



Since 1993 our in-house licensed and certified Environmental Professionals team continues to provide consistent quality, detailed attention to our client's requests, and full service environmental reports which set Phase Engineering, Inc. apart. Phase Engineering, Inc. has provided over 20,000 nationwide professional quality and timely Environmental Assessments and Property Condition Assessments for the private and public commercial real estate industries.

Whether you are a lender, a broker, an attorney, a buyer/seller, a property manager, a developer, or a property owner; ***Phase Engineering has the right service at the right price point*** for you. We work diligently to meet our clients timing and unique requirements. As any qualified Environmental Consultant knows, **Environmental Site Assessments are not created equal**. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client's interest. Please check out our "**Dare to Compare**" website page for more **information on how you can qualify your environmental vendors**.

We pride ourselves in **keeping current our licenses and certifications** to give the client a more informed and educated solution. The following are among our company's licenses and certifications:

- Professional Engineering Firm
- Professional Geoscientist Firm
- Licensed Asbestos Consultant Agency
- Licensed Mold Assessment Company
- Certified Lead Firm
- Leaking Petroleum Storage Tank (LPST) Corrective Action Specialist (CAS)
- Wetlands United States Army Corp of Engineers Delineation Course Certified
- Storm Water & Pollution Prevention Certified Preparer of SWPPP (CPSWPPP) and (CCIS)
- Radon

Competitive Pricing. Consistent Quality. Common Sense.
www.PhaseEngineering.com

Professional Services

The professional licensed and technical staff at Phase Engineering, LLC are **annually involved nationwide in over 1000 environmental site assessments, Property Condition Assessments and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients.** Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client's interest. Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world as listed below:

Environmental Site Assessments

- Phase I Environmental Site Assessments include site assessments prepared to: EPA "All Appropriate Inquiries" (AAI) rule, Phase I Environmental Site Assessments as per ASTM Standard E 1527, Small Business Administration (SBA) SOP 50 10 5, etc..
- Client specific requirements such as Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Wetlands Determination, Delineations, Mitigation Plans, and Permitting
- Endangered Species Reviews
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Environmental Data Services
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments / Consulting

- Phase II Environmental Site Assessments are specific to the nature of the project. A typical example is an investigation of an underground storage tank site. This requires sampling of soil and groundwater.
- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) and Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) (TCEQ) and (RRC) Consulting
- Innocent Owner Program (IOP) Consulting
- Resource Conservation and Recovery Act (RCRA) Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Assessments
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment and Advisory Services
- Operation Cleanup Program (RRC) Consulting Services

Professional Services (continued)

- Oil & Gas Due Diligence
- Underground Injection and Control (UIC) Permits and Registrations for Remediation Applications
- Remediation Feasibility, Design, and Implementation
- Monitoring and Post-Closure Care
- Groundwater Monitoring
- Prior Environmental Report Reviews
- RCRA Corrective Action Site Project Management
- Litigation Support

Waste Management and Compliance

- Industrial and Hazardous Waste Registration, Permitting, and Reporting
- Waste Management Unit Closures

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Client Specific Compliance Services

Professional Services (continued)

National Environmental Policy Act (NEPA)

- Categorical Exclusions
- Environmental Assessments
- Housing and Urban Development (HUD) 24 CFR Part 58 Reviews (CDBG, HOME, NSP, Disaster Recovery, Public Housing Programs, etc.)
- Part 50 compliance – HUD Form 4128 Environmental Review Checklist
- USDA Rural Development Environmental Reviews per 7 CFR Part 1970 policies and procedures
- Federal Communications Commission (FCC) NEPA compliance for communication or transmission towers and facilities
- TxDOT NEPA compliance
- Section 106 Historic Preservation
- Noise Surveys and Mitigation
- Explosive Hazards Assessments
- Wetland Delineation and Mitigation
- HUD's 8-Step Decision-Making Process for Developing in a Floodplain or Wetland (24 CFR Part 55)
- Environmental Justice Assessments

Licenses & Certifications

Phase Engineering, Inc. and the staff at Phase Engineering, Inc. are **licensed and certified** in all related areas to give the client a more informed and educated solution.

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

Asbestos

- Consultant Agency
- Consultant
- Project Designer
- Management Planner
- Air Monitoring
- Inspector

Indoor Air Quality

- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead

- Lead Firm
- Risk Assessor
- Inspector

Storage Tanks

- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

Wetlands

- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention

- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

Radon

- Residential Radon Measurement Provider

Recognized Associations

Keeping with the latest rules and regulations in the environmental field, Phase Engineering, Inc. and its staff are dedicated to current standards and legal issues by being involved with several professional associations:

- **ASTM** Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- **ASTM** Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (**RMA**)
- Society of Wetland Scientists (**SWS**)
- Certified Commercial Investment Member (**CCIM**)
- Commercial Real Estate Women (**CREW**)
- Environmental Bankers Association (**EBA**)
- Houston Geological Society (**HGS**)
- Association of Commercial Real Estate Professionals (**ACRP**)
- Commercial Real Estate Network (**CREN**)
- Society of Industrial and Office Realtors (**SIOR**)
- Institute of Real Estate Management (**IREM**)
- Urban Land Institute (**ULI**)
- National Association of Government Guaranteed Lenders (**NAGGL**)
- Houston Association of Government Guaranteed Lenders (**HAGGL**)
- North Texas Association of Government Guaranteed Lenders (**NTAGGL**)
- Central Texas Association of Government Guaranteed Lenders (**CTAGGL**)
- El Paso Texas Association of Government Guaranteed Lenders (**EPAGGL**)
- Texas Bankers Association (**TBA**)
- Independent Bankers Association of Texas (**IBAT**)
- National Registry of Environmental Professionals (**NREP**)
- Texas Association of Environmental Professionals (**TAEP**)
- Commercial Real Estate Association of Montgomery County (**CREAM**)
- Houston Realty Business Coalition (**HRBC**)
- Texas Affiliation Of Affordable Housing Providers (**TAAHP**)
- **ASTM** Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Geological Association of America (**GSA**), South-Central Section, Environmental & Engineering Geology Division
- Houston Geological Society (**HGS**), Environmental and Engineering Group
- Urban and Regional Information Systems Association (**URISA**)

Recognized Associations (continued)

- Texas Association of Environmental Professionals (**TAEP**)
- Texas Association Professional Geoscientists (**TAPG**)
- Texas Board of Professional Geoscientists (**TBPG**)
- American Institute of Professional Geologists (**AIPG**), Texas Section, AIPG District IV – Southeast Texas

Online Proposal Request

Our [online proposal request system](#) is designed with you in mind to streamline the proposal request process in order to efficiently and quickly get your proposal to you when submitted online by you.

Your success is our success, and this online process helps expedite getting your project underway and completed on time.

Proposal requests may be submitted online at www.PhaseEngineering.com.

1. Begin at our website at www.PhaseEngineering.com to set up your own account.
2. At the bottom of the homepage, there is a section called "Request for Proposal". Below this heading (and below the log in username/password), you will see a link to create a "New user? Create an account here".
3. When you click on the link, your browser will take you to a new login page. On this page, you will see a section called "New Users".
4. Create your own username (preferably something that you will remember like your name [i.e. first initial and last name]) and your own password and insert your contact information.
5. Finally, click "Create Account".

Your account should be created, and you can go back to our homepage and order a proposal.

If you have any questions or comments, please contact Diana Hedrick at Diana@PhaseEngineering.com.

Phase Engineering's quoted delivery for completed Phase I Environmental Site Assessments is approximately two weeks. Phase Engineering, LLC does realize that there are circumstances when the client needs results faster and will work to accommodate. Rush reports can be prepared in approximately one week with an added rush fee (rush delivery may result in data gaps due to time constraints).

All pricing and delivery of services is generally on a site specific basis depending on the scope of the assignment with the clients required guidelines.

Pricing differentials may apply for large acreage or difficult properties.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/1/2023

2/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LOCKTON COMPANIES 3657 BRIARPARK DRIVE, SUITE 700 HOUSTON TX 77042 866-260-3538	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS:	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Colony Insurance Company</td> <td>39993</td> </tr> <tr> <td>INSURER B : American Casualty Company of Reading, PA</td> <td>20427</td> </tr> <tr> <td>INSURER C : Continental Casualty Company</td> <td>20443</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Colony Insurance Company	39993	INSURER B : American Casualty Company of Reading, PA	20427	INSURER C : Continental Casualty Company	20443	INSURER D :		INSURER E :		INSURER F :
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INSURED 1504744 Principal Environmental, LLC dba TruHorizon Environmental Solutions Phase Engineering LLC 187 Coy Road Weatherford TX 76087															

COVERAGES CERTIFICATE NUMBER: 18249106 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	PACE4257645	2/1/2022	2/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	6045858577	2/1/2022	2/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	EXC4257646	2/1/2022	2/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	6045858613	2/1/2022	2/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Pollution Liability Professional Liability	Y	Y	PACE4257645	2/1/2022	2/1/2023	\$1,000,000 Each Pollution Condition Limit \$1,000,000 Limit

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION** See Attachment

18249106

For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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All policies (except Workers' Compensation/EL) include a blanket automatic additional insured endorsement [provision] that confers additional insured status to the certificate holder only if there is a written contract between the named insured and the certificate holder that requires the named insured to name the certificate holder as an additional insured. In the absence of such a contractual obligation on the part of the named insured, the certificate holder is not an additional insured under the policy.

All policies include a blanket automatic waiver of subrogation endorsement [provision] that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it. In the absence of such a contractual obligation on the part of the named insured, the waiver of subrogation feature does not apply.

All policies include a blanket notice of cancellation to certificate holders endorsement, providing for 30 days' advance notice if the policy is cancelled by the company other than for nonpayment of premium, 10 days' notice after the policy is canceled for nonpayment of premium. Notice is sent to certificate holders with mailing addresses on file with the agent or the company. The endorsement does not provide for notice of cancellation if the named insured requests cancellation.

The General Liability and Auto Liability policies contain a special endorsement with "Primary and Noncontributory" wording.

The Workers Compensation and Employers Liability include Alternate Employer coverage under form # WC 00 03 01.



Veronica Pearson
Staff Environmental Specialist

Professional Experience

Ms. Pearson is a Staff Environmental Scientist at Phase Engineering, LLC gathering research data and writing technical reports for Phase 1 Environmental Site Assessments (ESAs), Record Search with Risk Assessment Reports (RSRAs), Environmental Data Risk Reviews (EDRRs) as well as those for the Texas Department of Housing and Community Affairs (TDHCA) and United States Department of Housing and Urban Development (HUD). She started at Phase in early 2019 and in that time has gained experience writing hundreds of technical reports, creating inquiries for Public Information Requests to public entities, searching historical street directories as well as creating physical setting, topographic and aerial imagery maps in ArcGIS. She has also trained other new hires in the research and writing department according to the Phase Engineering standards, generated an ArcGIS database with Harris County aerials in order to support research efficiency and generated numerous word banks items in order to support writing efficiency.

Certifications

- GeoSearch - Challenges with the Phase I ESA Process
- Web-based Instructional System for Environmental Reviews (WISER):
 - Environmental Assessment Factors
 - Site Contamination
 - Water Elements
 - Noise Abatement and Control
 - Explosive & Flammable Materials
 - Part 58 environmental review process
 - Part 50 environmental review process
 - Environmental Justice

Education

- B.S. Environmental Science, University of Houston-Clear Lake, Houston, Texas

Select Project Experience

University of Houston-Clear Lake: Coursework included Organic Chemistry, Environmental Safety and Health, Environmental Toxicology, Environmental Microbiology, Environmental Geology, Environmental Biology, Soils in the Environment, Environmental Chemistry, Seminar in Biology and Environmental Sampling and Monitoring. Environmental Sampling and Monitoring included writing and carrying-out standard operating procedures for soil, water and air sampling.



Jillian Chahal

Due Diligence Operations Manager

Professional Experience

Ms. Chahal is an Environmental Professional for Phase Engineering, Inc. Ms. Chahal has over 14 years of experience in environmental consulting/remediation/construction projects in Texas for a wide variety of clients in the healthcare, industrial and commercial sectors.

Ms. Chahal has managed and conducted Environmental Site Assessment projects exercising due diligence and meeting client expectations. She has completed hundreds of assessments for asbestos, mold, air quality, safety, and soil and water contaminant investigation projects. She has designed remediation protocols, detailing hazard control systems, and operational procedures to best manage risks and exposure. Her experience has encompassed various aspects of consulting/project management including project design, research, cost projection and plan development; risk assessment; monitoring; and compliance.

Licenses/Certifications/Training

- 40-Hour OSHA (HAZWOPER) (29 CFR 1910.120)
- Certified Safety Professional (CSP)

Education

- B.S. Bioenvironmental Sciences, Texas A&M University, College Station, Texas
- M.P.H. Public Health (Environmental and Occupational Health), University of Texas Health Science Center, Houston, Texas