



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Water Street and Harvill Avenue - APN 317-260-034

Water Street and Harvill Avenue - APN 317-260-034
Perris, Riverside County, California 92570

Report Date
August 09, 0223

Partner Project No.
23-415493.1

Prepared for:
Pacific Medical Buildings
3394 Carmel Mountain Road, Suite 200
San Diego, California 92121



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



August 09, 0223

Ben Rosenfeld
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Subject: Phase I Environmental Site Assessment
Water Street and Harvill Avenue - APN 317-260-034
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Perris, Riverside County, California 92570
Partner Project No. 23-415493.1

Dear Ben Rosenfeld:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 863-604-5432.

Sincerely,

DRAFT

Lane Schwarzberg
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Pacific Medical Buildings for the property located at Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, Riverside County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Pacific Medical Buildings with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the west side of Harvill Avenue bounded by Placentia Avenue to the north and Water Street to the south within a mixed residential and industrial area of Riverside County. Please refer to the table below for a further description of the subject property:

Subject Property Data	
Address(es):	Water Street and Harvill Avenue - APN 317-260-034, Unincorporated Area (Perris) of Riverside County, California
Historical Address(es):	23772 Water Street and 23815 Placentia Avenue
Property Use:	Vacant land
Land Acreage (Ac):	19.41 Ac
Number of Buildings:	Zero
Parcel Number:	317-260-034
Site Assessment Performed By:	Joseph Kim of Partner
Site Assessment Conducted On:	August 03, 2023
Regulatory Radius Report Date:	July 27, 0020
Lien Search Date:	N/A
Report Date:	August 09, 0223
FOIAs Date:	July 2023

The subject property is currently vacant land covered with low-lying vegetation and trees. No permanent improvements were observed on-site and no operations are currently performed. At the time of Partner's August 2023 site reconnaissance, a concrete pad and an abandoned water well associated with a former dwelling were observed in the southwestern portion.

According to available historical sources, the subject property appears to have been agricultural land with a dwelling in the southwestern portion from as early as 1938 to 1970. A mobile home and an agricultural building were developed in the northern and northwestern portions, respectively, in the 1970s. Agricultural use appears to have ceased by the 1990s. All structures were removed by 2009 and the subject property has remained vacant land since then. Tenants on the subject property included private residents (1938-2009).

The adjoining properties are tabulated below:

Adjoining Properties	
North:	Lowe's Distribution Center (under construction) across Placentia Avenue

Adjoining Properties	
Northeast:	FedEx Distribution Center (20388 Harvill Avenue) across the intersection of Placentia Avenue and Harvill Avenue
East:	Vacant land across Harvill Avenue
Southeast:	UPS & FedEx Distribution Center (23901 Water Street) across the intersection of Water Street and Harvill Avenue
South:	Vacant land across Water Street
Southwest:	A trailer storage yard across Water Street
West:	Vacant land and a dwelling (23745 Placentia Avenue)

According to topographic map interpretation and groundwater monitoring activities conducted at a nearby property (obtained from GeoTracker), the physical setting features of the subject property identify the terrain as sloping to the east with the depth to groundwater in the vicinity of the subject property inferred to be approximately 120 feet below ground surface (bgs) and groundwater flow inferred to be toward the east.

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 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 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. The following was identified during the course of this assessment:

- According to regulatory records, one 500-gallon gasoline underground storage tank (UST) was located at the subject property. The gasoline UST was associated with the former subject property address 23772 Water Street on the southwest portion of the property. This area was approximately 0.75-acres in size and the exact location of the former UST is unknown, which precludes the investigation of the area via geophysical survey. According to records obtained from the State Water Resources Control Board (SWRCB), the UST was active through the late 1980s. No additional information regarding the UST was available for review. The implementation of a soil management plan during site redevelopment activities would make contractors aware of the potential to encounter a gasoline UST and/or impacted soils on the southwest portion of the subject property. Excavation and/or other earth moving activities would be closely monitored for evidence of impacts and/or subsurface anomalies. Based on the lack of information regarding the disposition of the gasoline UST, this condition represents a REC.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC 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 the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to 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).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice.

- According to a prior 2011 Phase I ESA, a septic system was located on the northwestern portion of the subject property. Partner did not observe this feature during the August 2023 site reconnaissance. The septic system was likely used for the disposal of household sanitary waste only. As such, this feature is not expected to represent a significant environmental concern.

Significant Data Gaps

A significant data gap affects the ability of the Environmental Professional to identify a REC. The following significant data gaps were encountered during this assessment:

- The lack of final disposition records of the 500-gallon gasoline UST is considered a significant data gap and a REC.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs in connection with the subject property. No CRECs, HRECs, or BERs were identified in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- The implementation of a soil management plan during site redevelopment activities to closely monitor for impacted soils and/or the presence of the gasoline UST during excavation of onsite soils or other earth moving work. If the gasoline UST is encountered, it should be closed in accordance with the Riverside County Department of Environmental Health Underground Storage Tank Guidelines to Closure by Removal.
- Abandonment of the former residential septic system located on the northwest portion of the subject property if discovered during site redevelopment activities.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed 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 scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E1527-21 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject 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. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Pacific Medical Buildings engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Pacific Medical Buildings . Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM Practice E1527-21.

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

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This data gap is not expected to alter the findings of this assessment.
- Partner's view of the ground during the site assessment was obstructed due to dense vegetation. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.
- Partner submitted Freedom of Information Act (FOIA) requests to Riverside County Department of Environmental Health (RCDEH) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, this agency has not responded to Partner's request. Based on information obtained from other historical resources, this limitation is not expected to alter the overall findings of this assessment.
- The lack of final disposition records of the 500-gallon gasoline UST is considered a significant data gap and a REC.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, California is located on the west side of Harvill Avenue bounded by Placentia Avenue to the north and Water Street to the south. According to the Riverside County Assessor, the subject property is legally described as 19.41 ACRES M/L IN LOTS 2 & 7 MB 001/005 OAKES & SAWYERS SUB.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently vacant land covered with low-lying vegetation and trees. No permanent improvements were observed on-site, and no operations are currently performed. At the time of Partner's August 2023 site reconnaissance, a concrete pad and an abandoned water well associated with a former dwelling were observed in the southwestern portion. There are currently no onsite operations.

The subject property is designated for "M-SC" for commercial/industrial development by Riverside County.

The subject property was identified as a Clandestine Drug Lab (CDL), California Hazardous Material Incident Report System (CHMIRS), Historical Hazardous Substance Storage (HHSS), and Historic (HIST) TANK site in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed residential and industrial area of Riverside County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

<i>Adjoining Properties</i>	
<i>North:</i>	Lowe's Distribution Center (under construction) across Placentia Avenue
<i>Northeast:</i>	FedEx Distribution Center (20388 Harvill Avenue) across the intersection of Placentia Avenue and Harvill Avenue
<i>East:</i>	Vacant land across Harvill Avenue
<i>Southeast:</i>	UPS & FedEx Distribution Center (23901 Water Street) across the intersection of Water Street and Harvill Avenue
<i>South:</i>	Vacant land across Water Street
<i>Southwest:</i>	A trailer storage yard across Water Street
<i>West:</i>	Vacant land and a dwelling (23745 Placentia Avenue)

The adjoining properties to the north and northeast were identified as Resource Conservation and Recovery (RCRA) Non-Generator/NLR (NONGEN) sites in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2021 United States Geological Survey (USGS) Perris, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 1,520 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately towards the east.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the east.

According to groundwater monitoring activities conducted at a nearby property (obtained from GeoTracker), the depth to groundwater in the vicinity of the subject property is inferred to be approximately 120 feet below ground surface (bgs).

The nearest surface water in the vicinity of the subject property is the Val Verde Tunnel located approximately 0.8 miles north of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Eastern Municipal Water District serves the subject property vicinity. The sources of public water for the subject property vicinity are a blend of surface water from the Colorado River and the State Water Project, as well as local groundwater.

2.4.3 Geology/Soils

The subject property is located in the Peninsular Ranges Geomorphic Province. The City of Perris lies primarily on bedrock known as the Perris Block, which is a mass of granitic rock bounded by the San Jacinto Fault, the Elsinore Fault, and the Santa Ana River; it is partially filled with alluvium. The subject property is underlain by the Val Verde pluton, which is a steep-walled and elongate pluton that contains a relatively consistent tonalite. The primary water-bearing unit beneath the City of Perris lies within Quaternary-age alluvial deposits originating from the San Jacinto River and its tributaries.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Greenfield sandy loam and Gorgonio loamy sand. The Gorgonio series consists of very deep, somewhat excessively drained, highly permeable soils that formed in alluvium derived from granite. These soils are on alluvial fans.

The Greenfield series consists of very deep, well drained, moderately to highly permeable soils that formed in alluvium derived from granite. These soils are on terraces and alluvial fans. Slopes range from 2 to 8 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C1430H, dated August 18, 2014, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

<i>Historical Use Information</i>		
<i>Years</i>	<i>Resource</i>	<i>Description/Use</i>
<i>1938-1970</i>	Aerial Photographs, Prior Report, Topographic Maps	Agricultural land with a dwelling (southwestern portion)
<i>1976-1985</i>	Aerial Photographs, Prior Report, Topographic Maps	Agricultural land with a dwelling (southwestern portion), a mobile home (northern portion), and an agricultural building (northwestern portion)
<i>1997-2006</i>	Aerial Photographs, Assessor Records, Building Records, City Directories, Prior Report, Topographic Maps	Vacant land with a dwelling (southwestern portion) and a mobile home (northern portion)
<i>2009-Present</i>	Aerial Photographs, On-site Observations, Topographic Maps	Vacant land

Tenants on the subject property included private residents (1977-2012).

The subject property parcel was historically used for agricultural purposes. There is the potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. In general, it has been Partner's experience that there is a low potential for pesticide soil contamination at concentrations in excess of regulatory thresholds as a result of the historical use of pesticides from normal crop application in accordance with manufacturers recommendations. The aerial photograph review indicates that the agricultural use of the subject property ceased sometime between 1985 and 1997 indicating that agricultural chemicals have not been applied in at least 26 years. Based on these reasons, Partner concludes that the potential former use of agricultural chemicals is not an environmental concern at this time.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on July 27, 2023. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

<i>Date:</i>	<i>1938, 1953, 1962, 1970</i>	<i>Scale:</i>	<i>1"=500'</i>
<i>Subject Property:</i>	Appears to be agricultural land with a dwelling in the southwestern portion		
<i>North:</i>	Appears to be agricultural land across Placentia Avenue		
<i>East:</i>	Appears to be agricultural land		
<i>South:</i>	Appears to be agricultural land across Water Street		
<i>West:</i>	Appears to be agricultural land		

Date:	1976, 1985	Scale:	1"=500'
Subject Property:	Appears to be agricultural land with a mobile home in the northern portion and a rectangular structure in the northwestern portion. The dwelling remains in the southwestern portion.		
North:	No significant changes visible until 1985 when a dwelling and sheds appear to the northwest across Placentia Avenue		
East:	No significant changes visible		
South:	No significant changes visible		
West:	Appears to be largely agricultural land with a dwelling and sheds		

Date:	1997	Scale:	1"=500'
Subject Property:	The rectangular structure in the northwestern portion no longer appears		
North:	No significant changes visible		
East:	Harvill Avenue appears to the east. No other significant changes visible.		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2002	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Agricultural use appears to the northeast across the intersection of Placentia Avenue and Harvill Avenue		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2005, 2006	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Agricultural land to the northeast appears to be vacant land. No other significant changes visible.		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2009, 2010, 2012, 2014, 2016, 2018	Scale:	1"=500'
Subject Property:	The mobile home in the northern portion and the dwelling in the southwestern portion no longer appear and the subject property is shown as vacant land		
North:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2020	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	The current distribution center appears to the northeast across the intersection of Placentia Avenue and Harvill Avenue		
East:	No significant changes visible		
South:	No significant changes visible		
West:	No significant changes visible		

Date:	2022	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	The current distribution center to the north appears to be under construction across Placentia Avenue		
East:	The current distribution center to the southeast appears to be under construction across the intersection of Water Street and Harvill Avenue		
South:	No significant changes visible		
West:	The area to the southwest across Water Street appears to be graded vacant land		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMS) from ERIS on July 27, 2023. FIM coverage was not available for the subject property.

A copy of the no coverage documentation is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on July 31, 2023 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

<i>City Directory Search for 23815 Placentia Ave (Subject Property)</i>	
<i>Year(s)</i>	Occupant Listed
1977	Parrott Clifford A
1984	Parrott Clifford A
1991	Xxxx
<i>City Directory Search for 23772 Water St (Subject Property)</i>	
<i>Year(s)</i>	Occupant Listed
1974	Xxxx
1977	Indacochea Pedro
2012	T Grant

Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

<i>City Directory Search for 20388 Harvill Ave (Adjoining Property)</i>	
<i>Year(s)</i>	Occupant Listed

2022	Central Freight Lines Inc
City Directory Search for 23745 Placentia Ave (Adjoining Property)	
Year(s)	Occupant Listed
1984	Scaramella Geo P
1986	Xxxx
1991	Xxxx
1996	A 1 Mbl Tire & Axel
2001	Weisenbergern, A 1 Mobile Tire & Axle Co
2003	A 1 Mobile Tire & Axle Co
2008	A 1 Mobile Tire & Axle Co, A 1 Mobile Tire & Axl Company

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on July 27, 2023. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date:	1942, 1943, 1953, 1967
Subject Property:	Depicted as undeveloped land with a small dot (typically denoting a dwelling or a small structure) in the southwestern portion. In addition, agricultural use is noted in the southwestern portion in 1953.
North:	Depicted as undeveloped land Placentia Avenue
East:	Depicted as undeveloped land
South:	Depicted as undeveloped land across Water Street
West:	Depicted as undeveloped land with several small dots farther west

Date:	1973
Subject Property:	Depicted as undeveloped land with two small dots in the southwestern portion
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date:	1979
Subject Property:	Depicted as undeveloped land with two small dots in the southwestern portion, a small dot in the northern portion, and a rectangular structure in the northwestern portion.
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted

<i>Date:</i>	1979
<i>West:</i>	No significant changes depicted

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	California Environmental Protection Agency (CalEPA)
Point of Contact:	CalEPA Regulated Sites Portal
Agency Address:	https://siteportal.calepa.ca.gov/nsite/
Agency Phone Number:	(916) 323-2514
Date of Contact:	July 26, 2023
Method of Communication:	Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CalEPA.	

4.1.2 Health Department

Regulatory Agency Data	
Name of Agency:	Riverside County Department of Environmental Health (RCDEH)
Point of Contact:	Online Records Request
Agency Address:	https://rivcoeh.org/request-public-records
Agency Phone Number:	(951) 358-5172
Date of Contact:	July 26, 2023
Method of Communication:	Online
Summary of Communication: As of the date of this report, Partner has not received a response from the RCDEH for inclusion in this report.	

4.1.3 Building Department

Regulatory Agency Data		
Name of Agency:	Riverside County Building & Safety Department (RCBSD)	
Point of Contact:	Online Database	
Agency Address:	https://building.rctlma.org/	
Agency Phone Number:	(951) 826-5361	
Date of Contact:	July 26, 2023	
Method of Communication:	Online	
Summary of Communication: Records provided for review included various building and plumbing permits dated from 1964 to 1977 for 23815 Placentia Avenue and 23772 Water Street		
Building Records Reviewed for Water Street and Harvill Avenue - APN 317-260-034 (Subject Property)		
Year(s)	Owner/Applicant	Description
1964	23772 Water Street	Permit issued to E. Toth for an individual trailer hook up.

1973	23772 Water Street	Permit issued to B. Lauda for electrical turn on.
1977	23772 Water Street	Permit issued to Pedro Indachochea for two awnings and a deck to a mobile home.
1977	23772 Water Street	Permit issued to Pedro Indachochea for a mobile home installation.
1973	23815 Placentia Avenue	Construction, electrical and plumbing permits issued to the owner, Betty Parrott, for the construction of a 36-foot by 150-foot Agricultural Building identified as a Rabbi try.
1974	23815 Placentia Avenue	Permit for a mobile home hook up, issued to Clifford Parrott for a 750-gallon septic tank and leach field.
1974	23815 Placentia Avenue	Permit issued to Betty Parrot for a deck to a mobile home.
1976	23815 Placentia Avenue	Permit issued to Betty Parrot for two awnings to a mobile home.

4.1.4 Planning Department

<i>Regulatory Agency Data</i>	
<i>Name of Agency:</i>	Riverside County Planning Department (RCPD)
<i>Point of Contact:</i>	N/A
<i>Agency Address:</i>	https://planning.rctlma.org/
<i>Agency Phone Number:</i>	(951) 955-3200
<i>Date of Contact:</i>	
<i>Method of Communication:</i>	Online
Summary of Communication:	
According to reviewed online documents, the subject property is zoned M-SC (Manufacturing Service Commercial Zone) for commercial/industrial development by the County of Riverside.	

4.1.5 Oil & Gas Exploration

<i>Regulatory Agency Data</i>	
<i>Name of Agency:</i>	California Geologic Energy Management Division (CalGEM)
<i>Point of Contact:</i>	CalGEM Well Finder Mapping Application
<i>Agency Address:</i>	https://maps.conservation.ca.gov/doggr/wellfinder/#close
<i>Agency Phone Number:</i>	(916) 322-1080
<i>Date of Contact:</i>	July 26, 2023
<i>Method of Communication:</i>	Online
Summary of Communication:	
According to DOGGR, no oil or gas wells are located on or adjoining to the subject property.	

4.1.6 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Riverside County Assessor
Point of Contact:	Online Property Search
Agency Address:	https://rivcoview.riversideacr.com/#/Property-Search
Agency Phone Number:	(951) 955-6200
Date of Contact:	
Method of Communication:	Online
Summary of Communication: According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 317-260-034. The subject property is situated on a 19.41-acre lot.	

4.1.7 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	Facility Information Detail (FIND)
Agency Address:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Phone Number:	(909) 396-2000
Date of Contact:	July 26, 2023
Method of Communication:	Online
Summary of Communication: No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.	

4.1.8 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	State Water Resources Control Board (SWRCB)
Point of Contact:	SWRCB GeoTracker Database
Agency Address:	http://geotracker.waterboards.ca.gov/ http://geotracker.waterboards.ca.gov/historical_ust_facilities
Agency Phone Number:	(916) 341-5250
Date of Contact:	July 26, 2023
Method of Communication:	Online
Summary of Communication: Records of a historical UST were available for review. A 500-gallon gasoline UST was reportedly installed in 1973 at 23772 Water Street. No additional information regarding the former UST was available for review.	

4.1.9 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	DTSC EnviroStor and Hazardous Waste Tracking System Databases
Agency Address:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_search.cfm?id=5
Agency Phone Number:	(916) 324-1826
Date of Contact:	July 26, 2023
Method of Communication:	Online
Summary of Communication:	
No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.	

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by ERIS documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM Practice E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Database Report Data				
Database	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N

<i>Database Report Data</i>				
<i>Database</i>	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
<i>Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)</i>	Subject and Adjoining	N	N	N
<i>Federal IC/EC Registries</i>	Subject Property	N	N	N
<i>Federal ERNS Site</i>	Subject Property	N	N	N
<i>State/Tribal Equivalent NPL</i>	1.00	N	N	N
<i>State/Tribal Equivalent CERCLIS</i>	1.00	N	N	N
<i>State/Tribal Landfill/Solid Waste Disposal Site</i>	0.50	N	N	N
<i>State/Tribal Leaking Storage Tank Site (LUST/LPST)</i>	0.50	N	N	N
<i>State/Tribal Registered Storage Tank Sites (UST/AST)</i>	Subject and Adjoining	Y	N	N
<i>State/Tribal IC/EC Registries</i>	Subject and Adjoining	N	N	N
<i>State/Tribal Voluntary Cleanup Sites (VCP)</i>	0.50	N	N	N
<i>State/Tribal Spills</i>	0.25	N	N	N
<i>Federal Brownfield Sites</i>	0.50	N	N	N
<i>State Brownfield Sites</i>	0.50	N	N	N
<i>Other Local/State/Federal Sites</i>	Varies	Y	Y	N

4.2.2 Subject Property Listings

The subject property is identified as a CDL, CHMIRS, HHSS, and HIST TANK site in the regulatory database report, as discussed below:

<i>Subject Property Database Listing</i>	
Database:	CDL, CHMIRS
Site Name:	Riverside Co. FD
Address:	Water St/Harvill St
Discussion:	According to the regulatory database, a report of dumping of drug lab equipment and/or waste was reported on March 30, 2001. The listings indicate that no evidence of a drug lab was identified at the subject property. The materials were disposed of at a "location away from an actual illegal drug lab". The Riverside County Fire Department and Riverside County Environmental Health were identified as the responding agencies. Water was not reportedly impacted by the dumping of the wastes and the material was recovered by a contractor. No reportable quantity of recovered hazardous materials was identified in the regulatory database and no follow-up investigations indicative of a significant release of hazardous materials were reported. Based on the length of time since the materials were found (approximately 22 years) and the cleanup of the

materials under regulatory oversight, these listings are not expected to represent a significant environmental concern.

<i>Subject Property Database Listing</i>	
Database:	HHSS, HIST TANK
Site Name:	Pedro Ma Indacochea
Address	23772 Water Street
Discussion:	According to regulatory records, one 500-gallon gasoline UST was located at the subject property. The gasoline UST was associated with the former subject property address 23772 Water Street on the southwest portion of the property. This area was approximately 0.75-acres in size and the exact location of the former UST is unknown, which precludes the investigation of the area via geophysical survey. According to records obtained from the State Water Resources Control Board (SWRCB), the UST was active through the late 1980s. No additional information regarding the UST was available for review. Based on the lack of information regarding the disposition of the UST, these listings represent a significant environmental concern.

4.2.3 Adjoining Property Listings

The adjoining properties to the north and northeast were identified as RCRA-NONGEN sites in the regulatory database report of Section 4.2. as discussed below:

<i>Adjoining Property Database Listing</i>	
Property Name:	IPT Riverside Logistics Center II, LLC
Address:	20421/20395 Sharon Ann Lane
Direction:	North across Placentia Avenue
Hydrological Gradient:	Cross/down-gradient
Database Listing:	RCRA NON GEN
Discussion:	These listings appear to be associated with construction activities of a distribution center to the north. No related violations or releases were reported, and the facility status is listed as inactive as of 2021. Based on the cross/down-gradient location, intervening distance over a roadway, inactive status, and lack of reported violations or releases, this facility is not considered a concern.

<i>Adjoining Property Database Listing</i>	
Property Name:	Central Freight Lines Inc
Address:	20388 Harvill Avenue
Direction:	Northeast across the intersection of Harvill Avenue and Placentia Avenue
Hydrological Gradient:	Down-gradient
Database Listing:	RCRA NON GEN
Discussion:	These listings appear to be associated with construction activities of a distribution center to the northeast. No related violations or releases were reported and the facility status is listed as inactive as of 2021. Based on the down-gradient location, intervening distance over a roadway, inactive status, and lack of reported violations or releases, this

facility is not considered a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM Practice E1527-21, Partner requested the following site information from Pacific Medical Buildings (User of this report).

<i>User Responsibilities</i>		
<i>Item</i>	Provided By User	Not Provided By User
<i>AAI User Questionnaire</i>		X
<i>Title Records, Environmental Liens, and AULs</i>		X
<i>Specialized Knowledge</i>		X
<i>Actual Knowledge</i>		X
<i>Valuation Reduction for Environmental Issues</i>		X
<i>Identification of Key Site Manager</i>	X	
<i>Reason for Performing Phase 1 ESA</i>	X	
<i>Prior Environmental Reports</i>	Section 5.2.6	
<i>Other</i>		X

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

A key site manager was not provided to be interviewed at the time of this assessment.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or reasonably ascertainable within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment, 23815 Placentia Avenue and 23772 Water Street, Riverside County, EEI (March 2011)

EEI prepared this report on behalf of County of Riverside Economic Development Agency. The assessment was reportedly performed in accordance with ASTM Standard E1527-05. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, and a review of federal, state, and local regulatory databases. Pertinent information contained in this report is summarized below:

- At the time of the 2011 assessment, the subject property was vacant land with remnants of former structures observed on the northwest and southwest portions of the subject property.
- According to EEI, the subject property was formerly developed with a dwelling on the southwestern portion as early as 1938. A mobile home was located on the northern portion from at least 1974 to 1976, and on the southwestern portion from 1964 to 1977. The structures were removed by 2009.
- No regulatory database listings of potential concern were identified associated with the subject property or off-site properties. EEI did not identify the former 500-gallon gasoline UST.
- EEI's site reconnaissance did not reveal any items of significant environmental concerns. EEI observed eight (8) discarded containers of what appeared to be waste oil in the southwestern portion. The containers were approximately one-gallon in size and contained oily-liquids. The ground surface beneath the containers was stained with oil. The stained area measured

approximately 3 feet by 10 feet. The aforementioned surface oil spillage is considered to be a de minimis condition.

- EEI also observed an inactive water well in the southwestern portion and a septic system on the northwestern portion. EEI recommended proper abandonment of these features during future development activities.

EEI identified no RECs and recommended no further investigation.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

<i>Site Assessment Data</i>	
<i>Site Assessment Performed By:</i>	Joseph Kim
<i>Site Assessment Conducted On:</i>	August 03, 2023

Partner was unaccompanied during the site reconnaissance.

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not currently generated onsite. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

No wastewater treatment facilities were observed or reported on the subject property.

According to a prior Phase I ESA (further discussed in Section 5.2.6), a septic system was located on the northwestern portion of the subject property. However, Partner did not observe this feature during the August 2023 site reconnaissance. If the septic system is encountered during future development activities, the system should be properly abandoned in accordance with applicable regulations.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the property primarily due to ground infiltration. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Based on the lack of onsite structures, no heating or cooling sources were observed onsite. Based on the lack of onsite structures, no heating or cooling sources were observed onsite.

6.1.5 Wells and Cisterns

Partner observed an inactive water well on the southwestern portion of the subject property. The well was likely used in connection with a former dwelling in the area. During future development activities, the well should be properly abandoned in accordance with applicable regulations.

6.1.6 Wastewater

Domestic wastewater is not generated at the subject property. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

According to a prior Phase I ESA (further discussed in Section 5.2.6), a septic system was located on the northwestern portion of the subject property. However, Partner did not observe this feature during the August 2023 site reconnaissance. If the septic system is encountered during future development activities, the system should be properly abandoned in accordance with applicable regulations.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

Based on the lack of onsite structures, ACMs were not considered within the scope of this assessment.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X,” to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Due to the lack of onsite structures, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

<i>EPA Radon Zones</i>		
<i>EPA Zones</i>	Average Predicted Radon Levels	Potential
<i>Zone 1</i>	Exceed 4.0 pCi/L	Highest
<i>Zone 2</i>	Between 2.0 and 4.0 pCi/L	Moderate
<i>Zone 3</i>	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered an environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Eastern Municipal Water District serves the subject property vicinity. The sources of public water for the subject property vicinity are a blend of surface water from the Colorado River and the State Water Project, as well as local groundwater. According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Based on the lack of onsite structures, mold growth and water damage were not considered within the scope of this assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
<i>Area of Concern</i>	<i>Likely or Known VEC to Subject Property</i>
<i>Subject Property Existing Operations or Conditions</i>	None identified that impact the subject property. Refer to Sections 2.0 Site Description and 6.0 Site Reconnaissance and discussion below.
<i>Historical Uses of the Subject Property</i>	The lack of final disposition records of the 500-gallon gasoline UST represents a potential VEC. Refer to Section 3.0 Historical Use and discussion below.
<i>Adjoining Property Operations or Existing Conditions</i>	None identified that impact the subject property. Refer to Sections 2.3 Current Use of Adjoining Properties and 6.4 Adjoining Property Site Reconnaissance and discussion below.
<i>Historical Uses of Adjoining Properties or Nearby Properties</i>	None identified that impact the subject property. Refer to Section 3.0 Historical Use and discussion below.
<i>Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD</i>	None identified that impact the subject property. Refer to Section 4.0 Regulatory Review and discussion below.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is likely to be an issue of concern in connection with the existing structures on the subject property. As such, additional action is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 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 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. The following was identified during the course of this assessment:

- According to regulatory records, one 500-gallon gasoline underground storage tank (UST) was located at the subject property. The gasoline UST was associated with the former subject property address 23772 Water Street on the southwest portion of the property. This area was approximately 0.75-acres in size and the exact location of the former UST is unknown, which precludes the investigation of the area via geophysical survey. According to records obtained from the State Water Resources Control Board (SWRCB), the UST was active through the late 1980s. No additional information regarding the UST was available for review. The implementation of a soil management plan during site redevelopment activities would make contractors aware of the potential to encounter a gasoline UST and/or impacted soils on the southwest portion of the subject property. Excavation and/or other earth moving activities would be closely monitored for evidence of impacts and/or subsurface anomalies. Based on the lack of information regarding the disposition of the gasoline UST, this condition represents a REC.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC 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 the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to 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).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice.

- According to a prior 2011 Phase I ESA, a septic system was located on the northwestern portion of the subject property. Partner did not observe this feature during the August 2023 site reconnaissance. The septic system was likely used for the disposal of household sanitary waste only. As such, this feature is not expected to represent a significant environmental concern.

Significant Data Gaps

A significant data gap affects the ability of the Environmental Professional to identify a REC. The following significant data gaps were encountered during this assessment:

- The lack of final disposition records of the 500-gallon gasoline UST is considered a significant data gap and a REC.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs in connection with the subject property. No CRECs, HRECs, or BERs were identified in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- The implementation of a soil management plan during site redevelopment activities to closely monitor for impacted soils and/or the presence of the gasoline UST during excavation of onsite soils or other earth moving work. If the gasoline UST is encountered, it should be closed in accordance with the Riverside County Department of Environmental Health Underground Storage Tank Guidelines to Closure by Removal.
- Abandonment of the former residential septic system located on the northwest portion of the subject property if discovered during site redevelopment activities.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at Water Street and Harvill Avenue - APN 317-260-034 in Unincorporated Area (Perris) of Riverside County, Riverside County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

DRAFT

Joseph Kim
Environmental Professional

Reviewed By:

DRAFT

Katelynn Griffin
Senior Author

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21

Environmental Risk Information Services (ERIS), Database Report, July 2023

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, July 2023

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, July 2023

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, July 2023

United States Fish and Wildlife Service, National Wetlands Inventory, accessed via the internet, July 2023

United States Geological Survey, accessed via the internet, July 2023

Phase I Environmental Site Assessment, 23815 Placentia Avenue and 23772 Water Street, Riverside County, EEI (March 2011)

FIGURES

1: Site Location Map

2: Site Plan

3: Topographic Map

APPENDIX A: SITE PHOTOGRAPHS

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

APPENDIX C: REGULATORY DATABASE REPORT

APPENDIX D: QUALIFICATIONS
