



CITY OF MENIFEE

MEMORANDUM

PUBLIC WORKS / ENGINEERING DEPARTMENT

DATE: April 5, 2022
TO: Desiree Bowdan, Associate Planner, Community Development Department
FROM: Chet Robinson, Senior Engineer
CC: Chris Heron, Assistant Engineer
SUBJECT: RPT21-057 – Phase I ESA Report Review Comments, PC1
Calliber Collision, PLN21-0348

The comments noted herein are for review of the following:

- Phase I Environmental Site Assessment, prepared by Intertek PSI, Project Number 05751921-1, dated September 22, 2021.
-

Our review was provided of the Phase I Environmental Site Assessment for the Caliber Collision project for conformance with the minimum criteria outlined in ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

We are pleased to report that we do not have any comments on the referenced report and recommend approval. See attached third party review letter by SCS Engineers.

Any questions can be directed to Chet Robinson at (951) 723-3879, or by email at crobinson@cityofmeniffee.us.



APPROVED REPORT

Date: 3/22/2022

From: Luke Montague, SCS Engineers

Subject: Third Party Review of Phase I ESA Report

PM/TM # RPT21-057 - Caliber Collision

Entitlement # _____

Project Description Vacant Land West of Zeiders Road and South of Scott Road, Menifee CA

Report Type:

Final Engineering

Hydrology Study

Soils/Geotechnical Report

Traffic Study

WQMP

OESA

- Other: Phase I ESA

Entitlement

March 22, 2022

Project Number: 01217205.00

Mr. Chet Robinson, PE, GE
City of Menifee
29714 Haun Road
Menifee, California 92586

Subject: Third Party Report Review of Phase I Environmental Site Assessment (Review)

**Site: RPT21-057 – Caliber Collision
Assessor's Parcel Number 384-130-028, Vacant Land West of Zeiders Road and
South of Scott Road, Menifee, California 92584**

Dear Mr. Robinson:

Pursuant to your request and authorization, SCS Engineers (SCS) has reviewed¹ a City of Menifee (Client)-provided document in connection with the above-referenced Site. SCS performed the Review to assess whether the report and underlying work are generally consistent with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 (Standard) and our experience. The work described in this Review was performed by SCS in general accordance with the City of Menifee Professional Services Agreement, FY2021/2022 On-Call Engineering Services (Contract) between SCS and the Client, which is valid from July 2, 2021 through June 30, 2022.

Should you have any questions regarding this Review, please do not hesitate to call the undersigned at (858) 583-7749.

Sincerely,



Luke Montague, MESM, PG 8071
Vice President
SCS ENGINEERS

¹ This Review was general in nature and not intended to address a detailed assessment of consistency with applicable regulatory standards.

1. BACKGROUND

Based on the Client’s request and authorization, SCS has completed a Review of the following Client-provided report:

- *Phase I Environmental Site Assessment, Undeveloped Land, Menifee, California*, prepared by Professional Service Industries, Inc. (PSI) and dated September 22, 2021 for Victory Development and Caliber Holdings, LLC

The above-referenced Phase I Environmental Site Assessment report (Phase I ESA) indicates that the site is comprised of 1 parcel of vacant and undeveloped land comprising approximately 2.37 acres, located on the west side of Zeiders Road and south of Scott Road, and identified with Assessor’s Parcel Number 384-130-028 in Menifee, California (Site). Historically, PSI reported that based on a review of historical records such as aerial photographs, the Site has been undeveloped land back to as early as 1938. PSI concluded overall that no recognized environmental conditions (RECs), controlled recognized environmental conditions, historical recognized environmental conditions, or vapor encroachment conditions were identified at the Site. PSI recommended “no further assessment for RECs in connection with the subject property at this time.”

REVIEW OF BIOSOLIDS/SLUDGE MAPS

In order to assess whether the Site is recorded as a biosolids/sludge application property, SCS reviewed the map titled “Permitted Biosolids/Sludge Application Map,” prepared by the City of Menifee and un-dated. Based upon a review of the map, the Site is not shown as an area where Composite Fields were present.

2. PHASE I ENVIRONMENTAL SITE ASSESSMENT REVIEW

2.1 PHASE I ESA REQUIREMENTS

The following table summarizes various requirements of the Standard and if they were addressed as part of the above-referenced Phase I ESA. Please note that the table below does not include all requirements of the Standard.

Requirement	Addressed
User Requirements	
Review of title and judicial records for environmental liens or activity use limitations	Yes
Specialized knowledge or experience of the user	Yes
Purchase price compared to property value	Yes
Commonly known or reasonably ascertainable information	Yes
Obvious indications that point to the presence of contamination	Yes
Site Reconnaissance	
Site building description	Yes
Site grounds description	Yes
Hazardous materials and petroleum product use and storage (type, quantity, storage conditions)	Yes
Hazardous waste generation (type, quantity, storage conditions)	Yes

Requirement	Addressed
Indications of releases	Yes
PCB-containing equipment	Yes
Fuel source for heating and cooling	Yes
Electricity and natural gas supplier	Yes
Potable water supplier	Yes
Sewer conveyance	Yes
Records Review	
Building department/ City clerk records review	Yes
Department of environmental health review	Yes
Other supplemental records sources requests	Yes
Interviews	
Interviews with current owner	Yes
Interview with current occupant	Yes
Interview with previous owners	Yes
Interview with previous occupants	Yes
Physical Setting	
Topographic map review	Yes
Geology	Yes
Depth and flow direction of groundwater	Yes
Off-Site Source Survey	
Regulatory database review	Yes
Discussion and conclusions for facilities identified on the regulatory database	Yes
Regulatory file review for off-Site sources	Yes
Historical Site and Site Vicinity Land Use Review	
Aerial photograph review	Yes*
Sanborn fire insurance map review	Yes
City directory review	Yes
Historical resources reviewed back to when the Site was undeveloped or to 1940	Yes
Discussion of gaps of unconfirmed historical Site land use	Yes
Discussion of historical Site and Site vicinity land use	Yes
Data Gaps	
Discussion of Data Gaps	Yes
Conclusions and Recommendations	
Conclusion consistent with Standard	Yes
Environmental professional signature	Yes
Report	
Within shelf-life	Yes
Reliance provided to The City of Menifee	No*

Notes:

* See Additional Discussion section below

2.2 PHASE I ESA REPORT ADDITIONAL DISCUSSION

SCS identified the following items in the Phase I ESA that are interpreted to either be either inconsistent with the Standard or our experience, or to warrant further discussion.

Discussion of Historical Site and Site Vicinity Land Use

PSI indicated that the Site was historically vacant and undeveloped land, and did not report on possible historical agricultural or dry farming activities.

However, based on a review of the historic aerial photographs provided in the Phase I ESA by SCS, it appears the Site was historically used for dry farming purposes and/or was cleared land from at least 1938 and possibly up until approximately 1976. Agricultural activity during a large portion of this timeframe often utilized organochlorine pesticides such as dichlorodiphenyltrichloroethane (DDT), dieldrin, toxaphene, and metal-based pesticides, such as arsenic, which were in wide general use for pest control.

However; if the Site was used for dry farming purposes, current regulatory guidance regarding dry farming indicates that this land use does not require agricultural sampling. According to the *Interim Guide for Sampling Agricultural Properties* issued by the Department of Toxic Substances Control (DTSC) and dated August 7, 2008, the DTSC states that land used for grazing or pasture does not require agricultural sampling, and that land used for dry-land farming does not need further investigation for pesticides or metals. Based on the lack of reported agricultural use of the Site in the Phase I ESA, the interpreted historical use of the Site for dry-land farming, and the current regulatory guidance regarding these types of land uses, there is a low likelihood of a recognized environmental condition at the Site relating to this possible historical Site land use.

Reliance

The Phase I ESA report was prepared by PSI for Victory Development and Caliber Holdings, LLC, the User of the Phase I ESA. No reliance of the Phase I ESA was provided to the City of Menifee.

SCS recommends that if the City of Menifee acts in a capacity as a relying party for the Site (i.e., as a lender extending credit to be secured by the Site, any purchaser, transferee or assignee, of a mortgage loan [or any portion thereof]), that the City of Menifee consider requesting a reliance letter from PSI as a relying party for the Phase I ESA for the Site.

3. RECOMMENDATIONS

Based on a review of the Phase I ESA report, SCS recommends that the City of Menifee approve the Phase I ESA report for the Site.

The below additional recommendation is provided at the discretion of the City of Menifee:

- SCS recommends that if the City of Menifee acts in a capacity as a relying party for the Site (i.e., as a lender extending credit to be secured by the Site, any purchaser, transferee or assignee, of a mortgage loan [or any portion thereof]), that the City of Menifee consider requesting a reliance letter from PSI as a relying party for the Phase I ESA report for the Site.



Phase I Environmental Site Assessment

**Undeveloped Land
Menifee, California 92584**



Prepared for:

Victory Development
8201 Preston Road
Dallas, Texas 75225

and

Caliber Holdings LLC
2941 Lake Vista Drive
Lewisville, Texas 75067

Prepared by:

Professional Service Industries, Inc.
11980 Telegraph Road, Suite 104
Santa Fe Springs, California 90670

September 22, 2021

PSI Project Number: 05751921-1

A handwritten signature in blue ink, appearing to read "Eliza Sahakian".

Eliza Sahakian
Geologist/Environmental Scientist

A handwritten signature in black ink, appearing to read "Patricia St. Peter".

Patricia St. Peter, LPG
Senior Geologist / Principal
Consultant

Phase I ESA Summary Table

Professional Service Industries, Inc. (PSI), an Intertek company, performed a Phase I ESA of the undeveloped property located in Menifee, California 92584. PSI performed the assessment to comply with the contract between Victory Development (the client) and PSI.

Our assessment did not include evaluation of BERs that are beyond the scope of ASTM E1527 (ASTM non-scope services, such as asbestos, mold, lead-based paint, radon, wetlands, etc.).

Report Section		No Issues Identified	REC	CREC	HREC	VEC	De-minimis	BER Issue	Notes
3.0	USER-PROVIDED INFORMATION	✓							
5.2	SUBJECT PROPERTY OBSERVATIONS	✓							
5.3	OFF-SITE OBSERVATIONS	✓							
6.0	HISTORICAL USES	✓							
7.0	ENVIRONMENTAL REGULATORY RECORDS REVIEW	✓							
8.0	VAPOR ENCROACHMENT SCREENING	✓							

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ENVIRONMENTAL DATABASE REPORT

SUPPLEMENTAL REGULATORY DOCUMENTATION

DATA GAP WORKSHEET

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PERSONNEL QUALIFICATIONS

LIST OF COMMONLY USED ACRONYMS AND ABBREVIATIONS

ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number (also referred to as a PIN)
AST	Above-Ground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity & Use Limitation
BER	Business Environmental Risk
Bgs	Below the ground surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CADC	California Department of Conservation
CADWR	California Department of Water Resources
CAEPA	California Environmental Protection Agency
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation & Liability Information System (now called SEMS)
CESQG	Conditionally Exempt Small Quantity Generator of Hazardous Waste (now called VSQG)
CFR	Code of Federal Regulations
COC	Chemical(s) of Concern
CREC	Controlled Recognized Environmental Condition
CWA	Clean Water Act
EP	Environmental Professional
EPA	U.S. Environmental Protection Agency
ERIS	Environmental Risk Information Services, Inc.
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition

HUD	U.S. Department of Housing & Urban Development
HVAC	Heating, Ventilation & Air Conditioning System
LAST	Leaking Above-Ground Storage Tank
LBP	Lead-Based Paint
LLP	Landowner Liability Protection
LQG	Large Quantity Generator of Hazardous Waste
LUST/ LST	Leaking Underground Storage Tank
MCL	Maximum Concentration Level
mg/kg	Milligrams per Kilogram
mg/L	Micrograms per liter
mg/L	Milligrams per Liter
MSDS	Material Safety Data Sheet (now called Safety Data Sheet (SDS))
MTBE	Methyl Tert-Butyl Ether
ND	Not Detected
NFA	No Further Action (also called No Further Remediation (NFR))
NOV	Notice of Violation
NPDES	National Pollution Discharge Elimination System
NPL	National Priorities List (a.k.a. Superfund)
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OSHA	U.S. Occupational Safety & Health Administration
PAH	Polynuclear (Polycyclic) Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene (also called Tetrachloroethylene)
pCi/L	Picocuries per Liter
PFAS	Per & Polyfluoroalkyl Substances
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctanesulfonic Acid

ppb	Parts per Billion
ppm	Parts per Million
RBCA	Risk-Based Corrective Action
RCRA	Resource Conservation & Recovery Act
REC	Recognized Environmental Condition
RFI	Request for Information
SF	Square Feet
SQG	Small Quantity Generator of Hazardous Waste
SSURGO	Soil Survey Geographic Database
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish & Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapore Encroachment Screening
VIC	Vapor Intrusion Condition
VOC	Volatile Organic Compound

CERTIFICATION

PSI, an Intertek company, has completed a Phase I ESA of the undeveloped property located in Menifee, California ("the subject property"). PSI performed the Phase I ESA in conformance with ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The assessment was completed at the request of Victory Development ("the client") in accordance with the scope of work outlined in PSI's Proposal Number 0575-352331, which was authorized by the client on August 30, 2021.

The conclusions developed herein represent our professional judgment based on information and data available to us at the time of the assessment, and observations made at the time of our site reconnaissance. In accordance with ASTM E1527-13 § 4.6, the report is valid for a period of 180 days from the time of issuance.

Site Assessor:



Eliza Sahakian
Geologist/Environmental Scientist

Reviewed by:



Patricia St. Peter, LPG
Senior Geologist / Principal Consultant

Environmental Professional Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. 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.

Environmental
Professional:



Patricia St. Peter, LPG
Senior Geologist / Principal Consultant



1.0 EXECUTIVE SUMMARY

1.1 FINDINGS

A summary of findings is provided below. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

1.1.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USE

The subject property consists of one vacant parcel approximately 2.37-acres, located on Zeiders Road, southwest of its intersection with Scott Road, in Menifee, California 92584. The subject property address is not listed. The property can also be identified as the Riverside County Assessor Parcel Number (APN): 384-130-028.

1.1.2 ADJOINING PROPERTY DESCRIPTION AND USE

The subject property is located within a primarily commercial and residential area in Menifee, California. No uses of concern were identified on the adjoining properties. Usage of the immediately surrounding properties is summarized in the table below.

Direction	Description of Adjoining Property Use
North	Undeveloped land followed by a commercial/Industrial structure that appeared to be vacant
East	Zeider Road followed by undeveloped land
South	Single family residential
West	Automotive parking area and storage yard

1.1.3 HISTORICAL USE OF SUBJECT PROPERTY AND SURROUNDING AREA

Historical information researched during this assessment allowed the uses of the subject property, adjoining and surrounding properties to be traced back to 1938, when the area appeared to be undeveloped and Zeiders Road appeared to be developed. The subject property and the north adjoining property appeared to be undeveloped as early as 1938 with a stream crossing the northwest. Further north and south, the property appeared to be developed circa 1985, while the property to the west appeared to be used as a parking area. The east adjoining property beyond Zeiders Road appeared to be developed with a structure to the north circa 1979. By 2012, the east adjoining property beyond Zeiders Road appeared to be vacant.



1.1.4 GOVERNMENTAL RECORDS REVIEW

PSI subcontracted with ERIS to provide a review of governmental database records for spill sites, tanks, hazardous waste handlers, and other facilities of potential concern within proximity to the subject property.

The subject property was not identified as a spill site or regulated facility on the regulatory databases that were searched. One or more off-site facility listings were identified in the database search within the appropriate AMSD and were evaluated by PSI during this assessment. None of the sites represent a REC in connection with the subject property.

1.1.5 SIGNIFICANT DATA GAPS

The ASTM E1527 Standard Practice defines a significant data gap as a lack of or inability to obtain information required by the practice that would limit our ability to draw conclusions with regard to RECs in connection with the subject property. Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify RECs in connection with the subject property.

1.2 CONCLUSIONS

PSI performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. The following conclusions have been made with regard to evidence of RECs, HRECs, CRECs, VECs, and de minimis conditions in connection with the subject property, as defined in ASTM E1527-13.

1.2.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of RECs in connection with the subject property.

1.2.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of CRECs in connection with the subject property.

1.2.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of HRECs in connection with the subject property.

1.2.4 VAPOR ENCROACHMENT CONDITIONS

This assessment has revealed no VECs in connection with the subject property.



1.2.5 DE MINIMIS CONDITIONS

PSI did not identify evidence of de minimis conditions on the subject property.

1.3 RECOMMENDATIONS

PSI recommends no further assessment for RECs in connection with the subject property at this time.



2.0 PHASE I ESA SCOPE AND METHODOLOGY

2.1 PURPOSE OF SERVICES

PSI performed the Phase I ESA in conformance with ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The purpose of the Practice was to define good commercial practice for conducting a Phase I ESA and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify RECs in connection with the subject property.

Based on the information provided, PSI understands that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for one of the LLPs.

2.2 PHASE I ESA METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

This assessment included the following components:

- Records review;
- Reconnaissance;
- Interviews;
- VES in accordance with ASTM E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* [VES Standard Guide]; and
- Preparation of this report, including our evaluation.

2.3 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice. PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore, the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.1.5.



2.4 SIGNIFICANT ASSUMPTIONS

PSI made the following significant assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding the regulatory status of facilities to be complete, accurate and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or other governmental agencies to be complete, accurate and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations, if provided, to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be accurate, complete, unbiased, current, and provided in good faith.
- Groundwater - PSI interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained during this assessment and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation is typically necessary to determine site-specific groundwater flow direction.



3.0 USER-PROVIDED INFORMATION

PSI considers the client to be the 'User' of our assessment, defined in ASTM Practice E1527 as "the party seeking to use ASTM E1527 to complete a Phase I ESA of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice...."

3.1 USER QUESTIONNAIRE

The EPA All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM E1527 § 6 require the User to answer certain questions related to the subject property, in order to obtain certain LLPs from CERCLA liability. To facilitate this process, PSI provided the client with a User Questionnaire, which is appended if it has been returned. A summary of the required questions and client responses is provided below.

Question	Yes	No	Unknown	N/A	Client did not respond
Did a review of recorded land title records or other sources identify any environmental liens filed or recorded against the subject property under federal, tribal, state or local law?			✓		
Did a review of land title records or other sources identify any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the subject property?			✓		
Do you have specialized knowledge or experience related to the subject property or nearby properties?		✓			
Does the purchase price being paid reasonably reflect the fair market value of the subject property?	✓				
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?				✓	



Question	Yes	No	Unknown	N/A	Client did not respond
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a releases or threatened releases? For example:					
Do you know of the past uses of the property?		✓			
Do you know of specific chemicals that are present or were once present at the property?		✓			
Do you know of spills or other chemical releases that have taken place at the property?		✓			
Do you know of any environmental cleanups that have taken place at the property?		✓			
Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?		✓			
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		✓			
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓			

NOTES

The client returned PSI’s questionnaire indicating ‘UNKNOWN’ to the questions: “Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?” or “Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?” This is a limitation that is evaluated on the appended Data Gap Worksheet. The completed questionnaire is appended.



3.2 TITLE RECORDS

Based on a review of the local tax assessor's records, the subject property is currently owned by Trucks Jeptha.

PSI was not provided with land title records by the client in order to obtain information about the past owners of the subject property and past uses and tenancies. However, given the availability of other historical resources, we do not consider this limitation to represent a significant data gap.

3.3 SUGGESTED INFORMATION

The client provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- The complete and correct address of the subject property or other documentation identifying the location and extents of the subject property.
- The scope of services desired for the Phase I ESA, including any evaluation for BERs or other items that are beyond the scope of ASTM E1527.
- Identification of the parties who will rely upon the report.
- Identification of the key site contact and contact information.

3.4 HELPFUL DOCUMENTS AND PRIOR INVESTIGATIONS

The Practice requires that the environmental professional ask the subject property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property. PSI mailed or e-mailed questions or performed interviews requesting this information.

The client did not provide prior environmental reports or other helpful documents within the performance period of this assessment.



4.0 PHYSICAL SETTING

PSI reviewed USGS topographic (topo) maps, information from the USDA and/or NRCS and/or other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property. Physical setting information is summarized in the table below.

Summary of Physical Setting Information

Physical Setting Attributes	Description	Source
Subject property elevation:	Approximately 1,526 feet AMSL.	Topo Map Murrieta, CA; Romoland, CA 7.5 minute Quadrangle, 2015
Topographic gradient:	The subject property and surrounding area slope downward gently to the north to northwest.	ERIS Physical Setting Report, Topo Map, Observations
Closest surface water:	Riverine, crossing the northwest portion of the subject property.	ERIS Physical Setting Report, Topo Map, Observations
Other resource or physical characteristics mapped on the subject property?	No.	ERIS Physical Setting Report, Topo Map, Observations
Is a flood hazard zone mapped on the subject property?	No. The subject property is located in Zone X-12, which is an area of minimal flood hazard.	ERIS Physical Setting Report
Predominant soil type(s) mapped on the subject property:	The predominant soil type is Las Posas loam. Las Posas is well drained Class D soil with high runoff potential when thoroughly wet. Additionally, water movement through the soil is restricted or very restricted.	ERIS Physical Setting Report
Estimated depth to first groundwater:	Occurs approximately at 21 feet bgs.	USGS National Water Information System Mapper (NWIS) well. Site Number: 333812117100801, Site Name: 006S003W23E001S
Anticipated regional groundwater flow direction:	The groundwater is expected to flow in the same direction as the local topography, which is north to northwest.	ERIS Physical Setting Report



Physical Setting Attributes	Description	Source
Oil and Gas Resources:	None mapped on or adjacent to the subject property.	ERIS Physical Setting Report
Mining Resources:	None mapped on or adjacent to the subject property.	ERIS Physical Setting Report



5.0 SITE RECONNAISSANCE

The location and approximate boundaries of the subject property are illustrated on the appended figures. The legal description of the subject property, if provided to PSI, is appended.

Mr. Jason McGee, Owner Representative of McGee Contracting Inc, granted PSI access to the subject property. Our assessor was unescorted during the site reconnaissance.

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjoining public access areas. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. PSI also systematically toured the interior portions of the subject property parcels to provide an overlapping field of view.

The peripheries of surface features and/or structures, where present on the subject property, were observed along with accessible interior common areas.

PSI photographed selected features. The captioned photographs collected during the site reconnaissance are appended.

5.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USES

General Subject Property Information	
Subject Property Address	West of Zeiders Road, Menifee, California 92584
Parcel Identification Number(s)	384-130-028
Parcel Size (acres)	2.37±
Subject Property Contact/Escort	Mr. Jason McGee / Unescorted
Date of Reconnaissance	September 2, 2021
Utilities	
Water	Eastern Municipal Water District
Wastewater/Sewer	Eastern Municipal Water District
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company

The subject property consists of one vacant parcel approximately 2.37-acres, located on Zeiders Road, southwest of its intersection with Scott Road, in Menifee, California 92584. The subject property address is not listed. The property can also be identified as the Riverside County Assessor Parcel Number (APN): 384-130-028.



5.2 SUBJECT PROPERTY OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the observation.

Identified? (check if Yes)	Item Description
Equipment/Activities/Uses	
	Medical/Dental Offices - Biomedical Wastes
	Dry Cleaners/Laundromats
	Automotive/Equipment Repair
	Emergency Generators
	Elevators
	Hydraulic Lifts
	Photo Processing
	Grease Traps and Oil/Water Separators
	Wastewater Treatment Systems
	Septic or Sewage Tanks
	Air Compressors
	Transformers or Other Mechanical/Electrical Equipment That Could Contain PCBs
	Pipeline Markers
	Oil and Gas Wells
	Stormwater Retention/Detention Systems
	Quarries, Pits, Lakes, Ponds, or Lagoons
	Use, Storage, or Disposal of Hazardous Substances
	Use, Storage, or Disposal of Petroleum Products
	ASTs/USTs
	Drums or Other Bulk Chemical Containers
	Suspect Containers/Unidentified Contents
	Drains or Sumps



Identified? (check if Yes)	Item Description
	Drinking Water, Irrigation, or Monitoring Wells
	Agrochemical Use/Application
	Railroad Spur, Siding, or Right-of-Way
	Interior/Pavement Stains or Corrosion
	Stained Soil/Stressed Vegetation
	Chemical Odors
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges/Unknown Pipes/Effluent Discharges
	Pools of Liquid or Standing Water
	Solid Waste Dumping/Landfilling/Suspect Fill Material
	Construction Debris/Material Stockpiles
	Other Uses or Conditions of Concern

PSI did not observe any of the above uses or conditions in connection with the subject property at the time of the site reconnaissance.

5.3 OFF-SITE OBSERVATIONS

A summary of the adjoining property uses and conditions is tabulated below. Detailed information is discussed following the summary for any “yes” answers, along with an opinion about the significance of the observation.

Direction	Description of Adjoining Property Use
North	Undeveloped land followed by a commercial/Industrial structure that appeared to be vacant
East	Zeider Road followed by undeveloped land
South	Single family residential
West	Automotive parking area and storage yard



Identified? (check if Yes)	Item Description
Equipment/Activities/Uses	
	Medical/Dental Offices - Biomedical Wastes
	Dry Cleaners/Laundromats
	Automotive/Equipment Repair
	Emergency Generators
	Elevators
	Hydraulic Lifts
	Photo Processing
	Grease Traps and Oil/Water Separators
	Wastewater Treatment Systems
	Septic or Sewage Tanks
	Air Compressors
✓	Transformers or Other Mechanical/Electrical Equipment That Could Contain PCBs
	Pipeline Markers
	Oil and Gas Wells
	Stormwater Retention/Detention Systems
	Quarries, Pits, Lakes, Ponds, or Lagoons
	Use, Storage, or Disposal of Hazardous Substances
	Use, Storage, or Disposal of Petroleum Products
	ASTs/USTs
	Drums or Other Bulk Chemical Containers
✓	Suspect Containers/Unidentified Contents
✓	Drains or Sumps
	Drinking Water, Irrigation, or Monitoring Wells
	Agrochemical Use/Application
	Railroad Spur, Siding, or Right-of-Way
	Interior/Pavement Stains or Corrosion



Identified? (check if Yes)	Item Description
	Stained Soil/Stressed Vegetation
	Chemical Odors
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges/Unknown Pipes/Effluent Discharges
	Pools of Liquid or Standing Water
	Solid Waste Dumping/Landfilling/Suspect Fill Material
✓	Construction Debris/Material Stockpiles
	Other Uses or Conditions of Concern

5.3.1 TRANSFORMERS OR OTHER MECH./ELEC. EQUIPMENT THAT COULD CONTAIN PCBs

Four pad-mounted electrical transformers were observed along Zeiders Road to the east adjoining the subject property. PSI did not observe non-PCB labeling on the transformers at the time of the site reconnaissance. PSI believes the electrical equipment is the property and responsibility of Southern California Edison, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.

5.3.2 SUSPECT CONTAINER/UNIDENTIFIED CONTENTS

PSI observed an unlabeled silo container on the south adjoining property. PSI was not able to determine what the contents were, if any, at the time of the site reconnaissance. PSI did not observe evidence of leaking or staining in connection with the container. This container is not considered to be evidence of a REC in connection with the subject property.

5.3.3 DRAINS OR SUMPS

PSI observed storm drains along Zeiders Road to the east adjoining the subject property. PSI did not observe evidence of unusual staining or improper disposal in connection with the observed storm drains, and the storm drains appeared to be in a generally good condition. The drains appear to flow into the Eastern Municipal Water District stormwater system. Based on this information, the observed storm drains are not considered to be evidence of a REC in connection with the subject property.



5.3.4 CONSTRUCTION DEBRIS/MATERIAL STOCKPILES

PSI observed stacked piles of wood and concrete on the western portion of the north adjoining property. The presence of these piles of wood and concrete is not considered to be evidence of a REC in connection with the subject property.



6.0 HISTORICAL USES

PSI utilized readily ascertainable historical data resources in order to research the history of the subject property and surrounding area. The intent of this review was to identify historical tenancies or uses of the subject property and surrounding area, which might be considered evidence of a REC. Generally, PSI reviewed the following readily ascertainable historical data resources, where they were available:

- Readily available historical topographic maps were reviewed to evaluate land development in the area over time. It should be noted that the scale of topographic maps in some cases does not allow for mapping of individual structures and developed areas may be shown by shading only.
- Selected historical aerial photographs were reviewed at 5-10 year intervals to obtain information concerning the development and history of the subject property and surroundings.
- PSI reviewed readily ascertainable historical city directories at 5-10 year intervals in order to obtain information on tenancies on the subject property and adjoining properties.
- PSI requested available historical fire insurance maps from ERIS. The Sanborn® Map Company and other regional providers historically mapped urban areas for use by insurance underwriters. In some cases, these maps provide useful information in evaluating previous tenancies and uses of the subject property and surrounding area. "Sanborn", "Sanborn Map", "Sanborn Map Company", and "Sanborn Fire Insurance Maps" are recognized trademarks of the Sanborn Map Company, a subsidiary of Environmental Data Resources, Inc.

Copies of select historical documents are provided in the report appendix; however, it should be noted that some of the resources used by PSI may be copyrighted and PSI has summarized these resources herein, but we have not included copies of these resources in the appendix.

6.1 CURRENT AND PRIOR USE INTERVIEWS

PSI conducted or attempted to conduct interviews with persons who are knowledgeable of the current use and history of the subject property. The following individuals were interviewed.

Name	Title/Role	Date Interviewed	Summary
Ms. Jessi Fazio	Client, Senior Project Coordinator, Victory Development	August 30, 2021	Ms. Fazio provided site information and arranged site access for the subject property.
Mr. Jason McGee	Owner Representative, McGee Contracting Inc	August 30, 2021	Mr. McGee provided site access information and arranged site access for the subject property.



Name	Title/Role	Date Interviewed	Summary
Ms. Roxy Burns	City of Menifee	September 13, 2021	FOIA Request
Clerk	Riverside County Environmental Health	September 13, 2021	FOIA Request
RWQCB	GeoTracker Website	September 21, 2021	PSI reviewed the RWQCB GeoTracker website for information on the subject property.
DTSC	EnviroStor Website	September 21, 2021	PSI reviewed the EnviroStor website for information on the subject property.

No evidence of RECs was identified as a result of the interviews conducted during this assessment. Complete records of communication detailing information obtained and reviewed, have been appended to this report.

6.2 SUMMARY OF RESOURCES

PSI reviewed the following resources in order to evaluate the historic uses of the subject property, adjoining and/or surrounding area.

Source Type	Years Reviewed	Source
Topo Maps	1942, 1943, 1953, 1973, 1979, 2015	ERIS
Aerial Photographs	1938, 1953, 1962, 1967, 1976, 1979, 1985, 1994, 2002, 2004, 2005, 2006, 2009, 2010, 2012, 2014, 2018, 2020	ERIS
City Directories	1986, 1991, 1996, 2001, 2006-2007, 2012, 2016, 2020	ERIS
Fire Insurance Maps	Unmapped Property	ERIS

6.3 SUMMARY OF THE HISTORY OF THE SUBJECT PROPERTY, ADJOINING AND SURROUNDING PROPERTIES

A chronological summary of the history and use of the subject property, adjoining and surrounding properties is provided in the following tables.



6.3.1 SUBJECT PROPERTY

Year(s)	Interpreted Use/Observations
1938 to 2020	The subject property appeared to be undeveloped land with a stream channel crossing the northwest portion of the property. No respective listing was identified in the City Directories for the subject property.

No evidence of RECs was identified as a result of the historical review of the subject property that was conducted during this assessment.

6.3.2 IMMEDIATELY ADJOINING AND/OR SURROUNDING PROPERTIES

NORTH	
Year(s)	Interpreted Use/Observations
1938 to 1976	The adjoining property to the north appeared to be undeveloped land with a stream channel crossing the northwest of the property.
1977 to 1994	The adjoining property to the north appeared to be undeveloped land followed by a structure further north. City Directories indicate the following: <u>33255 Zeiders Road</u> 1986: Moss Ira B 1991: XXXX
1996 to 2002	The adjoining property to the north appeared to be undeveloped land followed by multiple structures further north. City Directories indicate the following: <u>33255 Zeiders Road</u> 1996: Flaa John 2001: Bauer Eugene, Flaa John
2004 to 2020	The adjoining property to the north appeared to be undeveloped land followed by the present day commercial/industrial structure and paved parking areas further north. City Directories indicate the following: <u>33255 Zeiders Road</u> 2006-2007: Flaa John



EAST	
Year(s)	Interpreted Use/Observations
1938 to 1976	The adjoining property to the east appeared to be Zeiders Road followed by undeveloped land.
1979 to 2010	The adjoining property to the east appeared to be Zeiders Road followed by a structure to the northwest. City Directories indicate the following: <u>33250 Howard Way</u> 1986, 1991, 1996: Clark W Jas
2012 to 2020	The adjoining property to the east appeared to be Zeiders Road followed by vacant land.

SOUTH	
Year(s)	Interpreted Use/Observations
1938 to 1985	The adjoining property to the south appeared to be undeveloped land.
1994 to 2020	The adjoining property to the south appeared to be developed with the present day structure. City Directories indicate the following: <u>33235 Zeiders Road</u> 2001: Delgadillo Ray 2006-2007: XXXX

WEST	
Year(s)	Interpreted Use/Observations
1938 to 1976	The adjoining property to the west appeared to be a stream and undeveloped land.
1979	The adjoining property to the west appeared to be a stream and undeveloped land with a structure further west.
1985 to 2009	The adjoining property to the west appeared to be a stream and undeveloped land, a portion of which is used as a parking area, access roads, and a structure to the southwest. City Directories indicate the following: <u>33250 Howard Way</u> 1986, 1991, 1996, 2001: Cruz Raymond, Cruz Zona 2006-2007: XXXX



WEST	
Year(s)	Interpreted Use/Observations
2010 to 2020	The adjoining property to the west appeared to be a stream and undeveloped used as a parking area with small structures to the west and southwest.

No evidence of RECs was identified as a result of the historical review of adjoining and surrounding properties that was conducted during this assessment.



7.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

7.1 DATABASE FINDINGS

PSI retained ERIS to provide environmental database information attributed to the subject property and its surroundings. ERIS obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. ERIS's service includes reporting Standard Environmental Records Sources as listed in in the Practice.

The search, where applicable, was performed to AMSDs listed in ASTM E1527-13. The search radius required by ASTM varies by database.

ERIS also provides data for searches of other regulatory databases they believe may have useful information. The AMSDs for those databases are determined by ERIS.

Unplottable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the applicable AMSD. Those that could be determined to be within the AMSD are discussed, as appropriate.

The distribution of listed sites with respect to the subject property is tabulated and mapped in ERIS's Database Report, which is appended. The reader is referred to the table, which can be found near the front of ERIS's report. The full names of the database abbreviations and acronyms used below and in ERIS's report can be found in the Database Descriptions appendix of that report.

7.1.1 SUBJECT PROPERTY

The subject property was listed on one or more regulatory databases, as summarized below.

7.1.2 ADJOINING PROPERTIES

ERIS identified a number of regulated facilities and/or spill sites within the search radius. However, none of these sites are adjacent to the subject property and PSI considered the remaining database listings unlikely to impact the subject property based upon factors including (but not limited to):

- The nature of the listing;
- The use of the facility;
- When the facility was listed and its current listed status;
- The developmental density of the setting;
- The potential for vapors to encroach from the property to the subject property;
- The distance between the listing and subject sites related to whether releases are likely to migrate based on local surface and subsurface drainage conditions; and/or
- The presence of intervening drainage divides; and/or inferred groundwater movement.



7.1.3 SURROUNDING PROPERTIES

ERIS identified a number of regulated facilities and/or spill sites within the search radius. However, PSI considered the remaining database listings unlikely to impact the subject property based upon factors including (but not limited to):

- The nature of the listing;
- The use of the facility;
- When the facility was listed and its current listed status;
- The developmental density of the setting;
- The potential for vapors to encroach from the property to the subject property;
- The distance between the listing and subject sites related to whether releases are likely to migrate based on local surface and subsurface drainage conditions; and/or
- The presence of intervening drainage divides; and/or inferred groundwater movement.

7.2 REGULATORY AGENCY INQUIRIES

PSI sought information about the subject property and/or surrounding area from the governmental agencies listed in the following sections. Information was requested by telephone, in person, via e-mail, through an RFI, or through a written FOIA or equivalent request, as appropriate.

7.2.1 CITY OF MENIFEE

PSI submitted a FOIA request to City of Menifee City Clerk. Ms. Roxy Burns indicated that the City does not have any records related to the subject property.

7.2.2 RIVERSIDE COUNTY ENVIRONMENTAL HEALTH

PSI submitted a FOIA request to the Riverside County Environmental Health Department. A response has not been received as of the date of this report. This is a limitation and evaluated on the appended Data Gap worksheet. When a response is received, it will be reviewed and if changes to the findings or conclusions of this report are warranted, an addendum will be issued.

7.2.3 REGULATORY AGENCY MAINTAINED WEBSITES

PSI reviewed the State of California GeoTracker and EnviroStor websites for records pertaining to underground storage tanks, hazardous material storage, spills, leaks, cleanups, violations, and releases at the subject property. No records for the subject property or adjoining property addresses were identified on the GeoTracker or EnviroStor databases.



8.0 VAPOR ENCROACHMENT SCREENING

8.1 METHODOLOGY

The ASTM E1527-13 process requires the Environmental Professional to evaluate the potential for vapor encroachment onto the subject property, and to determine if such vapor encroachment constitutes evidence of a REC in connection with the subject property. The Practice does not specifically state the methods that must be used to screen for potential vapor encroachment issues. PSI utilized the VES Standard Guide as a basis to conduct a VES for the subject property. PSI used the Tier I procedure from the VES Standard Guide during this assessment. Where Tier II information is readily available during the normal course of conducting the Phase I ESA, PSI has combined the Tier I and Tier II steps.

The VES process utilizes information regarding the potential presence of releases on or near the subject property that were collected as a normal part of the Phase I ESA process. If the User Questionnaire was returned, PSI also reviewed the answers to the vapor encroachment screening questions. No additional data was collected specifically for the purpose of the VES. In order to identify potential sites of concern within the VES AMSDs, PSI reviewed, as available and appropriate, governmental database records, regulatory agency files, topo maps, aerial photography, fire insurance maps, and other information.

The AMSDs were expanded or reduced in the up-gradient, down-gradient, or cross-gradient directions by the environmental professional based on experience in the local area and applying professional judgment to factors such as: where a well-defined regional groundwater flow direction is identified; or whether other geologic features such as low permeability soils or hydrogeologic boundaries (such as rivers or streams) exist which would tend to limit the potential for migration of groundwater or vapors in a particular direction.

If a VEC was identified, the environmental professional determined whether the VEC represented evidence of a REC in connection with the subject property within the context of the Phase I ESA Standard Practice. It should be noted that the identification of a VEC in connection with the subject property does not necessarily indicate that a potential for migration of vapors into existing or proposed structures on the subject property is likely.

8.2 VES RESULTS

PSI did not identify sites of concern within the VES search radii; therefore, PSI concludes that no VECs exist on the subject property.

8.3 VES LIMITATIONS

The VES process is not intended to be an exhaustive screening and cannot wholly eliminate uncertainty regarding the presence of VECs in connection with the subject property. In addition, to the limitations inherent in the ASTM Standard Guide, the screening is intended to reduce, but not eliminate uncertainty regarding whether or not a VEC exists in connection with the subject property.



9.0 WARRANTY AND RELIANCE

9.1 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in general conformance with ASTM E1527-13. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

PSI has assumed that factual information provided to us by the Client, or obtained from governmental and historical research firm, the public domain, interviews, and other sources is accurate and unbiased. PSI assumes no liability for the accuracy of data provided to us by others.

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. PSI treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require PSI to independently verify the information. Therefore, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of ASTM E1527-13 standard, and the All Appropriate Inquiries Rule established by the U.S. Environmental Protection Agency (40 CFR Part 312). No other warranties are implied or expressed.

The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

No other warranties are implied or expressed.



9.2 RELIANCE

Victory Development, PSI's client, may rely on this report. In addition, Caliber Holdings LLC may rely on this report on the condition that such reliance is subject to the limitations and conditions accepted by PSI's client in its contract with PSI.

9.3 THIRD PARTY RELIANCE

This report was prepared pursuant to a contract between PSI and its client. That contractual relationship included an exchange of information about the subject property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued:

- upon timely request;
- subject to the permission of our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.

FIGURES



Figure 1 - Topographic Map
Undeveloped Land

Menifee, California 92584
Project Number: 05751921-1





Figure 2 - Site Vicinity Map
Undeveloped Land

Menifee, California 92584
Project Number: 05751921-1

