



BARR & CLARK

Independent Environmental Testing
Asbestos • Lead • Mold • Phase I

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Single-Family Dwellings

40475 Vista Murrieta and 40600 Myers Lane

Murrieta, CA 92562

Prepared for:

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1.0 EXECUTIVE SUMMARY

Barr & Clark completed a Phase I Environmental Site Assessment (Phase I ESA) for the Single-Family Dwellings located at 40475 Vista Murrieta and 40600 Myers Lane, in Murrieta, CA 92562 (the Subject Property).

The Subject Property consists of three contiguous parcels of land located along the west side of Vista Murrieta, in Murrieta, Riverside County, California.

The northern portion of the Subject Property, addressed as 40475 Vista Murrieta and Assessor's Parcel Numbers 949-180-025 and 949-180-023, is developed with a one-story single-family dwelling and a workshop building. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, an indoor pool and spa area at the single-family dwelling and landscaping including trees, shrubs and grasses.

The southern portion of the Subject Property, addressed as 40600 Myers Lane and Assessor's Parcel Number 949-180-022, is developed with a one-story single-family dwelling. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, and landscaping including trees, shrubs and grasses.

The Subject Property at 40475 Vista Murrieta was built in 1983 and the Subject Property at 40600 Myers Lane was built in 1986.

Previously, the Subject Property was vacant land, from as early as 1938 until prior to 1983 and 1986 when the Subject Property appeared to be developed with the existing structures. The Subject Property parcels contain approximately 5.80 acres according to records reviewed by Barr & Clark.

The Subject Property is located in a neighborhood of Murrieta which is located in a mixed residential and commercial area. The immediately surrounding properties consist of a single-family residential property to the north; Vista Murrieta followed by single-family residential properties and vacant land to the east; single-family residential properties to the south; and single-family residential properties and vacant land to the west.

Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut was retained to perform an environmental database search for locations identified as hazardous substance and/or hazardous waste facilities near the Subject Property. The Subject Property addresses were not listed in the databases searched by EDR.

The EDR database search identified numerous properties listed on databases indicating environmental impairment in the vicinity of the Subject Property within the search distances specified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E1527-21).

The following is a discussion of the listed site:

1. Private Airstrip, at 40675 Skypark Lane, is located approximately 350 feet West-Northwest of the Subject Property. According to the regulatory database report, this site is listed on the HIST UST database. According to documentation provided on the State Water Resources Control Board, GeoTracker website, a 2,000-gallon underground storage tank (UST) containing “aviation gasoline” was installed at the site in 1975. According to the aerial photos, the private airstrip was removed in approximately 2006. No additional information was provided on the Geotracker website regarding the removal of the UST, however, during the site inspection, Barr & Clark noted that the site is currently being developed with a multi-family residential property. Based on the current use of the site and lower elevation of the site from the Subject Property, this site is not expected to represent a significant environmental concern to the Subject Property.

Barr & Clark has performed a Phase I Environmental Site Assessment in conformance with the Scope of Work required by 40 CFR §312 and 24 CFR §58.5(i)(2) or §50.3(i) et al and Community Development Partners for a full Phase I Environmental Site Assessment of the Single-Family Dwellings located at 40475 Vista Murrieta and 40600 Myers Lane, in Murrieta, CA 92562. Any exceptions to, or deletions from Community Development Partners' Scope of Work were previously described in this report where applicable. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) in connection with the Subject Property. However, the following environmental issue was identified that warrants mention:

- Sanitary discharges at the Subject Property are directed to an on-site septic system. The presence of the on-site septic system is not anticipated to adversely impact the Subject Property due to its presumed use for domestic purposes only.
- A workshop building (used for an onsite sign making business) is provided at 40475 Vista Murrieta and storage trailers (used to store personal items) are provided at 40600 Myers Lane. No chemicals of concern were identified at the workshop and warehouse buildings and are not anticipated to adversely impact the Subject Property.
- Asbestos-containing materials are being evaluated at the Subject Property under a separate work contract. A standalone report regarding this environmental hazard will be issued under separate cover and is not incorporated into the Phase I Environmental Site Assessment. Recommendations may be proposed in the separate reports provided for Asbestos.

Based on the conclusions of this assessment, Barr & Clark recommends the following:

- No further action or investigation is recommended at the subject property in relation to recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs).
- The on-site septic system should be properly closed and removed following current regulatory procedures and guidelines prior to redevelopment of the Subject Property and connection to the City of Murrieta sewer system.

- Asbestos-containing materials are being evaluated at the Subject Property under a separate work contract. A standalone report regarding this environmental hazard will be issued under separate cover and is not incorporated into the Phase I Environmental Site Assessment. Recommendations may be proposed in the separate reports provided for Asbestos.

Given the potential presence of ACMs at the property, an Asbestos Operations and Maintenance (O&M) Program should be instituted until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Program is to implement a practical management approach to controlling identified ACM within the subject property. The O&M Program is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed. In addition, it is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

This executive summary is provided solely for the purpose of overview. Any party authorized to rely on this document must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter. This report must be read in its entirety, no one page, sentence or section stands alone.

2.0 INTRODUCTION

2.1 Subject Property

This Phase I Environmental Site Assessment (Phase I ESA) was conducted by Barr & Clark, Inc. in general accordance with criteria listed in the ASTM Standard E1527-21 (the Standard) and in conformance with the Scope of Work required by Community Development Partners to evaluate the Single-Family Dwellings located at 40475 Vista Murrieta and 40600 Myers Lane, in Murrieta, CA 92562 (the Subject Property, see attached Figure 1) for the possible presence of contaminants as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 USC Section 9601). The assessment was also conducted to evaluate the possible presence of petroleum products at the Subject Property which are not regulated by CERCLA. Finally, the assessment was conducted in general accordance with the *All Appropriate Inquiries* (AAI) criteria as defined by 42 USC Section 9601. Barr & Clark was retained by Community Development Partners (client) to conduct this assessment. This report is formatted to provide general consistency with the guidelines provided by the Standard.

2.2 Scope of Services

This assessment was conducted to evaluate environmental concerns caused by past or present on-site and off-site activities. The scope of work for this assessment consisted of the following tasks as relevant and possible:

- An on-site reconnaissance and inspection by a Barr & Clark environmental professional to evaluate current conditions at the Subject Property and vicinity;
- A review of environmental databases, including listings of known or suspected contaminated sites, known landfill locations, known leaking underground storage tank (LUST) locations, and operations regulated under federal or state hazardous waste regulations;
- A review of historical aerial photographs and topographic maps;
- A review of previous documented environmental site assessments and evaluations performed at the Subject Property as such are relevant and provided to Barr & Clark;
- A review of title documentation for evidence of environmental liens on the Subject Property;
- An interview with the Subject Property owner's representative;
- A description of the regional geologic and hydrogeologic setting for the Subject Property; and
- Preparation of a written report.

Issues that were evaluated with respect to the Subject Property consisted of the following as relevant and possible:

- Storage, use and disposal of chemicals, hazardous materials, or hazardous waste at the Subject Property;
- Previous on-site activities;
- Possible contamination resulting from off-site sources and nearby properties; and
- Historical or current circumstances that suggest that the Subject Property could be a source of contamination.

2.3 Significant Assumptions

This assessment was conducted in general accordance with ASTM Standard E1527-21 and in conformance with the Scope of Work required by Community Development Partners. Accordingly, it is understood that the assessment is not exhaustive. General conformance to the Standard is intended to reduce but not eliminate uncertainties regarding potential *Recognized Environmental Conditions* (RECs) at the Subject Property. It is recognized within the Standard that there are reasonable limits of time and cost to conduct a Phase I ESA that must always be considered.

The Standard also recognizes that the level of inquiry will vary from one site to another depending on, but not limited to factors such as: size, age, history, chemical usage, past remedial efforts and/or off-site concerns.

In evaluating the Subject Property, Barr & Clark has relied in good faith on information provided by individuals as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation, deception or fraudulent acts of the persons interviewed or contacted.

This assessment represents Barr & Clark's professional interpretation and judgment of the existing site conditions based on the facts currently available within the limits of the mutually agreed scope of work, budget and schedule, which are not intended to be exhaustive in scope. It is Barr & Clark's specific intent that the conclusions and recommendations presented herein be used as guidance and not necessarily as a firm course of action unless explicitly stated as such. We make no warranties, express or implied, as to the functionality of the Subject Property for a particular purpose. The information provided in this report is not to be construed as legal advice.

2.4 Limitations and Exceptions

This assessment was prepared based on the information collected by Barr & Clark during this evaluation. Barr & Clark cannot guarantee the accuracy or completeness of governmental or site records. This report documents the condition of the sites on the date visited.

The services conducted by Barr & Clark have been rendered in a manner generally consistent with the level of skill and care ordinarily exercised by members of the environmental consulting profession currently practicing under similar conditions. As noted above, this assessment was conducted in general accordance with the ASTM Standard and the Barr & Clark proposal. Accordingly, no evaluation was completed with respect to the following potential issues as part of this project: an assessment of the regional potential for radon contamination of structures on the Subject Property or a measurement of the radon concentration in structures on the Subject Property; an assessment of the possible asbestos content of building materials; a geophysical survey for buried vaults, tanks or sumps; an assessment of wetlands on the Subject Property; an assessment of molds or fungi or other air quality issues that may be present; an assessment of California Prop 65 issues; geotechnical/Seismic/Methane/EMF issues; an assessment of endangered flora or fauna; paleontological, cultural or historical resources; soils or groundwater testing; Environmental, Safety and Industrial Hygiene regulatory compliance of the operations conducted at the facility; an evaluation of possible lead concentration in drinking water at the Subject Property; and an evaluation of possible lead concentration in on-site paints.

Barr & Clark is not engaged in environmental reporting for the purpose of advertising, sales promotion, or endorsement of any client's interest, including raising investment capital, recommending investment decisions, or other publicity purposes. Our client acknowledges that this report has been prepared for the exclusive use of the client and agrees that Barr & Clark reports and correspondence will not be used nor relied upon in any prospectus or offerings circular. This report is based on data and information collected during the evaluation of the Subject Property conducted by Barr & Clark personnel and is based solely on the site conditions encountered on the date and time of the site visit, supplemented by relevant historical information and data as provided and described in this report. No assurance is made regarding changes in conditions that could occur subsequent to the time of the assessment.

2.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 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 (as discussed in Section 3.5), this data gap is not expected to alter the findings of this assessment.
- Barr & Clark requested information relative to deed restrictions and environmental liens and a title search. This information was not provided at the time of the assessment.
- Barr & Clark was not able to document the historical use of the Subject Property prior to 1938. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1938; historical topographic maps were not available prior to 1901, and Sanborn fire insurance maps were not available for the Subject Property. This data failure is not considered critical and does not change the conclusions of this report, as the 1938 historical aerial photograph revealed the Subject Property to be vacant land.

2.6 User Reliance

This report is prepared for the sole use and benefit of Barr & Clark's client (Community Development Partners) and it is reasonable for the client to rely upon the extent, character, and conclusions of this report. No other parties are granted that right without the express written authorization of Barr & Clark. This report is copyrighted. No copies may be made by any party other than Barr & Clark or Community Development Partners without the written permission of Barr & Clark.

3.0 SITE DESCRIPTION

3.1 Property Location and Description

The Subject Property consists of three contiguous parcels of land located along the west side of Vista Murrieta, in Murrieta, Riverside County, California. (Figures 1 and 2).

The northern portion of the Subject Property, addressed as 40475 Vista Murrieta and Assessor's Parcel Numbers 949-180-025 and 949-180-023, is developed with a one-story single-family dwelling and a workshop building. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, an indoor pool and spa area at the single-family dwelling and landscaping including trees, shrubs and grasses.

The southern portion of the Subject Property, addressed as 40600 Myers Lane and Assessor's Parcel Number 949-180-022, is developed with a one-story single-family dwelling. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, and landscaping including trees, shrubs and grasses.

The Subject Property at 40475 Vista Murrieta was built in 1983 and the Subject Property at 40600 Myers Lane was built in 1986.

Previously, the Subject Property was vacant land, from as early as 1938 until prior to 1983 and 1986 when the Subject Property appeared to be developed with the existing structures. The Subject Property parcels contain approximately 5.80 acres according to records reviewed by Barr & Clark. The Subject Property is identified as Riverside County Assessor's Parcel Numbers (APN): 949-180-022, 949-180-025 and 949-180-023.

The Subject Property is located in a neighborhood of Murrieta which is located in a mixed residential and commercial area. The immediately surrounding properties consist of a single-family residential property to the north; Vista Murrieta followed by single-family residential properties and vacant land to the east; single-family residential properties to the south; and single-family residential properties and vacant land to the west.

3.2 Physical Setting

The United States Geological Survey (USGS), *Murrieta, 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 1,195 feet above mean sea level (MSL). The contour lines in the area of the Subject Property indicate the area slopes gently towards the east and west.

According to California's Groundwater: Bulletin 118, published by the State of California Department of Water Resources, the Subject Property is located in the Temecula Valley Groundwater Basin. The Temecula Valley Groundwater Basin underlies several valleys in southwestern Riverside County and a portion of northern San Diego County. Murrieta, Temecula, Pauba, Long, and Lancaster Valleys are largest of the valleys overlying this basin. The basin is bounded by nonwater-bearing crystalline rocks of the Penninsular Ranges. The overlying valleys are drained mainly by Wilson, Temecula, Murrieta, Warm Springs, and Pechanga Creeks to the Santa Margarita River, which flows west out of Temecula Valley. The Pechanga Indian Reservation overlies some of the southwestern part of the basin.

Review of soils information for the Subject area provided by EDR indicated the following: According to the soils information provided by EDR, the soils beneath the subject property are identified as Ramona loam. A typical soil profile is loam from 0 to 9 inches, fine sandy loam from 9 to 22 inches, sandy clay loam from 22 to 68 inches. These soils are in the Class B Hydrologic Group with moderate infiltration rates. These soils are described as deep and moderately deep, moderately well and well drained soils with moderately coarse textures. These soils are well drained. Depth to water table is 0 inches.

The nearest surface water in the vicinity of the Subject Property is the Warm Springs Creek, located adjacent to the west 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 environmental documentation posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the depth and direction of groundwater in the vicinity of the Subject Property is inferred to be present at approximately 100 feet below ground surface (bgs) and the flow is south/southwest.

3.3 Current and Historic Use of Site

Previously, the Subject Property was vacant land, from as early as 1938 until prior to 1983 and 1986 when the Subject Property appeared to be developed with the existing structures. The Subject Property parcels contain approximately 5.80 acres according to records reviewed by Barr & Clark.

3.4 Historical Uses of Site

3.4.1 Historical Aerial Photographs

Information regarding the history of the Subject Property was obtained by purchasing and reviewing historical aerial photographs from EDR of Shelton, Connecticut. A total of 15 aerial photographs were reviewed for the following years: 1938, 1949, 1953, 1961, 1967, 1978, 1985, 1989, 1996, 2002, 2006, 2009, 2012, 2016 and 2020. The following observations were made from our review of the historical aerial photographs:

- 1938, 1949, 1953, 1961. The Subject Property appears to be vacant land. The adjacent properties to the north, east, south and west appear to be vacant land.
- 1967. The Subject Property appears to be vacant land. The adjacent properties to the north, east, south and west appear to be vacant land. An airport runway is located to the west of the Subject Property.
- 1978. The Subject Property appears to be vacant land. The adjacent properties to the north, east, south and west appear to be vacant land. An adjacent property to the east appears to be developed with a single-family residential property. An airport runway is located to the west of the Subject Property.
- 1985. The Subject Property appears to be developed with the existing improvements at 40475 Vista Murrieta. The adjacent properties to the north, east, south and west appear to be developed with single-family residential properties and vacant land. An airport runway is located to the west of the Subject Property.
- 1989, 1996, 2002. The Subject Property appears to be developed with the existing improvements. The adjacent properties to the north, east, south and west appear to be developed with single-family residential properties and vacant land. An airport runway is located to the west of the Subject Property.

- 2006, 2009. The Subject Property appears to be developed with the existing improvements. The adjacent properties to the north, east, south and west appear to be developed with single-family residential properties and vacant land.
- 2012, 2016 and 2020. The Subject Property appears to be developed with the existing improvements. The adjacent properties to the north, east, south and west appear to be developed with single-family residential properties and vacant land.

3.4.2 Sanborn Fire Insurance Map Review

Information regarding the history of the subject property was obtained by purchasing and reviewing historical Sanborn Fire Insurance maps from EDR of Shelton, Connecticut. According to EDR, Sanborn Map coverage was not available for the Subject Property and adjacent properties.

3.5 Oil and Gas History

Barr & Clark researched the State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR), DOGGR Online Mapping System (<http://maps.conservation.ca.gov/doggr>) to information regarding oil and gas development. According to the DOGGR Online Mapping System, no oil or gas wells are located on or adjacent to the Subject Property.

3.6 Adjacent Sites

The Subject Property is located in a neighborhood of Murrieta which is located in a mixed residential and commercial area. The following adjacent properties were observed:

- North: Single-family residential properties
- East: Vista Murrieta followed by single-family residential properties and vacant land
- South: Single-family residential properties
- West: Single-family residential properties and vacant land.

4.0 USER PROVIDED INFORMATION

4.1 Interviews

4.1.1 Interview with Owner

The owners of the Subject Property, identified as Mr. Michael McClellan and Mr. John Erickson, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

4.1.2 Interview with Report User

Mr. T Tran, Designated Representative of the User, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

4.1.3 Interview with Key Site Manager

Mr. Michael McClellan and Mr. John Erickson, Property Owners, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Mr. McClellan and Mr. Erickson did not provide any additional specific information regarding the Subject Property.

4.1.4 Interviews with Past Owners, Operators or Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

4.1.5 Interview with Others

As the Subject Property is not an abandoned property as defined by ASTM E1527-21, interview with others were not performed.

4.2 Title Records

A chain-of-title report was not requested by the client for this project.

4.3 Environmental Liens/Activity and Use Limitations

An environmental liens/activity and use limitations report was not requested by the client for this project.

4.4 Specialized Knowledge

No specialized knowledge of the Subject Property was communicated from the client to Barr & Clark.

4.5 Commonly Known Information

No commonly known information that could relate to a Recognized Environmental Condition (REC) associated with the Subject Property was communicated from the client to Barr & Clark.

4.6 Valuation Reduction for Environmental Issues

No information was received from the client indicating that the selling price of the Subject Property was *significantly* reduced due to the chemical impacts existing on the Subject Property.

4.7 Owner/Property Manager/Occupant Information

The Subject Property is identified as Riverside County Assessor's Parcel Numbers (APN): 949-180-022, 949-180-025 and 949-180-023. The property owners were identified as Mr. Michael McClellan and Mr. John Erickson. The Subject Property consists of three contiguous parcels of land located along the west side of Vista Murrieta, in Murrieta, Riverside County, California.

The northern portion of the Subject Property, addressed as 40475 Vista Murrieta and Assessor's Parcel Numbers 949-180-025 and 949-180-023, is developed with a one-story single-family dwelling and a workshop building. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, an indoor pool and spa area at the single-family dwelling and landscaping including trees, shrubs and grasses.

The southern portion of the Subject Property, addressed as 40600 Myers Lane and Assessor's Parcel Number 949-180-022, is developed with a one-story single-family dwelling. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, and landscaping including trees, shrubs and grasses.

The Subject Property at 40475 Vista Murrieta was built in 1983 and the Subject Property at 40600 Myers Lane was built in 1986.

4.8 Reason for Conducting this Phase I ESA

According to the client, this Phase I ESA is being conducted for due diligence purposes.

4.9 Other

No additional information was provided to Barr & Clark for review.

4.10 Historical Uses of Site

Other than as indicated in Section 5.3 below, no other specific adverse historical uses of the Subject Property resulting in potential environmental concerns was communicated to Barr & Clark by the client.

5.0 RECORDS REVIEW

5.1 Federal and State Database Records

Barr & Clark retained Environmental Data Resources (EDR) of Shelton, Connecticut to provide a search of available environmental database records. The records search was conducted to meet the requirements of ASTM Standard Practice for Environmental Site Assessments, E1527-21. Search distances (radii) were selected generally pursuant to the ASTM E1527-21 standard. A copy of the EDR Report, included as Appendix C, normally contains the results of a review of the following databases and often others:

- Federal Records: US Environmental Protection Agency's Comprehensive Environmental Response Compensation, and Liability Information System (CERCLIS); National Priority List (NPL); RCRA Treatment, Storage, and Disposal Sites; toxic release reporting, Resource Conservation and Recovery Act (RCRA) violators; toxic substance manufacturers and importers; generators, or transporters, commercial storers and/or brokers and disposers of polychlorinated biphenyls (PCBs); hazardous material spill incidents reported to the department of Transportation; and Federal Superfund Liens.
- California Records: State hazardous waste sites; wastewater treatment facilities; solid waste facilities/landfill sites; and registered and leaking underground storage tank (UST) incident reports.

5.1.1 Subject Property

Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut was retained to perform an environmental database search for locations identified as hazardous substance and/or hazardous waste facilities near the subject property. The Subject Property addresses were not listed in the databases searched by EDR.

5.1.2 Off-Site Facilities with Known Locations

The EDR report refers to numerous properties listed on databases indicating environmental impairment in the vicinity of the Subject Property.

The following is a discussion of the listed site:

- Private Airstrip, at 40675 Skypark Lane, is located approximately 350 feet West-Northwest of the Subject Property. According to the regulatory database report, this site is listed on the HIST UST database. According to documentation provided on the State Water Resources Control Board, GeoTracker website, a 2,000-gallon underground storage tank (UST) containing “aviation gasoline” was installed at the site in 1975. According to the aerial photos, the private airstrip was removed in approximately 2006. No additional information was provided on the Geotracker website regarding the removal of the UST, however, during the site inspection, Barr & Clark noted that the site is currently being developed with a multi-family residential property. Based on the current use of the site and lower elevation of the site from the Subject Property, this site is not expected to represent a significant environmental concern to the Subject Property.

Given the distances, hydraulically crossgradient/downgradient locations, varying levels of assessment/closure and identification of responsible parties, these sites do not appear to present a significant environmental concern for the Subject Property at this time.

5.2 Orphan Summary

No properties were identified in the EDR report as “orphan sites”. These are properties listed in environmental databases, but which EDR has been unable to locate with adequate precision to determine whether they are pertinent to the investigation at the Subject Property.

5.3 State, City and County Files

Public agencies were contacted to review file information, if available, regarding the possible presence of environmental impacts, remedial activities, hazardous materials storage or hazardous material usage at the subject property. The information obtained from the governmental agencies is summarized below.

5.3.1 California Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) maintains records for groundwater contamination and remedial activities at selected impacted sites. Barr & Clark researched the RWQCB GeoTracker website (www.geotracker.waterboards.ca.gov) was researched on September 15, 2023. No records regarding a release on the Subject Property were on-file on the RWQCB GeoTracker website.

5.3.2 California Department of Toxic Substances Control

The California Department of Toxic Substances Control (DTSC) files include records of hazardous materials storage and/or impacts at various sites. Barr & Clark researched the DTSC EnviroStor website on September 15, 2023. No records regarding a release on the Subject Property were on-file at the DTSC.

5.3.3 Fire Department

A written request for file review was submitted to the Riverside County Fire Department (RFD) for records pertaining to underground storage tanks, hazardous materials and fire prevention information. No information has been provided to date.

5.3.4 Building Department

Barr & Clark visited the City of Murrieta Building Department on September 15, 2023 for information regarding historical tenants and property use of the Subject Property. No potential environmental concerns were identified in the review of the building records for the Subject Property.

5.3.5 Planning Department

Barr & Clark visited the City of Murrieta Planning Division on September 15, 2023 for information regarding historical tenants and property use of the Subject Property. According to the Planning Division, the Subject Property is zoned O for Office use.

5.3.6 South Coast Air Quality Management District (SCAQMD)

Barr & Clark researched the Air Quality Management District (AQMD) online database on September 15, 2023 for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and USTs. No PTOs, NOVs or NTCs were issued for the Subject Property.

5.4 Historical Environmental Reports

Although requested, no previous reports or other pertinent documentation was provided to Barr & Clark for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

6.1 Summary of Site Reconnaissance

Barr & Clark assessor Michael Atallah visited the Subject Property on September 15, 2023. The weather at the time of the site visit was sunny and approximately 75 degrees Fahrenheit.

The Subject Property consists of three contiguous parcels of land located along the west side of Vista Murrieta, in Murrieta, Riverside County, California. (Figures 1 and 2).

The northern portion of the Subject Property, addressed as 40475 Vista Murrieta and Assessor's Parcel Numbers 949-180-025 and 949-180-023, is developed with a one-story single-family dwelling and a workshop building. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, an indoor pool and spa area at the single-family dwelling and landscaping including trees, shrubs and grasses.

The southern portion of the Subject Property, addressed as 40600 Myers Lane and Assessor's Parcel Number 949-180-022, is developed with a one-story single-family dwelling. The Subject Property improvements at the southern portion of the subject property include concrete-paved drive areas, and landscaping including trees, shrubs and grasses.

Previously, the Subject Property was vacant land, from as early as 1938 until prior to 1983 and 1986 when the Subject Property appeared to be developed with the existing structures. The Subject Property parcels contain approximately 5.80 acres according to records reviewed by Barr & Clark.

The Subject Property is located in a neighborhood of Murrieta which is located in a mixed residential and commercial area. The immediately surrounding properties consist of a single-family residential property to the north; Vista Murrieta followed by single-family residential properties and vacant land to the east; single-family residential properties to the south; and single-family residential properties and vacant land to the west.

Southern California Edison (SCE) provides electricity, the onsite wells provide water services, United Septic provided septic services, the Southern California Gas Company (natural gas) provides natural gas service to the Subject Property, and Amerigas provides propane services to the subject property.

6.2 Evaluation of Specific Concerns

6.2.1 Hazardous Substances and Petroleum Products

No hazardous materials or petroleum products were observed at the Subject. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Subject.

6.2.2 Storage Tanks

An aboveground propane storage tank is provided at the Subject Property at 40475 Vista Murrieta. No underground storage tanks (USTs) for hazardous materials storage were reported for the Subject Property.

The aboveground propane storage tank was observed to be in average condition.

6.2.3 Polychlorinated Biphenyls

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed outdoor transformers that may contain PCBs. No transformers were observed on the Subject Property.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the Subject Property during Barr & Clark’s reconnaissance.

6.2.4 Waste Disposal

Barr & Clark observed the presence of trash disposal bins on the Subject Property parcels. During Barr and Clark's site survey, we observed small amounts of miscellaneous nuisance trash in the form of plastic and paper at the Subject. No evidence of hazardous materials or petroleum products was observed in the areas of the miscellaneous nuisance trash. Further, this trash is not considered environmentally significant. No further action or investigation is recommended regarding wastes at the Subject.

6.2.5 Sewage Discharge and Disposal

Sanitary discharges on the Subject Property are directed to an on-site septic system. The presence of the on-site septic system is not anticipated to adversely impact the Subject Property due to its presumed use for domestic purposes only. No wastewater treatment facilities were observed or reported on the Subject Property.

The on-site septic system should be properly closed and removed following current regulatory procedures and guidelines prior to redevelopment of the Subject Property and connection to the City of Murrieta sewer system.

6.2.6 Stained Soils

No evidence of stained soils or distressed vegetation was observed during the Barr & Clark site reconnaissance.

6.2.7 Surface Runoff

The Subject Property is currently developed with single-family dwellings. Storm water is removed from the Subject Property primarily by sheet flow action.

6.2.8 Evidence of Releases

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

6.2.9 Pools of Liquid

No evidence of pools of liquid was observed during the Barr & Clark site reconnaissance.

6.2.10 Pits, Ponds or Lagoons

No evidence of pits, ponds or lagoons was observed during the Barr & Clark site reconnaissance.

6.2.11 Strong, Pungent or Noxious Odors

No evidence of strong, pungent or noxious odors was evident during the Barr & Clark site reconnaissance.

6.2.12 Stressed Vegetation

No evidence of stressed vegetation was observed at the Subject Property during the Barr & Clark site reconnaissance.

6.2.13 Clarifiers, Sumps, Oil Water Separators or Septic Tanks

No clarifiers, sumps or oil water separators were observed or reported for the Subject Property addresses.

Sanitary discharges on the Subject Property are directed to an on-site septic system. The presence of the on-site septic system is not anticipated to adversely impact the Subject Property due to its presumed use for domestic purposes only. No wastewater treatment facilities were observed or reported on the Subject Property.

The on-site septic system should be properly closed and removed following current regulatory procedures and guidelines prior to redevelopment of the Subject Property and connection to the City of Murrieta sewer system.

6.2.14 Groundwater Wells

Barr and Clark observed onsite water wells providing water to the subject property. No problems were reported by the property owners regarding the wells or well services.

6.2.15 Oil Wells / Pipelines

No oil wells or pipelines were observed or reported for the Subject Property.

6.2.16 High Voltage Power Lines

No high voltage power lines were observed in the nearby vicinity of the Subject Property.

6.2.17 Imported Fill

No information related to the use of imported fill material was identified in records for the Subject Property addresses.

6.2.18 Wetlands

Coverage for the U.S. Fish and Wildlife Service National Wetland Inventory (NWI) Maps was reviewed via the U.S. Fish and Wildlife Service website at <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>. Based on the information provided on the NWI map, there are no wetlands located on the Subject Property, however, wetlands are located adjacent to the west of the subject property. The adjacent wetlands are classified as R4SBC.

System **Riverine (R)** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Intermittent (4)** : This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Class **Streambed (SB)** : Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Water Regime **Seasonally Flooded (C)** : Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Barr & Clark performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C2705G, 06065C2710G, 06065C2715G and 06065C2720G, dated August 28, 2008, the subject property appears to be located in Zone X, Areas of Minimal Flooding.

6.2.19 Asbestos

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 constructed prior to 1981 and have not been appropriately tested are “presumed asbestos-containing material” (PACM).

Due to the continued distribution of a wide variety of asbestos-containing materials, asbestos may be present in some of the roofing, flooring, caulking/putties, adhesives, spackling compounds, and/or non-accessible insulation materials at the Subject Property. Sampling of these types of materials require techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that all such suspect asbestos-containing materials be tested prior to renovation or demolition activities that could disturb the materials. Any testing, removal, or disturbance of ACM should be handled in compliance with federal, state, and local regulations. Licensed, qualified asbestos abatement personnel should be retained prior to demolition or renovation of subject facilities.

Asbestos-containing materials are being evaluated at the Subject Property under a separate work contract. A standalone report regarding this environmental hazard will be issued under separate cover and is not incorporated into the Phase I Environmental Site Assessment. Recommendations may be proposed in the separate reports provided for Asbestos.

Given the potential presence of ACMs at the property, an Asbestos Operations and Maintenance (O&M) Program should be instituted until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Program is to implement a practical management approach to controlling identified ACM within the subject property. The O&M Program is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed. In addition, it is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACM should be handled in accordance with applicable regulations.

6.2.20 Lead Based Paints

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 ug/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.

Based on the construction date of the subject improvements (1983 and 1997), Lead-Based Paint is unlikely to have been used at the subject. Consequently, based on the date of construction, no suspect Lead-Based Paint was observed and no samples were taken. No further action or investigation is recommended regarding lead-based paint at the subject.

6.2.21 Lead In Water

According to the 2021 Water Confidence 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.

6.2.22 Radon

The Subject Property is located in Radon Zone 2, which has a predicted average indoor screening level from 2.0 to 4.0 pCi/L. The USEPA action level for radon is 4 pCi/L. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.2.23 Drinking Water Quality

According to available information, onsite water wells provide water to the subject property. No problems were reported by the property owners regarding the wells or well services. Water sampling was not conducted to verify water quality.

6.2.24 Water Intrusion and Mold Growth

As part of this assessment, Barr & Clark performed a limited visual inspection for the conspicuous presence of mold in the Subject Property building. Barr & Clark inspected the accessible interior areas of the Subject Property building, including walls and ceilings, in-unit and common mechanical/electrical closets, areas under sinks, and flat roofs (for evidence of water ponding) and around windows and exterior doors for the presence of conspicuous mold or observed water intrusion or accumulation. Barr & Clark did not note conspicuous visual or olfactory indications of the presence of mold, nor did Barr & Clark observe obvious indications of significant water damage at the time of the inspection (in the areas inspected). No sampling was conducted as part of this assessment.

This activity was not designed to discover all areas, which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the Subject Property. This evaluation did not include a review of pipe chases, HVAC systems (if present), areas behind enclosed walls, attics, crawl spaces, ceilings or other areas that were difficult to access.

6.2.25 Noise

The Subject Property is not located within 5 miles of a civil airport, 15 miles of a military airport, within 3,000 feet of a railroad or within 1,000 feet of busy roads. Based on on-site observations and discussions with property personnel, it is Barr and Clark's opinion that the Subject Property is acceptable for noise; however, in accordance with HUD Guidelines, attenuation of perceptible interior noise levels is recommended as far as is reasonable and feasible.

6.2.26 Rail Lines

There are no outside lines of railroad right-of-ways within 100 feet of the Subject Property boundary. No further action or investigation is recommended regarding rail lines.

6.2.27 Historic Preservation

According to available information researched at the City of Murrieta and County of Riverside Building and Planning Departments, the Subject Property is not known or suspected to contain archaeological resources, nor is it in or adjacent to an established or proposed historic/conservation district. Furthermore, the Subject Property is not listed in the National Register of Historic Places, nor is it listed in any local cultural resources inventories. In addition, the structures on the Subject Property are less than 50 years old. No further action or investigation is recommended regarding historic preservation.

6.2.28 Endangered or Threatened Species of Habitat

According to available information researched at the City of Murrieta and County of Riverside Building and Planning Departments, there are no endangered or threatened species/habitat at the Subject Property. No further action or investigation is recommended regarding endangered or threatened species/habitat.

6.2.29 Floodplain

Barr & Clark performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C2705G, 06065C2710G, 06065C2715G and 06065C2720G, dated August 28, 2008, the subject property appears to be located in Zone X, Areas of Minimal Flooding.

The Subject Property is not located within a designated floodplain. Furthermore, there is no current development within a floodplain, and according to the Subject Point of Contact, there is no proposed development within a floodplain. No further action or investigation is recommended regarding floodplains.

6.2.30 Explosive or Flammable Hazards

A hazard is a stationary container which stores, handles, or processes explosive or fire prone substances, such as liquid propane or gasoline.

Within a one mile radius of the Subject Property, there is no direct line of sight from any part of the Subject Property to any hazard, nor is there a hazard in the near vicinity which is not shielded from the Subject Property by topography. No further action or investigation is recommended regarding Explosive or Flammable Hazards.

6.2.31 Natural Gas or Petroleum Pipelines

Visual observations did not identify any surface markings indicating the existence of natural gas or petroleum pipelines at the Subject Property or adjacent properties. No further action or investigation is recommended regarding Natural Gas or Petroleum Pipelines.

6.2.32 Contaminated Site

The Subject Property is not suspected nor known to be contaminated with a hazardous substance or petroleum product. No further action or investigation is recommended regarding contaminated sites.

6.2.33 Landfills

Review of regulatory databases indicates that there are no active or inactive landfills located within 2,000 feet of the Subject Property. No further action or investigation is recommended regarding landfills.

6.2.34 Sole Source Aquifer Recharge Area

The Subject Property is serviced by public water and sanitary sewer systems. Properties utilizing municipal water and sewer and with appropriate local drainage and runoff approval require no review for sole source aquifers.

6.2.35 High Voltage Power Transmission or Other Towers

The Subject Property is not located within the fall distance of any high voltage power transmission or other towers. No further action or investigation is recommended regarding high voltage transmission or other towers.

6.2.36 Coastal Barriers

The Subject Property is not located within a designated coastal barrier of the Atlantic Ocean, Gulf of Mexico, or the Great Lakes. No further action or investigation is recommended regarding coastal barriers.

6.2.37 Airport Hazards

The Subject Property is not located within 3,000 feet from the end of a civil airport runway or 2 ½ miles from the end of a runway at a military airfield. No further action or investigation is recommended regarding airport hazards.

6.2.38 Farmlands Protection

The Farmland Protection Policy Act (FPPA) of 1981 requires Federal Agencies to minimize the extent to which their programs contribute to commitment if farmland is converted to nonagricultural use. USDA Regulations implementing the FPPA require Federal agencies to conduct a farmland conversion impact rating when a proposed project may convert farmlands to non-agricultural uses.

The Subject Property is identified as non-agricultural or natural vegetation. No further action or investigation is recommended regarding farmland protection.

6.2.39 Coastal Zone Management

The Subject Property is not located in a Coastal Management Zone. No further action or investigation is recommended regarding coastal zone management.

7.0 VAPOR ENCROACHMENT SCREEN

Barr & Clark has completed a Tier 1 Vapor Encroachment Screen of the Subject in accordance with ASTM Standard E 2600-10: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

7.1 Purpose

The purpose of this Tier 1 Vapor Encroachment Screen (VES) is to identify, to the extent feasible pursuant to the procedures presented in the ASTM E 2600-10 standard guide, the potential for a Vapor Encroachment Condition (VEC) to exist at the Subject property.

7.2 Methodology

Barr & Clark utilized for this assessment EDR's VEC App to accurately identify and document potential VEC sites within the Subject's Area of Concern (AOC). By using integrated data applications and state-of-the-art analytical tools, EDR's VEC App has been specifically designed to adhere to ASTM E 2600-10. EDR's VEC App performs an initial search of all ASTM E 2600-10 standard government record databases and EDR proprietary historical records related to former dry cleaners, gas stations, and manufactured gas plants within the 1/3 mile maximum distance defined in ASTM E 2600-10 for COC-contaminated sites.

7.3 Results

Subject: Based on review of environmental records searched by EDR for this Tier 1 VES, Barr & Clark concludes that the Subject Property is not listed as a site where the potential for a vapor encroachment condition exists.

Area of Concern (AOC):

Based on review of environmental records searched by EDR for this Tier 1 VES, The AOC search did not identify any contaminated sites.

Several sites identified in the records search were determined to be outside of the AOC or were not identified as contaminated sites; therefore, a Vapor Encroachment Condition (VEC) regarding these sites could be ruled out.

8.0 FINDINGS AND RECOMMENDATIONS

Barr & Clark has performed a Phase I Environmental Site Assessment in conformance with the Scope of Work required by 40 CFR §312 and 24 CFR §58.5(i)(2) or §50.3(i) et al and Monamos Terrace LP for a full Phase I Environmental Site Assessment of the Single-Family Dwellings located at 40475 Vista Murrieta and 40600 Myers Lane, in Murrieta, CA 92562 (the Subject Property). Any exceptions to, or deletions from Community Development Partners' Scope of Work were previously described in this report where applicable. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) in connection with the Subject Property. However, the following environmental issue was identified that warrants mention:

- Sanitary discharges at the Subject Property are directed to an on-site septic system. The presence of the on-site septic system is not anticipated to adversely impact the Subject Property due to its presumed use for domestic purposes only.
- Asbestos-containing materials are being evaluated at the Subject Property under a separate work contract. A standalone report regarding this environmental hazard will be issued under separate cover and is not incorporated into the Phase I Environmental Site Assessment. Recommendations may be proposed in the separate reports provided for Asbestos.

Based on the conclusions of this assessment, Barr & Clark recommends the following:

- No further action or investigation is recommended at the subject property in relation to RECs historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs).
- The on-site septic system should be properly closed and removed following current regulatory procedures and guidelines prior to redevelopment of the Subject Property and connection to the City of Murrieta sewer system.

- Asbestos-containing materials are being evaluated at the Subject Property under a separate work contract. A standalone report regarding this environmental hazard will be issued under separate cover and is not incorporated into the Phase I Environmental Site Assessment. Recommendations may be proposed in the separate reports provided for Asbestos.

Given the potential presence of ACMs at the property, an Asbestos Operations and Maintenance (O&M) Program should be instituted until such time as renovation or demolition activities necessitate their removal. The objective of an O&M Program is to implement a practical management approach to controlling identified ACM within the subject property. The O&M Program is designed to cleanup existing contamination, minimize future fiber release by controlling disturbance of ACM, and monitor the condition of the ACM until it is removed. In addition, it is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

This executive summary is provided solely for the purpose of overview. Any party authorized to rely on this document must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter. This report must be read in its entirety, no one page, sentence or section stands alone.

9.0 SIGNATURE PAGE

By signing below, Barr & Clark 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 and 24 CFR §58.5(i)(2) or §50.3(i). Barr & Clark has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Barr & Clark has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR §312 and 24 CFR §58.5(i)(2) or §50.3(i).

Prepared by:



Michael Atallah, Environmental Professional

Reviewed by:



Matt Crochet, President

10.0 REFERENCES

1. EDR, *The EDR Radius Map Report with GeoCheck, Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, September 26, 2023, Inquiry Number: 7454009.2s.
2. EDR, *EDR-City Directory Image Report, Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, September 28, 2023, Inquiry Number: 7454009.5.
3. EDR, *The EDR Aerial Photo Decade Package, dated 1938, 1949, 1953, 1961, 1967, 1978, 1985, 1989, 1996, 2002, 2006, 2009, 2012, 2016 and 2020. Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, September 26, 2023, Inquiry Number: 7454009.8.
4. EDR, *Historical Topo Map Report, dated 1901, 1942, 1943, 1947, 1953, 1973, 1979, 2012, 2015 and 2018. Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, September 26, 2023, Inquiry Number: 7454009.4.
5. EDR, *Certified Sanborn Map Report, Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, September 26, 2023, Inquiry Number: 7454009.3.
6. EDR, *Vapor Encroachment Screen, Single-Family Dwellings, 25255 and 40475 Vista Murrieta, Murrieta, CA 92562*, October 18, 2023, Inquiry Number: 7454009.2s.
7. California Department of Water Resources CADWR – Bulletin 118, 2007.
8. California Department of Oil, Gas and Geothermal Resources Online Mapping Program.
9. American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E 1527-21.
10. County of Riverside Assessor, 4080 Lemon Street, Riverside, CA 92501.
11. City of Murrieta Building Department, 1 Town Square, Murrieta, CA 92562.
12. City of Murrieta Planning Department, 1 Town Square, Murrieta, CA 92562.
13. Riverside County Fire Department, 210 West San Jacinto Avenue, Perris, CA 92570.