

Appendix E-1

Phase I Environmental Site Assessment Report

Nance Street Northwest Corner of Nance Street
and North Webster Avenue

Partner Engineering and Science, Inc.

June 1, 2022

PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Nance Street

Northwest Corner of Nance Street and North
Webster Avenue
Perris, California 92571

Report Date: June 1, 2022
Partner Project No. 22-366784.1



Prepared for:

Lake Creek Industrial LLC

1302 Brittany Cross Road
Santa Ana, California 92705

June 1, 2022

Mr. Michael Johnson
Lake Creek Industrial LLC
1302 Brittany Cross Road
Santa Ana, California 92705

Subject: Phase I Environmental Site Assessment
Nance Street
Northwest Corner of Nance Street and North Webster Avenue
Perris, California 92571
Partner Project No. 22-366784.1

Dear Mr. Johnson:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Phase I Environmental Site Assessment is designed to provide you with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 622-8855.

Sincerely,



Debbie Stott, P.G.
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at the northwest corner of Nance Street and North Webster Avenue in the City of Perris, Riverside County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Lake Creek Industrial with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northwest corner of the intersection of Nance Street and North Webster Avenue, within a generally commercial, light industrial and rural residential area of Riverside County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	No assigned addresses identified
Property Use:	Vacant land
Number of Buildings:	0
Assessor's Parcel Number (APN):	314-153-058, -060, -062, -064, -066, -068, -070, and -082
Current Tenants:	Vacant
Zoning:	Commercial (PVCC SP)
Site Assessment Performed By:	Heather Hodgetts of Partner
Site Assessment Conducted On:	May 20, 2022

The subject property consists of eight parcels of vacant land. The subject property is covered with low lying vegetation. At the time of the site visit, several parked cars and trucks were observed along the eastern and southeastern boundaries of the site. Stockpiled soil, sand bags, and minor debris was observed on the northeastern and eastern portions of the property. No other evidence of illegal dumping of solid waste was observed on the subject property during the Partner site reconnaissance.

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance. No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) such as fill ports, piping, or vent pipes was observed or reported onsite.

Based on the historical research and interviews, the subject property was agriculturally developed or vacant land from 1938 to present. No assigned addresses were identified for the subject property.

The agency database report obtained from May 10, 2022 did not identify the subject property.

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North:	Vacant land, followed by Harley Knox Boulevard, vacant land and March Air Force Base.
Northeast:	North Webster Avenue/Harley Knox Boulevard roundabout, followed vacant land.

Immediately Surrounding Properties

- East:** North Webster Avenue, followed by IAA-ACE Perris 2 (775 Harley Knox Boulevard).
- Southeast:** Intersection of West Nance Street and North Webster Avenue, followed by vacant land,
- South:** West Nance Street, followed by a mobile home (953 West Nance Street), vacant land, Auto Aide Towing (845 West Nance Street), and truck trailer lot (4990 North Webster Avenue).
- Southwest:** West Nance Street, followed by a mobile home (953 West Nance Street) and vacant land,
- West:** Vacant land, followed by residences/commercial properties at 4611 and 4697 Nevada Avenue.
- Northwest:** Vacant land.

No environmental concerns associated with adjacent properties were identified based on visual observation from publicly accessible rights-of-way.

No potential vapor intrusion concerns were identified onsite nor from offsite facilities.

According to information obtained from the California State Water Resource Control Board online database, GeoTracker, for a nearby property (Case Number T060652454 – Shell Perris #121222 at 4039 North Perris Boulevard) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth of 80 feet below ground surface (bgs) and flows toward the west-southwest.

Findings and Opinions

Recognized Environmental Condition

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

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

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Business Environmental Risk

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

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

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the property at the northwest corner of Nance Street and North Webster Avenue in the City of Perris, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property at 150 Harley Knox Boulevard in the Cities of Perris and Moreno Valley, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

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

1.3 Limitations

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

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

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

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

1.4 User Reliance

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

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

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

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.
- An environmental cleanup lien search was not performed. However, it is Partner's opinion that the lack of the lien search does not represent a significant data gap, in that it does not impact Partner's ability to identify recognized environmental conditions at the subject property and therefore it does not alter the conclusions of this report. Preliminary title reports provided by Lake Creek Industrial did not indicate environmental liens filed against the property. According to the EDR Report, NPL (Superfund) and other environmental liens are not associated with the subject property. Based on available information, no environmental liens appear to be associated with the subject property.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located at the northwest corner of Nance Street and North Webster Avenue in the City of Perris, Riverside County, California. The subject property was inspected by Heather Hodgetts of Partner on May 20, 2022. The weather at the time of the site visit was cloudy and in the mid-60s (degrees Fahrenheit). According to the Riverside County Assessor, is identified by Assessor's Parcel Numbers 302-314-153-058, -060, -062, -064, -066, -068, -070, and -082.

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

2.2 Current Property Use

The subject property consists of eight parcels of vacant land. The subject property is covered with low lying vegetation. At the time of the site visit, several parked cars and trucks were observed along the eastern and southeastern boundaries of the site. Stockpiled soil, sand bags, and minor debris was observed on the northeastern and eastern portions of the property. No other evidence of illegal dumping of solid waste was observed on the subject property during the Partner site reconnaissance.

2.3 Current Use of Adjacent Properties

During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North:	Vacant land, followed by Harley Knox Boulevard, vacant land and March Air Force Base.
Northeast:	North Webster Avenue/Harley Knox Boulevard roundabout, followed vacant land.
East:	North Webster Avenue, followed by IAA-ACE Perris 2 (775 Harley Knox Boulevard).
Southeast:	Intersection of West Nance Street and North Webster Avenue, followed by vacant land,
South:	West Nance Street, followed by a mobile home (953 West Nance Street), vacant land, Auto Aide Towing (845 West Nance Street), and truck trailer lot (4990 North Webster Avenue).
Southwest:	West Nance Street, followed by a mobile home (953 West Nance Street) and vacant land,
West:	Vacant land, followed by residences/commercial properties at 4611 and 4697 Nevada Avenue.
Northwest:	Vacant land.

No environmental concerns associated with adjacent properties were identified based on visual observation from publicly accessible rights-of-way.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Perris, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 1,480 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping toward the west-southwest.

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

2.4.2 Hydrology

According to information obtained from the California State Water Resource Control Board online database, GeoTracker, for a nearby property (Case Number T060652454 – Shell Perris #121222 at 4039 North Perris Boulevard) and topographic map interpretation, groundwater in the vicinity of the subject property is present at a depth of 80 feet below ground surface (bgs) and flows toward the west-southwest.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the subject property during this assessment. The nearest surface water is the Perris Valley Storm Drain (Southern Storm Drain) located 0.16-miles to the north of the subject property.

2.4.3 Geology/Soils

The site is located in the Peninsular Ranges geomorphic province. The Peninsular Ranges are a northwest-southwest oriented complex of blocks separated by similarly trending faults. They extend from the Transverse Ranges and the Los Angeles Basin south to the Mexican border and beyond to the tip of Baja California and are bounded on the east by the Colorado Desert and the Gulf of California. The Peninsular Ranges contain minor Jurassic and extensive Cretaceous igneous rocks associated with the Nevadan plutonism. Marine Cretaceous sedimentary rocks are well represented and post-Cretaceous rocks form a restricted veneer of volcanic, marine, and nonmarine sediments.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Pachappa fine sandy and Exeter sandy loam. These series consists of well drained alluvium derived from granite. Slopes range from 0 to 2 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C1430H, dated August 18, 2014, the majority of the subject property appears to be located in Zone D, an area of undetermined flood risk. The southwest corner of the subject property is mapped in Zone X, an area of minimal flood risk.

3.0 HISTORICAL INFORMATION

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

Historical Use Information

Years	Resource	Description/Use
1938-Present	Aerial Photographs, Topographic Map, Interviews	Agricultural or Vacant Land

Common agricultural practices can result in residual concentrations of fertilizers, pesticides or herbicides in near-surface soil, though not generally at concentrations that pose a significant health risk. It is Partner’s opinion that, the property has been tilled, and remaining pesticide or herbicide residues, if any, are likely to have been dispersed and therefore are unlikely to impact human health or the environment. Accordingly, no further investigation is recommended regarding potential residual pesticides.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on May 10, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1938-1997	Scale:	1"=500'
Subject Property:	Agricultural land.		
North:	Agricultural land. By 1953, a pond (as seen on the topographic maps) or structure is located to the north. March Air Force Base is depicted further to the north.		
Northeast:	North Webster Avenue, followed by agricultural land.		
East:	North Webster Avenue, followed by agricultural land.		
Southeast:	West Nance Street and North Webster Avenue intersection, followed by agricultural land.		
South:	West Nance Street, followed by agricultural land. By 1976 and 1980, structure are located to the south.		
Southwest:	West Nance Street, followed by agricultural land. By 1980, a residence is located to the southwest.		
West:	Agricultural land. By 1953, several farming structures are located further to the west.		
Northwest:	Agricultural land.		

Date:	2002	Scale:	1"=500'
Subject Property:	Agricultural or vacant land. In 2018, parked cars are located along the southern boundary of the site, adjacent to West Nance Street.		
North:	Vacant land and Harley Knox Boulevard (roundabout added by 2018). March Air Force Base is depicted further to the north.		
Northeast:	North Webster Avenue and Harley Knox Boulevard (roundabout added by 2018), followed by agricultural land.		
East:	North Webster Avenue, followed by agricultural land. By 2020, a paved parking lot and commercial building is present adjacent to the east.		
Southeast:	West Nance Street and North Webster Avenue intersection, followed by agricultural		

- land.
- South:** West Nance Street, followed by agricultural or vacant land and commercial properties.
- Southwest:** West Nance Street, followed by agricultural land and a residence.
- West:** Vacant land, followed by residential/commercial properties.
- Northwest:** Vacant land.

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

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMs) from ERIS on May 9, 2022. FIM coverage was not available for the subject property.

A copy of the Sanborn Fire insurance map "No Coverage" letter is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on May 16, 2022 for past names and businesses that were listed for the subject property and adjoining properties. City directories were not identified for the subject property. The findings are tabulated below:

City Directory Search for South Adjoining Properties

Year(s)	Occupant Listed
2000-2012	Individual residential listings (953 West Nance Street)
2003	Orange Auto Classics (845 West Nance Street)
2008	OC Collision, Travis L Haugen (845 West Nance Street)
2008-2020	Dan Ruth (845 West Nance Street)
2016-2020	Virginni Schexnayde (845 West Nance Street)
2020	Austin Kenneth, All Transport (4590 North Webster Avenue)
2020	U-Haul Neighborhood Dealer (845 West Nance Street)

According to the city directory review, the adjoining properties have been occupied by residential and commercial listings since 2000. Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

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

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on May 10, 2022. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date: 1942, 1943, 1953

Subject Property: Vacant land.
North: Vacant land. By 1953, March Air Force Base is depicted further to the north.
Northeast: North Webster Avenue (formerly known as Heacock), followed by vacant land.
East: North Webster Avenue (formerly known as Heacock), followed by vacant land.
Southeast: West Nance Street and North Webster Avenue intersection, followed by vacant land.
South: West Nance Street, followed by vacant land.
Southwest: West Nance Street, followed by vacant land.
West: Vacant land.
Northwest: Vacant land.

Date: 1967, 1973, 1979

Subject Property: Vacant land. The subject property appears to be located with a March Air Force Base boundary line.
North: Vacant land and two ponds. March Air Force Base is depicted further to the north.
Northeast: North Webster Avenue, followed by vacant land.
East: North Webster Avenue, followed by vacant land.
Southeast: West Nance Street and North Webster Avenue intersection, followed by vacant land.
South: West Nance Street, followed by vacant land.
Southwest: West Nance Street, followed by vacant land.
West: Vacant land.
Northwest: Vacant land, followed by three structures along Nevada Avenue.

Date: 2015, 2018, 2021

Subject Property: Vacant land. The subject property appears to be located adjacent to a March Air Force Base boundary line.
North: Vacant land. March Air Force Base is depicted further to the north.
Northeast: North Webster Avenue, followed by vacant land.
East: North Webster Avenue, followed by vacant land.
Southeast: West Nance Street and North Webster Avenue intersection, followed by vacant land.
South: West Nance Street, followed by vacant land.
Southwest: West Nance Street, followed by vacant land.
West: Vacant land.
Northwest: Vacant land, followed by three structures along Nevada Avenue.

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data

Name of Agency:	Riverside County Health Department of Environmental Health (RCDEH)
Point of Contact:	Records Coordinator
Agency Address:	4065 County Circle Drive, Room 104
Agency Phone Number:	(951) 358-7018
Date of Contact:	May 9, 2022
Method of Communication:	Email
Summary of Communication:	The RCDEH Hazardous Materials Management Division is unable to provide information about sites based on APN's or similar geographic site data. No addresses have been identified for the subject property.

4.1.2 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	South Coast Air Quality Management District (SCAQMD)
Point of Contact:	http://www.aqmd.gov/nav/FIND/facility-information-detail
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	May 9, 2022
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the SCAQMD.

4.1.3 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	http://geotracker.waterboards.ca.gov/
Agency Address:	3737 Main St Ste 500, Riverside, CA 92501
Agency Phone Number:	(951) 782-4130
Date of Contact:	May 9, 2022
Method of Communication:	Online database
Summary of Communication:	The subject property was not identified on the GeoTracker database.

4.1.4 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC)
Agency Address:	http://www.envirostor.dtsc.ca.gov/public/

Regulatory Agency Data

Agency Phone Number: <http://www.hwts.dtsc.ca.gov/>
(714) 484-5400
Date of Contact: May 9, 2022
Method of Communication: Online
Summary of Communication:

The subject property was not identified in the online DTSC EnviroStor System and DTSC Hazardous Waste Tracking System records databases.

4.1.5 Building Department

Regulatory Agency Data

Name of Agency: City of Perris Building & Safety (PBS)
Point of Contact: <https://www.cityofperris.org/departments/development-services/building-department>
Agency Address: 101 North D Street, Perris, CA 92570
Agency Phone Number: (951) 943-6100
Date of Contact: May 9, 2022
Method of Communication: Online
Summary of Communication: Records were not identified in the PBS online database for subject property parcels (APNs 314-153-058, -060, -062, -064, -066, -068, -070, and -082). No addresses were identified for the subject property.

4.1.6 Planning Department

Regulatory Agency Data

Name of Agency: City of Perris Planning Department
Point of Contact: <https://www.cityofperris.org/departments/development-services/zoning>
Agency Address: 101 North D Street, Perris, CA 92570
Agency Phone Number: (951) 943-6100
Date of Contact: May 9, 2022
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property is zoned for industrial development (Perris Valley Commerce Center Specific Plan - PVCC SP) by the City of Perris.

4.1.5 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency: California Division of Oil, Gas and Geothermal Resources (CalGem)
Point of Contact: <http://maps.conservation.ca.gov/doms/doms-app.html>
Agency Address: 801 K Street, MS 24-01, Sacramento, California 95814
Agency Phone Number: (916) 322-1080
Date of Contact: May 9, 2022
Method of Communication: Online
Summary of Communication: According to CalGem, no oil or gas wells are located on or adjacent to the subject property.

4.1.6 Assessor's Office

Regulatory Agency Data

Name of Agency:	Riverside County Assessor (RCA)
Point of Contact:	https://ca-riverside-acr.publicaccessnow.com/
Agency Address:	4080 Lemon St, 1st Floor Riverside, CA 92501
Agency Phone Number:	(951) 955-9553
Date of Contact:	May 9, 2022
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by APNs 314-153-058, -060, -062, -064, -066, -068, -070, and -082. No addresses were identified for the subject property.

Copies of pertinent documents obtained by Partner from the above-referenced agencies are included in Appendix B.

4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-13 and E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

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

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

4.2.1 Regulatory Database Summary

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

Radius Report Data					
Database	AMSD Radius (mile)	Listings Identified		Surrounding Area Sites of Concern	
		Subject Property	Adjoining Properties		
Federal NPL	1.00	N	N	Y	
Delisted NPL Site	0.50	N	N	N	
Federal SEMS Site	0.50	N	N	N	
Federal SEMS-ARCHIVE	0.50	N	N	N	
Federal RCRA CORRACTS Facility	1.00	N	N	N	
Federal RCRA TSDF Facility	0.50	N	N	N	
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG, NonGen)	Subject and Adjoining	N	Y	N/A	
Federal IC/EC Registries	Subject Property	N	N/A	N/A	
Federal ERNS Site	Subject Property	N	N/A	N/A	
State/Tribal Equivalent NPL	1.00	N	N	N	
State/Tribal Equivalent CERCLIS	1.00	N	N	N	
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N	
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N	
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	N	N/A	
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A	
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N	
State/Tribal Spills	0.50	N	N	N	
Federal Brownfield Sites	0.50	N	N	N	
State Brownfield Sites	0.50	N	N	N	
Riverside County CUPA	Subject and Adjoining	N	N		

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjoining Property Listings

The following adjoining properties are identified in the regulatory database report, as discussed below:

- **Auto Aid (ERIS Map ID: 1)**, listed at 845 West Nance Street, located adjoining to the south, beyond West Nance Street, and hydrologically cross-gradient of the subject property. This facility is identified on the RCRA NonGen databases. No RCRA violations were listed. Based on the

regulatory status, it is Partner's opinion that these listings do not represent an environmental concern to the subject property.

- **Interinsurance Exchange of the Automobile Club (ERIS Map ID: 2)**, listed at 845 North Webster Avenue, located adjoining to the east, beyond North Webster Avenue, and hydrologically down- to cross-gradient of the subject property. This facility is identified on the RCRA NonGen databases. No RCRA violations were listed. Based on the regulatory status, it is Partner's opinion that these listings do not represent an environmental concern to the subject property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

- The following site of concern was identified: The subject property is situated downgradient of known groundwater contamination, identified as the March Air Force Base/March Air Reserve Base (ARB) Superfund site, Former Fire Training Area (FT007). The facility is listed on the NPL. March ARB is located approximately 0.16-miles to the north-northwest. According to information obtained from the regulatory database report and the GeoTracker and the EnviroStor online databases, numerous releases have been discovered throughout the March ARB property since the late-1980s. Contaminated groundwater is known to have migrated off March ARB property to the southeast and is mapped beneath the subject property. Groundwater in the vicinity of the base has reportedly been impacted with by numerous hazardous substances, including volatile organic compounds (VOCs), specifically trichloroethylene (TCE), tetrachloroethylene (PCE), carbon tetrachloride (CTCL), as well as Perfluorooctane Sulfonic acid (PFOS), and Perfluorooctanoic acid (PFAS). VOC contamination in groundwater beneath and adjacent to Site FT007 was first investigated and remediated under Operable Unit 1 (OU1). A groundwater extraction and treatment system (GETS) was installed in 1991, to operate as an interim remedy to prevent further migration of TCE and PCE plumes at the base boundary.

According the Final (Revised) Expanded Inspection Report (ESI) for Perfluorooctane Sulfonic Acid and Perfluorooctanoic Acid for the former March Air Force Base dated December 2020, FT007 is a former fire-fighting training area for which previous investigations have confirmed the presence of PFOS and PFOA in groundwater at concentrations above the U.S. Environmental Protection Agency (USEPA) Lifetime Health Advisories (LHAs). The United States Air Force is currently focused on protecting human health primarily through the investigation of drinking water.

As a part of the field investigation, groundwater samples were collected from existing and newly installed groundwater monitoring wells. Twelve new groundwater monitoring wells were installed as nested wells within five separate boreholes strategically located to determine the horizontal and vertical extent of PFOS and PFOA in groundwater above the LHA. Currently, there are no legally enforceable federal or State of California criteria for PFAS. In October 2019, the DoD issued a memorandum identifying risk-based screening levels calculated using the USEPA Regional Screening Level (RSL) calculator for PFOA, PFOS, and PFBS in groundwater and soil.

In April 2021, the USEPA released an updated toxicity assessment for PFBS only, which resulted in revised screening levels for PFBS (USEPA, 2021). The most current USEPA RSLs for PFOS, PFOA, and PFBS, using the conservative residential scenario, will be used as screening levels. These screening values will be used to determine if further investigation is needed or if a site can proceed to closeout. The current residential screening levels for PFOS, PFOA, and PFBS, assuming a hazard quotient (HQ) of 0.1, are: for soil - 130 micrograms per kilogram (ug/kg); 130 ug/kg; and 1900 ug/kg; and for residential tap water – 40 nanograms per liter (ng/L); 40 ng/L; and 602 ng/L.

Attached figures indicated the subject property is depicted adjacent to the west of the FT007 Study Area Boundary. Attached figures indicated the PFOS+PFOA plume in the upper aquifer is mapped below the site vicinity to the east, northeast, and southeast nearby wells. PFOS and PFOA compounds are non-volatile, and therefore do not represent a vapor intrusion risk. Contaminated groundwater is actively being remediated at March AFB, and groundwater is not utilized at the subject property as source of drinking water. Based on regulatory oversight, the identification of a responsible party, and municipal water supply, the groundwater contamination associated with the nearby March ARB does not represent a significant environmental concern for the subject property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings are identified in the regulatory database report.

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

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

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

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

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Lake Creek Industrial (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User
AAI User Questionnaire	X	
Title Records, Environmental Liens, and AULs	X	
Specialized Knowledge		X
Actual Knowledge		X
Valuation Reduction for Environmental Issues		X
Identification of Key Site Manager		X
Reason for Performing Phase I ESA	X	
Prior Environmental Reports		X
Other		X

5.1 Interviews

5.1.1 Interview with Owner

The owners of the subject property each completed a questionnaire covering the current and historical use of the subject property.

The subject property owners was not aware of 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.; 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.

According to subject property owners, no addresses have been assign to the subject property. No USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage /generation were identified on the subject property to the best of their knowledge. Copies of the questionnaires are provided in Appendix B.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender or potential purchaser, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

See Section 5.1.1.

5.1.4 Interviews with Past Owners, Operators and Occupants

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

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was provided by Lake Creek Industrial with a Preliminary Title Reports issued by Lawyers Title Company and dated January 5, 2022 and March 30, 2022 for the subject property parcels. According to the Commitment for Title Insurance, the title to the subject property is currently vested in:

- APN: 314-153-082: Yvonne Chu, Trustee of the Yvonne Chu Family Trust, dated August 14, 2019, as to an undivided 2/3 interest, and Loreen G. Leung, as her sole and separate property, as to an undivided 1/3 interest.
- APNs: 314-153-064; 314-153-066; 314-153-068; 314-153-070: Venancio H. Reyes, Jr. and Armi M. Alian, husband and wife as joint tenants, as to an undivided 25% interest; Noli Tcruz and Isabel D.

Tacruz, husband and wife as joint tenants, as to an undivided 25% interest; Roberto S. Lacson and Bridget P. Lacson, husband and wife as joint tenants, as to an undivided 25% interest; and The Dcena Family Trust, Rogelio R. and Merlyn G. Docena as Trustees, as to an undivided 50% interest, all as tenants in common, (subject to Item 11, 12, 14 and 15).

- APNs: 314-153-058; 314-153-060; 314-153-062: Evangeline E. Canotal, Trustee, or her Successor(s) in Trust of The Canotal Family Trust dated 6-29-2007; and Paul O. Mallari and Fe B. Maliari, husband and wife as joint tenants as to an undivided 25% interest; Diosdado B. Tolentino and Lorna L. Tolentino, husband and wife as joint tenants as to an undivided 12.50% interest; Pilar B. Tolentino, a single woman as her sole and separate property as to an undivided 12.50% interest, all as tenants in common.

No apparent environmental liens or AULs were identified for the subject property based on the review of the Preliminary Title Report.

Copies are included in Appendix B.

5.2.2 Specialized Knowledge

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

5.2.3 Actual Knowledge of the User

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

5.2.4 Valuation Reduction for Environmental Issues

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

5.2.5 Commonly Known or Reasonably Ascertainable Information

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

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

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

Site Assessment Data

Site Assessment Performed By:	Heather Hodgetts
Site Assessment Conducted On:	May 20, 2022

Partner was unaccompanied during the field reconnaissance activities.

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 *Solid Waste Disposal*

No solid waste is currently generated at the subject property. A few tires, wood pallets, and minor debris were observed on the east-northeastern portion of the property. No other evidence of illegal dumping of solid waste was observed on the subject property during the Partner site reconnaissance.

6.1.2 *Sewage Discharge and Disposal*

The municipal sanitary sewer system operated by the City of Perris services the subject property vicinity.

Sanitary discharges are not generated at the subject property. No wastewater treatment facilities are located on the subject property.

6.1.3 *Surface Water Drainage*

Storm water is removed from the subject property primarily by percolation to unpaved ground surfaces on the subject property.

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

6.1.4 *Source of Heating and Cooling*

Electricity and natural gas are provided to the vicinity by Southern California Edison (SCE) and the Southern California Gas Company.

6.1.5 *Wells and Cisterns*

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

Water wells may be located at the subject property due to the historical agricultural use. If encountered, the water wells should be abandoned under local requirements.

6.1.6 Wastewater

Domestic wastewater is not generated at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

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

6.2 Potential Environmental Hazards

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

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

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

No evidence of ASTs or USTs such as fill ports, piping, or vent pipes was observed or reported onsite.

6.2.3 Evidence of Releases

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

6.2.4 Polychlorinated Biphenyls (PCBs)

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

6.2.5 Strong, Pungent or Noxious Odors

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

6.2.6 Pools of Liquid

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

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

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

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

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

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

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

No buildings or structures are located on the subject property. As such, an asbestos evaluation was not required by the scope of services.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead.

No buildings or structures are located on the subject property. As such, a LBP evaluation was not required by the scope of services.

6.3.3 Radon

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

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

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

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification and proposed commercial use, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Eastern Municipal Water District (EMWD) serves the subject property vicinity. According to EMWD, the sources of public water for are rivers, lakes, streams, ponds, reservoirs, springs, local groundwater wells, surface water imported from Northern California and the Colorado River. According to the EMWD 2020 Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. There are no current water supplies onsite.

6.3.5 Mold

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

No buildings or structures are located on the subject property. As such, a mold evaluation was not required by the scope of services.

6.3.6 Wetlands

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

6.4 Adjoining Property Reconnaissance

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

7.0 VAPOR ENCROACHMENT CONDITIONS

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

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

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

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

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property.
Historical Uses of the Subject Property	None identified that impact the subject property.
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property.
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property.
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A *REC* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

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

Controlled Recognized Environmental Condition

A *CREC* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Historical Recognized Environmental Condition

A *HREC* refers to a previous release of hazardous substances or petroleum products affecting the that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

Business Environmental Risk

A *BER* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

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

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the property at the northwest corner of Nance Street and North Webster Avenue in the City of Perris, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at the northwest corner of Nance Street and North Webster Avenue in the City of Perris, Riverside County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:



Heather Hodgetts
Senior Scientist

Reviewed by:



Debbie Stott, P.G.
Technical Director

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, May 2022

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, May 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, May 2022

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, May 2022

United States Geological Survey, accessed via the Internet, May 2022

United States Geological Survey Topographic Map, 7.5-minute series, accessed via internet, May 2022

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**

APPENDIX A: SITE PHOTOGRAPHS

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

APPENDIX C: REGULATORY DATABASE REPORT

APPENDIX D: QUALIFICATIONS
