

PARTNER

Engineering and Science, Inc.®



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Dedeaux Goetz Perris

2021 Goetz Road
Perris, California 92570

Report Date: May 6, 2022
Partner Project No. 22-367526.1



Prepared for:

Dedeaux Properties

100 Wilshire Boulevard, Suite 250
Santa Monica, California 90401

May 6, 2022

Mr. Alex Filler
Dedeaux Properties
100 Wilshire Boulevard, Suite 250
Santa Monica, California 90401

Subject: Phase I Environmental Site Assessment
Dedeaux Goetz Perris
2021 Goetz Road
Perris, California, 92570
Partner Project No. 22-367526.1

Dear Mr. Filler:

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 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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 (949) 214-6470.

Sincerely,



Suzi Rosen, PG, CHg
Principal and Managing Director

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, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Dedeaux Properties for the property located at 2021 Goetz Road, in the City of Perris, Riverside County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Dedeaux Properties 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 at the southeast corner of the intersection of Goetz Road and Mountain Avenue within a mixed commercial/residential area of Riverside County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	2021 Goetz Road, Perris, Riverside County, California
Property Use:	Vehicle, heavy equipment and tractors, commercial parts and supplies auction and storage
Land Acreage (Ac):	9.79 Ac (per, Riverside County Assessor's Office)
Number of Buildings:	Two permanent structures and three auxiliary structures
Number of Floors:	Single-story
Gross Building Area (SF):	2,940 SF (Total, per Riverside County Assessor's Office)
Date of Construction:	2010-2011
Assessor's Parcel Number (APN):	330-100-001
Type of Construction:	Wood framed mobile trailers used for offices, wood framed auxiliary storage shed and two open sided metal storage awnings
Current Tenants:	Western Construction Auctions
Site Assessment Performed By:	Jeremy Russell of Partner
Site Assessment Conducted On:	April 26, 2022

The subject property is currently developed for commercial equipment storage use. Onsite operations consists of the storage and auction of automobiles, tractors, buses, heavy equipment and commercial supplies. Approximately 27 portable shipping containers were observed onsite and used for storage of miscellaneous supplies. Several golf carts used for transportation around the property area maintain onsite. Partner observed two diesel fuel storage aboveground tanks, one approximately 550-gallons and one approximately 200-gallons in capacity. The larger tank was provided with secondary containment. In addition to the current structures, the subject property is also improved with a gravel parking area, perimeter fencing, limited landscaping and a septic system with leach field.

According to available historical sources, the subject property was developed for agricultural uses with no structures in 1938; developed with agricultural land, a residential dwelling and other farm related structures by *circa* 1953; remained agricultural land with a residential dwelling from 1953 to 2010; and was redeveloped with the existing improvements starting in 2010. Known tenants on the subject property included Isabel Borbon (1977, 1984, 1986); Arthur DeLeon (1991); Ray Wilson (2001, 2008); and Western Construction (2010 to Present).

The immediately surrounding properties consist of undeveloped/agricultural land to the north; the Perris Valley Airport runway to the east; a commercial aggregate asphalt plant property, undeveloped land, and a cement plant to the west across Goetz Road; and a vacant residential property, undeveloped land, covered vehicle storage lots and Perris Indoor Skydiving facility to the south.

According to a previous subsurface investigation conducted on a nearby property (1015 South G Street and Case # T0606500589), the depth of groundwater in the vicinity of the subject property was reported in 2003 to be approximately 50 feet below ground surface (bgs) with a reported flow direction toward the northeast.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any recognized environmental conditions (RECs).

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any controlled recognized environmental conditions (CRECs).

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- Partner did not identify any historical recognized environmental conditions (HRECs).

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as REC but warrant further discussion.

- The subject property parcel was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. The subject property is either paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. Additionally, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) were likely mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not a significant environmental concern.

- The subject property is equipped with two diesel fuel storage aboveground tanks, one approximately 550-gallons and one approximately 200-gallons in capacity. The larger tank was provided with secondary containment with no secondary containment at the smaller tank. Partner observed no evidence of leaks, stains, or spills in the vicinity the tanks. The presence of this equipment is not a significant environmental concern.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 330-100-001 in Unincorporated Riverside County, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions, however one environmental issue in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- If redevelopment of the subject property is planned for residential use and/or if soil is to be removed from the site, sampling to evaluate impacts associated with the former agricultural use of the subject property is recommended.

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Purpose.....	1
1.2	Scope of Work.....	1
1.3	Limitations.....	2
1.4	User Reliance.....	2
1.5	Limiting Conditions.....	3
2.0	SITE DESCRIPTION.....	4
2.1	Site Location and Legal Description.....	4
2.2	Current Property Use.....	4
2.3	Current Use of Adjacent Properties.....	4
2.4	Physical Setting Sources.....	5
2.4.1	Topography.....	5
2.4.2	Hydrology.....	5
2.4.3	Geology/Soils.....	5
2.4.4	Flood Zone Information.....	6
3.0	HISTORICAL INFORMATION.....	7
3.1	Aerial Photograph Review.....	7
4.0	REGULATORY RECORDS REVIEW.....	11
4.1	Regulatory Agencies.....	11
4.1.1	State Department.....	11
4.1.2	Health Department.....	11
4.1.3	Fire Department.....	12
4.1.4	Air Pollution Control Agency.....	12
4.1.5	Regional Water Quality Agency.....	13
4.1.6	Department of Toxic Substances Control.....	13
4.1.7	Building Department.....	13
4.1.8	Planning Department.....	14
4.1.9	Oil & Gas Exploration.....	14
4.1.10	Assessor's Office.....	14
4.2	Mapped Database Records Search.....	15
4.2.1	Regulatory Database Summary.....	15
4.2.2	Subject Property Listings.....	16
4.2.3	Adjacent Property Listings.....	17
4.2.4	Sites of Concern Listings.....	18
4.2.5	Orphan Listings.....	18
5.0	USER PROVIDED INFORMATION AND INTERVIEWS.....	19
5.1	Interviews.....	19
5.1.1	Interview with Owner.....	19
5.1.2	Interview with Report User.....	20
5.1.3	Interview with Key Site Manager.....	20
5.1.4	Interviews with Past Owners, Operators and Occupants.....	20
5.1.5	Interview with Others.....	20
5.2	User Provided Information.....	20
5.2.1	Title Records, Environmental Liens, and AULs.....	20

5.2.2	Specialized Knowledge.....	20
5.2.3	Actual Knowledge of the User.....	20
5.2.4	Valuation Reduction for Environmental Issues.....	20
5.2.5	Commonly Known or Reasonably Ascertainable Information.....	21
5.2.6	Previous Reports and Other Provided Documentation.....	21
6.0	SITE RECONNAISSANCE.....	22
6.1	General Site Characteristics.....	22
6.2	Potential Environmental Hazards.....	23
6.3	Non-ASTM Services.....	24
6.3.1	Asbestos-Containing Materials (ACMs).....	24
6.3.2	Lead-Based Paint (LBP).....	25
6.3.3	Radon.....	25
6.3.4	Lead in Drinking Water.....	26
6.3.5	Mold.....	26
6.4	Adjacent Property Reconnaissance.....	26
7.0	FINDINGS AND CONCLUSIONS.....	28
8.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....	30
9.0	REFERENCES.....	31

Figures

- Figure 1** Site Location Map
- Figure 2** Site Plan
- Figure 3** Topographic Map

Appendices

- Appendix A** Site Photographs
- Appendix B** Historical/Regulatory Documentation
- Appendix C** Regulatory Database Report
- Appendix D** Qualifications

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 located at 2021 Goetz Road, in the City of Perris, 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

Dedeaux Properties engaged Partner to perform this assessment pursuant to the MSA. All reports, both verbal and written, are for the sole use and benefit of Dedeaux Properties, its subsidiaries and assigns and additional third parties designated by Dedeaux Properties pursuant to MSA. Additional third parties not designated as reliance parties by Dedeaux Properties or Partner who come into possession of this report or all or part of the information generated as a result of this work shall have no rights of recourse or recovery whatsoever under any course of action against Dedeaux Properties or Partner, its or their respective 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. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the master services agreement between Dedeaux and Partner (the "MSA"), the MSA shall control.

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. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment and is not a significant data gap.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This does not represent a significant data gap.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 2021 Goetz Road, in the City of Perris, Riverside County, California is located approximately southeast of the intersection of Goetz Road and Mountain Avenue. According to the Riverside County Assessor, the subject property legally described as "9.79 ACRES M/L IN LOT 1 MB 011/544 SD EHRMANS SUB Lot 1 Subdivision Name EHRMANS SUB Acres 009.79 M/L Lot Type Lot Rec Map Type Map Book Recorded CO Code SD Map Plat B 011 Map Plat P 544" and ownership is currently vested in RG & Associates since 2020.

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

2.2 Current Property Use

The subject property is currently developed for commercial equipment storage use. Onsite operations consist of the storage and auction of automobiles, tractors, buses, heavy equipment and commercial supplies. Approximately 27 portable shipping containers were observed onsite and used for storage of miscellaneous supplies. Several golf carts used for transportation around the property area are onsite. Partner observed two diesel fuel storage aboveground tanks, one approximately 550-gallons and one approximately 200-gallons in capacity. The larger tank was provided with secondary containment. In addition to the current structures, the subject property is also improved with a gravel parking area, perimeter fencing, limited landscaping and a septic system with leach field.

The subject property is designated for "LI" defined as Light Industrial by the City of Perris.

The subject property was identified as a Hazardous Waste Generator (HWG), HAZNET, Federal Index system (FINDS), Enforcement Compliance History Online (ECHO), California Environmental Reporting System Hazardous (CERS-HAZ), Resource Conservation and Recovery Act (RCRA) NonGen site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Riverside County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Undeveloped/agricultural land

South: Vacant residential property (2081 Goetz Road) and covered vehicle storage lots

East: Perris Valley Airport runway, followed by an airport hangar and numerous airplanes (2091 Goetz Road)

West: Goetz Road followed by Oldcastle Infrastructure cement casting plant (2020 Goetz Road), undeveloped land, and Holiday Rock aggregate asphalt manufacturing plant (1980 Goetz Road)

The adjacent property to the east (2091 Goetz Road) was identified as an HWG RIVERSIDE, CERS, TANK, SWEEPS Underground Storage Tank (UST), RCRA Non-GEN site in the regulatory database report as further discussed in Section 4.2.

The adjacent property to the west (1980 Goetz Road) was identified as a HWG RIVERSIDE, EMISSIONS, CERS, TANK, and RCRA NONGEN site in the regulatory database report as further discussed in Section 4.2.

The adjacent properties to the west (2020 & 2000 Goetz Road) was identified as a EMISSIONS, DELISTED TANK, HWG RIVERSIDE and RCRA NONGEN site in the regulatory database report as further discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Romoland/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 1,420 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently downward toward the east and southeast. The subject property is depicted on the 2021 map with no structures.

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

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the east or southeast. The nearest surface water in the vicinity of the subject property is the San Jacinto River located approximately 0.5 miles east of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Eastern Municipal Water District serves the subject property vicinity. The sources of public water for the area are surface waters from the State Water Project. Approximately 20 percent of EMWD's potable (drinking) water demand is supplied by EMWD groundwater wells. The majority of the groundwater produced by EMWD comes from its wells in the Hemet and San Jacinto area.

According to a previous subsurface investigation conducted on a nearby property (1015 South G Street and Case # T0606500589), the depth of groundwater in the vicinity of the subject property was reported in 2003 to be approximately 50 feet below ground surface (bgs) with a reported flow direction toward the northeast.

2.4.3 Geology/Soils

The subject property is situated on the Perris Plain of the Peninsular Ranges geomorphic province of the State of California. The uppermost geologic formation underlying the soils at the subject property are late Cenozoic (Qa) alluvial sedimentary deposits. The deposits comprise the underlying stratigraphy and consists mostly of gravel, sand, silt and clay deposited in stream channel, point bar, and alluvial fan

environments. The deposits are estimated to be over 2000 feet. The Cenozoic deposits unconformably overlie Cretaceous sedimentary rocks or basement rocks.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as the Domino silt loam, Exeter sandy loam, Pachappa fine sandy loam, and the Ramona sandy loam. These soils consist of deep, silt loam and loam; sandy loam, sandy clay loam, indurated, stratified sandy loam to silt loam; fine sandy loam and loam; and sandy loam and sandy clay loam. These soils are on alluvial fans and terraces.

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 Numbers 06065C1440H (effective 2014-08-18) and 06065C2055H (effective 2014-08-18), the subject property appears to be located in Zone AE, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

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

Historical Use Information		
Period/Date	Source	Description/Use
1938-2009	Topographic Maps, Aerial Photographs, Agency Records, City Directories	Agricultural and Residential
2010-Present	Topographic Maps, Aerial Photographs, Agency Records, City Directories, Interviews, Onsite Observations	Commercial Storage Lot

Known tenants on the subject property included Isabel Borbon (1977, 1984, 1986); Arthur DeLeon (1991); Ray Wilson (2001, 2008); and Western Construction (2010 to Present). No potential environmental concerns were identified in association with the current or former use of the subject property.

The subject property parcel was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. The subject property is either paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. Additionally, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) were likely mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not a significant environmental concern.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on April 21, 2022. The following was observed on the subject property and adjacent properties during the aerial photograph review:

Date:	1938	Scale:	1"=500'
Subject Property:	Appeared developed for agricultural uses		
North:	Appeared developed for agricultural uses		
South:	Appeared developed for agricultural uses		
East:	Appeared developed for agricultural uses		
West:	Appeared developed for agricultural uses		

Date:	1953	Scale:	1"=500'
Subject Property:	Developed with what appeared to be a residential dwelling on the west side. No other significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1962	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	Developed with what appeared to be a dwelling. Airplanes were parked on a field		
East:	Developed with what appeared to be aircraft runways		
West:	No significant changes visible.		

Date:	1967, 1976, 1980, 1985	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1997	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	Developed with what appeared to be commercial structures		
East:	Developed with larger runways and commercial buildings		
West:	Developed with what appeared to be a large commercial or industrial property southwest and a commercial property to the northwest across a roadway		

Date:	2002, 2005, 2006	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	2010	Scale:	1"=500'
Subject Property:	Redeveloped with what appeared to be the existing improvements		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	2012, 2014, 2016, 2018, 2020	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

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

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from ERIS on April 21, 2022. Sanborn map coverage was not available for the subject property.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on April 26, 2022, for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 2021 Goetz Road (Subject Property)

Years	Occupant Listed
1977, 1984, 1986	Isabel Borbon
1991	Arthur DeLeon
2001, 2008	Ray Wilson
2010 to 2020	Western Construction

According to the city directory review, the subject property has been occupied by residential properties from 1977 to 2008 and was redeveloped as a construction storage yard since at least 2010 to present. Based solely on the city directory review, no listings of environmental concern were identified for the subject property.

City Directory Search for Adjacent Properties

Years	Occupant Listed
South	
1991	Pitts Craft, Jerry Peace (2081 Goetz Road)
1996	Tempumatic Water Systems, Pitts Craft (2081 Goetz Road)
2003	Pitts Craft (2081 Goetz Road)
2016, 2020	Maribel Vega (2081 Goetz Road)
East	
1974, 1977, 1984, 1986, 1991, 1996, 2001, 2003, 2008, 2012, 2016, 2020	Perris Valley Airport (24718 Goetz Road and 2091 Goetz Road)
West	
1996, 2001, 2003 2008, 2012	Elsinore Ready Mix (1980 Goetz Road) Calaveras Standard Materials, Elsinore Ready Mix (1980 Goetz Road)
1986, 1991, 1996 2001, 2003 2008 2016, 2020	Artlo Industries, Composite Building Systems, Pac Precast (2020 Goetz Road) Morrison Knudsen (2020 Goetz Road) Pomeroy Corp (2020 Goetz Road) Oldcastle Precast (2020 Goetz Road)

According to the city directory review, the adjacent property to the south has been formerly occupied by commercial tenants operating as a vehicle storage tenant between at least 1991 to 2020; however, during Partner's site reconnaissance, the site appeared to be unoccupied single-family residential. The city directory identified the eastern adjacent property as an airport since 1974. Based on the city directory review, no listings were identified for the adjacent northern property.

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 April 21, 2022. The following was observed on the subject property and adjacent properties during the topographic map review:

Date: 1942, 1943

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped across a road

Date: 1953

Subject Property: Depicted developed with one structure on the west side
North: No significant changes depicted
South: Depicted with one structure
East: No significant changes depicted
West: Depicted with small structures across a road

Date: 1967

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: Depicted developed with the Perris Valley Airport
West: No significant changes depicted

Date: 1973, 1979

Subject Property: Depicted developed with an additional structure east of the existing structure. No other significant changes depicted
North: No significant changes depicted
South: Depicted developed with additional structures
East: No significant changes depicted
West: No significant changes depicted

Date: 2015, 2018, 2021

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: No significant changes depicted
West: No significant changes depicted

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency:	California Environmental Protection Agency (CalEPA), Department of Public Health
Point of Contact:	Not Provided
Agency Address:	1001 I Street, Sacramento, California
Agency Phone Number:	926 323 2514
Date of Contact:	April 21, 2022
Method of Communication:	Online
Summary of Communication:	The CalEPA manages the following State agencies: <i>Air Resources Board (ARB), Department of Resources Recycling and Recovery (CalRecycle), Department of Pesticide Regulation (DPR), Department of Toxic Substances Control (DTSC), Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB).</i> These agencies are discussed individually, where applicable, in the following sections.

The CalEPA manages the following State agencies: *Air Resources Board (ARB), Department of Resources Recycling and Recovery (CalRecycle), Department of Pesticide Regulation (DPR), Department of Toxic Substances Control (DTSC), Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB).* These agencies are discussed individually, where applicable, in the following sections.

The subject property was identified on the online CalEPA database <https://siteportal.calepa.ca.gov/nsite/map/results/detail/85466> as a hazardous waste generator doing business as Western Construction Auction, Inc. Violations were reported by the local Certified Unified Program Agency (CUPA) or Participating Agency in 2016 and 2019. The 2019 violation reported entailed "No manifests were available on site during the inspection. Facility intermittently generates hazardous waste and recycles lead acid batteries."

A copy of pertinent documents is included in Appendix B of this report.

4.1.2 Health Department

Regulatory Agency Data

Name of Agency:	Riverside County Environmental Health Department (RCEHD)
Point of Contact:	Not Provided
Agency Address:	4080 Lemon Street, Riverside, California
Agency Phone Number:	(951) 955-8980
Date of Contact:	April 21, 2022
Method of Communication:	Email/Telephone
Summary of Communication:	The RCEHD is the CUPA for Riverside County. The RCEHD CUPA is responsible for overseeing the six hazardous materials programs in the County: <i>Inspecting facilities that handle hazardous materials, generate hazardous waste, treat hazardous waste, own/operate</i>

Regulatory Agency Data

underground storage tanks, own/operate aboveground petroleum storage tanks, or handle other materials subject to the California Accidental Release Program (CalARP).

The RCEHD also maintains records for Land Use, Water Resources, Septic, and Water Wells. On April 27, 2022, My Tran, Environmental Health Specialist III, Environmental Protection and Oversight Division, Environmental Resource Management Branch LPA and Land Use Programs, stated via email that no septic records were found for the subject property parcel. No records of water wells for the subject property were identified.

During the subject property reconnaissance Mr. Greg Scott, subject property owner, identified the location of septic tank and leach field located south of the office trailers. Mr. Scott stated that the septic system was installed before 2006, when he acquired the property. Mr. Scott had no information about the capacity of the tank. The system is maintained by a company called Ridex on a periodic basis.

A copy of pertinent documents is included in Appendix B of this report.

4.1.3 Fire Department

Regulatory Agency Data

Name of Agency:	Riverside County Fire Department (RCFD)
Point of Contact:	Not Provided
Agency Address:	210 West San Jacinto Avenue, Riverside, CA
Agency Phone Number:	(760) 940 6900
Date of Contact:	April 21, 2022
Method of Communication:	Telephone
Summary of Communication:	According to the RCFD, no records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RCFD. Such records are maintained by the RCEHD.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.4 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	South Coast Air Quality Management District (SCAQMD)
Point of Contact:	N/A
Agency Address:	21865 Copley Drive, Diamond Bar, California
Agency Phone Number:	(909) 396 2000
Date of Contact:	April 21, 2022
Method of Communication:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Summary of Communication:	The subject property was not identified on the SCAQMD database

Regulatory Agency Data

website. No Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines were on file for the subject property with the SCAQMD.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.5 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency: Santa Ana Regional Water Quality Control Board (SARWQCB)
Point of Contact: N/A
Agency Address: 3737 Main Street, Riverside, California
Agency Phone Number: (909) 782 4130
Date of Contact: April 21, 2022
Method of Communication: <http://geotracker.waterboards.ca.gov/>
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SARWQCB.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency: California Department of Toxic Substances Control (DTSC)
Point of Contact: N/A
Agency Address: 5796 Corporate Avenue, Cypress, California
Agency Phone Number: (714) 484 5300
Date of Contact: April 21, 2022
Method of Communication: http://hwts.dtsc.ca.gov/report_search.cfm?id=5
Summary of Communication: The subject property was identified on the DTSC Hazardous Waste Tracking System (HWTS) for disposal of hazardous wastes in 2010, 2011, and 2013, that included unspecified organic liquid mixture, and other organic solids.

The subject property was not identified on the EnviroStor database for known release cases.

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Building Department

Regulatory Agency Data

Name of Agency: County of Riverside Transportation and Land Management Agency (TLMA) and the City of Perris Building Department (PBD) via the City

Regulatory Agency Data

	Clerk Office
Point of Contact:	N/A
Agency Address:	4080 Lemon Street, Riverside, CA 92502 and 101 North D Street, Perris, CA
Agency Phone Number:	(951) 955-2017
Date of Contact:	April 21, 2022
Method of Communication:	Online
Summary of Communication:	On April 27, 2022, the TLMA responded via email that no building records were identified for the subject property. At the time of this report the PBD had not responded to Partner's request.

A copy of pertinent documents is included in Appendix B of this report.

4.1.8 Planning Department

Regulatory Agency Data

Name of Agency:	City of Perris Planning Department (PPD)
Point of Contact:	N/A
Agency Address:	101 North D Street, Riverside County, CA
Agency Phone Number:	(951) 943 6100
Date of Contact:	April 21, 2022
Method of Communication:	Online zoning map
Summary of Communication:	According to records reviewed, the subject property is zoned "LI" Light Industrial by the PPD.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.9 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Geologic Energy Management (CalGEM)
Point of Contact:	N/A
Agency Address:	801 K Street, Sacramento, California
Agency Phone Number:	(916) 324-0850
Date of Contact:	April 21, 2022
Method of Communication:	Online http://maps.conservation.ca.gov/doggr/#openModal
Summary of Communication:	According to the CalGEM interactive website no oil, gas, or geothermal wells were identified on or adjacent to the subject property.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.10 Assessor's Office

Regulatory Agency Data

Name of Agency:	Riverside County Assessor (RCA)
Point of Contact:	N/A
Agency Address:	2720 Gateway Drive, Riverside, CA 92507
Agency Phone Number:	N/A

Regulatory Agency Data

Date of Contact: April 21, 2022
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APN) 330-100-001 that totals approximately 10 acres. No ownership information was identified on the reports for the subject property.

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

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Risk Information Services, Inc. (ERIS). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and 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.

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

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	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, CESQG)	0.25	Y	Y	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
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	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	Y	N
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
Other State/Local Agencies	Varies	Y	Y	N

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
ERIS MGP	Varies	N	N	N
ERIS US Hist Auto Station	Varies	N	N	N
ERIS US Hist Cleaners	Varies	N	N	N

4.2.2 Subject Property Listings

The subject property is identified as a HWG RIVERSIDE, HAZNET, FINDS/ECHO, CERS HAZ, RCRA NonGen site In the regulatory database report, as discussed below:

- The subject property, identified as Western Construction Auctions, Inc., at 2021 Goetz Road, was identified for the use and storage of hazardous substances, and generation of hazardous wastes. Hazardous wastes disposed from the subject property included unspecified organic liquid mixture, and other organic solids. CERS Violations pertaining to the wastes were reported in 2019 and including the following:
 - Observed 3-4 drums containing hazardous waste that were missing proper labels. CORRECTIVE ACTION: Owner/operator shall label hazardous waste containers with all the required information. Label shall include at least: the words ""hazardous waste"", generator name and address, accumulation start date, composition and physical state of waste, and hazardous property statement. Submit photos to this department, if applicable." Returned to compliance on February 11, 2020.
 - OBSERVATION: Observed blue drum containing oily dirt without a cover. CORRECTIVE ACTION: Owner/operator shall maintain all hazardous waste drums closed and manage according to Title 22 hazardous waste regulations. Submit a statement and supporting documentation (photos) explaining how this waste was managed to this department. Returned to compliance on February 11, 2020.
 - OBSERVATION: Observed inadequate lead-acid battery disposal records. Core exchange records were not available at the time of inspection. CORRECTIVE ACTION: Owner/operator shall retain lead-acid battery disposal records for 3 years. Returned to compliance on February 11, 2020.
 - OBSERVATION: Observed one blue plastic drum containing contaminated dirt without cover/lid in place. CORRECTIVE ACTION: Owner/operator shall maintain all hazardous waste containers closed when not adding/removing hazardous waste.
 - Violation Description: Failure to inspect hazardous waste storage areas at least weekly. Returned to compliance on July 13, 2016.
 - Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment. Returned to compliance on July 13, 2016.

Based on the returned compliance status of the violations and absence of reported records for releases, further environmental investigation or cleanup, these listings are not considered an environmental concern.

4.2.3 Adjacent Property Listings

The adjacent property to the east (2091 Goetz Road) was identified as a HZH/HWG RIVERSIDE, CERS TANK, SWEEPS UST, RCRA NONGEN site;

- The property, identified as Perris Valley Aviation Services/Perris Valley Airport at 2091 Goetz Road, is located adjoining to the east of the subject property. This site is identified as a HZH/HWG RIVERSIDE, CERS TANK, SWEEPS UST, RCRA NONGEN facility. The listings list the site as a Hazardous Waste Generator, Chemical Storage Facilities, and Aboveground Petroleum Storage. The UST listing pertains to the property for operating a 2,000-gallon, a 7,000-gallon, and a 10,000-gallon aviation fuel USTs. The property was not identified as a leaking UST case; either active or closed. The other listings pertain to aircraft maintenance and repair. Violations were reported; however, none appeared that would have impacted the subject property. Based on the regulatory oversight, this listing is not a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

The adjacent property to the west (1980 Goetz Road) was identified as a HZH RIVERSIDE, EMISSIONS, CERS TANK, and RCRA NONGEN site;

- The property, identified as Holiday Rock, Inc. at 1980 Goetz Road, is located adjoining to the northwest of the subject property. This site is identified as a HZH RIVERSIDE, EMISSIONS, CERS TANK, and RCRA NONGEN facility for hazardous materials storage, and as an Aboveground Petroleum Storage facility. Violations were reported; however, none appeared that would have impacted the subject property. Based on the regulatory oversight, this listing is not a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

The property adjacent west (2020 Goetz Road) was identified as a EMISSIONS, DELISTED TANK, HZH/HWG RIVERSIDE and RCRA NONGEN site in the regulatory database report, as discussed below:

- The property, identified as Oldcastle Precast – Pomeroy at 2020 Goetz Road, is located adjoining to the west of the subject property. This site is identified as a EMISSIONS, DELISTED TANK, HZH/HWG RIVERSIDE and RCRA NONGEN facility. The listings list the site as a Hazardous Waste Generator and Chemical Storage Facilities. The tank listing did not provide any information about a previous storage tank on the property. The property was not identified as a leaking UST case; either active or closed. The EMISSIONS listing pertains to permits and air monitoring conducted by the SCAQMD. No violations were reported by the SCAQMD. Based on the regulatory oversight, this listing is not a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

The property adjacent west (2000 Goetz Road) was identified as a HAZNET site in the regulatory database report, as discussed below:

- The property, identified as Verizon California (MANHOLE #MH230) at 2000 Goetz Road, is located adjoining to the west of the subject property. This site is reported as a HAZNET facility for disposal of approximately 2 tons of unspecified oil-containing waste in 2007. No further environmental action was reported for this site. Based on the removal of petroleum-impacted soil, distance of the impacted soil to the subject property boundary, and the regulatory oversight, this listing is not a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

4.2.4 Sites of Concern Listings

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

4.2.5 Orphan Listings

No orphan 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, Partner requested the following site information from Dedeaux Properties (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
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	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

According to Mr. Greg Scott, owner representative, the subject property was developed in the 1940s for residential and agricultural uses. Prior to that, Mr. Scott had no knowledge of the use of the subject property. Mr. Scott stated that he acquired the subject property in 2006 and installed the office trailers

and other developments on the subject property in 2010 through 2011. Mr. Scott further stated that there are no USTs, clarifiers, or oil/water separators on the subject property to the best of his knowledge. Mr. Scott stated that diesel fuel is stored onsite in aboveground tanks and small quantities of hazardous substances and other petroleum products are stored and used onsite.

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, 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

Mr. Scott also acted as the key site manager.

5.1.4 Interviews with Past Owners, Operators and Occupants

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

5.1.5 Interview with Others

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

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment. A specific search for environmental liens and activity and use limitations was not included in the scope of work for this ESA. However, based on information obtained from the Key Site Manager, User and the ERIS Radius Map Report, no evidence of environmental liens recorded against the subject property was found. In addition, according to the ERIS-provided information for the subject property, no evidence of institutional controls, land use restrictions and/or engineering control requirements recorded against the subject property was reported.

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

Site Assessment Data

Site Assessment Performed By: Jeremy Russell
Site Assessment Conducted On: April 26, 2022

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for APN 330-100-001 (Subject Property)

Name	Title/Role	Contact Number	Site Walk (Yes/No)*
Mr. Greg Scott	Western Construction Auction, Inc.	(909) 721 9839	Yes

**Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property*

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the subject property. An independent solid waste disposal contractor removes solid waste from the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges to an onsite septic system were observed on the subject property. No wastewater treatment facilities were observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the unpaved, natural ground surface towards topographically lower areas on the subject property and vicinity.

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

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity/natural gas provided by Southern California Edison and Southern California Gas Company, respectively. The mechanical system is comprised of wall-mounted air conditioning units in the office trailers. Hot water is provided by a natural gas water heater.

6.1.5 Wells and Cisterns

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

6.1.6 Wastewater

No domestic wastewater was observed generated at the subject property. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

During the subject property reconnaissance Mr. Greg Scott, subject property owner, identified the location of septic tank and leach field located south of the office trailers. Mr. Scott stated that the septic system was installed before 2006, when he acquired the property. Mr. Scott further stated that the septic system is tied only into the individual bathrooms of the leasing offices and had no information about the capacity of the tank. The system is maintained by a company called Ridex on a periodic basis. A septic system manhole cover was observed on the subject property.

The RCEHD also maintains records for Land Use, Water Resources, Septic, and Water Wells. On April 27, 2022, My Tran, Environmental Health Specialist III, Environmental Protection and Oversight Division, Environmental Resource Management Branch LPA and Land Use Programs, stated via email that no septic records were found for the subject property parcel. No records of water wells for the subject property were identified.

6.1.8 Additional Site Observations

Partner observed trucks, buses, tractors, automobiles, tires, boats, tools, furniture, small machinery, automobile parts, etc., stored onsite.

6.2 Potential Environmental Hazards

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

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite						
Substance	Container Type	Quantity /Size	Location	Nature of Use	Secondary Containment	Environmental Concern
Diesel	AST	500 gallon and 250 gallon	North central side of property	Fuel for onsite vehicles	Yes for 500 gallon tank; no for 250 gallon tank	No
Motor oils, lubricants, etc.	Cans, plastic containers	Less than one gallon	Storage container	Routine maintenance	No	No

The materials were found generally to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is provided for the large diesel fuel AST and not for the smaller tank. Based on the nature of use, overall small quantities observed, presence of secondary

containment, and lack of evidence of leaks or spills, and violations on-file with the local fire department, these materials are not a significant environmental concern.

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

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

Partner observed two aboveground storage tanks (ASTs) for the storage of diesel on the subject property. The ASTs are located on the north central side of the subject property. According to Mr. Scott, the ASTs were installed in 2012 and are equipped with secondary containment. No staining, leaks or spills were noted in the vicinity of the ASTs, and no releases have been reported to the RCEHD.

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. All thermal

system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 2010/2011. As such, the presence of ACM is unlikely and an asbestos evaluation was not required by the Client's scope of services; however, please refer to the table below for observed materials that would be considered suspect ACMs in the event of a thorough survey:

Suspect ACMs			
Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

According to the USEPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

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. 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.

It is unlikely that LBP is present in buildings constructed after 1977. Therefore, due to the age of the subject property buildings, it is unlikely that LBP is present.

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, 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 serves the subject property vicinity. The sources of public water for the EMWD are surface water from the State Water Project and EMWD wells and the 2021 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

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

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that 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, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent 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 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any recognized environmental conditions (RECs).

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify any controlled recognized environmental conditions (CRECs).

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- Partner did not identify any historical recognized environmental conditions (HRECs).

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as REC but warrant further discussion.

- The subject property parcel was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. The subject property is either paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. Additionally, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) were likely mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not a significant environmental concern.
- The subject property is equipped with two diesel fuel storage aboveground tanks. One approximately 550-gallons and one approximately 200-gallons in capacity. The larger tank was provided with secondary containment with no secondary containment at the smaller tank. Partner observed no evidence of leaks, stains, or spills in the vicinity the tanks. The presence of this equipment is not a significant environmental concern.
-

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of APN 330-100-001 in Unincorporated Riverside County, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions, however one environmental issue in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- If redevelopment of the subject property is planned for residential use and/or if soil is to be removed from the site, sampling to evaluate the former agricultural use of the subject property is recommended.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 2021 Goetz Road, 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.

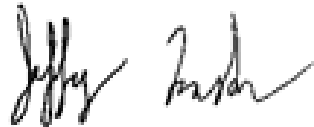
By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the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

Prepared By:



Jeremy Russell
Environmental Professional

Reviewed By:



Jeff Lasker
Senior Author

9.0 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.

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

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

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, April 2022

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

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

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

United States Geological Survey Topographic Map 2021, 7.5-minute series, accessed via internet, April 2022

FIGURES

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



Drawing Not To Scale

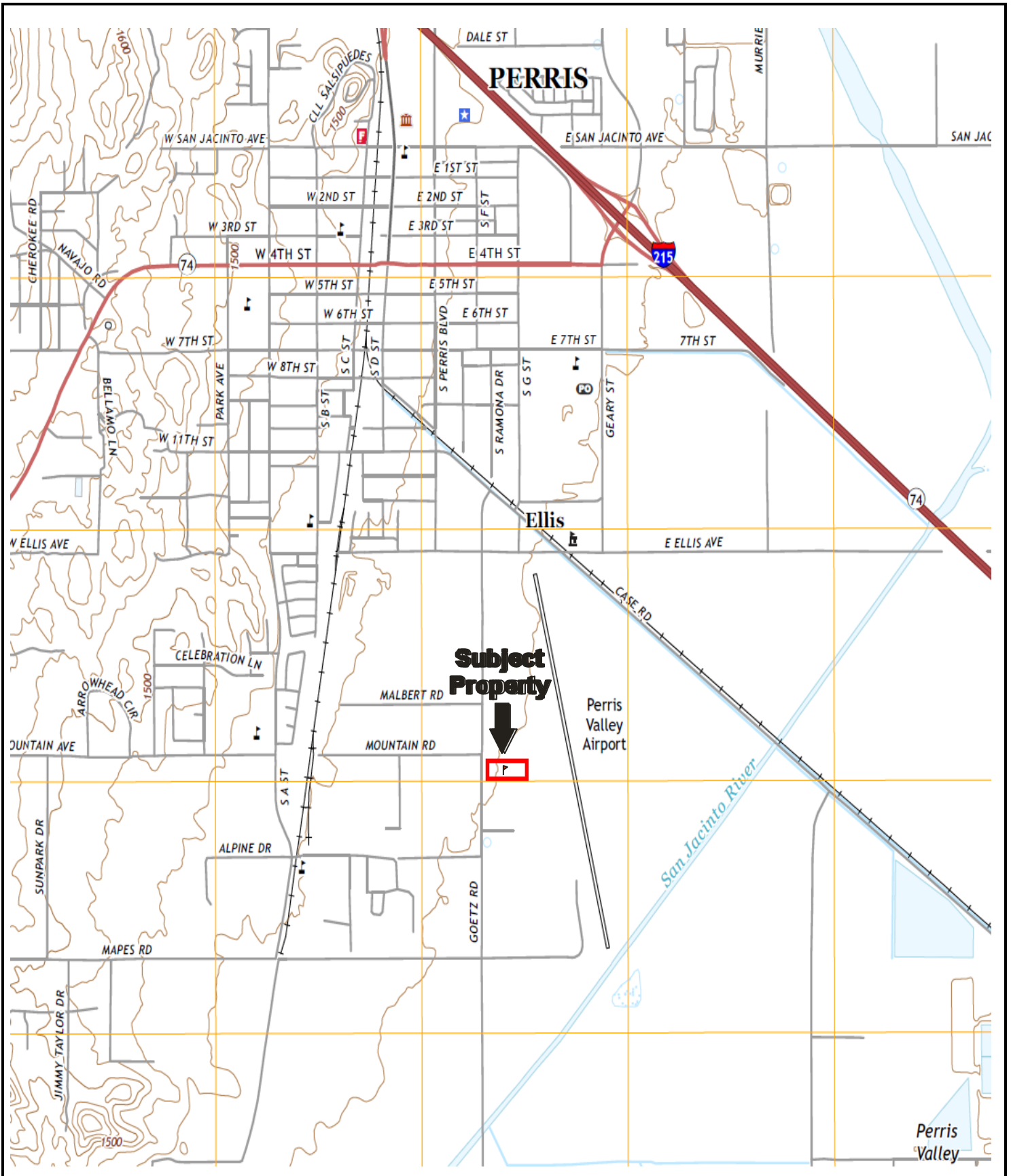
KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 22-367526.1



KEY:
 Subject Property

FIGURE 2: SITE PLAN
 Project No. 22-367526.1



USGS 7.5 Minute Romoland/Perris, CA Quadrangle
 Created: 1953/Revised: 2021

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 22-367526.1

APPENDIX A: SITE PHOTOGRAPHS



1. View of trailers for offices on the western side of the subject property.



2. View of trailers for offices on the west side of the subject property.



3. View of location of septic system tank leach field.



4. Interior of office trailer finishes.



5. Typical office inside trailer.



6. Storage room in office trailer.



7. Entrance lobby in office trailer.



8. Guard hut and storage containers.



9. Miscellaneous storage inside storage container.



10. Golf cart maintenance area.



11. Office trailer exterior.



12. Miscellaneous automobile parts storage.



13. Tractors and other equipment storage.



14. Boxes, furniture and bags of mulch storage.



15. Buses and automobiles vehicle storage.



16. Trucks and RV storage.



17. Boats and vehicles storage.



18. Diesel fuel storage tanks on north central side of Subject Property.



19. Diesel fuel storage tank and vicinity on north central side of Subject Property.



20. Empty propane tank, pressure washer and tire materials storage



21. Tractors, tires and vehicle storage.



22. Property adjacent to the north.



23. Property adjacent to the east.



24. Property adjacent to the east.



25. Property adjacent to the south.



26. Property adjacent to the south.



27. Property adjacent to the south.



28. Property adjacent to the west.



29. Property adjacent to the west.



30. Property adjacent to the northwest.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



HISTORICAL AERIALS

Project Property: Dedeaux Goetz Perris

2021 Geotz Rd
Perris CA 92570

Project No: 22-367526.1

Requested By: Partner Engineering and Science, Inc.

Order No: 22042000909

Date Completed: April 21, 2022

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
1938	Agricultural Stabilization & Conserv. Service	1" = 500'	
1953	Agricultural Stabilization & Conserv. Service	1" = 500'	
1962	FAIRCHILD	1" = 500'	
1967	Agricultural Stabilization & Conserv. Service	1" = 500'	
1976	PRIVATE	1" = 500'	
1980	PRIVATE	1" = 500'	
1985	United States Geological Survey	1" = 500'	
1997	United States Geological Survey	1" = 500'	
2002	United States Geological Survey	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	

Environmental Risk Information Services

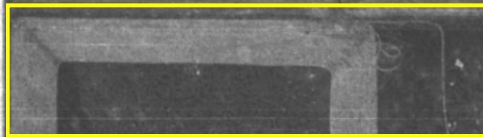
A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

one inch



**Subject
Property**



Year: 1938
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

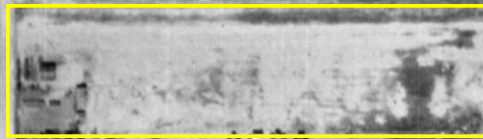
Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch 

**Subject
Property**



Year: 1962
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

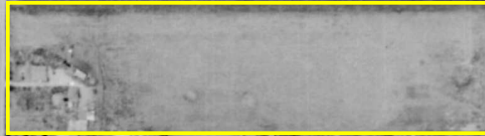
Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch 

**Subject
Property**



Year: 1967
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

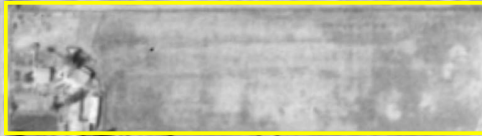
Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 1976
Source: PRIVATE
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

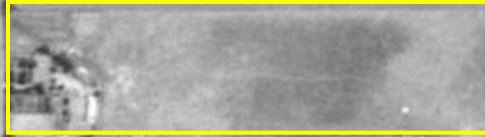
Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 1980
Source: PRIVATE
Scale: 1" = 500'
Comment:

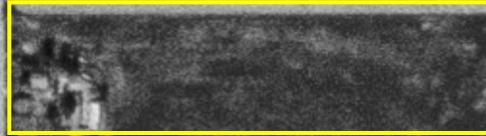
Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch 

**Subject
Property**



Year: 1985
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

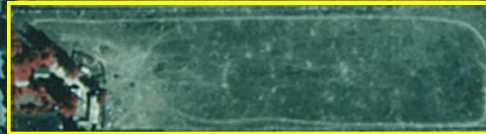
Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 1997
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 2002
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



Subject Property



SKYDIVE PERRIS

Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909



one inch



**Subject
Property**



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER



one inch



**Subject
Property**



SKYDIVE PERRIS

Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



SKYDIVE PERRIS

Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER

one inch



**Subject
Property**



SKYDIVE PERRIS

Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER



one inch



**Subject
Property**



SKYDIVE PERRIS

Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2021 Geotz Rd, Perris, CA
Approx Center: -117.22140444,33.7643715

Order No: 22042000909

PARTNER



—
FIRE
INSURANCE
MAPS

Project Property: Dedeaux Goetz Perris
2021 Geotz Rd
Perris CA 92570

Project No: 22-367526.1

Requested By: Partner Engineering and Science, Inc.

Order No: 22042000909

Date Completed: April 21, 2022

Please note that no information was found for your site or adjacent properties.



CITY
DIRECTORY

Project Property: *Dedeaux Goetz Perris
2021 Geotz Rd
Perris, CA 92570*

Project No: *22-367526.1*

Requested By: *Partner Engineering and Science, Inc.*

Order No: *22042000909*

Date Completed: *April 26, 2022*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

April 26, 2022
RE: CITY DIRECTORY RESEARCH
2021 Geotz Rd
Perris, CA 92570

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

1980-2091 of Goetz Rd

Search Notes:

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1984	HAINES	
1977	HAINES	
1974	HAINES	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

2020 **OLDCASTLE PRECAST...**CONSTRUCTION COMPANIES
 2020 **OLDCASTLE PRECAST...**CONCRETE CONTRACTORS
 2021 **WESTERN CONSTRUCTION...**CONSTRUCTION MANAGEMENT
 2021 **WESTERN CONSTRUCTION AUCTIONS...**AUCTIONEERS
 2021 **WESTERN CONSTRUCTION AUCTIONS...**APPRAISERS
 2081 **MARIBEL VEGA...**RESIDENTIAL
 2091 **BOMB SHELTER...**RESTAURANTS
 2091 **BOMB SHELTER...**FOODSCARRY OUT
 2091 **FURY COACHING...**NONCLASSIFIED ESTABLISHMENTS
 2091 **PERRIS VALLEY SKYDIVING SCHOOL...**SKYDIVING & PARACHUTE
 JUMPING INSTRUCTNS
 2091 **SKYDIVING SCHOOL PERRIS VALLEY...**PARACHUTES
 2091 **SKYDIVING SCHOOL PERRIS VALLEY...**SKYDIVING & PARACHUTE
 JUMPING INSTRUCTNS
 2091 **ULTRALIGHT PERRIS VALLEY ARPRT...**HANG GLIDERS

2020 **OLDCASTLE PRECAST...**CONCRETE CONTRACTORS
 2021 **WESTERN CONSTRUCTION...**CONSTRUCTION MANAGEMENT
 2021 **WESTERN CONSTRUCTION...**GENERAL CONTRACTORS
 2021 **WESTERN CONSTRUCTION AUCTIONS...**AUCTIONEERS
 2081 **MARIBEL VEGA...**RESIDENTIAL
 2091 **ATM...**AUTOMATED TELLER MACHINES
 2091 **BOMB SHELTER...**RESTAURANTS
 2091 **PERRIS VALLEY AIRPORT-L65...**SKYDIVING & PARACHUTE JUMPING
 INSTRUCTNS
 2091 **PERRIS VALLEY AVIATION SVC INC...**SKYDIVING & PARACHUTE JUMPING
 INSTRUCTNS
 2091 **PERRIS VALLEY SKYDIVING...**SKYDIVING & PARACHUTE JUMPING
 INSTRUCTNS
 2091 **SKYDIVING SCHOOL PERRIS VALLEY...**SKYDIVING & PARACHUTE
 JUMPING INSTRUCTNS
 2091 **ULTRALIGHT PERRIS VALLEY ARPRT...**AIRCRAFT SCHOOLS
 2091 **ULTRALIGHT PERRIS VALLEY ARPRT...**HANG GLIDERS

1980 CALAVERAS STANDARD MATERIALS...CONCRETE-READY MIXED
 2021 WESTERN CONSTRUCTION...GENERAL CONTRACTORS
 2091 BOMB SHELTER...RESTAURANTS
 2091 JIM WALLACE SKYDIVING...SKYDIVING & PARACHUTE JUMPING INSTRCTNS
 2091 LLOYD WOOLERY...RESIDENTIAL
 2091 SKYDIVING SCHOOL PERRIS VALLEY...SKYDIVING & PARACHUTE
 JUMPING INSTRCTNS
 2091 ULTRALIGHT PERRIS VALLEY ARPRT...AIRCRAFT SCHOOLS

1980 CALAVERAS STANDARD MATERIALS...LUMBER, REL BLD MTL
 1980 CALAVERAS STANDARD MATERIALS I...UNCLASSIFIED
 1980 ELSINORE READY MIX CO INC...READY-MIXED CONCRETE-
 MANUFACTURERS
 2020 MORRISON KNUDSEN INC...CONCRETE CONTRACTOR
 2020 POMEROY CORP...CONCRETE WORK
 2020 POMEROY CORP...CONCRETE CONTRACTORS
 2020 POMEROY CORPORATION...MFR CONCRETE PRODUCTS
 2021 RAY WILSON...RESIDENTIAL
 2091 BOMB SHELTER...RESTAURANTS
 2091 BOMB SHELTER...AIRPORTS & TERM SVS
 2091 FLYBOYZ PRODUCTIONS...TELEVISION STATION
 2091 JIM WALLACE SKYDIVING SCHOOL...AMUS, RECREATION SV
 2091 JIM WALLACE SKYDIVING SCHOOL...SKYDIVING & PARACHUTE JUMPING
 INSTRCTNS
 2091 LLOYD WOOLERY...RESIDENTIAL
 2091 PERRIS VALLEY SKYDIVING...SKYDIVING & PARACHUTE JUMPING
 INSTRCTNS
 2091 SKYDIVING SCHOOL PERRIS VALLEY...AMUS, RECREATION SV
 2091 SQUARE ONE PARACHUTE SALES...PARACHUTES
 2091 ULTRALIGHT PERRIS VALLEY ARPRT...AUTO DEALERS NEC

1980 **ELSINORE READY MIX CO INC...***LIME BUILDING PRODUCTS*
 2020 **MORRISON KNUDSEN INC**
 2081 **CRAFT PITTS...***RESIDENTIAL*
 2091 **BOMB SHELTER...***STEAK AND BARBECUE RESTAURANTS*
 2091 **PERRIS VALLEY AIRPORT**
 2091 **PERRIS VALLEY SKYDIVING**
 2091 **SKYDIVE UNIVERSITY**
 2091 **VALLEY P PERRIS...***RESIDENTIAL*
 2091 **VALLEY S PERRIS...***RESIDENTIAL*

1980 **HELSINORE READY MIX...**
 2020 **ARTLO INDUSTRIES...**
 2020 **LOPEZ ARTHUR...**
 2020 **MORRISON KNUDSEN INCORPORATED...**
 2021 **DELEON STELA...**
 2021 **WILSON RAY...**
 2081 **MAHAS LOUIE...**
 2091 **BOMB SHELTER THE...**
 2091 **CONATSER BENNIE...**
 2091 **JIM WALLACE SKYDIVING INC...**
 2091 **PARIS VALLEY SKYDIVING SCHOOL...**
 2091 **PERRIS SKYDIVING...**
 2091 **PERRIS VALLEY AIRPORT...**
 2091 **PERRIS VALLEY SKYDIVING...**
 2091 **PERRIS VLY ARPT RESTAURANT AND BAR...**
 2091 **SKY DIVE PERRIS...**
 2091 **SKYDIVE UNIVERSITY...**
 2091 **SKYDIVING SCHOOL...**

1996

SOURCE: HAINES

GOETZ RD

1980 ELSINORE READY MIX...
2020 ARTLO INDUSTRIES...
2020 COMPOSITE BLDG SYS...
2020 PAC PRECAST ASSOCS...
2081 PITTS CRAFT...
2081 TEMPUMATIC WTR SYST...
2091 BLUE SKY VIDEO...
2091 PERRIS VLY AIRPORT...
2091 PERRIS VLY AVTN SVS...
2091 PERRIS VLY PARACHTE...

1991

SOURCE: HAINES

GOETZ RD

2020 ARTLO INDUSTRIES...
2021 DELEON ARTHUR F...
2081 PEACE JERRY...
2081 PITTS CRAFT...
2091 BLUE SKY VIDEO...
2091 EVANS DICK...
2091 GILLAND DON...
2091 JONES CHERYLLE A...
2091 PARALIFT INC...
2091 PERRIS VLY AIRPORT...
2091 PERRIS VLY PARACHTE...
2091 PERRIS VLY SKYDIVNG...
2091 PERRIS VLY SKYDVNG...
2091 SKYDIVING SCHOOL...

2020 ARTLO INDUSTRIES...
2021 BORBON ISABEL...
2081 XXXX...
2091 D AND D AIR REPAIR...
2091 PERRIS VLY AIRPORT...
2091 PERRIS VLY PARACHTE...
2091 PERRIS VLY PARACHUT...
2091 ULTRA AVIATION...

2021 BORBON ISABEL...
2081 XXXX...
2091 AIRPORT PERRIS VLY...
2091 DAR ENTERPRISES...
2091 PERRIS VLY AIRPORT...
2091 PERRIS VLY PARACHTE...
2091 PERRIS VLY PARACNTR...
2091 SOUTHAN CA AIR TRAN...

1977

SOURCE: HAINES

GOETZ RD

2021 BORBON ISABEL...
2091 PERRIS VLY AIRPORT...

1974

SOURCE: HAINES

GOETZ RD

0 CALIF ST FRSTRY DIV...
24718 KIERNAN GERALD J...
24718 PERRIS VLY AIRPORT...
24730 HOFFNAN EDW A...



TOPOGRAPHIC MAPS

Project Property: Dedeaux Goetz Perris
2021 Geotz Rd
Perris CA 92570

Project No: 22-367526.1

Requested By: Partner Engineering and Science, Inc.

Order No: 22042000909

Date Completed: April 21, 2022

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1942	15
1943	15
1953	7.5
1967	7.5
1973	7.5
1979	7.5
2015	7.5
2018	7.5
2021	7.5
2022	7.5

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

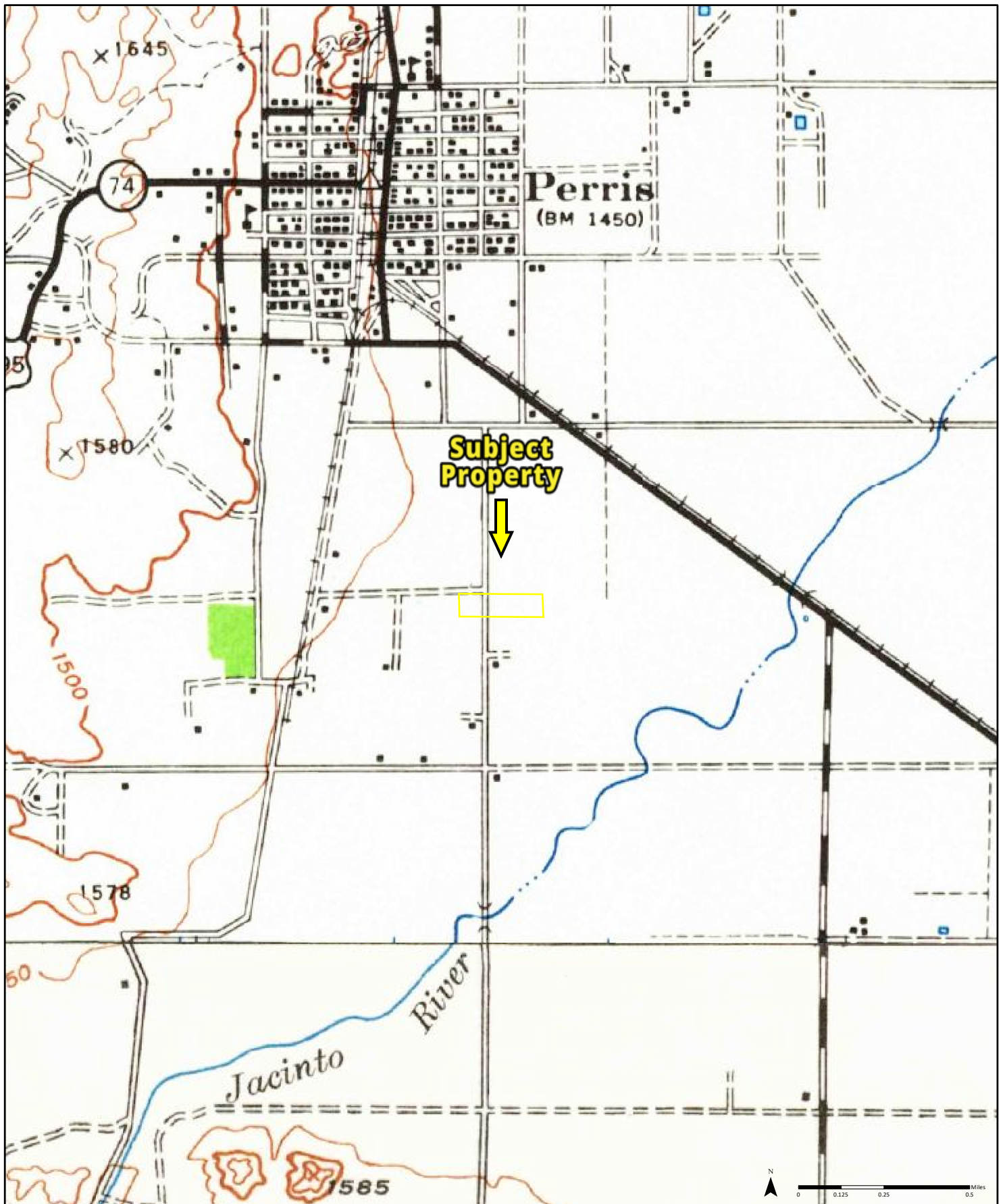
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS.

This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com



1942 ⁽¹⁾ Aerial Photo Year: 1939 ⁽²⁾ Aerial Photo Year: 1939

Quadrangle(s): Murrieta, CA⁽¹⁾; Perris, CA⁽²⁾

Order No. 22042000909

Source: USGS 15 Minute Topographic Map

PARTNER