Appendix G

Phase I Environmental Site Assessment

HEI
Corporation

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May 21, 2024

Mr. Sheniff Harji, CPA
Emri Group



Re: Phase 1 Environmental Site Assessment
Undeveloped 18.39 Acre Parcels of Land
South Side of Alessandro Boulevard
Moreno Valley, California

Dear Mr. Harji:

Following is the Environmental Site Assessment report on the two undeveloped parcels of land which total 18.39 acres located at the south side of Alessandro Boulevard in the City of Moreno Valley in Riverside County, California. All of the agencies responded to our requests for information. Information obtained in the process of completing this assessment did not reveal the presence of recognized environmental conditions.



HEI Corporation appreciates this opportunity to be of service to you and to Emri Group. If you have any questions regarding this report, contact me at 714-875-1362 or at chayden@heicorporation.com.

Sincerely,

Christopher M. Hayden
President



PHASE 1
ENVIRONMENTAL SITE ASSESSMENT

Undeveloped 18.39 Acre Parcels of Land
South Side of Alessandro Boulevard
Moreno Valley, California

May 2024

Prepared for

Mr. Sheniff Harji, CPA
Emri Group

Prepared by

HEI Corporation
1805 Peninsula Place
Costa Mesa, CA 92627
714-875-1362

Project 24-1851

CONTENTS

PROFESSIONAL CERTIFICATION iii

1 SUMMARY 1

2 INTRODUCTION 2

2.1 Purpose 2
2.2 Scope of Work 2
2.3 Limitations and Exceptions of Assessments 3
2.4 Limiting Conditions 3
2.5 Previous Environmental Assessments/Investigations 3
2.6 Data Gaps 4

3 SUBJECT PROPERTY DESCRIPTION AND USE HISTORY 5

3.1 Site and Improvements Description 5
3.2 Subject Property - Use History 6
3.3 Adjoining Properties - Use History 6
3.4 Historical Aerial Photograph and USGS Map Analysis 7

4 RECORDS SEARCH 9

4.1 Regulatory Agencies Database Search 9
4.2 Regional Sources 12
4.3 County Sources 12
4.4 Municipal Sources 13

5 SUBJECT PROPERTY INSPECTION 14

5.1 Use and Storage of Hazardous Materials 14
5.2 Indications of PCBs 14
5.3 Indications of Solid Waste Disposal 14
5.4 Indications of Hazardous Waste Disposal 14
5.5 Indications of Asbestos Containing Materials 14
5.6 Indications of Vapor Intrusion/Vapor Encroachment 14

6 INTERVIEW 16

7 FINDINGS, OPINIONS AND CONCLUSIONS 17

Contents (Continued)

APPENDIX A	**LIMITATIONS**
APPENDIX B	**USGS MAP / ASSESSOR'S PARCEL MAP**
APPENDIX C	**SUBJECT PROPERTY PHOTOGRAPHS** **1967, 1985, 1997, 2005, 2012 AND 2020 AERIAL PHOTOGRAPHS**
APPENDIX D	**REGULATORY AGENCIES DATABASE REPORT**
APPENDIX E	**STATEMENT OF QUALIFICATIONS FOR HEI CORPORATION**

PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted consistent with generally accepted environmental consulting practices within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, EP, consistent with the proposal submitted to Emri Group (Client). The information contained in this ESA was obtained from personal inspection, from various government agencies, and from sources deemed to be reliable.

PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT

Undeveloped 18.39 Acre Parcels of Land
South Side of Alessandro Boulevard
Moreno Valley, California

Project 24-1851

I declare that, to the best of my professional knowledge and belief, I meet the definition of **Environmental Professional** (EP) as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. § 312.

Christopher M. Hayden
Environmental Professional

1 SUMMARY

This ESA was performed on the two undeveloped parcels of land which total 18.39 acres located at the south side of Alessandro Boulevard in the City of Moreno Valley, California (hereinafter referred to as the "Subject Property").

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, Riverside County and City of Moreno Valley records, and interviewing parties with information pertaining to the Subject Property, it can be concluded that there is no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this Environmental Site Assessment is to identify "recognized environmental conditions" in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-21 defines "recognized environmental condition" as "(1) the presence of hazardous substances or petroleum products in, on or at the Subject Property due to a release to the environmental; (2) the likely presence of hazardous substances or petroleum products in, on or at the Subject Property due to a release or likely release to the environmental; or (3) the presence of hazardous substances or petroleum products in, on or at the Subject Property under conditions that pose a material threat of a future release to the environmental."

2.2 Scope of Work

As agreed to between HEI Corporation and Emri Group, the scope of work for this ESA included the following:

- Site Inspection
- Surrounding Property Observation
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspection of Owner/Operator's Books and Records
- Inspection of City or County Building Permits
- Inspection of City or County Fire Department Records
- Evaluate the Likelihood of Vapor Encroachment or Vapor Intrusion
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Search for Records of Permits for Underground or Aboveground Storage Tanks

- Evaluate the Likelihood of Vapor Encroachment Onto the Subject Property or Vapor Intrusion Into Structures on the Subject Property

- Examine Historic Aerial Photographs, Archive Cross Directories and/or Sanborn map Company Maps

- Preparation and Presentation of One pdf Report

2.3 Limitations and Exceptions of Assessments

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

HEI Corporation is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA regarding the possible presence or absence of, any of the following:

1) Asbestos Containing Materials

2) Radon

3) Lead Based Paints

4) Lead in the Drinking Water

2.4 Limiting Conditions

There were no limiting conditions with regard to the ability of HEI Corporation to conduct the property inspection portion of this ESA. Access was made available to all parts of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

Neither the Client nor HEI Corporation are aware of any previously conducted environmental site assessments or investigations.

2.6 Data Gaps

Data gaps occur in two areas in this report. In the past uses section, there is a gap of more than 10 years in the aerial photographs available from NETR Online. In the interviews section, the current owner of the Subject Property was not questioned. These data gaps have not hindered the ability of HEI Corporation to form an opinion or arrive a conclusion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION AND USE HISTORY

3.1 Site and Improvement Description

The Subject Property consists of two rectangularly shaped parcel of land which total approximately 801,068 square feet (18.39 acres). It is located on the south side of Alessandro Boulevard, to the east of Lasselle Street and to the southwest of Morrison Street. An ungraded and unpaved Brodiaea Avenue is adjoining to the south, and Cactus Avenue is farther to the south. It is located to the east of Perris Boulevard and to the west of Moreno Beach Drive. It is to the south of State Highway 60 (the Moreno Valley Freeway) and to the east of Interstate 215 (the Armed Forces Freeway) in the County of Riverside. The Subject Property has not been assigned an address. The assessor's parcel numbers are 486-280-002 (a 9.0 acre parcel) and 486-280-004 (a 9.39 acre parcel).

The topography for the general area Subject Property is level, with a slight sloping to the southeast. The elevation is approximately 1,589 feet above sea level. An unnamed creek was proximal to the east. A rocky hill is to the west and The Bad Lands are to the northeast. The soil beneath the Subject Property consists of alluvium, comprised of clay, silt, sand and gravel. Information regarding the groundwater was obtained from the California Regional Water Quality Control Board, Santa Ana Region (SARWQCB). The SARWQCB GeoTracker database included information on LUST site which is located approximately 1.3 miles to the west at 25020 Alessandro Boulevard. A Case Closure Summary, dated June 30, 2010, was prepared by the Riverside County Department of Environmental Health. This summary stated that groundwater in the area of this site was measured to be from 25 to 27 feet below ground surface. The direction of groundwater flow was shown to be to be the southerly in this summary.

Structure There are no structures on the Subject Property.

Parking and Landscaping There is no parking area on the Subject Property. There is no landscaping on the site. Flora consists of weedy groundcover. The plants are in good condition and no signs of stressed vegetation were observed. No stained soil was observed on the parcels.

Utilities The utility services to the properties in the area of the Subject Property are provided by a variety of vendors. Gas is provided by Southern California Gas Corp.; electricity by Southern California Edison, water and sewer treatment by the Eastern Municipal Water District; and trash removal by Waste Management.

3.2 Subject Property Use

The Subject Property consists of two undeveloped parcels of land which total 18.39 acres.

3.2.1 Past Site Uses

Past uses for the Subject Property were determined by obtaining aerial photographs dating back to 1967 from NETR Online. The Subject Property has not been assigned an address, so no building records were found on the City of Moreno Valley Building and Safety Division's online SimpliCity database; and archive city directories were not researched. No Sanborn Map Company maps were found for the area of the Subject Property on the City of Los Angeles Public Library's online database.

The aerial photographs from 1967 to 2020 showed the Subject Property to be undeveloped, with no evidence of activity, other than weed abatement, observed.

Information regarding building permits issued to the assessor's parcel numbers was sought on the City of Moreno Valley SimpliCity database and the Riverside County Land Information System website. There were no records for the Subject Property.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property. The current uses are as follows:

North Adjoining to the north of the Subject Property, across Alessandro Boulevard, are single family residences.

East Adjoining to the east is an undeveloped parcel of land.

South Adjoining to the south is a posting indicating the presence of a gas pipeline. Father to the south, across an ungraded and unpaved Brodiaea Avenue, is an undeveloped parcel of land.

West Adjoining to the west is a large construction site on which multi-family residential properties were being built.

Nothing observed on any of the adjoining properties that appeared to be of environmental concern for the Subject Property.

3.3.1 Adjoining Properties - Past Uses

Prior uses for the properties discussed above were determined by viewing historic aerial photographs dating from 1967 obtained from NETR Online; and from the Sunnymead, California USGS Topographic Map.

The aerial photographs and USGS Maps are discussed in Section 3.4.

3.4 Historical Aerial Photograph and USGS Map Analysis

Historic aerial photographs are examined in order to determine what may have existed on a site prior to the construction of the existing buildings. Aerial photographs for the Subject Property, dating back to the 1967 and obtained from NETR Online, are described below.

- An aerial photograph taken in **1967** showed the Subject Property and the adjoining properties to the east and west to be undeveloped, with no evidence of activity observed. The adjoining property to the north, across Alessandro Boulevard, was shown to be undeveloped. Adjoining to the south was what appeared to be a reservoir and an area in row crop production. Structures were observed to the southwest that appeared to include barns, warehouses and possibly a residence. A small creek was shown to the east and a rocky hill was shown to the west. A residence and orchards were shown to the northeast. What appeared to be a vineyard was shown to the southeast. A copy of this aerial photograph can be seen as Figure C-1 in Appendix C.

- An aerial photograph taken in **1985** showed the Subject Property and the adjoining property to the west to be undeveloped, with no evidence of activity observed. The adjoining property to the north, across Alessandro Boulevard, was shown to be undeveloped. Evidence of activity was shown in the adjoining area to the east, the nature of which could not be determined. Adjoining to the south was what appeared to be a reservoir and an area in row crop production. Structures were observed to the southwest that appeared to include barns, warehouses and possibly a residence. A small creek was shown to the east and a rocky hill was shown to the west. Residences and a mobile home park were shown to the east. Much of the area to the south appeared to be in row crop production. Agricultural activity was shown to the north. A tract of single family residences was shown to the southwest. A copy of this aerial photograph can be seen as Figure C-2 in Appendix C.

- An aerial photograph taken in **1997** showed the Subject Property and the adjoining property to the west to be undeveloped, with no evidence of activity observed. The adjoining property to the north, across Alessandro Boulevard, was shown to be undeveloped. Evidence of activity was shown in the adjoining area to the east, the nature of which could not be determined. Adjoining to the south was what appeared to be a reservoir and an undeveloped area. Structures were observed to the southwest that appeared to include barns, warehouses and possibly a residence. A small creek was shown to the east and a rocky hill was shown to the west. A large facility was shown to be under construction to the southeast. Residences and a mobile home park were shown to the east. Much of the area to the south shown to be undeveloped. Agricultural activity was shown to the north. Tracts of single family residences were shown to the west, southwest and northwest. A copy of this aerial photograph can be seen as Figure C-3 in Appendix C.

- An aerial photograph taken in **2005** showed the Subject Property and the adjoining properties to the east and west to be undeveloped, with no evidence of activity observed other than what appeared to be weed abatement. The adjoining property to the north, across Alessandro

Boulevard, was shown to have been graded for what appeared to be residential development. In the adjoining area to the south was a dry reservoir and an undeveloped area. Structures were observed to the southwest that appeared to include barns, warehouses and possibly a residence. A small creek was shown to the east and a rocky hill was shown to the west. A large medical facility was shown to the southeast. Residences and a mobile home park were shown to the east. Much of the area to the south shown to be undeveloped. Tracts of single family residences were shown to the northeast, west, southwest and northwest. A copy of this aerial photograph can be seen as Figure C-4 in Appendix C.

- An aerial photograph taken in **2012** showed the Subject Property and the adjoining properties to the east and west to be undeveloped, with no evidence of activity observed. The adjoining property to the north, across Alessandro Boulevard, was shown to have been developed with single family residences. In the adjoining area to the south was a dry reservoir and an undeveloped area. The structures to the southwest had been demolished. A small creek was shown to the east and a rocky hill was shown to the west. A large medical facility was shown to the southeast. Residences and a mobile home park were shown to the east. Much of the area to the south shown to be undeveloped. Tracts of single family residences were shown to the northeast, west, southwest, north and northwest. A copy of this aerial photograph can be seen as Figure C-5 in Appendix C.

- An aerial photograph taken in **2020** showed the Subject Property and the adjoining properties to the east and west to be undeveloped, with no evidence of activity observed. Adjoining to the north, across Alessandro Boulevard, was a tract single family residences. In the adjoining area to the south was a dry reservoir and an undeveloped area. A small creek was shown to the east and a rocky hill was shown to the west. A large medical facility was shown to the southeast. Residences and a mobile home park were shown to the east. Much of the area to the south shown to be undeveloped. Tracts of single family residences were shown to the northeast, west, southwest, north and northwest. A construction site was shown to the southwest. A copy of this aerial photograph can be seen as Figure C-6 in Appendix C.

USGS Map Analysis The 7.5 Minute Series United States Geological Survey Topographic Map for the Subject Property is named the Sunnymead, California map. The map, which was laid out in 1967, showed no structures on the Subject Property or the adjoining properties to the east or west. No structures were shown in the adjoining area to the north, across Alessandro Boulevard. A reservoir was shown in the adjoining area to the south. An unnamed creek was shown to the east and a hilly area was shown to the west. Structures were shown to the southwest that appeared to include warehouses and other small structures. Small structures, usually indicative of residences, were shown to the northeast and west. Moreno School was shown to the northeast. Areas to the north and northwest were shaded to indicate the presence of orchards. The map was photorevised (updated based on a review of aerial photographs) in 1980. The revised map showed no newer structures on the Subject Property or on the adjoining properties. Two newer small structures were shown to the southwest (newer structures and roads are shown in a purple tint in the revised map). A newer mobile home park was shown to the east. A newer Trailer Park was shown to the west. A portion of the Sunnymead, California USGS Map is reproduced as Figure B-1 in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- Proposed National Priority List (PNPL) Within 1.0 Mile
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- Superfund Enterprise Management System (SEMS) Within 0.50 Miles
- Federal Facility (Fed Fac) Within 0.50 Miles
- SEMS Archive Site (SEMS-Archive) Within 0.50 Miles
- RCRA Treatment, Storage and Disposal Facilities (RCRA-TSDF) Within 0.50 Miles
- Federal EPA Institutional Controls/ Engineering Controls (US Inst Controls/US Eng Controls) Within 0.50 Miles
- US Brownfields Within 0.50 Miles
- RCRA Hazardous Waste Generator (RCRA-LQG; RCRA-SQG; RCRA-VSQG) Within 0.25 Miles
- Facility Index System (FINDS), Subject Property Only
- Emergency Response Notification System for Spills (ERNS), Subject Property Only
- Seven System Tracking System (SSTS), Subject Property Only

STATE OF CALIFORNIA AND LOCAL GOVERERNMENT SOURCES

- EnviroStor Within 1.0 Mile
- Response Within 1.0 Mile
- California/Tribal Landfills and/or Solid Waste (SWF/LF) Within 0.50 Miles
- California/Tribal Cleanup Program Sites-Spills, Leaks, Investigations and Cleanups (CPS-SLIC) Within 0.50 Miles
- Deed Restricted Sites (DEED) Within 0.50 Miles
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 0.50 Miles
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 0.50 Miles
- Local Landfill and Solid Waste Disposal Sites (Debris Region 9, ODI, WMUDS/SWAT, SWRCY) Within 0.50 Miles
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 0.25 Miles
- Local Underground Storage Tanks (SWEEPS UST) Within 0.25 Miles
- Environmental Liens (LIENS) for Subject Property Only
- California Integrated Water Quality Systems (CIWQS) for Subject Property Only
- Hazardous Materials/Hazardous Waste Release Reports (ERNS, CHMIRS) for Subject Property Only

The environmental database report is included in Appendix D.

SUBJECT PROPERTY The Subject Property is not posted onto any of the databases.

ADJOINING PROPERTY POSTINGS None of the adjoining properties are posted onto databases.

NEARBY PROPERTY POSTINGS No sites within 0.125 miles of the Subject Property are posted onto databases.

OTHER PROPERTY POSTINGS The Subject Property is located in an area which is mostly undeveloped, and it is to be expected that few facilities within ASTM designated distances would be posted onto one or more databases.

- A site 0.56 miles to northwest, at Alessandro Boulevard and Chara Street, is posted onto the EnviroStor list. The occupant is shown to the Proposed Alessandro Administration Building Expansion-East. The EnviroStor posting states that the soil on this site had been impacted by pesticides. The Status is given as No Further Action as of November 6, 2008. In that no further action was required, it is not likely that the impacts on this site would have affected the environmental condition of the Subject Property.

- A site 0.83 miles to northeast, at 13636 Nason Street, is posted onto the EnviroStor list. The occupant is shown to be Moreno Valley USD - New Elementary School. The EnviroStor posting states that the soil on this site may have been impacted by pesticides and lead. The Status is given as No Further Action as of August 29, 2019. In that no further action was required, it is not likely that the impacts on this site would have affected the environmental condition of the Subject Property.

- A site 0.95 miles to northeast, at 13130 Morrison Street, is posted onto the EnviroStor list. The occupant is shown to be a Moreno Valley USD - Mountain Valley Middle School. The EnviroStor posting states that the soil on this site may have been impacted by pesticides and arsenic. The Status is given as No Further Action as of June 16, 2008. In that no further action was required, it is not likely that the impacts on this site would have affected the environmental condition of the Subject Property.

There is no indication that any of the posted sites have affected that environmental condition of the Subject Property. There is a regional groundwater impact to the southwest emanating from March Air Force Base.

4.1.2 State of California Division of Geologic Energy Management (CalGEM)

The State of California Department of Conservation Division of Geologic Energy Management (CalGEM) maintains maps that show the exact location of oil wells located in the state. The CalGEM Well Finder online mapping service was searched for oil wells in the area. The map showed no oil wells on, near or within one mile of the Subject Property.

4.1.3 State of California Department of Toxic Substance Control (DTSC)

The State of California Department of Toxic Substance Control (DTSC) is the agency that tracks sites on which there have been placed deed restrictions and land use restrictions. The DTSC web site for deed restricted sites and for land use restriction sites was searched. The Subject Property was not included on these lists.

4.2 Regional Sources

4.2.1 Regional Water Quality Control Board

The California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) maintains a list of sites with leaking underground storage tanks (LUST) and sites included onto the cleanup programs site-spills, leaks, investigations and cleanups (CPS-SLIC) list. The SARWQCB web site's GeoTracker database was searched. The Subject Property was not found on the LUST list or the CPS-SLIC list.

4.2.2 South Coast Air Quality Management District

The South Coast Air Quality Management District (AQMD) is a regional agency that regulates air emissions in the area of the Subject Property. The Facility Information Detail (FIND) database on the AQMD website was searched. The FIND database includes any site that generates vapors or emissions from any source, including USTs, paint spray booths, boilers, broilers, restaurants, generators, sand blasters and so on. The Subject Property parcel was not included on the FIND database.

4.3 County Sources

4.3.1 Riverside County Department of Environmental Health (RCDEH)

In Riverside County, the Department of Environmental Health (RCDEH) is the repository of many items pertaining to the environment. The RCDEH is responsible for inspecting facilities that use or store hazardous materials (including USTs); for supervising remediation of sites in many areas of the county; and investigating spills, releases or illegal dumping of hazardous materials. A request for information was not submitted to this agency. The RCDEH maintains files by address, and the Subject Property has not been assigned an address.

4.3.2 Riverside County Department of Waste Management

The County of Riverside Department of Waste Management is the agency responsible for landfill activity in the county. In 1988, the department published maps of active and inactive County-operated landfills. The map shows no inactive landfills in Moreno Valley. There is an active landfill called the Badlands Landfill located more than a mile to the northeast.

4.3.3 Riverside County Land Information System

The County of Riverside Building & Safety Department is the repository for all building permits taken out in the unincorporated areas of the county. Documents are sought as part of an ESA to determine the age of buildings and to obtain additional information of environmental significance. Information regarding building permits issued to the Subject Property assessor's parcel numbers was sought on the Riverside County Land Information System website. No permit information was found.

4.4 Municipal Sources

4.4.1 Moreno Valley Building and Safety Division

Building department files are examined as part of an ESA to determine the age of buildings and to obtain additional information of environmental significance. Records were sought on the City of Moreno Valley's SimpliCity online database. No building permit records were found for the Subject Property parcel

5 SUBJECT PROPERTY INSPECTION

The Subject Property was inspected on May 14, 2024 by Chris Hayden, EP. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of two undeveloped parcels of land which total 18.39 acres. On the day of the inspection, no use or storage of hazardous materials were observed, as can be seen in Photographs 1 - 6 in Appendix C.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. No transformers were observed on the parcel. Transformers in the area would be the property of the Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes are not currently generated at the Subject Property. Solid wastes generated in the City of Moreno Valley are placed into dumpsters provided and serviced by Waste Management.

5.4 Indications of Hazardous Waste Disposal

No evidence of hazardous waste accumulation was observed on the Subject Property on the date of the inspection. There is no documentation to indicate that hazardous wastes have been generated on the site in the past.

5.5 Indications of Asbestos Containing Materials (ACMs)

There are no structures on the Subject Property.

5.6 Indications of Vapor Intrusion/Vapor Encroachment

Impacted soil or impacted groundwater on a site may result in vapor intrusion. Impacted groundwater migrating toward a site may result in vapor encroachment. There is no indication that the soil or groundwater on the Subject Property has been impacted. There are no LUST sites

or CPS-SLIC sites within 0.50 miles of the Subject Property. Therefore, it is unlikely that vapor intrusion or vapor encroachment would be of concern for the Subject Property.

6 INTERVIEW

An important part of any Phase 1 is interviews with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, there is no current operation on the Subject Property. Historic aerial photographs were obtained from NETR Online. The environmental database report was obtained from FirstSearch division of EDR. The CalGEM Well Finder database was searched for the location of oil and gas wells. The South Coast Air Quality Management District FIND database was searched.

7 FINDINGS, OPINIONS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected.
- The surrounding properties were observed.
- Historic aerial photographs were examined.
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property.
- The databases from local, tribal, state and federal regulatory agencies were examined.

Findings included the following:

- The aerial photographs from 1967 to 2020 showed the Subject Property to be undeveloped, with no evidence of activity, other than weed abatement, observed.
- The Subject Property consists of two undeveloped parcels of land which total 18.39 acres.
- The Subject Property is not posted onto any of the environmental databases discussed in Section 4.1 above.
- No use or storage of hazardous materials were observed on the Subject Property on the day of the inspection.

HEI Corporation has performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 (and Final Rule 40 CFR Part 312 et seq.) on the undeveloped 18.39 acre parcels of land on the south side of Alessandro Boulevard in the City of Moreno Valley in Riverside County. Any exceptions to, or deletions from, this practice are discussed in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. Therefore, it can be concluded that no further action is required.

APPENDIX A

LIMITATIONS

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

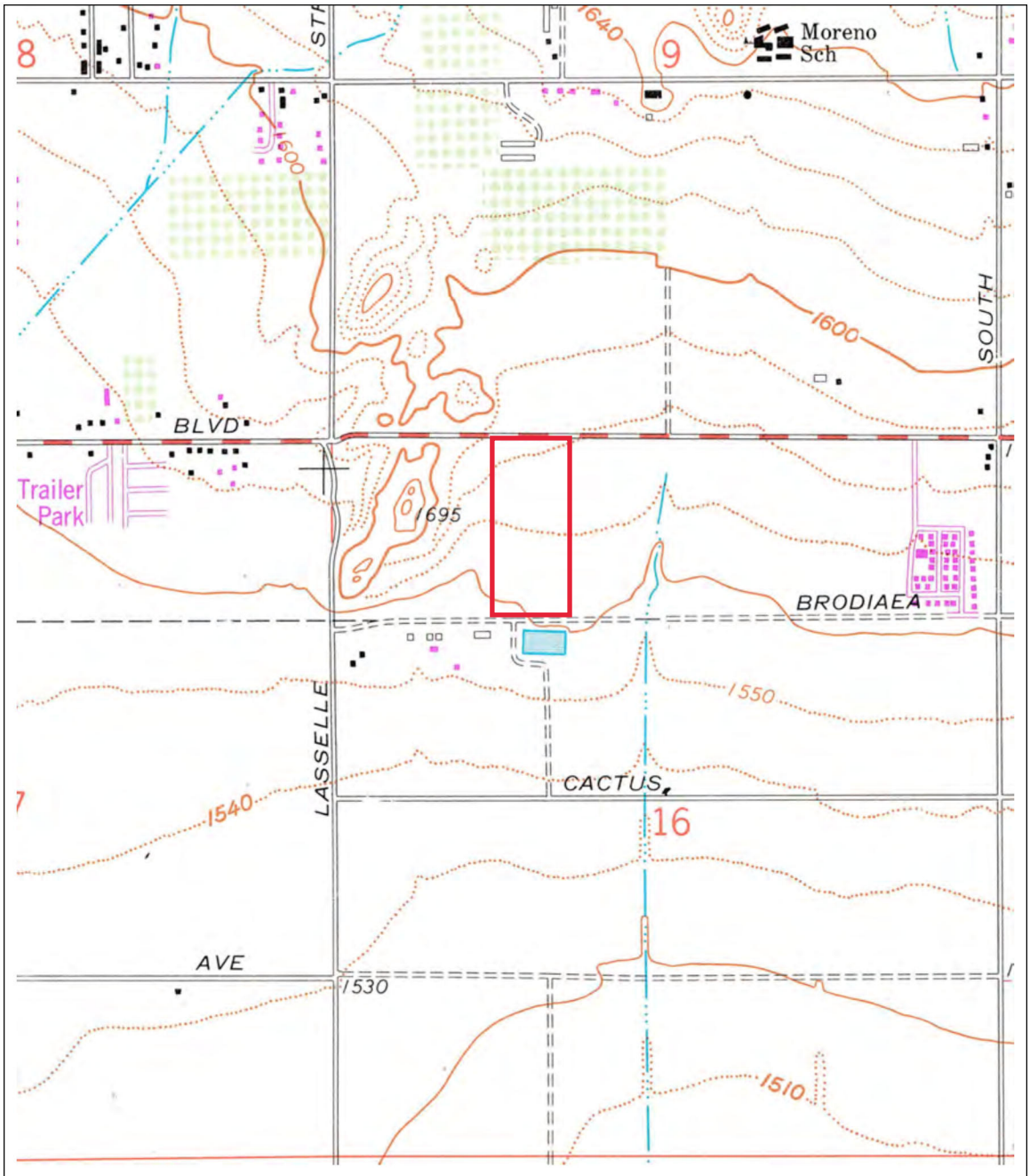
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.

The purpose of an environmental assessment is to reasonable evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discuss the assumptions and parameters under which such an opinion is rendered.

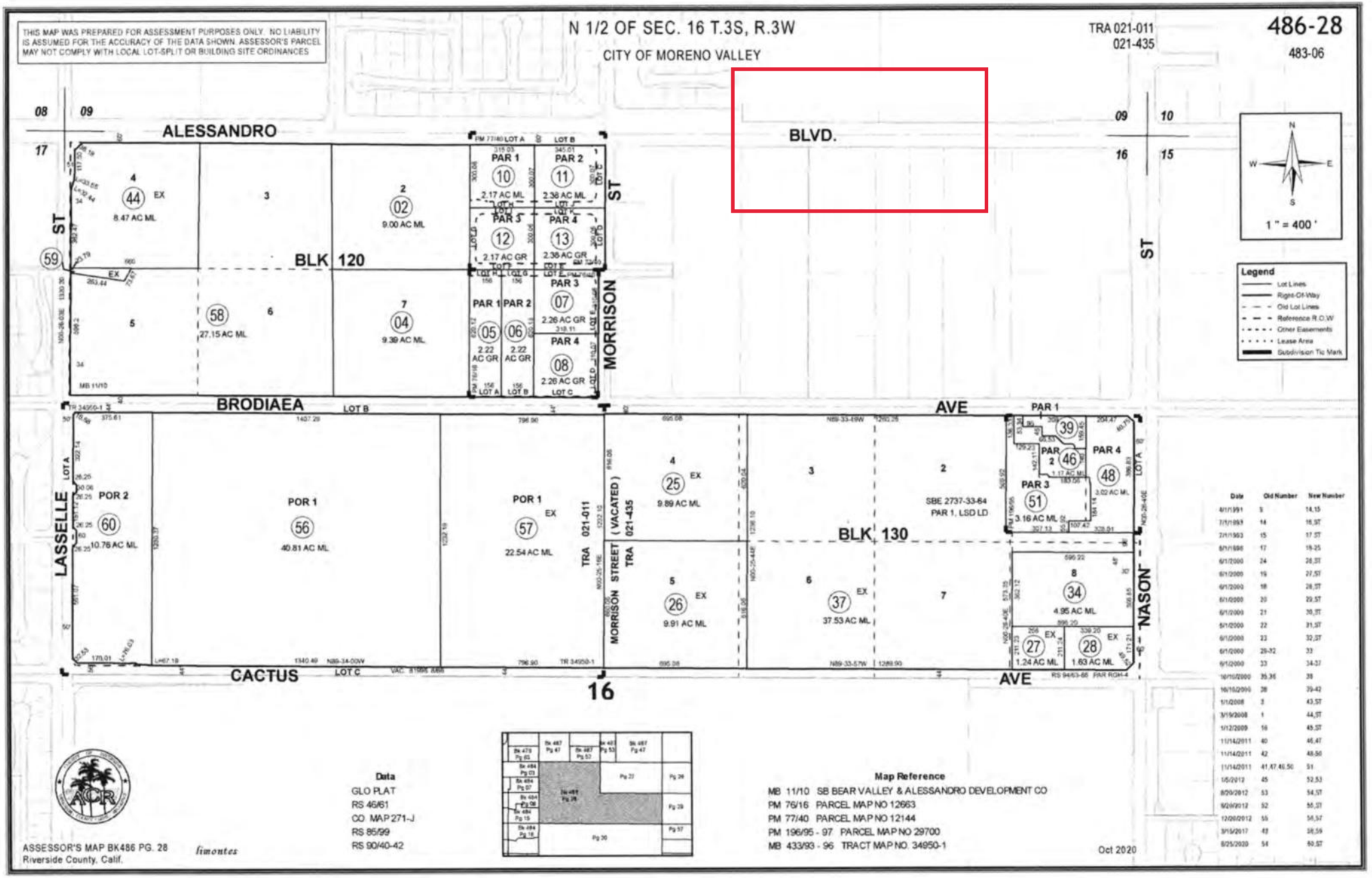
No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.

APPENDIX B

USGS MAP / ASSESSOR'S PARCEL MAP



Hayden Environmental	USGS 7.5 Minute Topographic Map Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: B-1


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES
N 1/2 OF SEC. 16 T.3S, R.3W
CITY OF MORENO VALLEY
TRA 021-011
021-435
486-28
483-06
ALESSANDRO
BLVD.
BLK 120
BLK 130
BRODIAEA
AVE
MORRISON ST
LASSELLE ST
NASON ST
CACTUS AVE
MORRISON STREET (VACATED)
TRA 021-011
TRA 021-435
PAR 1
PAR 2
PAR 3
PAR 4
POR 1
POR 2
LOT A
LOT B
LOT C
8.47 AC ML
9.00 AC ML
2.17 AC ML
2.38 AC ML
2.17 AC GR
2.38 AC GR
2.26 AC GR
2.22 AC GR
27.15 AC ML
9.39 AC ML
10.76 AC ML
40.81 AC ML
22.54 AC ML
9.89 AC ML
9.91 AC ML
37.53 AC ML
3.16 AC ML
3.02 AC ML
1.17 AC ML
4.95 AC ML
1.24 AC ML
1.63 AC ML
SBE 2737-33-64
PAR 1, LSD LD
1 " = 400 '
N
S
E
W
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tie Mark
Data
GLO PLAT
RS 46/61
CO MAP 271-J
RS 85/99
RS 90/40-42
Map Reference
MB 11/10 SB BEAR VALLEY & ALESSANDRO DEVELOPMENT CO
PM 76/16 PARCEL MAP NO 12663
PM 77/40 PARCEL MAP NO 12144
PM 196/95 - 97 PARCEL MAP NO 29700
MB 433/93 - 96 TRACT MAP NO. 34950-1
ASSESSOR'S MAP BK486 PG. 28
Riverside County, Calif.
limontes
Oct 2020
16

APPENDIX C

SUBJECT PROPERTY PHOTOGRAPHS
1967, 1985, 1997, 2005, 2012 AND 2020 AERIAL PHOTOGRAPHS

PHOTOGRAPHS



1. View of the Northeastern Portion of the Subject Property Looking Southwest



2. View of the Eastern Portion of the Subject Property Looking Southwest



3. View of the Southeastern Portion of the Subject Property Looking Northwest Showing the Construction Site and Rocky Hill to the West



4. View of the Southwestern Portion of the Subject Property Looking Northeast



5. View of the Western Portion of the Subject Property Looking Northeast



6. View of the Northwestern Portion of the Subject Property Looking Southeast



Hayden Environmental	1967 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-1



Hayden Environmental	1985 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-2



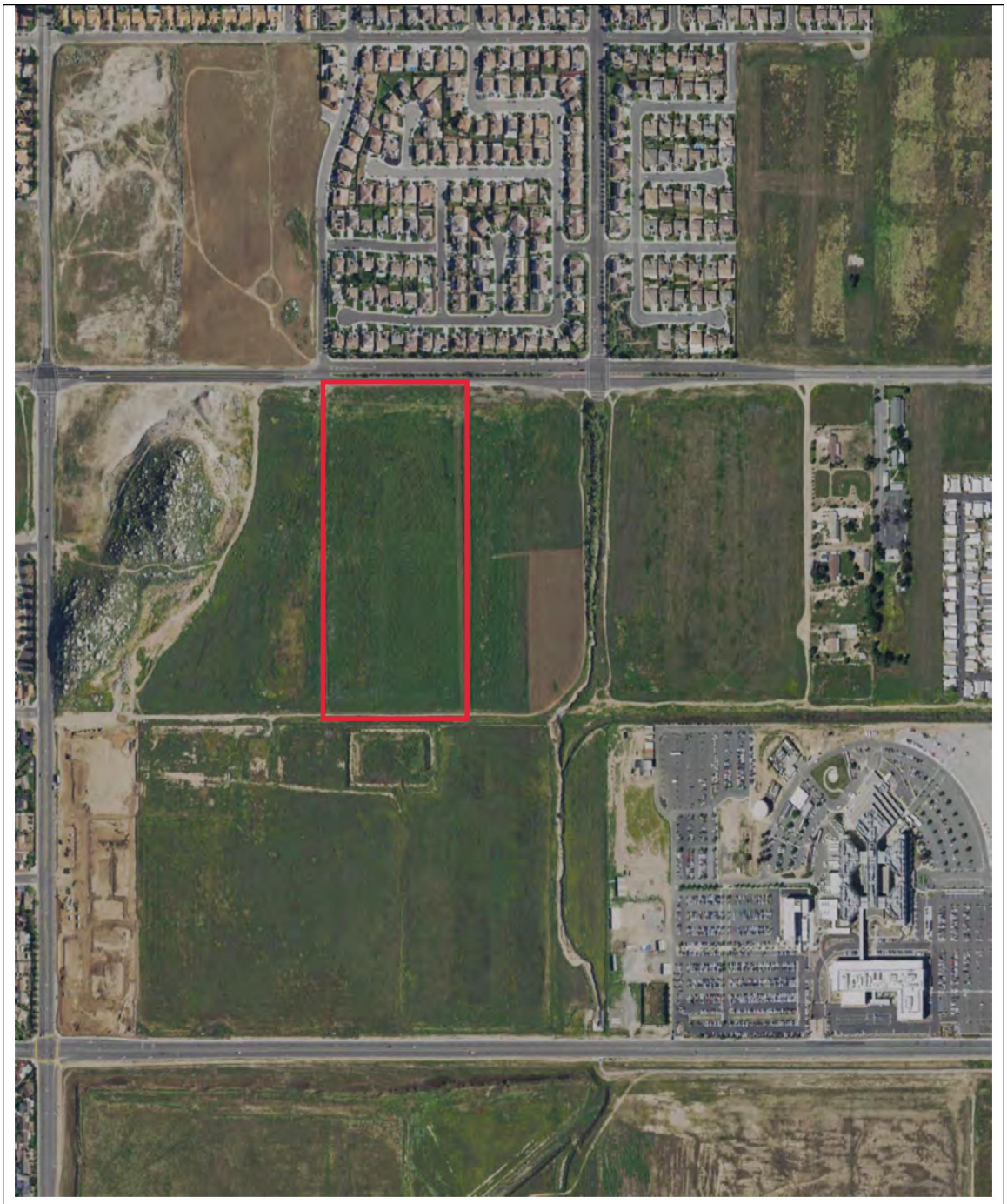
Hayden Environmental	1997 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-3



Hayden Environmental	2005 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-4



Hayden Environmental	2012 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-5



Hayden Environmental	2020 AERIAL PHOTOGRAPH Subject Property: Two Parcels on Alessandro Boulevard; Moreno Valley, California	↑ **NORTH**
JOB NUMBER: 24-1851	Date: 5/21/24	FIGURE: C-6

APPENDIX D

REGULATORY AGENCIES DATABASE REPORT

Moreno Valley Project
Alessandro Boulevard
Moreno Valley, CA 92555

Inquiry Number: 07655301.2r
May 17, 2024

FirstSearch Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE **ALESSANDRO BOULEVARD**
MORENO VALLEY, CA 92555

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	0	0
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	0	0	-	-	0	0
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal NPL	Y	0	0	0	0	0	0	0
State/Tribal CERCLIS	Y	0	0	0	0	3	1	4
State/Tribal SWL	Y	0	0	0	0	-	0	0
State/Tribal LTANKS	Y	0	0	0	0	-	0	0
State/Tribal Tanks	Y	0	-	-	-	-	0	0
State/Tribal VCP	Y	0	0	0	0	-	1	1
US Brownfields	Y	0	0	0	0	-	0	0
Other SWF	Y	0	0	0	0	-	0	0
Other Haz Sites	Y	0	0	0	-	-	0	0
Other Tanks	Y	0	0	0	-	-	0	0
Local Land Records	Y	0	0	0	0	-	0	0
Spills	Y	0	-	-	-	-	0	0
Other	Y	0	0	-	-	-	1	1
	- Totals --	0	0	0	0	3	3	6

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Search Summary Report

TARGET SITE: **ALESSANDRO BOULEVARD**
MORENO VALLEY, CA 92555

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	02/29/2024	1.000	0	0	0	0	0	0	0
	Proposed NPL	02/29/2024	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	02/29/2024	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	01/29/2024	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	01/29/2024	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/04/2023	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/04/2023	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/04/2023	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/04/2023	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	12/04/2023	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	02/13/2024	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	02/13/2024	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/12/2023	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	01/22/2024	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	01/22/2024	1.000	0	0	0	0	3	1	4
State/Tribal SWL	SWF/LF	02/05/2024	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	12/04/2023	0.500	0	0	0	0	-	0	0
	INDIAN LUST	10/25/2023	0.500	0	0	0	0	-	0	0
	CPS-SLIC	12/04/2023	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	12/04/2023	TP	0	-	-	-	-	0	0
	AST	07/06/2016	TP	0	-	-	-	-	0	0
	INDIAN UST	10/24/2023	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	01/22/2024	0.500	0	0	0	0	-	1	1
US Brownfields	US BROWNFIELDS	03/11/2024	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: **ALESSANDRO BOULEVARD**
MORENO VALLEY, CA 92555

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
Other Haz Sites	SCH	01/22/2024	0.250	0	0	0	-	-	0	0
	US CDL	12/31/2023	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.250	0	0	0	-	-	0	0
Local Land Records	DEED	02/26/2024	0.500	0	0	0	0	-	0	0
Spills	HMIRS	12/12/2023	TP	0	-	-	-	-	0	0
	CHMIRS	12/31/2023	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/04/2023	0.125	0	0	-	-	-	0	0
	TSCA	12/31/2020	TP	0	-	-	-	-	0	0
	TRIS	12/31/2022	TP	0	-	-	-	-	0	0
	SSTS	01/16/2024	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	09/19/2023	TP	0	-	-	-	-	0	0
	PADS	03/20/2023	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	01/02/2024	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	LEAD SMELTERS	02/29/2024	TP	0	-	-	-	-	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	11/03/2023	TP	0	-	-	-	-	1	1
	CUPA Listings		0.125	0	0	-	-	-	0	0
	HAZNET	12/31/2023	TP	0	-	-	-	-	0	0
	UIC GEO	12/04/2023	TP	0	-	-	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	MILITARY PRIV SITES	12/04/2023	TP	0	-	-	-	-	0	0
	PROJECT	12/04/2023	TP	0	-	-	-	-	0	0
	CIWQS	02/26/2024	TP	0	-	-	-	-	0	0
	NON-CASE INFO	12/04/2023	TP	0	-	-	-	-	0	0
	OTHER OIL GAS	12/04/2023	TP	0	-	-	-	-	0	0
	PROD WATER PONDS	12/04/2023	TP	0	-	-	-	-	0	0
	SAMPLING POINT	12/04/2023	TP	0	-	-	-	-	0	0
	WELL STIM PROJ	12/04/2023	TP	0	-	-	-	-	0	0
	- Totals --			0	0	0	0	3	3	6

Site Information Report

Request Date: MAY 17, 2024
Search Type: COORD
Request Name: CHRISTOPHER M HAYDEN
Job Number: NA

Target Site: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	117.203500	117.2035000 - 117° 12' 12.60''	Easting:	481188.4
Latitude:	33.916350	33.9163500 - 33° 54' 58.86''	Northing:	3752705.5
Elevation:	1579 ft. above sea level		Zone:	Zone 11

Demographics

Sites: 3 **Non-Geocoded:** 3 **Population:** N/A

RADON

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: CA Radon

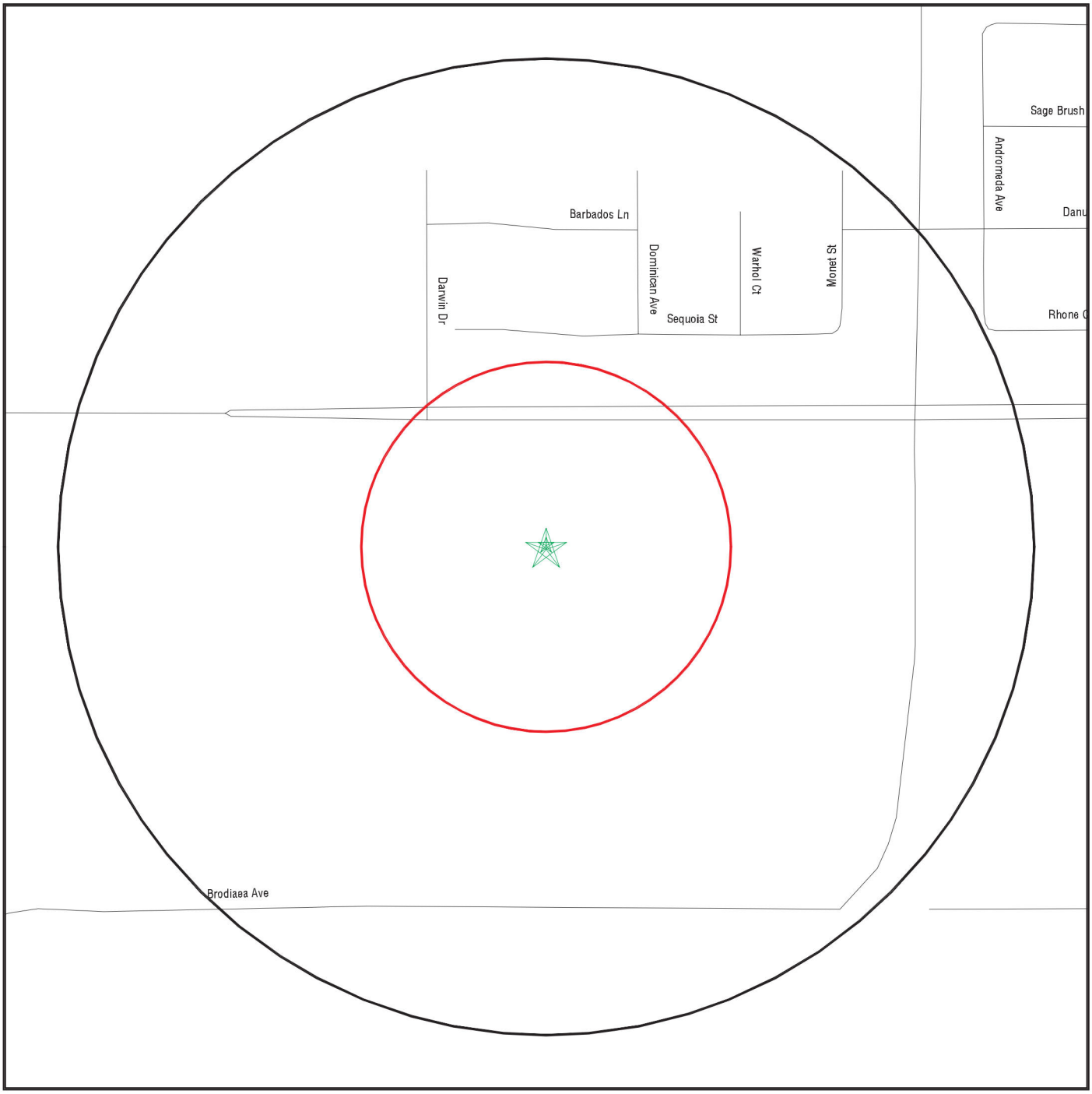
Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92555	4	0

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS

ALESSANDRO BOULEVARD MORENO VALLEY, CA 92555



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

- **Target Property (Latitude: 33.91635 Longitude: 117.2035)**
- **Identified Sites**
- **Sensitive Receptors**
- **National Priority List Sites**
- **Indian Reservations BIA**

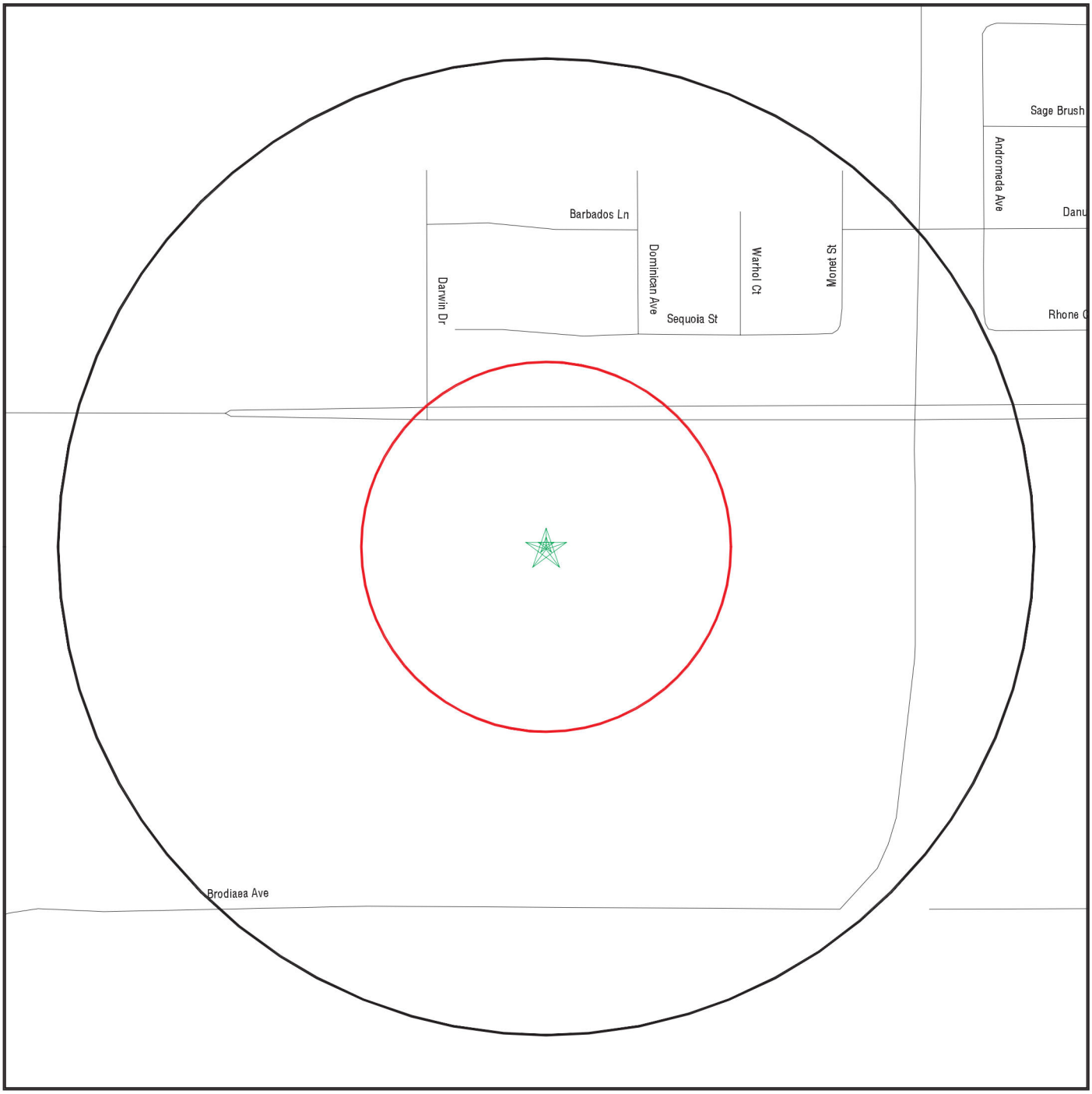
EDR Reference Code (EDR internal use only): 07655301.2r
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24-05-17.12:42:12.Fri

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

ALESSANDRO BOULEVARD MORENO VALLEY, CA 92555



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

Target Property (Latitude: 33.91635 Longitude: 117.2035)

Identified Sites

National Priority List Sites

Indian Reservations BIA

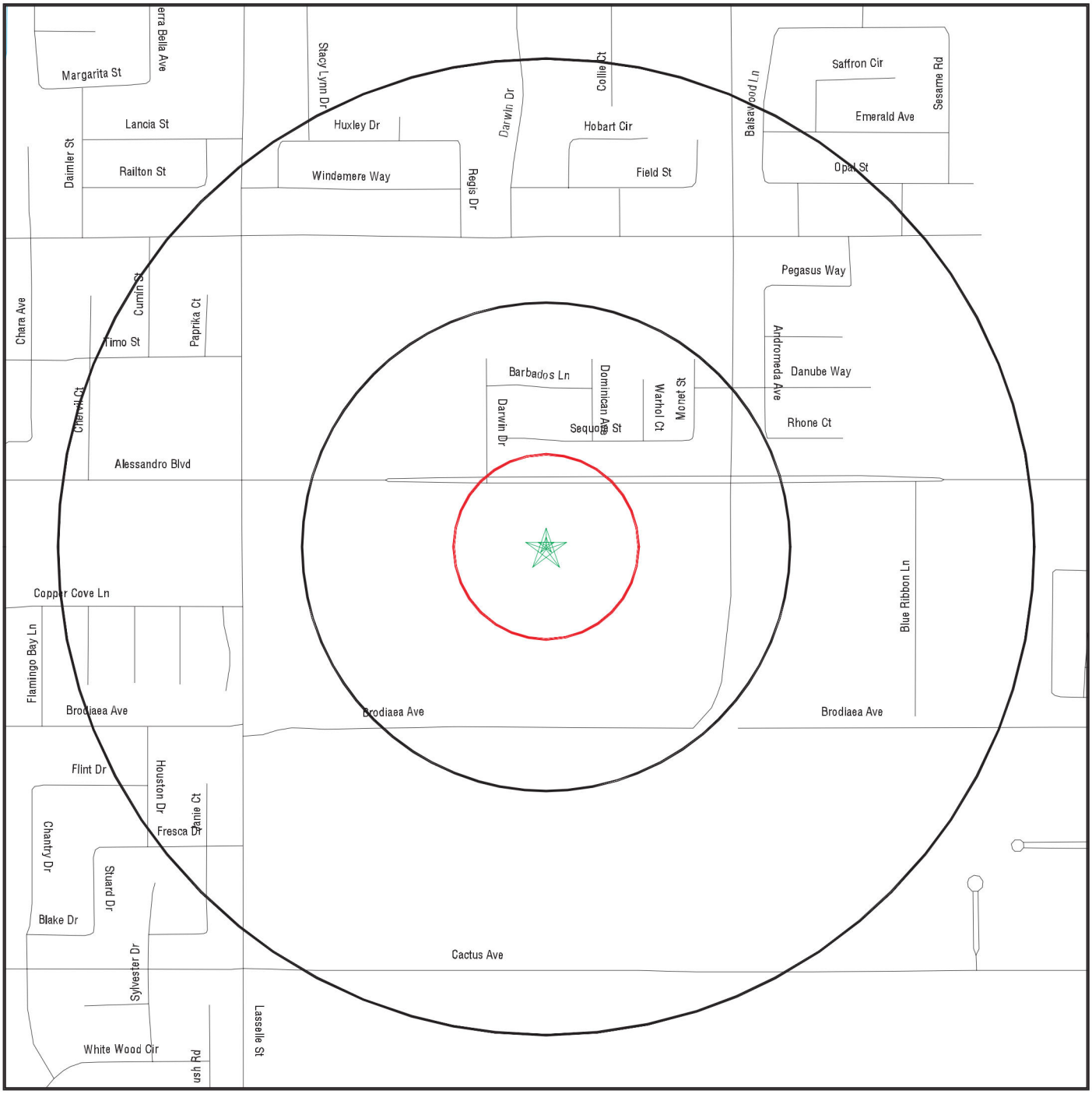
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24-05-17.12:41:14.Fri

Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

ALESSANDRO BOULEVARD MORENO VALLEY, CA 92555



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 33.91635 Longitude: 117.2035)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

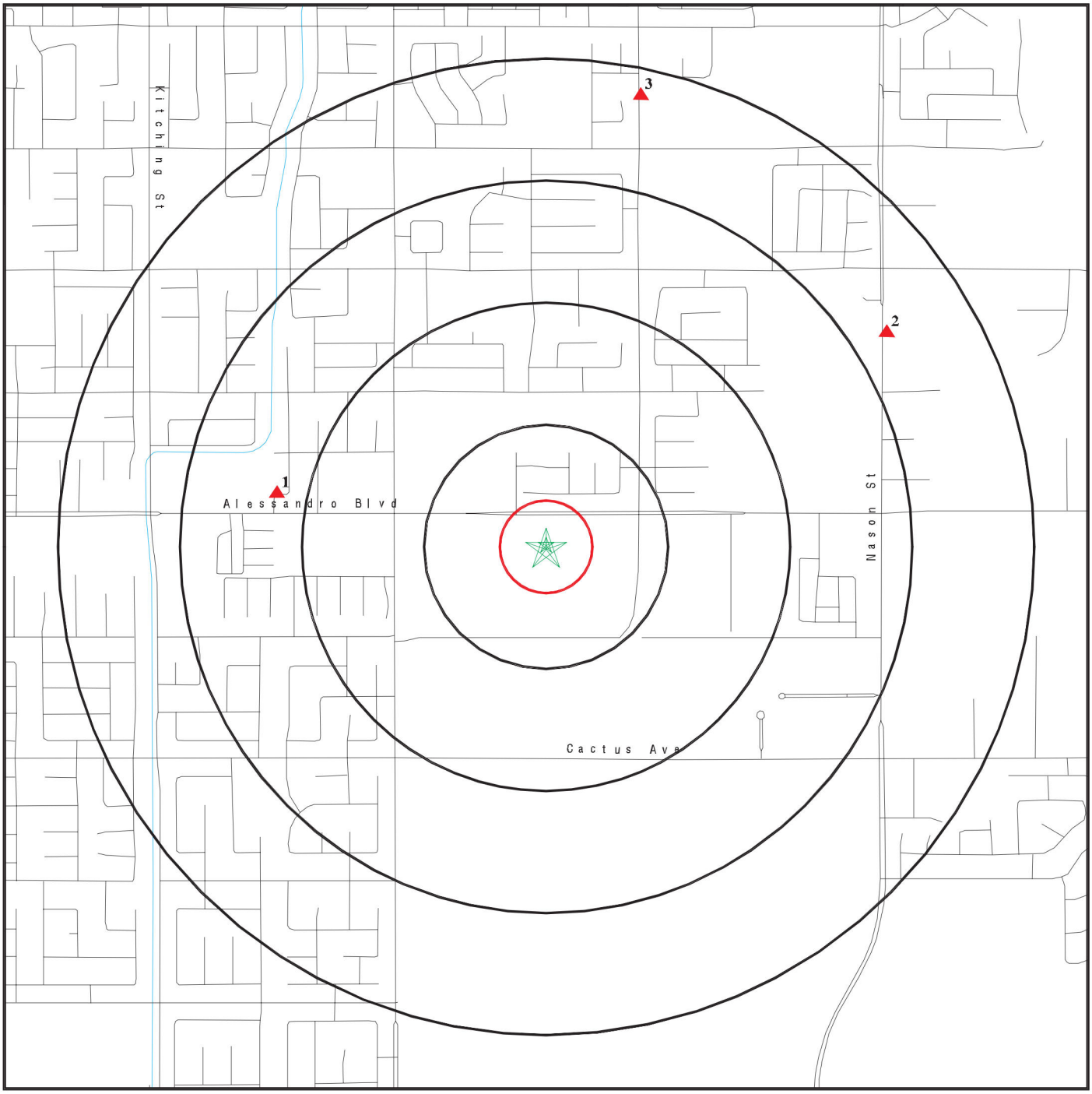
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Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

ALESSANDRO BOULEVARD MORENO VALLEY, CA 92555



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

Target Property (Latitude: 33.91635 Longitude: 117.2035)

Identified Sites

National Priority List Sites

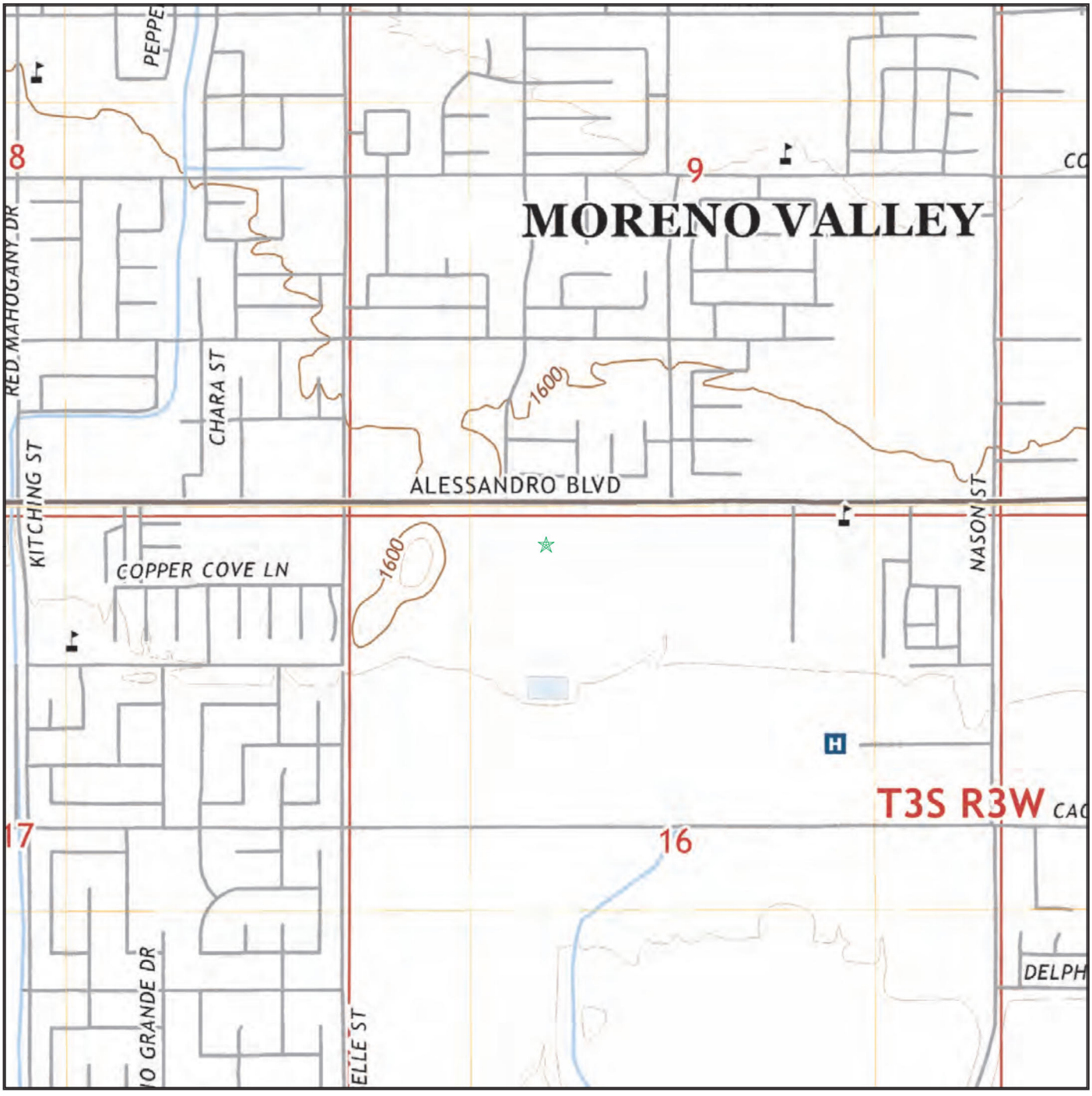
Indian Reservations BIA

EDR Reference Code (EDR internal use only): 07655301.2r
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24-05-17.12:39:35.Fri

Site location Map

Topo: 0.75 Mile Radius

ALESSANDRO BOULEVARD MORENO VALLEY, CA 92555



Map Image Position: TP
Map Reference Code & Name: 50004758 Sunnymead
Map State(s): CA
Version Date: 2021

Target Site Summary Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

TOTAL: 6 GEOCODED: 3 NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Sites Summary Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

TOTAL: 6 GEOCODED: 3 NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	ENVIROSTOR --60000944 --No Further Action	PROPOSED ALESSANDRO ADMINISTRA	ALESSANDRO BOULEVARD/CHAR MORENO VALLEY, CA 92553	0.56 WNW	+ 1	1
2	ENVIROSTOR --60002704 --No Further Action	MORENO VALLEY USD - NEW ELEMEN	13636 NASON STREET MORENO VALLEY, CA 92553	0.83 ENE	+ 52	3
3	ENVIROSTOR --60000825 --No Further Action	MVUSD-MOUNTAIN VIEW MS	13130 MORRISON ST MORENO VALLEY, CA 92555	0.95 NNE	+ 89	5

Sites Summary Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

TOTAL: 6 GEOCODED: 3 NON GEOCODED: 3

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	FINDS --110071061289	MORENO VALLEY UNIFIED SCHOOL D	25676 ALESSANDRO BLVD. MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	VCP --60002840 --Active	ALESSANDRO PROPERTIES	14044 OLD 215 FRONTAGE RO MORENO VALLEY, CA 92553	NON GC	N/A	N/A
	ENVIROSTOR --60002840 --Active	ALESSANDRO PROPERTIES	14044 OLD 215 FRONTAGE RO MORENO VALLEY, CA 92553	NON GC	N/A	N/A

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S109149568 **DIST/DIR:** 0.563 WNW **ELEVATION:** 1580 **MAP ID:** 1

NAME: PROPOSED ALESSANDRO ADMINISTRATION BLDG. EXPANSION - EAST PR **Rev:** 01/22/2024
ID/Status: 60000944
ID/Status: No Further Action

ADDRESS: ALESSANDRO BOULEVARD/CHARA STREET
MORENO VALLEY, CA 92553
RIVERSIDE

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:
Name: PROPOSED ALESSANDRO ADMINISTRATION BLDG. EXPANSION - EAST PROPERTY
Address: ALESSANDRO BOULEVARD/CHARA STREET
City,State,Zip: MORENO VALLEY, CA 92553
Facility ID: 60000944
Status: No Further Action
Status Date: 11/06/2008
Site Code: 404810
Site Type: School Investigation
Site Type Detailed: School
Acres: 5.1
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 60
Senate: 31
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.91799
Longitude: -117.2131
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane DDD DDE DDT Endrin Toxaphene
Confirmed COC: 30004-NO 30023-NO 30006-NO 30007-NO 30008-NO 30010-NO
Potential Description: SOIL
Alias Name: Alternative High School
Alias Type: Alternate Name
Alias Name: 404810
Alias Type: Project Code (Site Code)
Alias Name: 60000944
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/10/2008
Comments: DTSC approved the PEA with a Further Action determination

Completed Area Name: PROJECT WIDE

- Continued on next page -

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S109149568 **DIST/DIR:** 0.563 WNW **ELEVATION:** 1580 **MAP ID:** 1

NAME: PROPOSED ALESSANDRO ADMINISTRATION BLDG. EXPANSION - EAST PH **Rev:** 01/22/2024
ID/Status: 60000944
ID/Status: No Further Action

ADDRESS: ALESSANDRO BOULEVARD/CHARA STREET
MORENO VALLEY, CA 92553
RIVERSIDE

SOURCE: CA Department of Toxic Substances Control

Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/06/2008
Comments: DTSC concurs with the SSI that No Further Action is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 08/18/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/13/2008
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S123133184 **DIST/DIR:** 0.827 ENE **ELEVATION:** 1631 **MAP ID:** 2

NAME: MORENO VALLEY USD - NEW ELEMENTARY SCHOOL
ADDRESS: 13636 NASON STREET
MORENO VALLEY, CA 92553
SAN BERNARDINO
SOURCE: CA Department of Toxic Substances Control

Rev: 01/22/2024
ID/Status: 60002704
ID/Status: No Further Action

ENVIROSTOR:
Name: MORENO VALLEY USD - NEW ELEMENTARY SCHOOL
Address: 13636 NASON STREET
City,State,Zip: MORENO VALLEY, CA 92553
Facility ID: 60002704
Status: No Further Action
Status Date: 08/29/2019
Site Code: 404953
Site Type: School Cleanup
Site Type Detailed: School
Acres: 8.97
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: * Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 60
Senate: 31
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.92173
Longitude: -117.1904
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ORCHARD
Potential COC: Chlordane Lead
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: 404953
Alias Type: Project Code (Site Code)
Alias Name: 60002704
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/29/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement

- Continued on next page -

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S123133184 **DIST/DIR:** 0.827 ENE **ELEVATION:** 1631 **MAP ID:** 2

NAME: MORENO VALLEY USD - NEW ELEMENTARY SCHOOL
ADDRESS: 13636 NASON STREET
MORENO VALLEY, CA 92553
SAN BERNARDINO
SOURCE: CA Department of Toxic Substances Control

Rev: 01/22/2024
ID/Status: 60002704
ID/Status: No Further Action

Completed Date: 01/28/2019
Comments: The original was received on 1/8/2019 and fully executed on 1/28/2019.
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/18/2018
Comments: Additional investigation is required for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 08/16/2018
Comments: Application accepted.PM will draft EOA.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S105671052 **DIST/DIR:** 0.949 NNE **ELEVATION:** 1668 **MAP ID:** 3

NAME: MVUSD-MOUNTAIN VIEW MS
ADDRESS: 13130 MORRISON ST
MORENO VALLEY, CA 92555
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

Rev: 01/22/2024
ID/Status: 60000825
ID/Status: No Further Action

ENVIROSTOR:
Name: MOUNTAIN VIEW MIDDLE SCHOOL EXPANSION
Address: 13130 MORRISON AVENUE
City,State,Zip: MORENO VALLEY, CA 92555
Facility ID: 60000825
Status: No Further Action
Status Date: 06/16/2008
Site Code: 404779
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.42
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 60
Senate: 31
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.93025
Longitude: -117.1995
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS, SCHOOL - MIDDLE
Potential COC: Arsenic Chlordane DDD DDE DDT Endrin Toxaphene
Confirmed COC: 30001-NO 30004-NO 30023-NO 30006-NO 30007-NO 30008-NO 30010-NO
Potential Description: SOIL
Alias Name: 404779
Alias Type: Project Code (Site Code)
Alias Name: 60000825
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/27/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report

- Continued on next page -

Site Detail Report

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

ENVIROSTOR

EDR ID: S105671052 **DIST/DIR:** 0.949 NNE **ELEVATION:** 1668 **MAP ID:** 3

NAME: MVUSD-MOUNTAIN VIEW MS
ADDRESS: 13130 MORRISON ST
MORENO VALLEY, CA 92555
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

Rev: 01/22/2024
ID/Status: 60000825
ID/Status: No Further Action

Completed Date: 06/16/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/20/2008
Comments: DTSC concurred with the proposed sampling approach.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/04/2008
Comments: Rec'd executed Agreement from Sharon. O/N to District.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: SAN FRANCISCO CO. LUST LUST SANTA CLARA - LOP Listing. LUST REG 9 - Leaking Underground Storage Tank Report. LUST REG 8 - Leaking Underground Storage Tanks. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 2 - Fuel Leak List. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST - Leaking Underground Fuel Tank Report (GEOTRACKER). LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 7 - Leaking Underground Storage Tank Case Listing. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. LUST REG 6L - Leaking Underground Storage Tank Case Listing. SAN DIEGO CO. SAM - Environmental Case Listing. SAN MATEO CO. LUST - Fuel Leak List. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. NAPA CO. LUST - Sites With Reported Contamination. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. A listing of leaking underground storage tank sites located in Sonoma county. SONOMA CO. LUST - Leaking Underground Storage Tank Sites INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. CPS-SLIC - Statewide SLIC Cases (GEOTRACKER). SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List.

State/Tribal Tanks: UST CLOSURE UST - Active UST Facilities. MILITARY UST SITES - Military UST Sites (GEOTRACKER). Active UST facilities gathered from the local regulatory agencies MILITARY UST SITES - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

Database Descriptions

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties SAN FRANCISCO MAHER - Maher Ordinance Property Listing.

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: SAN DIEGO CO. LF VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. LOS ANGELES CO. LF - List of Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. WMUDS/SWAT - Waste Management Unit Database. Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information. WMUDS/SWAT - Waste Management Unit Database

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database. CERS HAZ WASTE - California Environmental Reporting System Hazardous Waste. US CDL - Clandestine Drug Labs.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. LOS ANGELES UST - Active & Inactive UST Inventory. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST MENDOCINO - Mendocino County UST Database. UST SAN JOAQUIN - San Joaquin Co. UST. TORRANCE UST - City of Torrance Underground Storage Tank. LOS ANGELES AST - Active & Inactive AST Inventory. SAN FRANCISCO AST - Aboveground Storage Tank Site Listing. CERS TANKS - California Environmental Reporting System (CERS) Tanks.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. MINES MRDS - Mineral Resources Data System. FINDS - Facility Index System/Facility Registry System. PFAS NPL - Superfund Sites with PFAS Detections Information. PFAS FEDERAL SITES - Federal Sites PFAS Information. PFAS TRIS - List of PFAS Added to the TRI. PFAS TSCA - PFAS Manufacture and Imports Information. PFAS RCRA MANIFEST - PFAS Transfers Identified In the RCRA Database Listing. PFAS ATSDR - PFAS Contamination Site Location Listing. PFAS WQP - Ambient Environmental Sampling for PFAS. PFAS NPDES - Clean Water Act Discharge Monitoring Information. PFAS ECHO - Facilities in Industries that May Be Handling PFAS Listing. PFAS ECHO FIRE TRAINING - Facilities in Industries that May Be Handling PFAS Listing. PFAS PART 139 AIRPORT - All Certified Part 139 Airports PFAS Information Listing. AQUEOUS FOAM NRC - Aqueous Foam Related Incidents Listing. PCS ENF - Enforcement data. PCS - Permit Compliance System. BIOSOLIDS - ICIS-NPDES Biosolids Facility Data. PFAS - PFAS Contamination Site Location Listing. AQUEOUS FOAM - Former Fire Training Facility Assessments Listing. CHROME PLATING - Chrome Plating Facilities Listing. CUPA - CUPA Resources List.
CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA STANISLAUS - CUPA Facility List. CUPA PLUMAS - CUPA Facility List. CUPA SAN BENITO - CUPA Facility List. CUPA TULARE - CUPA Facility List. CUPA GLENN - CUPA Facility List. CUPA TEHAMA - CUPA Facility List. CUPA TRINITY - CUPA Facility List. CUPA SAN FRANCISCO CO - CUPA Facility Listing. CUPA IMPERIAL - CUPA Facility List. CUPA LIVERMORE-PLEASANTON - CUPA Facility Listing. CUPA LASSEN - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. KERN CO CUPA - CUPA Facility List. CUPA YUBA - CUPA Facility List. HWTS - Hazardous Waste Tracking System. HAZNET - Facility and Manifest Data. LOS ANGELES CO LF METHANE - Methane Producing Landfills. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. LOS ANGELES HM - Active & Inactive Hazardous Materials Inventory. LA Co. Site Mitigation - Site Mitigation List. SANTA CRUZ CO SITE MITI - Site Mitigation Listing. UIC GEO - Underground Injection Control Sites (GEOTRACKER).

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: Department of Environmental Health

Updated Quarterly

Database Sources

State/Tribal Tanks: State Water Resources Control Board

Varies

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: La County Department of Public Works

Varies

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: ALESSANDRO BOULEVARD
MORENO VALLEY, CA 92555

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Alessandro Blvd	0.07 North		
Barbados Ln	0.16 North		
Brodiaea Ave	0.18 South		
Danube Way	0.22 NE		
Darwin Dr	0.09 NW		
Dominican Ave	0.12 NNE		
Monet St	0.19 NE		
Morrison St	0.19 East		
Ramp	0.07 NNW		
Sequoia St	0.11 North		
Warhol Ct	0.15 NE		

APPENDIX E

STATEMENT OF QUALIFICATIONS
FOR HEI CORPORATION

HEI CORPORATION

HEI Corporation was established in 1994 to respond to a need that exists in the environmental industry. There were many outstanding "full service" environmental firms in Southern California. Very few, however, specialized in performing Phase I Environmental Site Assessments (ESA's). For many firms, the ESA was and is approached as a way of positioning themselves to get any additional work recommended therein. This had led many to recognize the inherent conflict of interest that this represents. HEI Corporation eliminates this potential conflict in that no other environmental services are offered.

HEI Corporation, which also does business as Hayden Environmental, recognizes the importance of an ESA. The company was formed with the expressed purpose of providing the best, most complete, most thoroughly researched report available. At HEI Corporation, our fees are always competitive. Also, because we are not in the business of conducting Site Investigations (phase Il's) there is no undue incentive to recommend them.

Our assessments are grounded in a solid understanding of the primary function of an ESA. Liability for environmental contamination can be expensive and time consuming in the extreme. While there is no guarantee that it will, an ESA is designed to allow a party coming into possession of real property, either as a tenant, buyer or lender forced to foreclose, to avail themselves of the "innocent landowner" defense. ESA's can also be a very valuable tool for an owner or tenant to establish a baseline condition of a property proper to the commencement of a lease.

Hayden Environmental has researched the law and adheres to the standards for environmental assessments promulgated by the ASTM Designation E 1527-13.

All Hayden Environmental Phase I assessments will include these five basic components:

- Subject property inspection and surrounding property observation
- Federal, state, tribal and local agency environmental database review
- County and /or municipal government record review
- Historical use review using aerial photographs, Sanborn maps and/or archive city directories
- Interviews with the current and former owners and occupants of the subject property

Hayden Environmental is fully insured, with policy coverage of $2,000,000 for Professional Liability and $1,000,000 for General Liability.

CHRISTOPHER M. HAYDEN

Chris Hayden, EP, has been in the environmental field since 1991. He began with a large multinational firm as the regional sales and marketing representative for Western U.S. He dealt primarily with firms in the energy, mining and real estate development fields. Seeking to broaden his "hands on" experience, he began working with a local firm in 1992. While there, he had the opportunity to work on a variety of projects, including environmental site assessments and site investigations. Seeing the need for a firm that specialized in conducting reliable, thorough and reasonably priced environmental site assessments while avoiding potential conflicts of interest, he formed Hayden Environmental in 1994. Hayden, through his years of experience, has earned the designation of Environmental Professional (EP) as defined in Section 40 C.F.R. §312.10(b).

Mr. Hayden also serves on the ASTM E50 Committee which reviews, revises and enforces the standards for environmental assessments currently promulgated by the ASTM Designation E 1527-13.

Prior to 1991 Hayden had been in the real estate industry for twelve years. He last worked as an industrial real estate broker with Grubb & Ellis in Newport Beach, CA.

Hayden has a Bachelor of Arts Degree in Biology from Humboldt State University in Arcata, California. He has taken several classes in the Environmental Site Investigation and Remediation Certificated program at the University of California at Irvine.

ENVIRONMENTAL COURSES/SEMINARS COMPLETED

40 Hour HazMat Health and Safety Training

ASTM Standards Technology Training in Phase I Site Assessments for Environmental Professionals

Principles of Hazardous Materials Management

Regulatory Framework of Hazardous and Toxic Substances

Groundwater Hydrology: Monitoring, Protection and Clean-up

The Site Investigation and Remedial Feasibility Process

The Site Remediation Process for Hazardous Substance Impacts

Environmental Aspects of Souls Engineering and Geology

Innovative Soils Gas Monitoring and Remediation Applications

A Partial List of Clients Includes:

CLIENT	CLIENT
Infinity Bank	First California Bank
American Business Bank	Comerica Bank
AmPac Business Capital	U. S. Trust Co.
Renewable Properties	First Citizens Bank
California Business Bank	Bank of the West
Pacific Enterprise Bank	PFF Bank & Trust
Community Bank	Southland EDC
Borrego Solar	Wells Fargo
California Bank & Trust	Investment Building Group (IBG)
Farmers & Merchants Trust	Messenger Investment Company
Spectrum Commercial Lending	Descansando Properties
City National Bank	Steadfast Companies
Palm Desert National Bank	Shaw Properties
1st Capital Bank	Rexco Real Estate Development
California Statewide CDC	Cardinal Development Company
First American Bank	Lord Constructors
Hamni Bank	Caribou Industries
First Foundation Bank	Western National Realty Advisors
Sun Country Bank	Sares-Regis Group
Union Bank of California	Gilmore Associates
Bank of China	Aardex Corporation
Uniti Bank	Arlen Capital
Dynex Financial, Inc.	Martin Building Company
Silvergate Bank	NPL Construction Co.
Finova Corporation	Carmenita Investment Properties
ARCS Commercial Mortgage	The Davidson Group
GE Financial Corporation	National Golf Properties
Sanwa Bank	Nextel Communications
BBVA Compass	Coca Cola Enterprises
First Union Small Business Capital	General Telephone Company
California Republic Bank	Intuit
Bank One	Rockwell International
Sun Life of America	Pacific Sales
City of Redlands	University of Southern California
City of Los Angeles CRA	Pepperdine University

REFERENCES

Lenders

Mr. Gary Cook
American Business Bank
523 West 6th Street, Suite 900
Los Angeles, CA 90014
Email: gcook@americanbb.bank

Ms. Sheryl Northcutt
Infinity Bank
8 Hutton Center Drive,
Suite 100
Santa Ana, CA 92707
T: 657-223-1000
Email: sheryl@goinfinitybank.com

Real Estate Investor/Developer

Mr. Brad Kaplan
Descansando Properties
PO Box 4792
Covina, CA 91723
Email: bkaplan2723@yahoo.com

Mr. Tim Hawke
President
Strata Realty
2433 Pomona Rincon Road
Corona, CA 92880
Email: thawke@stratarealty.com

Real Estate Broker

Mr. Richard C. John
Executive Vice President
Branch Manager
Daum Commercial Real Estate Services
3595 East Inland Empire Blvd., Bldg. 5
Ontario, CA 91764
T: 909-980-1234
Email: rj@daumcommercial.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Van Oppen & Co. 2, Inc.
VOCO 2 Insurance & Risk Control Services
P.O. Box 793
Teton Village WY 83025

CONTACT NAME: Brenda Todd
PHONE (A/C, No, Ext): 800-746-0048 **FAX (A/C, No):**
E-MAIL ADDRESS: service@vanoppenco2.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Westchester Surplus Lines	10172
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED HEICO-1
HEI Corporation
1805 Peninsula Pl
Costa Mesa CA 92627

COVERAGES **CERTIFICATE NUMBER:** 414608454 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	G24331337 006	11/4/2022	11/4/2024	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
	X CPL(Pollution)						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	Y	Y	G24331337 006	11/4/2022	11/4/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? [ ] N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability "Claims Made" Subject to GL Aggregate			G24331337 006	11/4/2022	11/4/2024	Each Claim Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Information

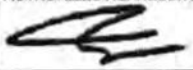
CERTIFICATE HOLDER

General Information

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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