

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
MQL (dry)	Method Quantitation Limit.
MQL	Method Quantitation Limit.
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
SDL	Sample Detection Limit.
SDL (dry)	Sample Detection Limit.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Sample Detection Limit.
Unadj. MQL	Unadjusted Method Quantitation Limit.
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.
Qualifier	Description
J	The identification of the analyte is acceptable; the reported value is an estimate.
J4	The associated batch QC was outside the established quality control range for accuracy.
J7	Surrogate recovery cannot be used for control limit evaluation due to dilution.



ACCREDITATIONS & LOCATIONS

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP, LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



RSB Environmental 6001 Savoy Dr Suite 110 Houston, TX 77036 Report to: Sagar Singh		Sachin Butala 6001 Savoy St., Ste. 110 Houston, TX 77036 Email To: due_diligence@rsbenv.com; compliance@rsben		City/State Collected: LAMBEA CA Client Project # 2202034 Site/Facility ID # 4654 NEBO DR. Rush? (Lab MUST Be Notified) Same Day <input checked="" type="checkbox"/> Five Day Next Day <input type="checkbox"/> 5 Day (Rad Only) Two Day <input type="checkbox"/> 10 Day (Rad Only) Three Day <input type="checkbox"/>		Date Results Needed Date Time Cntrs of		Sample ID Remarks	
Project Description: 2202034-Phase II_La Mesa CA 91941 Phone: 832-291-3473 Collected by (print): JIM BEAN Collected by (signature): <i>Jim Bean</i> Immediately Packed on Ice N <input checked="" type="checkbox"/> Y <input type="checkbox"/>		Lab Project # RSBENVHTX-2101138 P.O. # Quote #		GROCA 100ml Amb-HCl GROCA 40ml/NaHSO4/Syr/MeOH GROCA 40mlAmb HCl OGHEX 1L-Clr-WT-HCl OGHEX, DRACA, TS 8ozClr-NoPres SV82270PAHSIM 1L-Amb-NoPres V8260 40mlAmb-HCl V8260 40mlAmb/MeOH10ml/Syr		Acctnum: RSBENVHTX Template: T204501 Prelogin: P908495 PM: 3587 - Lori A. Vandenkamp Shipped Via: FedEx Ground Sample # (lab only)		SDG # 1467563 B213 12065 Lebanon Rd Mount Juliet, TN 37122 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pre Terms and Conditions found at: https://info.pacelabs.com/hubfs/pas-standard-terms.pdf	
* Matrix: SSS - Soil AIR - Air F - Filter GW - Groundwater B - Bioassay WW - Waste Water DW - Drinking Water OT - Other		Relinquished by: (Signature) <i>Jim Bean</i>		Relinquished by: (Signature) Relinquished by: (Signature)		Relinquished by: (Signature)		Trip Blank	
Remarks: Samples returned via: UPS FedEx Courier		Date: 3/2/22 Time: 1633		Date: 3/2/22 Time: 1633		Date: 3/2/22 Time: 1633		Date: 3/2/22 Time: 1633	
Tracking # 5671 5375 3047		Received by: (Signature) Received by: (Signature)		Received by: (Signature) Received by: (Signature)		Received by: (Signature) Received by: (Signature)		Received by: (Signature) Received by: (Signature)	
Trip Blank Received: 2 / No TBR		Temp: 15.4°C 93.4°F		Temp: 15.4°C 93.4°F		Temp: 15.4°C 93.4°F		Temp: 15.4°C 93.4°F	
pH Temp Flow Other		pH Temp Flow Other		pH Temp Flow Other		pH Temp Flow Other		pH Temp Flow Other	
Sample Receipt Checklist COC Seal Present/Intact: NP COC Signed/Accurate: N Bottles arrive intact: N Correct bottles used: N Sufficient volume sent: N If Applicable VOA Zero Headspace: Y Preservation Correct/Checked: Y RAD Screen <0.5 mR/hr: Y		If preservation required by Login: Date/Time		If preservation required by Login: Date/Time		If preservation required by Login: Date/Time		If preservation required by Login: Date/Time	
Condition: NCF / OK		Condition: NCF / OK		Condition: NCF / OK		Condition: NCF / OK		Condition: NCF / OK	

Appendix C

Property Photographs



1. Subject property



2. Geophysical survey being performed



3. SB-1



4. SB-2



5. SB-3



6. SB-4

Appendix D

Supporting Documents



Project Number: 2202034

Boring Depth: 13 ft.

PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 13 - EIR Addendum and appedices



Project Number: 2202034

Unified Soil Classification System

ML SILT	
---------	--

ML SILT

CL CLAY
OL ORGANIC SILT, ORGANIC CLAY
MH SILT OF HIGH PLASTICITY, ELASTIC SILT
CH CLAY OF HIGH PLASTICITY, FAT CLAY
OH ORGANIC CLAY, ORGANIC SILT
PT PEAT

9

Boring Depth: 15 ft.

PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 13 - EIR Addendum and appedices



Project Number: 2202034

Boring Depth: 13 ft.

PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 13 - EIR Addendum and appedices



Project Number: 2202034

Boring Depth: 13 ft.

PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 13 - EIR Addendum and appedices



Assessor - County Clerk - Recorder

Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

Search Instructions

You can search by Assessor's Parcel Number (APN), Property Identification Number (PIN), or Property Address. For best results when searching by Property Address, please enter street number and street name (e.g., 123 Main).

When searching by Assessment No., only enter the first 9 digits.

SEARCH

4468 Brockton Ave

1 2 3 4 5

Page 1 of 1

1 to 5 of 5

Assessment No. (PIN) **000135772**

Property

- Property Class Unknown -

2021 Assessed Value:

\$0

[VIEW PROPERTY](#)

[MAP](#)

[Check 2021 Value Notice Letter](#)

You will be returned to the search if no VNL exists

If you're not seeing your 2021 values please contact the County

Assessment No. (PIN) **000189394**

Property

- Property Class Unknown -

2021 Assessed Value:

\$0

[VIEW PROPERTY](#)

[MAP](#)

[Check 2021 Value Notice Letter](#)

You will be returned to the search if no VNL exists

If you're not seeing your 2021 values please contact the County

Assessment No. (PIN) **000189558**

Property

- Property Class Unknown -

2021 Assessed Value:

\$44,660

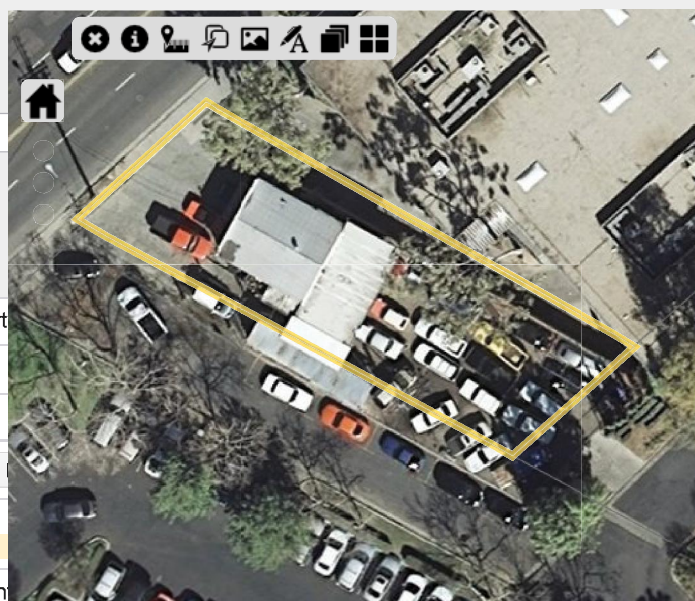
[VIEW PROPERTY](#)

[MAP](#)

[Check 2021 Value Notice Letter](#)

You will be returned to the search if no VNL exists

If you're not seeing your 2021 values please contact the County



Assessment No. (PIN) **217060009** Property

Retail - General

2021 Assessed Value: \$241,34

[VIEW PROPERTY](#)

[MAP](#)

[Check 2021 Value Notice Letter](#)

You will be returned to the search if no VNL exists

If you're not seeing your 2021 values please contact the Coun

Assessment No. (PIN) **217060009BPP** Pro

- Property Class Unknown -

2021 Assessed Value: \$0

[VIEW PROPERTY](#)

[M](#)

[Check 2021 Value Notice Letter](#)

You will be returned to the search if no VNL exists

If you're not seeing your 2021 values please contact the Coun



Page 1 of 1

1 to 5 of 5

Appendix E

Previous Site Investigations

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PROPERTY ASSESSED:
4468 Brockton Avenue
Riverside, Riverside County, California 92501



RSB Project No. 2201006
Report Date: January 24, 2022

Prepared For:
Pixis, LLC



Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

January 24, 2022

Pixis, LLC

RE: Phase I Environmental Site Assessment of
4468 Brockton Avenue
Riverside, Riverside County, California 92501

To Whom It May Concern:

Attached please find our Phase I Environmental Site Assessment (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our field inspector met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you (Client and User). This report has been completed in general conformance with the ASTM Standard E1527-13. The purpose of this report is to acquire environmental information, observe the general condition and maintenance status of the Subject Property, to suggest remediation and/or maintenance practices considered customary for the Subject Property to continue in its current operation, compared to properties of similar age and condition, and to identify recognized environmental conditions in connection with the Subject Property described in this report.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by a lender to be selected by Pixis, LLC, in determining whether to make a loan evidenced by a note secured by the Subject Property (“the Mortgage Loan”); (ii) the report may be relied upon by any purchaser in determining whether to purchase the Mortgage Loan (but not the Subject Property) from that lender, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by RSB Environmental.

There are no intended or unintended third-party beneficiaries to this report, except as expressly stated herein.

RSB is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you very much for the opportunity to provide environmental consulting services to Pixis, LLC. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sachin Butala".

Sachin Butala, P.E.
RSB Environmental

Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

TABLE OF CONTENTS

Executive Summary	1
Project Summary	5
1.0 Introduction	6
1.1 Purpose	6
1.2 Scope of Work	7
2.0 Site Description	8
2.1 Ownership and Location	8
2.2 Subject Property Improvements and Current Use	8
2.3 Surrounding Properties	8
3.0 Interviews, Records and Municipal Information	9
3.1 User Provided Information	9
3.2 Reason for Performing Phase I ESA	10
3.3 Interview	10
4.0 Environmental Records	11
4.1 Standard Environmental Record Sources	11
4.2 Environmental Record from Government Agencies	17
4.3 Vapor Migration	18
4.4 Physical Setting Sources	19
5.0 Historical Information	21
5.1 Historical Research	21
5.2 Aerial Photographs	21
5.3 Historical Topographic Maps	22
5.4 Sanborn Fire Insurance Maps	23
5.5 City Directories	25
5.6 Prior Assessment Reports	27
5.7 Historical Use Summary	28
6.0 Subject Property Reconnaissance	29
6.1 Methodology and Limiting Conditions	29
6.2 Subject Property Reconnaissance	29
6.3 Surrounding Property Reconnaissance	32
7.0 ASTM Non-Scope Considerations	33
7.1 Asbestos containing Material (ACM)	33
7.2 Radon	33
7.3 Lead-Based Paint (LBP)	34
7.4 Mold Evaluation	34

8.0	Findings, Conclusion and Recommendations	36
8.1	Findings and Conclusions	36
8.2	Recommendations	37
9.0	References	38
10.0	Assumptions, Limitations and Exceptions	39
10.1	Significant Assumptions	39
10.2	Limitations and Exceptions	39
11.0	Reliance	41

APPENDIX

Appendix A	Figures
Appendix B	Property Photographs
Appendix C	Historical Research Documentation
Appendix D	Regulatory Records Documentation
Appendix E	Other Supporting Documentation
Appendix F	Qualifications Of Environmental Professionals

EXECUTIVE SUMMARY

RSB Environmental (RSB) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by RSB's proposal dated January 11, 2022 for Property located at 4468 Brockton Avenue, Riverside, Riverside County, California 92501 (the "Subject Property").

The Phase I Environmental Site Assessment is designed to provide Pixis, LLC with an assessment concerning environmental conditions (limited to those issues identified in the report), as they exist at the Subject Property. This assessment was conducted utilizing generally accepted ESA industry standards in general accordance with ASTM Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I ESA Process.

Property Details	
Property Details	General Information
Current Owner:	Randolph Clint & Clare Family Trust Dtd
Current Use:	commercial
Current Occupants:	Brockton Auto Clinic-Auto repair shop
Total # of Existing Buildings:	One (1)
Total Sq. Ft. of Building:	Approximately 1,742 - square feet
Date Building was built:	1939
Field Assessor:	Ms. Alexis Caballos
Report Writer:	Mr. Sachin Butala
Address Provided:	4468 Brockton Avenue, Riverside, California 92501
Total Acreage of Land:	Approximately 0.17 - acres
Tax ID #:	217060009
Date of Site Reconnaissance:	January 19, 2022
Areas/Units that were inaccessible to the RSB field assessor:	None
Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?	Yes
Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance?	No

Historical Use Summary

Based on available historical information, the Subject Property was an undeveloped land at least until 1907. A Dwelling unit was depicted on the Subject Property in 1908. The existing commercial building was developed on the Subject Property in 1939. Since then, the Subject Property has been used for commercial purposes.

Based on the review of the City Directory, the Subject Property has been an automotive facility at least from 1930s till 1965, and 1991 till the present, and a Rug Cleaning facility at least from 1966 until 1969. Tetrachloroethylene was identified as the chemical used during rug cleaning operations. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil. Reviewing local agency records is not likely to produce any additional information as the dry cleaners operated during a time period with little or no regulatory oversight. Additionally, any auto repair facilities are an environmental concern due to their typical usage of hazardous substances such as petroleum and hydraulic fluids and halogenated solvents. During the site reconnaissance, RSB observed staining in the auto repair area. Based on the historic use of the property as a rug cleaning facility, long-term (55 years) association of the Subject Property with automotive repair and servicing operations, unknown house keeping practices the potential exists that spills/leaks might have occurred and not reported; and impacted the subsurface condition at the Subject Property. This is considered a *Recognized Environmental Condition (REC)*.

Surrounding Property	
Direction	Adjoining Site
North	Community Medical Building (4440 Brockton Avenue)
East	Riverside Community Hospital Cancer Center and Riverside Neurosurgical Associates (4500 Brockton Avenue; 4000 14th Street)
West	Brockton Avenue followed by Republic Master Chefs - Textile rental service and Medico Professional Linen Service (4459, 4510 Brockton Avenue)
South	UCR Health - Neurosurgery and Riverside Medical Group-Parking Structure 4510, 4550 Brockton Avenue)

Findings and Conclusions

RSB has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-13 for the Property located at 4468 Brockton Avenue, Riverside, Riverside County, California 92501, the Subject Property. Any exceptions to or deletions from this practice are described in Section 10.0 of this report.

1. This assessment has revealed the following RECs in connection with the Subject Property:

- Based on the review of the City Directory, the Subject Property has been an automotive facility at least from 1941 till 1965, and 1991 till the present, and a Rug Cleaning facility at least from 1966 until 1969. Tetrachloroethylene was identified as the chemical used during rug cleaning operations. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil. Reviewing local agency records is not likely to produce any additional information as the dry cleaners operated during a time period with little or no regulatory oversight. Additionally, any auto repair facilities are an environmental concern due to their typical usage of hazardous substances such as petroleum and hydraulic fluids and halogenated solvents. During the site reconnaissance, RSB observed staining in the auto repair area. Based on the historic use of the property as a rug cleaning facility, long-term (55 years) association of the Subject Property with automotive repair and servicing operations, unknown housekeeping practices the potential exists that spills/leaks might have occurred and not been reported; and impacted the subsurface condition at the Subject Property. This is considered a *Recognized Environmental Condition (REC)*.

2. This assessment has revealed no evidence of HRECs in connection with the Subject Property.

3. This assessment has revealed no evidence of CRECs in connection with the Subject Property.

4. This assessment has revealed no evidence of BERs in connection with the Subject Property.

Non-ASTM Scope Items

- Due to the age of the Subject Property building (pre-1989), it is likely that asbestos-containing materials (ACMs) are present at the Subject Property. Overall, potential ACMs (PACMs) were observed to be in good condition. Actual material samples would need to be collected in order to determine if ACMs are present.

De Minimis Environmental Conditions

- RSB observed staining on the concrete flooring which appears from onsite operations. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

Recommendations

Based on the conclusions, RSB recommends the following:

- RSB recommends a limited subsurface investigation be conducted in order to determine if the identified REC areas have adversely impacted the subsurface soil and/or groundwater conditions at the Subject Property.
- The PACM be managed safely under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Should renovations or demolition be required, PACMs would need to be sampled to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

PROJECT SUMMARY

PHASE I ENVIRONMENTAL SITE ASSESSMENT SUMMARY

Property located at
4468 Brockton Avenue, Riverside
Riverside County, California 92501

Number	Section Name	NFA	REC	CREC	HREC	OEC	BER	Comments
4.1.1	Subject Property	✓						None
4.1.2	Surrounding Properties	✓						None
4.3	Vapor Migration	✓						None
4.4	Physical Setting Sources	✓						None
5.1	Historical Research		✓					Refer section 5.1
6.2.1	Subject Property Reconnaissance					✓		Refer section 6.2.1
6.3.1	Surrounding Property Reconnaissance	✓						None
7.1	Asbestos Containing Material (ACM)					✓		Refer section 7.1
7.2	Radon	✓						None
7.3	Lead-Based Paint (LBP)	✓						None
7.4	Mold Evaluation	✓						None
<i>NFA - No Further Action</i> <i>REC - Recognized Environmental Condition</i> <i>CREC - Controlled Recognized Environmental Condition</i> <i>HREC - Historical Recognized Environmental Condition</i> <i>OEC - Other Environmental Considerations</i> <i>BER - Business Environmental Risk</i>								

1.0 INTRODUCTION

RSB Environmental (RSB) was retained by Pixix, LLC (Client) to conduct a Phase I Environmental Site Assessment (ESA) of property located at 4468 Brockton Avenue, Riverside, Riverside County, California 92501 (the Subject Property). The protocol used for this assessment is in general conformance with ASTM Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I ESA Process.

On January 19, 2022, Ms. Alexis Caballos, a Site Inspector with RSB, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Subject Property. RSB's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research and a review of available local, State and Federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Subject Property.

RSB contracted Environmental Risk Information Services Ltd. (ERIS) to perform a computer database search for local, State and Federal regulatory records pertaining to environmental concerns for the Subject Property and properties near the Subject Property (refer to [Regulatory Records](#)).

1.1 Purpose

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

The term REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The term CREC is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term HREC is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject 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.

The term de minimis condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs."

The term Business Environmental Risk (BER) is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated as defined by ASTM.

This Phase I ESA was also 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). RSB understands that the findings of this study will be used by the Client to evaluate a pending financial transaction in connection with the Subject Property.

1.2 Scope of Work

The scope of work for this Phase I ESA is in general accordance with the requirements of ASTM Standard E1527-13. RSB 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 a Phase I ESA of a property for the purpose of identifying RECs. No other warranties are implied or expressed.

Additionally, RSB addressed certain ASTM non-scope considerations. These non-scope considerations include asbestos-containing materials (ACM), radon, lead-based paint (LBP), microbial growth, and flood zones.

2.0 SITE DESCRIPTION

2.1 Ownership and Location

According to the Riverside County Assessor's Office, the Subject Property is currently owned by Randolph Clint & Clare Family Trust Dtd.

The Subject Property is located at 4468 Brockton Avenue, Riverside, Riverside County, California 92501. The Subject Property includes one (1) rectangular shaped parcel, identified by the Riverside County Assessor's Office as 217060009 totaling approximately 0.17 acres. The Subject Property is located approximately 450-feet on the southeast of intersection of Brockton Avenue and 14th Street. **Figure 1** - Location Map depicts the location of the Subject Property. **Figure 2** - Site Plan depicts the configuration of the Subject Property and adjoining properties. **Figure 3** - Topographic Map depicts the location of the Subject Property on the 2018 Riverside West, CA United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle.

2.2 Subject Property Improvements and Current Use

The Subject Property is currently improved with One (1) building, totaling approximately 1,742 square feet (SF). Based on the information obtained from Riverside County Assessor's Office, the existing building was developed on the Subject Property in 1939. Since then the Subject Property has been used for commercial purposes.

2.3 Surrounding Properties

Property use in the vicinity of the Subject Property is primarily characterized by commercial properties. No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties. The following table outlines the findings of adjoining properties to the site.

Surrounding Property	
Direction	Adjoining Site
North	Community Medical Building (4440 Brockton Avenue)
East	Riverside Community Hospital Cancer Center and Riverside Neurosurgical Associates (4500 Brockton Avenue; 4000 14th Street)
West	Brockton Avenue followed by Republic Master Chefs - Textile rental service and Medico Professional Linen Service (4459, 4510 Brockton Avenue)
South	UCR Health - Neurosurgery and Riverside Medical Group-Parking Structure 4510, 4550 Brockton Avenue)

3.0 INTERVIEWS, RECORDS AND MUNICIPAL INFORMATION

3.1 User Provided Information

Pursuant to ASTM Standard E1527-13, it is the responsibility of the User, the Owner of the Property, and the Property Owners designated Contact to ensure compliance with the All Appropriate Inquiry (AAI); innocent land owner defense. As such, RSB requested Property information from the User, the Property Owner, and the Property Owners designated Contact in the form of a Phase I ESA Questionnaire. Failure to provide the requested information may be considered a data gap. A completed Pre-Survey Questionnaire was not returned to RSB.

User Provided Information		
Database	Records Identified	Findings
Title Records	No	The User did not provide RSB with any recorded land title records or lien records, filed under federal, tribal, state, or local law, for review.
Environmental Liens or Activity and Use Limitation	No	The User was not aware of any environmental liens associated with the Subject Property. In addition, the User had no knowledge of any use or activity limitations.
Specialized Knowledge	No	The User did not inform RSB of any specialized knowledge of the Subject Property that would re-late to the presence of RECs, in connection with the Subject Property or indicate that they were aware of any commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to RECs in connection with the Subject Property.
Commonly Known or Reasonably Ascertainable Information	No	The User was not aware of any environmental conditions associated with the Subject Property.
Valuation Reduction for Environmental Issues	No	The User was not aware of any valuation reductions associated with the Subject Property.
Owner, Property Manager and Occupant Information	Yes	According to the Riverside County Assessor's Office, the APN for the Subject Property is 217060009. The Subject Property is currently owned by Randolph Clint & Clare Family Trust Dtd. The Subject Property is currently improved with One (1) building.

3.2 Reason for Performing Phase I ESA

The purpose of this Phase I ESA is to identify existing or potential RECs, CRECs, and/or HRECs in connection with the Subject Property. An REC, CREC, and HREC are defined under ASTM Standard E1527-13.

This Phase I ESA was also 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). RSB understands that the findings of this study will be used by the Client to evaluate a pending financial transaction in connection with the Property.

3.3 Interview

The following persons were interviewed to obtain information regarding recognized environmental conditions in connection with the Subject Property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has not been completed or returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. The accompanying documentation is presented in [Other Supporting Documentation Appendix](#).

Interviews		
Contact	Interview Date	Pertinent Information or Comments
Mr. Clint Randolph	January 19, 2022	Mr. Clint Randolph was interviewed during site reconnaissance and provided general information regarding the Subject Property. Mr. Clint Randolph was not aware of any environmental concerns on the Subject Property.
<i>Pertinent information from the interviews is presented in applicable sections of this report.</i>		

4.0 ENVIRONMENTAL RECORDS

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through Environmental Risk Information Services Ltd. (ERIS). Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in order to enhance matchings for the Subject Property. Records from one government source are compared to records from another to clarify any ambiguities for the Subject Property. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the Orphans section within the ERIS report. According to the ERIS report, orphan facilities were not identified.

In addition, as recommended by ASTM Standard E1527-13, the standard Federal, State, and Tribal Environmental Record sources within the ERIS report were utilized to identify potential on-site and/or off-site RECs, CRECs, and HRECs. If identified, the relative listed REC(s), CREC(s), and/or HREC(s) is discussed below. A copy of the ERIS Report has been included in [Regulatory Records Appendix](#) of this report.

Regulatory Records Review

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (mi)	Subject Property	Off-Site Properties
Federal CERCLIS	0.5	0	0
Federal CERCLIS NFRAP	0.5	0	0
Federal Delisted NPL	0.5	0	0
Federal ERNS	Property only	0	0
Federal IC/EC	Property only	0	0
Federal NPDES	0.5	0	0
Federal NPL	1	0	0
Federal RCRA CORRACTS	1	0	0
Federal RCRA Generators/ non-Generators	Property and Adjoining	2	5
Federal RCRA non-CORRACTS TSD	0.5	0	1
Federal Brownfields	0.5	0	76

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (mi)	Subject Property	Off-Site Properties
State and Tribal Brownfield Sites	0.5	0	0
State and Tribal Hazardous Waste Sites (CERLCIS Equivalent)	0.5	0	5
State and Tribal Hazardous Waste Sites (NPL Equivalent)	0.5	0	0
State and Tribal Landfill and/or Solid Waste Disposal Sites	0.5	0	1
State and Tribal Waste Management Unit	0.5	0	1
State and Tribal Construction and Demolition Debris Recyclers	0.5	0	1
State and Tribal Leaking Tanks	0.5	0	8
State and Tribal Registered UST and AST	Property and Adjoining	0	0
State and Tribal Historical Hazardous Substance Storage Information (HHSS)	0.25	0	7
Statewide Environmental Evaluation and Planning System (UST SWEEPS)	0.25	0	4
State and Tribal Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	7
State and Tribal Voluntary Cleanup	0.5	0	0
State and Tribal GeoTracker Cleanup Program Sites	0.5	0	2

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (mi)	Subject Property	Off-Site Properties
State and Tribal Delisted County Records	0.25	0	3
Riverside County - Local Oversight Program List	0.5	0	8
Riverside County - Underground Storage Tanks List	0.25	0	3
Additional Environmental Records (FINDS/FRS, ALT FUELS, HAZNET, HIST MANIFEST, MEDICAL WASTE, CERS HAZ, HWG RIVERSIDE, MED WST RIVERSIDE)	Property and Adjoining	7	25

4.1.1 Subject Property

Brockton Auto Clinic, the Subject Property tenant was identified on the Federal RCRA Generator database with EPA Handler ID "CAR000074989" and generator type by the amount listed as "SQG - Small Quantity Generator"; on Federal RCRA non-Generator database with EPA handler ID "CAL000010165". The waste generated at the facility was ignitable waste and tetrachloroethylene. The facility was also identified once on FINDS/FRS, three times on the HAZNET database, once on HWG RIVERSIDE, and once on the CERS HAZ database as a Hazardous Waste Generator facility and Chemical Storage Facility. Several compliance monitoring and enforcement violations were reported as of November 2021. The violations included lack of documentation related to chemicals stored on-site, staining and absorbent on the side of the stationary tank holding used antifreeze, and failure to properly label and store hazardous waste accumulation containers. The violations were resolved and the facility returned back to compliance on 7/13/2021. However, compliance was achieved for all the reported violations. Based on the current regulatory status and the lack of active compliance violations, the identified listings are unlikely to be considered as an environmental concern.

The Subject Property was also identified on the HIST MANIFEST database with Gen EPA ID: "CAL000009830" and State Waste Code Description listed as halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc). No violations were identified on the environmental records associated with this listing. Based on the lack of reported violations, it is unlikely to consider the identified listing as an environmental concern to the Subject Property.

4.1.2 Surrounding Properties

Federal RCRA non-CORRACTS TSD Facilities

One (1) site was identified on Federal RCRA non-CORRACTS TSD Facilities database on the environmental records reviewed. The identified site is located at 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

Federal RCRA Generator/Non-Generator

Seven (7) sites including the Subject Property were identified on the Federal RCRA Generator/Non-Generator database on the environmental records reviewed. The Subject Property listings are described above. The remaining sites are listed below:

Diagnostic Breast Imaging Center located at 4500 Brockton Avenue - 0.01 miles - East-southeast - upgradient from the Subject Property was identified on Federal RCRA Generator database with EPA Handler ID "CA0000259804" and generator type by the amount listed as "SQG - Small Quantity Generator". Under various entity, the facility was also identified twice on FINDS/FRS database, four times on HAZNET database, once on HIST MANIFEST database and six times on MED WST RIVERSIDE database. No compliance monitoring and enforcement violations were reported as of November 2021. Based on the lack of reported violations the identified site is unlikely to be considered as an environmental concern.

The Oncology Institute CA APC DBA The Oncology Institute of Hope & Innovation located at 4500 Brockton Avenue - 0.01 miles - East-southeast - upgradient from the Subject Property was identified twice on Federal RCRA non-Generator database with EPA Handler ID "CAL000463409" and "CAL000438541". Under various entity, the facility was also identified twice on FINDS/FRS database, four times on HAZNET database, once on HIST MANIFEST database and six times on MED WST RIVERSIDE database. No compliance monitoring and enforcement violations were reported as of November 2021. Based on the lack of reported violations the identified site is unlikely to be considered as an environmental concern.

Jacqueline Agcaoili MD Corp located at 4440 Brockton Avenue - 0.02 miles - Northeast - upgradient from the Subject Property was identified on Federal RCRA non-Generator database with EPA Handler ID "CAL000451676". The facility was also identified once on FINDS/FRS database, three times on HAZNET database and four times on MED WST RIVERSIDE database. No compliance monitoring and enforcement violations were reported as of November 2021. Based on the lack of reported violations the identified site is unlikely to be considered as an environmental concern.

American Textile Company located at 4459 Brockton Avenue - 0.04 miles - Northwest - upgradient from the Subject Property was identified on Federal RCRA non-Generator database with EPA Handler ID "CAC003123840". The facility was also identified on MEDICAL WASTE database. No compliance monitoring and enforcement violations were reported as of November 2021. Based on the lack of reported violations the identified site is unlikely to be considered as an environmental concern.

Federal Brownfields

76 sites were identified on Federal The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield database on the environmental records reviewed. The identified sites are located more than 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

State and Tribal EnviroStor (State Equivalent CERCLIS)

Five (5) sites were identified on State and Tribal EnviroStor (State Equivalent CERCLIS) database on the environmental records reviewed. The identified sites are located more than 0.50 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

State and Tribal Waste Management Unit

One (1) site was identified on State and Tribal Waste Management Unit database on the environmental records reviewed. The identified site is located more than 0.25 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

State and Tribal Construction and Demolition Debris Recyclers

One (1) site was identified on State and Tribal Construction and Demolition Debris Recyclers database on the environmental records reviewed. The identified site is located more than 0.25 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

State and Tribal Leaking Storage Tanks (LPST)

Eight (8) sites were identified on State and Tribal Leaking Underground Fuel Tank Reports database on the environmental records reviewed. Seven (7) sites are located at or more than 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. The remaining site is listed below:

	Details
Site name and location	Campbell Oil Company located at 4491 Brockton Avenue
Distance/ Direction/ Gradient	0.05 miles - West - Down-gradient
Global ID	T0606500008
Capacity/ Contents	Unknown/gasoline
Year identified	October 1986

	Details
Comments	The site is also identified on Riverside County - Local Oversight Program List database. The leak case was identified with groundwater contamination. The site is currently under cleanup. Based on the distance, presumed hydrogeologic gradient and separation due to roadway, it is unlikely to consider the identified site as an environmental concern to the subject property.

State and Tribal HHSS/ UST SWEEPS/ HIST TANK

Seven (7) sites were identified on State and Tribal Historical Hazardous Substance Storage Information (HHSS) database, four (4) sites were identified on Statewide Environmental Evaluation and Planning System (UST SWEEPS) database, and seven (7) sites were identified on State and Tribal Historical Hazardous Substance Storage Container Information (HIST TANK) database on the environmental records reviewed. The identified sites are located not in close proximity or downgradient from the Subject Property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

State and Tribal GeoTracker Cleanup Program Sites

Two (2) sites were identified on State and Tribal GeoTracker Cleanup Program Sites database on the environmental records reviewed. The identified sites are located more than 0.25 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

State and Tribal Delisted County Records

Three (3) sites were identified on State and Tribal Delisted County Records database on the environmental records reviewed. The identified sites are located at or more than 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

Riverside County - Local Oversight Program List

Eight (8) sites were identified on Riverside County - Local Oversight Program List database on the environmental records reviewed. Seven (7) sites are located at or more than 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. Remaining one (1) site is listed in the section *State and Tribal Leaking Storage Tanks (LPST)*.

Riverside County - Underground Storage Tanks List

Three (3) sites were identified on Riverside County - Underground Storage Tanks List database on the environmental records reviewed. The identified sites are located at or more than 0.10 miles from the subject property. Based on the distance and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

Additional Environmental Records

Under the entity, Riverside Medical Group - Parking Structure, the property located at 4550 Brockton Avenue – 0.07 miles – South-southwest – Up gradient from the Subject Property was identified on ALT FUELS database with Id "123920", current status "Open" and fuel served is listed as "Electric". No violations were identified on the environmental records associated with this listing. Based on the lack of reported violations, it is unlikely to consider the identified site as environmental concern to the Subject Property.

The same facility was also identified on CERS HAZ database as a Chemical Storage Facility with EI ID "10530916". Few compliance monitoring and enforcement violations were reported as of November 2021. The violations were minor in nature and included documentation related violations only. However, compliance was achieved for all the reported violations. Based on the compliance status of reported violations, the identified site is unlikely to be considered as an environmental concern.

Unplottable Sites

The environmental records search sometimes includes a list of “unplottable” or “orphan” sites which may or may not be located within the minimum search distances. Unplottable sites were not identified during the review of environmental sources.

4.2 Environmental Record from Government Agencies

In addition, to the information requested and discussed from the agencies listed below, RSB also requested information on the presence of activity and use limitations (AULs) on the Property from these agencies. As defined by ASTM Standard 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 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 Subject Property.

Agency Contacted	Date of Information Request
California Environmental Protection Agency	January 13, 2022
City of Riverside City Clerk's Office	January 13, 2022

As a part of this assessment, Freedom of Information Act (FOIA) request was submitted to local and state municipal agencies to obtain historical records, property use or any open violations regarding the subject property. As of January 24, 2022, RSB has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, RSB will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

4.3 Vapor Migration

RSB reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

RSB did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

This vapor migration screening was conducted in accordance with ASTM E1527-13 and is not intended to satisfy the requirements of ASTM E2600-15. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm or refute the presence of airborne contaminants by vapor intrusion.

4.4 Physical Setting Sources

4.4.1 Topography

The United States Geological Survey (USGS), Riverside West, CA Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the USGS in 2018. Based on a review of the topographic map, the Subject Property is located approximately 797 feet above mean sea level (MSL). The contour lines also indicate that the Subject Property is sloping towards south.

4.4.2 Soils/Geology

According to the Soil Survey of Riverside County, California provided by the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) at their website: www.websoilsurvey.nrcs.usda.gov. The soils beneath the Subject Property is composed following soils:

Arlington loam, deep, 0 to 5 percent slopes, classified as well-drained and identified on the Hydrologic Soil Group B, soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded, and

Chino silt loam, drained, saline-alkali classified as Somewhat poorly drained and identified on the Hydrologic Soil Group C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.

The geology of the Subject Property is summarized in the following table:

Source	Geology
ERIS Physical Setting Report	Based on USGS information, the geology consists of Quaternary alluvium and marine deposits from Pliocene to Holocene series era. The primary rock type is alluvium and the secondary rock type is terrace.

4.4.3 Hydrology

Information specific to the Subject Property regarding the depth to groundwater and direction of groundwater flow was not readily available for the Subject Property. According to information obtained from the Soil Survey of Riverside County, California, USDA, NRCS website: www.websoilsurvey.nrcs.usda.gov, the depth to the high groundwater table is estimated to be greater than 6 feet below the ground surface. In addition, based on local topography, groundwater in the general vicinity of the Subject Property is inferred to flow radially towards south.

The nearest surface water body is Riverside Canal located approximately 0.70-miles to the southeast from the Subject Property.

According to available information, the City of Riverside serves the Subject Property and/or vicinity. The Subject Property does not utilize the groundwater directly beneath the Property for domestic purposes.

4.4.4 Flood Zone Information

A review of a Flood Insurance Rate Map, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06065C0710G dated August 28, 2008, the Subject Property appears to be located within Flood Zone “Flood zone X Unshaded”. Flood zone X Unshaded, defined as areas of minimal flood hazard.

4.4.5 Oil and Gas Exploration

According to the National Pipeline Mapping System (NPMS), No oil and gas pipelines or wells are located on the Subject Property and adjoining properties.

5.0 HISTORICAL INFORMATION

RSB attempted to develop a history of the previous uses of the Subject Property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. Efforts were made to identify the uses of the Subject Property back to the Subject Property's first use, or back to 1940, whichever is earlier.

The following sections summarize the findings of RSB's historical research.

5.1 Historical Research

The following table outlines decades of historical data reviewed as part of this assessment:

Historical Research	1850 to 1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	NA
Aerial Photographs			✓		✓		✓	✓	✓	✓		
Historical Topographic Maps	✓	✓	✓	✓	✓	✓	✓			✓		
Sanbon Fire Insurance Maps	✓			✓	✓							
City Directories	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	
Prior Assessment Reports												✓

5.2 Aerial Photographs

Available aerial photographs dated 1948, 1966, 1967, 1980, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016 and 2018 were reviewed on historicalaerials.com. The photographs are discussed below:

Aerial Photographs - Subject Property	
Year(s)	Property Description
1948	Building structure depicted
1966, 1967	Existing building structure depicted
1980, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018	Existing development

Aerial Photographs - Surrounding Areas				
Year(s)	North	East	West	South
1948	Building structure depicted	Undeveloped land depicted	Building structures depicted across roadway	Athletic field depicted
1966	Building structure depicted	Parking lot and Athletic field depicted	Existing development	Athletic field depicted
1967, 1980	Existing development	Parking lot and Athletic field depicted	Existing development	Athletic field depicted
1994, 2002, 2005, 2009, 2010, 2012	Existing development	Parking lot and one of the existing building structure depicted	Existing development	Parking lot depicted
2014	Existing development	Parking lot and one of the existing building structure depicted	Existing development	Existing development
2016, 2018	Existing development	Existing development	Existing development	Existing development

5.3 Historical Topographic Maps

The United States Geological Survey (USGS), Riverside West, CA Quadrangle 7.5-minute series topographic maps were reviewed for this ESA. The topographic maps were published by the USGS in 1901, 1905, 1911, 1927, 1939, 1942, 1955, 1960, 1962, 1969, 1975, 1981, 2012, 2015 and 2018 were reviewed on historicalaerials.com. The maps are discussed below:

Topographic Maps - Subject Property	
Year(s)	Property Description
1901, 1905, 1911, 1927, 1939, 1942	No structure depicted
1955	Building structure depicted
1960	Shaded to represent urban development
1962, 1969, 1975, 1981	Building structure depicted
2012, 2015, 2018	No structure depicted

Topographic Maps - Surrounding Areas				
Year(s)	North	East	West	South
1901, 1905, 1911, 1927, 1939, 1942	No structure depicted	No structure depicted	Building structures depicted across roadway	No structure depicted
1955	Building structure depicted	No structure depicted	Building structure depicted across roadway	No structure depicted
1960	Shaded to represent urban development	Shaded to represent urban development	No structure depicted across roadway	Shaded to represent urban development
1962	Building structure depicted	No structure depicted	Building structure depicted across roadway	No structure depicted
1969, 1975	Building structure depicted	No structure depicted	Building structure depicted across roadway	No structure depicted across roadway
1981	Building structure depicted	Building structure depicted	Building structure depicted across roadway	No structure depicted across roadway
2012, 2015, 2018	No structure depicted	No structure depicted	No structure depicted across roadway	No structure depicted

5.4 Sanborn Fire Insurance Maps

Sanborn Maps were originally created for assessing fire insurance liability in urbanized areas throughout the United States. The maps include detailed records regarding town and building information in approximately 12,000 U.S. towns and cities from 1867 to 1970 and have become a valuable tool for historical researchers. From an environmental standpoint, the map collection is a useful aid in documenting historical property developments of environmental concern such as dry-cleaning facilities, gas stations, manufacturing plants, etc.

RSB reviewed the collection of Sanborn Fire insurance maps from Environmental Risk Information Services Ltd. (ERIS) on January 12, 2022. Sanborn map coverage was available for the Subject Property. A copy Sanborn Fire insurance maps is provided in [Historical Research Documentation](#).

Sanborn Fire Insurance Maps-Subject Property	
Year	Property Description
1895	No structure depicted
1908	Dwelling unit depicted
1951, 1952, 1953, 1954, 1955, 1957, 1958, 1959, 1960, 1961, 1962, 1965	Auto repair shop and Gas & Oil tank depicted

Sanborn Fire Insurance Maps-Subject Property	
Year	Property Description
1968, 1969	Rug Cleaning facility depicted

Sanborn Fire Insurance Maps-Surrounding Properties				
Year(s)	North	East	West	South
1895	No structure depicted	No structure depicted	Brockton Avenue with 8" water pipeline beneath followed by Riverside steam Laundry depicted	No structure depicted
1908	Dwelling unit and Royal Steam Laundry Company depicted	No structure depicted	Brockton Avenue with 8" water pipeline beneath followed by Riverside Steam Laundry and Dwelling unit depicted	Athletic Field depicted
1951	Dwelling unit and Royal Steam Laundry Company depicted	No structure depicted	Brockton Avenue with 10" water pipeline beneath followed by Riverside Laundry and Cleaners depicted	Athletic Field depicted
1952, 1953, 1954	Dwelling unit and Royal laundry Co Inc depicted	No structure depicted	Brockton Avenue with 10" water pipeline beneath followed by Riverside Laundry and Cleaners depicted	Ball Park and Athletic Field depicted
1955	Dwelling unit and Royal laundry Co Inc depicted	No structure depicted	Brockton Avenue with 10" water pipeline beneath followed by Riverside Laundry and Cleaners and Auto Repair facility, depicted	Ball Park and Athletic Field depicted

Sanborn Fire Insurance Maps-Surrounding Properties				
Year(s)	North	East	West	South
1957	Royal laundry Co Inc depicted	No structure depicted	Brockton Avenue with 10" water pipeline beneath followed by Riverside Laundry and Cleaners and Auto Repair facility, depicted	Ball Park and Athletic Field depicted
1958, 1959, 1960, 1961, 1962, 1965	Royal laundry Co Inc depicted	No structure depicted	Brockton Avenue with one (1) 36" and one (1) 10" water pipelines beneath followed by Riverside Laundry and Cleaners and Auto Repair facility, depicted	Ball Park and Athletic Field depicted
1968, 1969	Offices depicted	No structure depicted	Brockton Avenue with one (1) 36" and one (1) 10" water pipelines beneath followed by Riverside Laundry and Cleaners and Auto Repair facility, depicted	Ball Park and Athletic Field depicted

5.5 City Directories

A City Directory Abstract was provided by ERIS and reviewed for past names and businesses that were listed for the Subject Property and adjoining properties. The findings are presented in the following table, and a copy of the City Directory is provided in [Historical Research Documentation](#).

City Directories-Subject Property	
Year(s)	Property Description
1925	Address not listed
1931	Crawford W W
1936	Address not listed
1941, 1945, 1951	Smith and Pattison - Auto Repairs
1955	Ray's Upholstery
1966	Magic Carpet Rug Cleaners

City Directories-Subject Property	
Year(s)	Property Description
1971	Steves lawn Mower
1991	Brockton Auto Clinic and Randolph Lealle A
1996	Brockton Auto Clinic
2001	Brockton Auto Clinic and Randolph Leslie
2006-2007	Brockton Auto Clinic and Randolph Clint
2012, 2016, 2020	Brockton Auto Clinic - Automobile Repairing & Service

City Directories-Surrounding Areas	
Year(s)	Property Description
North (4440 Brockton Avenue)	
1925, 1931, 1936, 1941	Address not listed
1945, 1951, 1955	Royal Laundry Co
1966	Address not listed
1971, 1991, 1996, 2001, 2006-2007, 2012, 2016, 2020	Multiple commercial tenants listed
East (4500 Brockton Avenue; 4000 14th Street)	
1925, 1931, 1936, 1941, 1945	Address not listed
1951, 1955	Wong G I
1966, 1971	Address not listed
1991, 1996, 2001, 2006-2007, 2012, 2016, 2020	Multiple commercial tenants listed
West (4459, 4510 Brockton Avenue)	
1925	Address not listed
1931, 1936, 1941, 1945, 1951	Riverside Laundry and Dry Cleaners
1955	Riverside Laundry and Dry Cleaners and Tip Top Laundry
1966	Blue Seal Linen Supply and Dry Cleaners
1991, 1996	Address not listed
2001, 2006-2007, 2012	Tri City Linen Supply-Linen Supply Service
2016, 2020	Multiple commercial tenants listed
South (4510, 4550 Brockton Avenue)	
1925, 1931, 1936, 1941, 1945, 1951, 1955, 1966, 1971, 1991, 1996, 2001, 2006-2007, 2012	Address not listed

City Directories-Surrounding Areas	
Year(s)	Property Description
2016, 2020	Multiple commercial tenants listed

5.6 *Prior Assessment Reports*

RSB was not provided with prior assessment reports.

5.7 Historical Use Summary

Historical Use Summary

Based on available historical information, the Subject Property was an undeveloped land at least until 1907. A Dwelling unit was depicted on the Subject Property in 1908. The existing commercial building was developed on the Subject Property in 1939. Since then, the Subject Property has been used for commercial purposes.

Based on the review of the City Directory, the Subject Property has been an automotive facility at least from 1930s till 1965, and 1991 till the present, and a Rug Cleaning facility at least from 1966 until 1969. Tetrachloroethylene was identified as the chemical used during rug cleaning operations. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil. Reviewing local agency records is not likely to produce any additional information as the dry cleaners operated during a time period with little or no regulatory oversight. Additionally, any auto repair facilities are an environmental concern due to their typical usage of hazardous substances such as petroleum and hydraulic fluids and halogenated solvents. During the site reconnaissance, RSB observed staining in the auto repair area. Based on the historic use of the property as a rug cleaning facility, long-term (55 years) association of the Subject Property with automotive repair and servicing operations, unknown house keeping practices the potential exists that spills/leaks might have occurred and not reported; and impacted the subsurface condition at the Subject Property. This is considered a *Recognized Environmental Condition (REC)*.

6.0 SUBJECT PROPERTY RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The Subject Property reconnaissance was conducted by Ms. Alexis Caballos, RSB Site Inspector, on January 19, 2022. The weather at the time of the Property visit was Haze, 59 Degree Fahrenheit.

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thorough-fares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

6.2 Subject Property Reconnaissance

6.2.1 Subject Property Reconnaissance

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✓
Drums and Containers of Unidentified Substance or Petroleum Products		✓
Aboveground and Underground Storage Tanks	✓	
Strong, Pungent or Noxious Odors		✓
Pools of Liquids		✓
Electrical or Hydraulic Equipment likely to Contain Fluids	✓	
Heating and Cooling Source		✓
Interior Stains or Corrosion other than from Water	✓	
Floor Drains, Sumps, Clarifiers and Oil/Water Separators	✓	
Pits, Ponds and Lagoons		✓
Exterior Stained Soils or Pavement	✓	
Stressed Vegetation		✓
Onsite Solid Waste Disposal or Unknown Fill		✓
Wastewater		✓
Wells		✓
Septic Systems and Cesspools		✓

Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use/Interior Stains				
Regulated Hazardous Sub-stances/ Wastes (size/ quantity)	Locations	Operations Associ-ated with Material	Secondary Containment	Staining/ Spills
Cleaning chemicals	Warehouse interior	Routine maintenance	No	No
Three 55-Gallon drums containing Waste Oil, used oil filters and new oil	Storage area	Auto-repair	No	No
Aerosol cans, 1-gallon containers of cleaners, oils, gasoline and paint	Outdoor auto repair area and storage cabinet	Auto-repair	No	No
5-gallon bucket of waste oil	Near parts washer	Auto-repair	No	No
5-gallon pails of Heavy Duty Cleaner De-greaser and oil	Storage container	Auto-repair	No	No
Flammable chemicals	Storage cabinet	Auto-repair	No	No
Propane cylinder	Service area	For forklift	No	No

RSB did not observe evidence of spills, staining or leaks due to the above mentioned substances. Based on the good condition of the above mentioned substances, it is not expected to represent a significant environmental concern.

RSB identified few compressed gas cylinders containing oxygen and argon. The compressed gas cylinders were observed to be stored in an upright position and were secured to the concrete wall with steel chains. These materials appeared to be securely stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance.

Aboveground and Underground Storage Tanks (AST/UST)

RSB observed one (1) 110-gallons AST containing waste oil and one (1) 110-gallons AST containing antifreeze located in the hazardous waste enclosure, adjoining the west corner of the building. RSB did not observe evidence of leaks or staining on the floor associated with the chemicals. RSB recommends secondary containment be provided for the storage tanks. Based on the observed good condition of the aboveground storage tanks, it is unlikely to consider them as an environmental concern.

Electrical or Hydraulic Equipment likely to Contain Fluids

RSB observed three (3) pole-mounted transformers located on the southwest corner of the subject property. There were no signs of leak observed near transformers. Based on the observed condition of the transformers, it is unlikely to consider them as an environmental concern.

RSB observed one (1) air compressor located in the west corner of the storage container. There were no signs of leak observed near the air compressor. Based on the observed good condition of the air compressor, it is unlikely to consider it as an environmental concern.

The Subject Property is currently equipped with, one (1) 12,000 lbs hydraulic lift, one (1) 7,000 lbs hydraulic lift, and two (2) 9,000 lbs hydraulic lifts were located in the service area, on the northwest portion of the building, east corner of the building and in the center of the property respectively. The hydraulic equipment associated with existing aboveground hydraulic lifts and forklift appeared to be operational, and no significant staining or other evidence of a release of hydraulic fluid was observed in the vicinity of this equipment. Based on the observed good condition of the hydraulic lifts, it is unlikely to consider them as an environmental concern.

Interior Stains or Corrosion other than from Water

RSB observed staining on the concrete flooring which appears from onsite operations. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

Exterior Stained Soils or Pavement

RSB observed minor staining on pavement in the parking lot of the Subject Property. The staining appeared superficial and limited in extent, consistent with routine leakage from automobiles. RSB does not consider the staining an environmental concern in connection with the Subject Property.

6.3 Surrounding Property Reconnaissance

6.3.1 Surrounding Property Reconnaissance

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses		✓
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✓
Drums and Containers of Unidentified Substance or Petroleum Products		✓
Aboveground and Underground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Pools of Liquids		✓
Electrical or Hydraulic Equipment likely to Contain Fluids		✓
Heating and Cooling Source		✓
Interior Stains or Corrosion other than from Water		✓
Floor Drains, Sumps, Clarifiers and Oil/Water Separators		✓
Pits, Ponds and Lagoons		✓
Exterior Stained Soils or Pavement		✓
Stressed Vegetation		✓
Onsite Solid Waste Disposal or Unknown Fill		✓
Wastewater		✓
Wells		✓
Septic Systems and Cesspools		✓

7.0 ASTM NON-SCOPE CONSIDERATIONS

RSB also assessed the subject property for the presence of Asbestos Containing Materials (ACMs), Radon, Lead-Based Paint and Mold Evaluation.

7.1 *Asbestos containing Material (ACM)*

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

RSB conducted a limited visual screening for the presence of ACM at the Subject Property. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. For this assessment, materials listed in the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that, while less likely, asbestos may still be found in current building materials, particularly non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials.

Findings: Due to the age of Subject Property building (pre-1989), it is likely that asbestos containing materials (ACMs) are present at the Subject Property.

Overall, potential ACMs (PACMs) were observed to be in good condition. Actual material samples would need to be collected in order to determine if ACMs are present. According to the US EPA, ACMs and PACMs that are intact and in good condition can, in general, be managed safely under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Should renovations or demolition be required, PACMs would need to be sampled to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

7.2 *Radon*

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a Subject Property is located in a zone with predicted levels of radon below the USEPA

action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Property, previous test results, if available, type of construction and usage of the Subject Property.

Findings: Radon sampling was not requested as part of this assessment. According to the United States EPA, the radon zone level for the Riverside County is Zone 2. Zone 2 counties have a predicted average indoor radon screening level between 2 and 4pCi/L with a moderate potential for radon gas.

7.3 Lead-Based Paint (LBP)

Lead was added to paint as a pigment, to speed drying, increase durability or to resist moisture. Although lead improves paint, it was found to pose a health hazard, particularly to children under the age of six, whose bodies are still developing. A paint is considered LBP if it contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight, or 5,000 parts per million (ppm) by weight.

A preliminary evaluation for the presence of LBP was conducted. The evaluation was based on the age of the improvements, the extent of renovations, property usage, and past analytical testing, if available. The Consumer Product Safety Commission banned the use of lead in paint in 1978, 16 CFR 1303. Most manufacturers, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP.

A comprehensive LBP survey was not conducted as part of this assessment. Conclusions are based on observations of representative areas only. A finding that LBP is not a significant concern cannot be interpreted as the building is free of LBP.

Findings: Due to the non-residential use of the Subject Property building, LBP is not a concern.

7.4 Mold Evaluation

As part of this assessment, RSB performed a limited visual inspection for the conspicuous presence of suspect mold growth. A class of fungi, molds has been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoor, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;

- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours; and
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

Findings: RSB observed the accessible interior areas of the Subject Property structure for the presence of conspicuous suspect mold or observed water intrusion or accumulation. RSB did not observe any conspicuous visual or olfactory indications of the presence of water intrusion or suspect mold growth.

This activity was not designed to discover all areas, which may be affected by mold growth on the Subject Property. Rather, it is intended to give the Client an indication as to whether or not conspicuous (based on observed areas) suspect mold growth is present at the Subject Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls or ceilings.

8.0 FINDINGS, CONCLUSION AND RECOMMENDATIONS

8.1 Findings and Conclusions

Findings and Conclusions

RSB has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-13 for the Property located at 4468 Brockton Avenue, Riverside, Riverside County, California 92501, the Subject Property. Any exceptions to or deletions from this practice are described in Section 10.0 of this report.

1. This assessment has revealed the following RECs in connection with the Subject Property:

- Based on the review of the City Directory, the Subject Property has been an automotive facility at least from 1941 till 1965, and 1991 till the present, and a Rug Cleaning facility at least from 1966 until 1969. Tetrachloroethylene was identified as the chemical used during rug cleaning operations. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil. Reviewing local agency records is not likely to produce any additional information as the dry cleaners operated during a time period with little or no regulatory oversight. Additionally, any auto repair facilities are an environmental concern due to their typical usage of hazardous substances such as petroleum and hydraulic fluids and halogenated solvents. During the site reconnaissance, RSB observed staining in the auto repair area. Based on the historic use of the property as a rug cleaning facility, long-term (55 years) association of the Subject Property with automotive repair and servicing operations, unknown housekeeping practices the potential exists that spills/leaks might have occurred and not been reported; and impacted the subsurface condition at the Subject Property. This is considered a *Recognized Environmental Condition (REC)*.

2. This assessment has revealed no evidence of HRECs in connection with the Subject Property.

3. This assessment has revealed no evidence of CRECs in connection with the Subject Property.

4. This assessment has revealed no evidence of BERs in connection with the Subject Property.

Non-ASTM Scope Items

- Due to the age of the Subject Property building (pre-1989), it is likely that asbestos-containing materials (ACMs) are present at the Subject Property. Overall, potential ACMs (PACMs) were observed to be in good condition. Actual material samples would need to be collected in order to determine if ACMs are present.

De Minimis Environmental Conditions

- RSB observed staining on the concrete flooring which appears from onsite operations. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

8.2 Recommendations

Recommendations

Based on the conclusions, RSB recommends the following:

- RSB recommends a limited subsurface investigation be conducted in order to determine if the identified REC areas have adversely impacted the subsurface soil and/or groundwater conditions at the Subject Property.
- The PACM be managed safely under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Should renovations or demolition be required, PACMs would need to be sampled to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

9.0 REFERENCES

- 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), Database Report, ERIS ID 22011100749 dated January 12, 2022.
- Environmental Risk Information Services (ERIS), Physical Setting Report, ERIS ID 22011100749p dated January 12, 2022.
- Environmental Risk Information Services (ERIS), Fire Insurance Maps, ERIS ID 22011100749 dated January 12, 2022.
- Environmental Risk Information Services (ERIS), City Directory, ERIS ID 22011100749 dated January 13, 2022.
- US Environmental Protection Agency, Map of Radon Zones (www.epa.gov/radon/zonemap.htm)
- Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, Community Panel Number 06065C0710G dated August 28, 2008.
- USGS - 7.5-Minute Topographic Quadrangle of Riverside West, CA.

10.0 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

10.1 *Significant Assumptions*

RSB assumes the Subject Property has been correctly identified by the User, designated representative of the User, Subject Property owner or operator, and/or the designated representative of the Subject Property owner or operator. RSB assumes that the User, designated representative of the User, Subject Property owner or operator, and/or the designated representative of the Subject Property owner or operator used good faith in answering questions about and providing information for the Subject Property.

RSB assumes the direction of groundwater is consistent with the contours depicted on the United States Geological Survey (USGS) topographic map covering the Subject Property, unless otherwise specified by actual well data for the Subject Property or properties in the area, or RSB's experience and knowledge of the area.

10.2 *Limitations and Exceptions*

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM Standard E1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- RSB only accessed the accessible areas of the Subject Property.
- Data gaps are defined as a lack of or inability to obtain information required by ASTM E1527-13 despite good faith efforts. No significant data gaps were identified that would affect the ability of the environmental professional to identify recognized environmental conditions in connection with the Subject Property.
- The scope of work completed was designed solely to meet the needs of RSB's Client. RSB shall not be liable for any unintended usage of this report by another party. Additionally, based on the ASTM Standard Practice, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA, unless updated in accordance with terms outlined within the Standard Practice.
- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a Subject Property. This ESA was designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. RSB has completed this ESA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.
- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed.
- Information needed to complete the ESA is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. An environmental professional is not required by the ASTM Standard Practice to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained by or otherwise actually known to the environmental professional.

- RSB shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to RSB in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.
- An ESA includes some information that may be relevant to regulatory compliance but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. Depending on its past, present or future intended use, the Subject Property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to, the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. RSB assumes no responsibility or liability respecting regulatory permitting or compliance issues.

11.0 RELIANCE

All reports, both verbal and written, are for the benefit of Pixis, LLC and its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of RSB.

Pixis, LLC may distribute the report to other parties without limitation; however, it is acknowledged that the report provided to third parties is for informational purposes only. RSB will issue a reliance letter if requested.

Appendix A

Figures

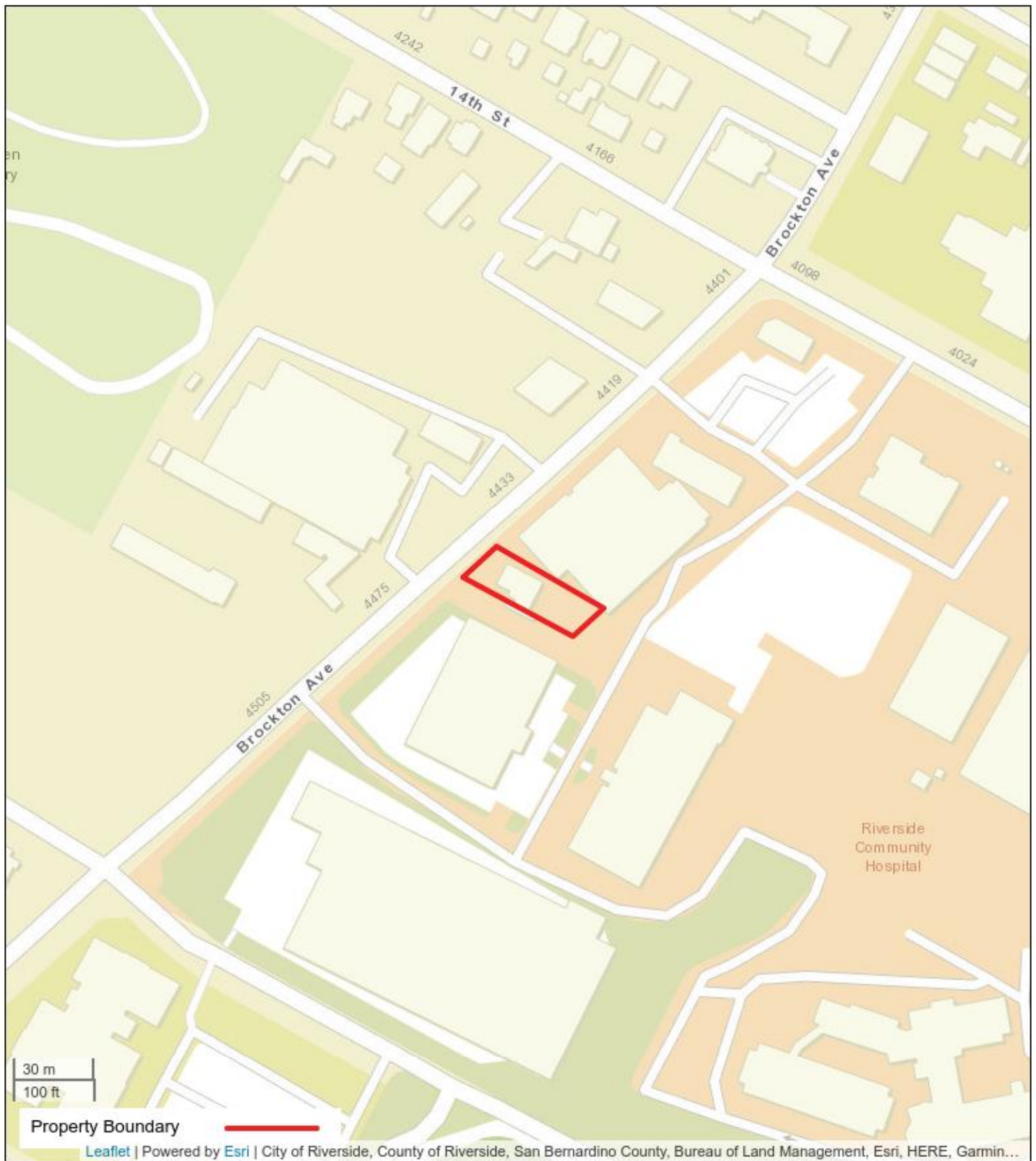


Figure 1: Property Location Map
4468 Brockton Avenue, Riverside, California 92501



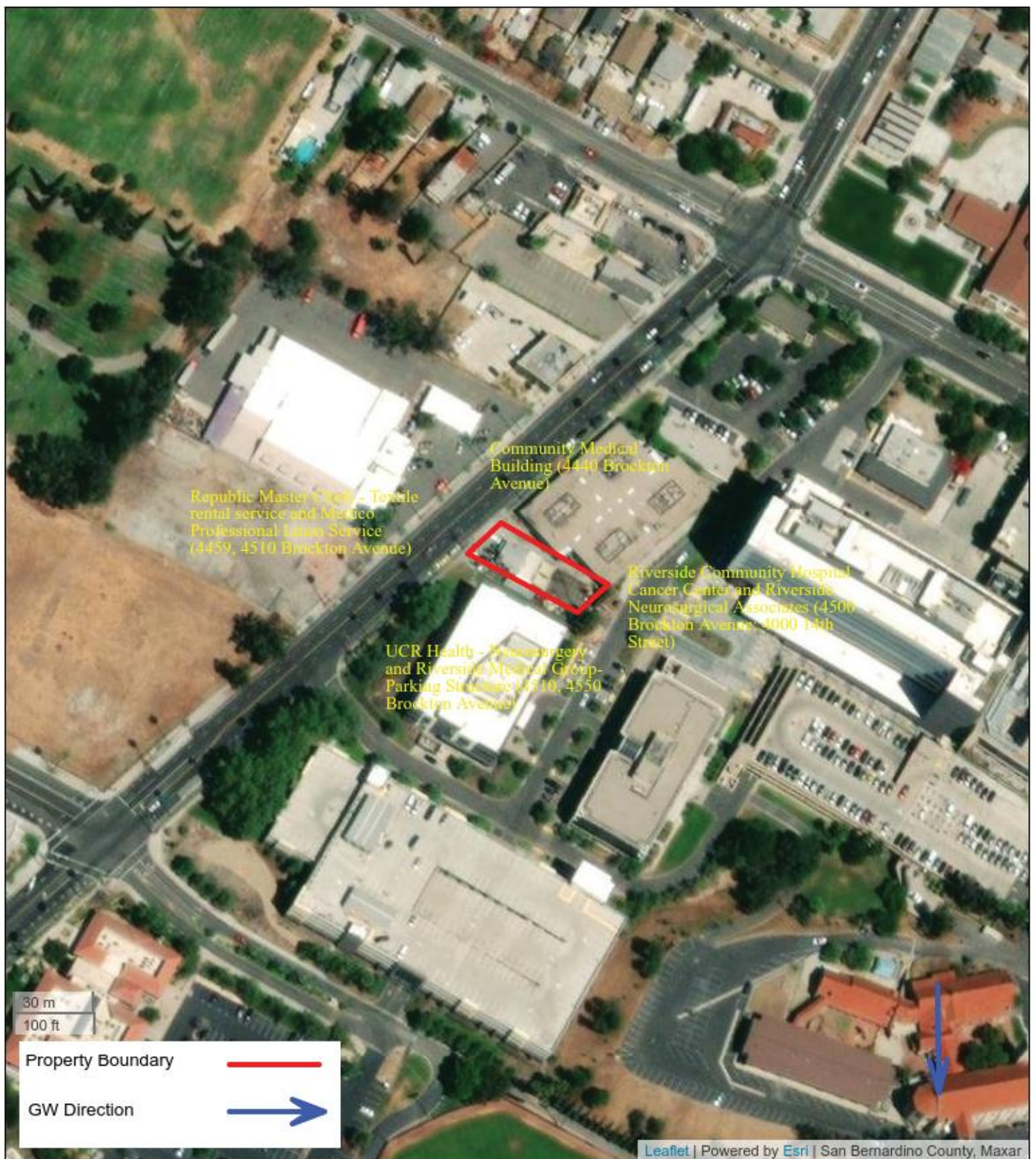


Figure 2: Site Map
4468 Brockton Avenue, Riverside, California 92501



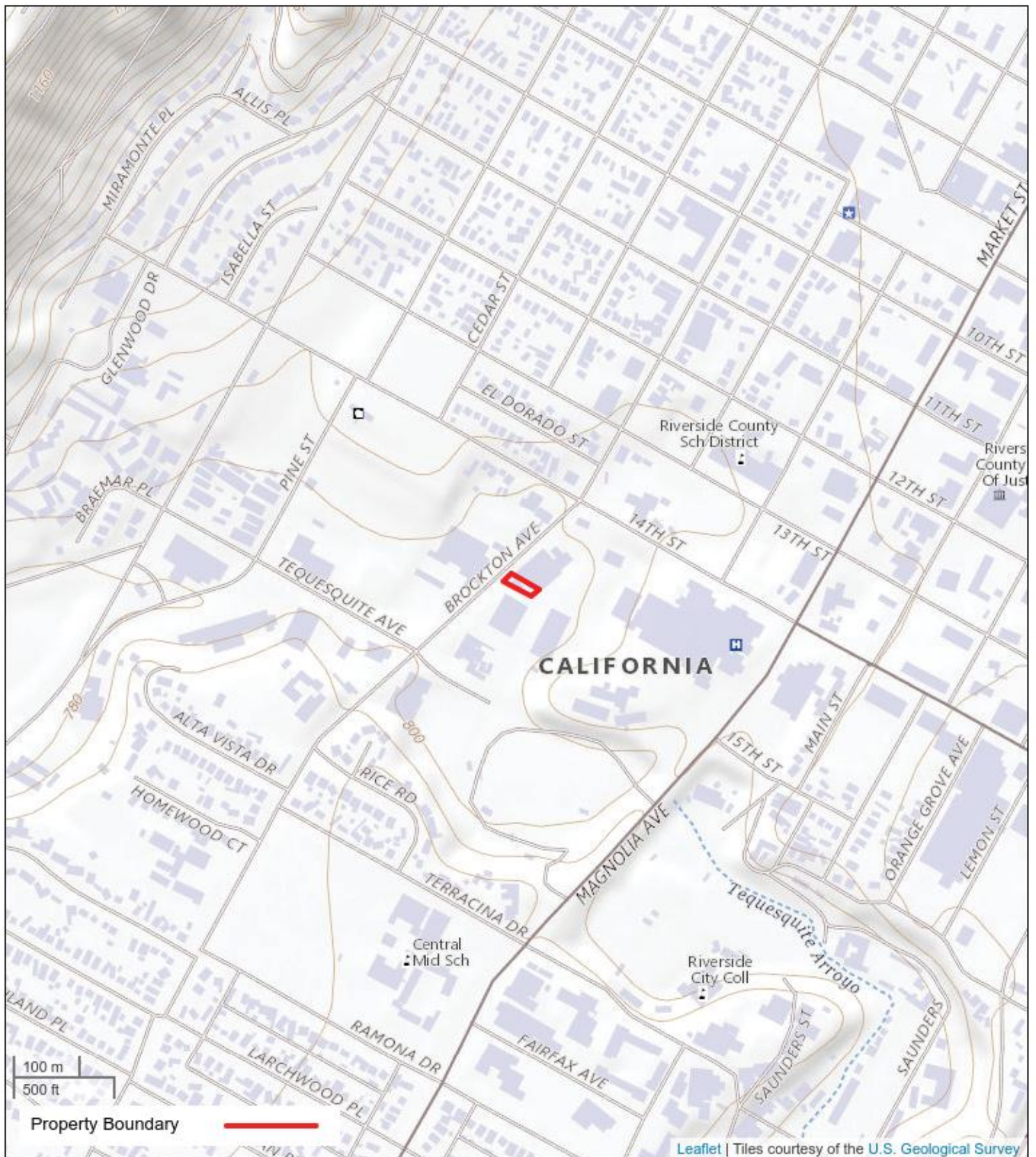


Figure 3: Topographic Map
 4468 Brockton Avenue, Riverside, California 92501



Appendix B

Property Photographs



1. Building exterior



2. Building exterior



3. Building exterior



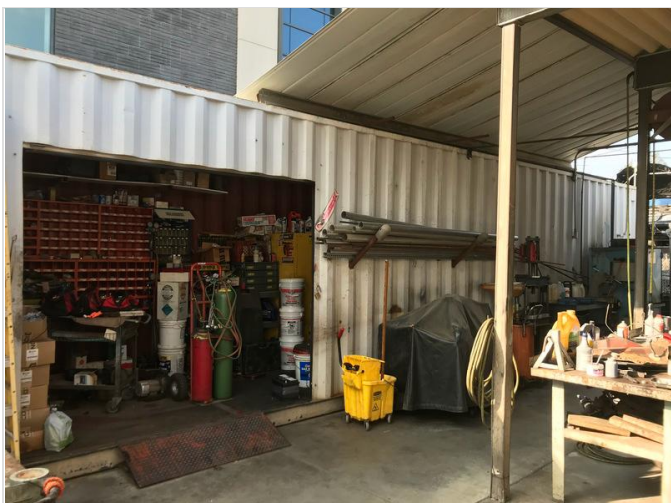
4. Exterior work area



5. Exterior work area



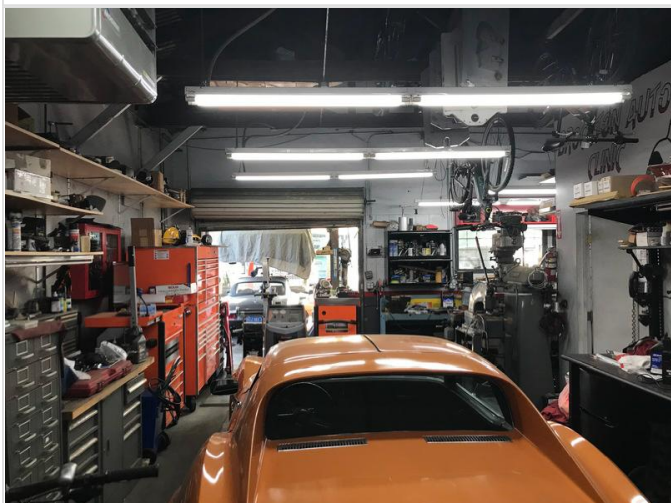
6. Maintenance area



7. Storage container



8. Building interior



9. Building interior



10. Office interior



11. 110-gallon antifreeze AST



12. 5-gallon waste oil



13. 55-gallon drum of used oil-filters



14. 12 000-Lb hydraulic lift



15. 7000-lb hydraulic lift



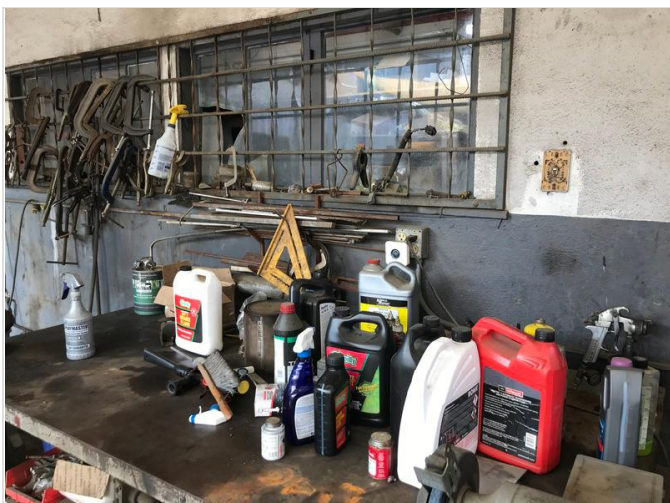
16. 9000-lb hydraulic lift



17. Parts washer



18. Oil filter receptacle



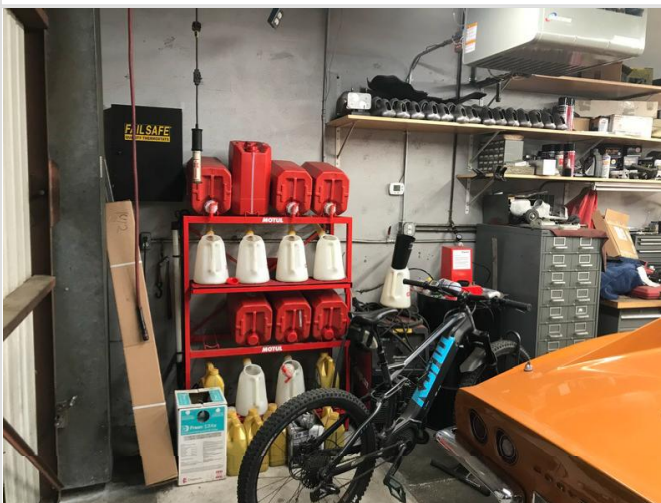
19. Auto repair chemicals



20. Containers of oil and 55-gallon oil drum



21. Flammable chemicals storage area



22. Gasoline cans



23. Hazardous materials enclosure



24. Spray cans



25. Air compressor



26. Propane cylinder



27. Compressed gas cylinders



28. Minor staining on pavement



29. Staining around equipment



30. Staining on pavement



31. Pole-mounted transformers



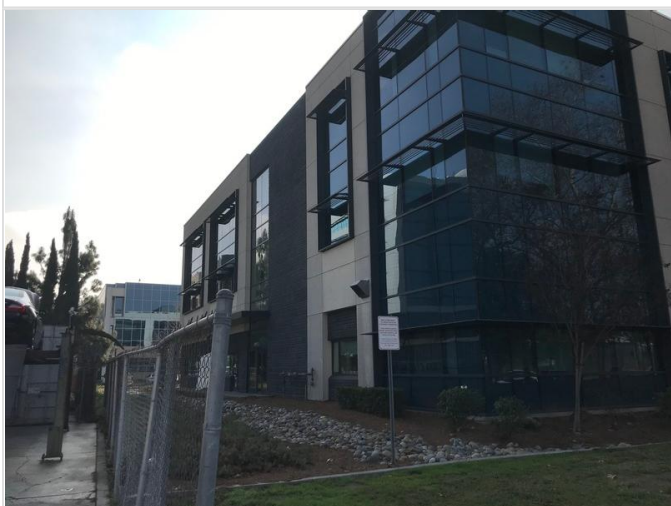
32. North adjoining property



33. East adjoining property



34. West adjacent property



35. South adjoining property



36. South adjoining property

Appendix C

Historical Research Documentation



FIRE INSURANCE MAPS

Project Property: JO#22-01-006_ESA_4468 Brockton Ave Riverside■CA
4468 Brockton Ave
Riverside CA 92501

Project No:

Requested By: Rsb Environmental

Order No: 22011100749

Date Completed: January 12, 2022

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1969	Riverside	California		35, 36, 43
1968	Riverside	California		35, 36, 43
1965	Riverside	California		35, 36, 43
1962	Riverside	California		35, 36, 43
1961	Riverside	California		35, 36, 43
1960	Riverside	California		35, 36, 43
1959	Riverside	California		35, 36, 43
1958	Riverside	California		35, 36, 43
1957	Riverside	California		35, 36, 43
1955	Riverside	California		35, 36, 43
1954	Riverside	California		35, 36, 43
1953	Riverside	California		35, 36, 43
1952	Riverside	California		35, 36, 43
1951	Riverside	California		35, 36, 43
1908	Riverside	California		35, 36, 43
1895	Riverside	California		17, 23

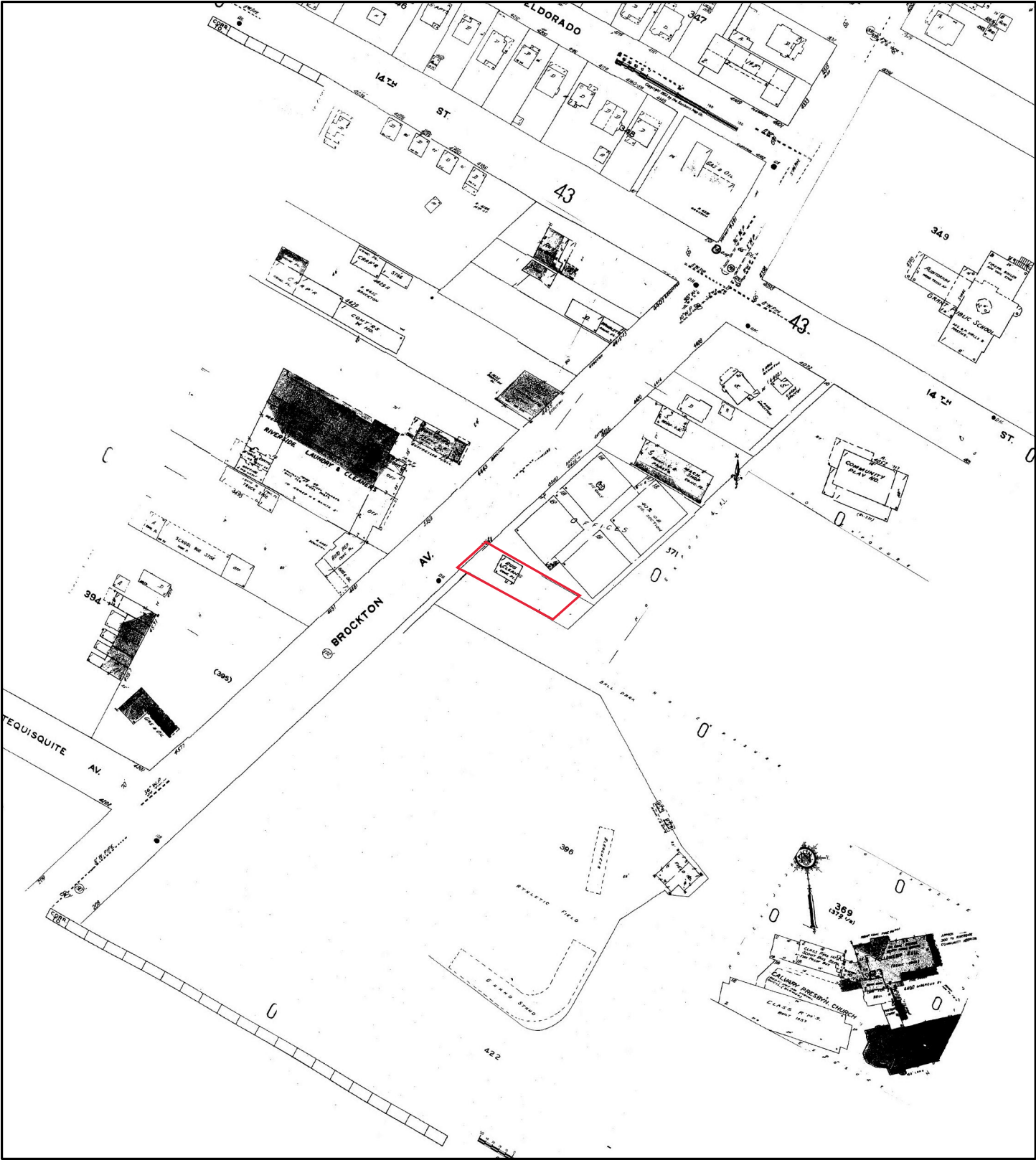
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Environmental Risk Information Services

A division of Glacier Media Inc.

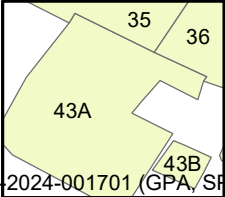
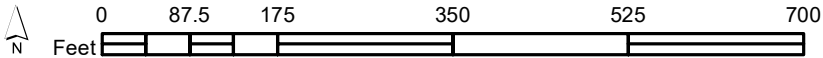
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Fire Insurance Map



1969

Address: 4468 Brockton Ave Riverside CA 92501

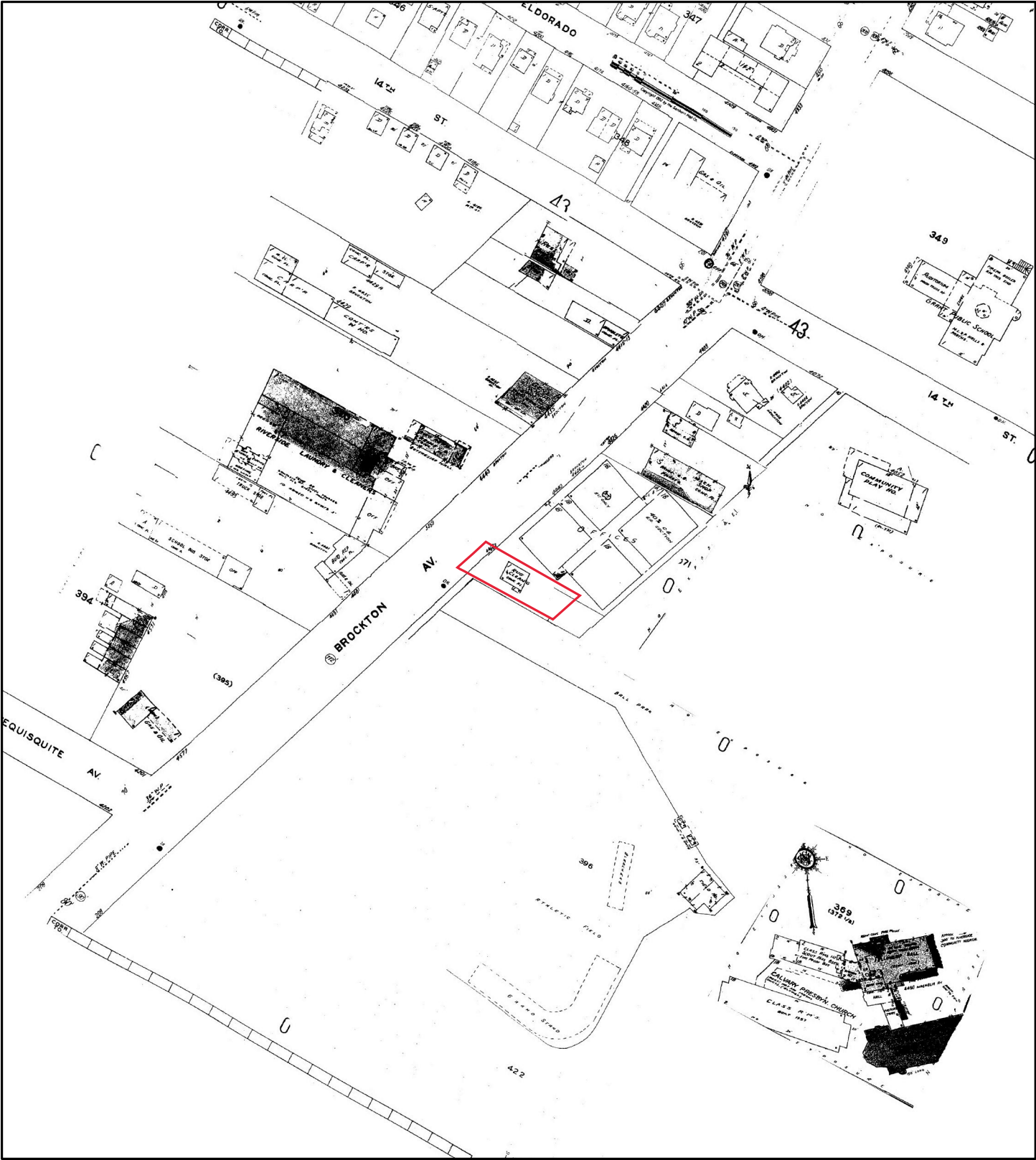


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

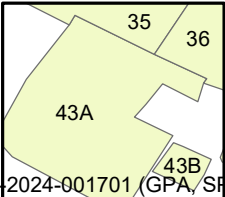
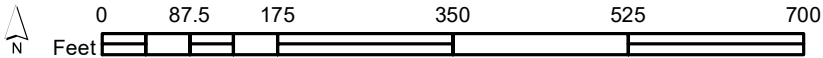


Fire Insurance Map



1968

Address: 4468 Brockton Ave Riverside CA 92501

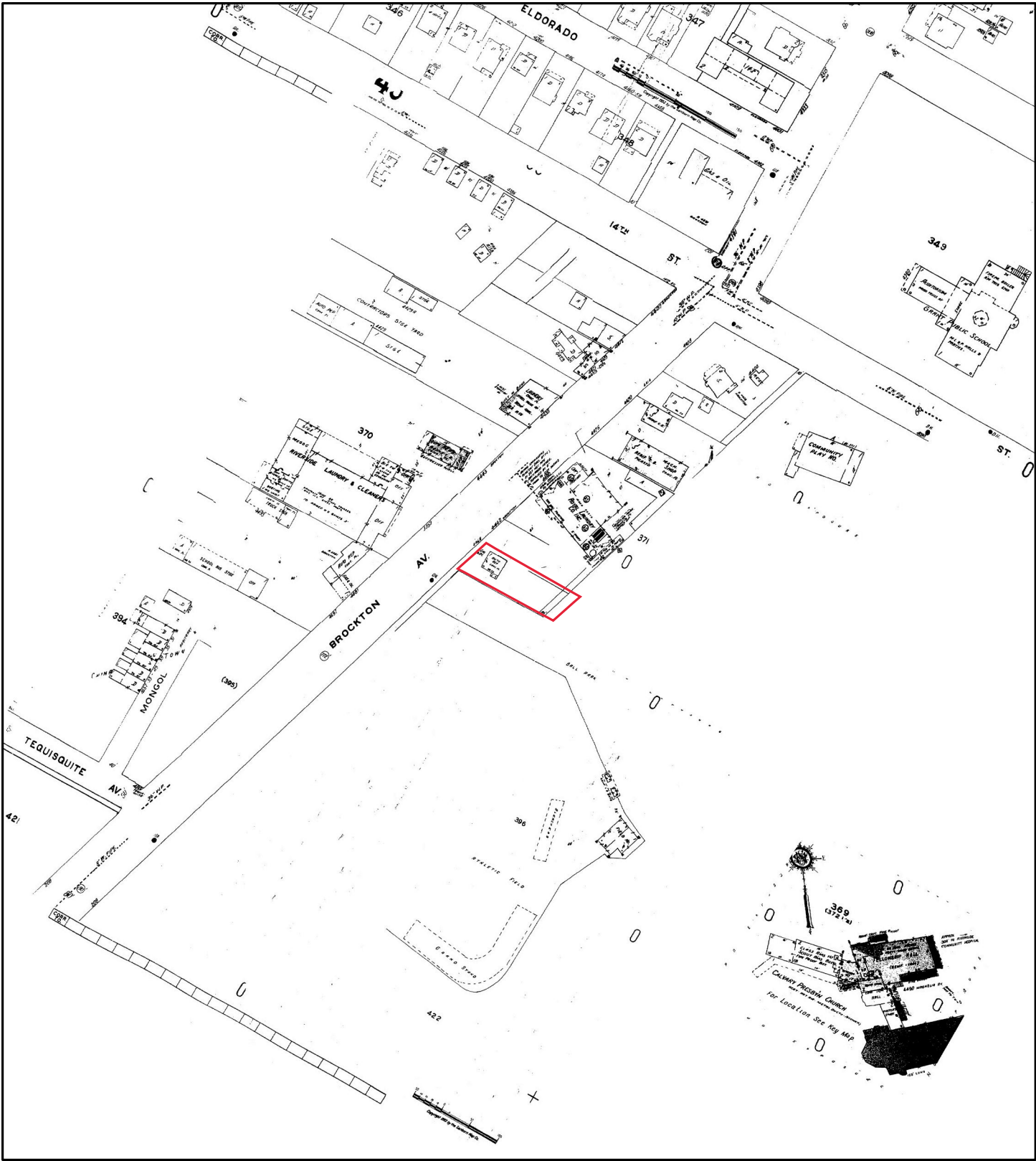


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

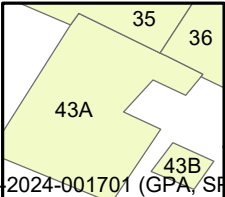
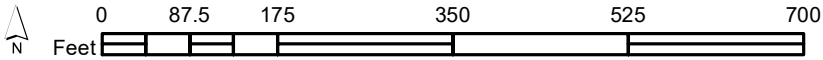


Fire Insurance Map



1965

Address: 4468 Brockton Ave Riverside CA 92501

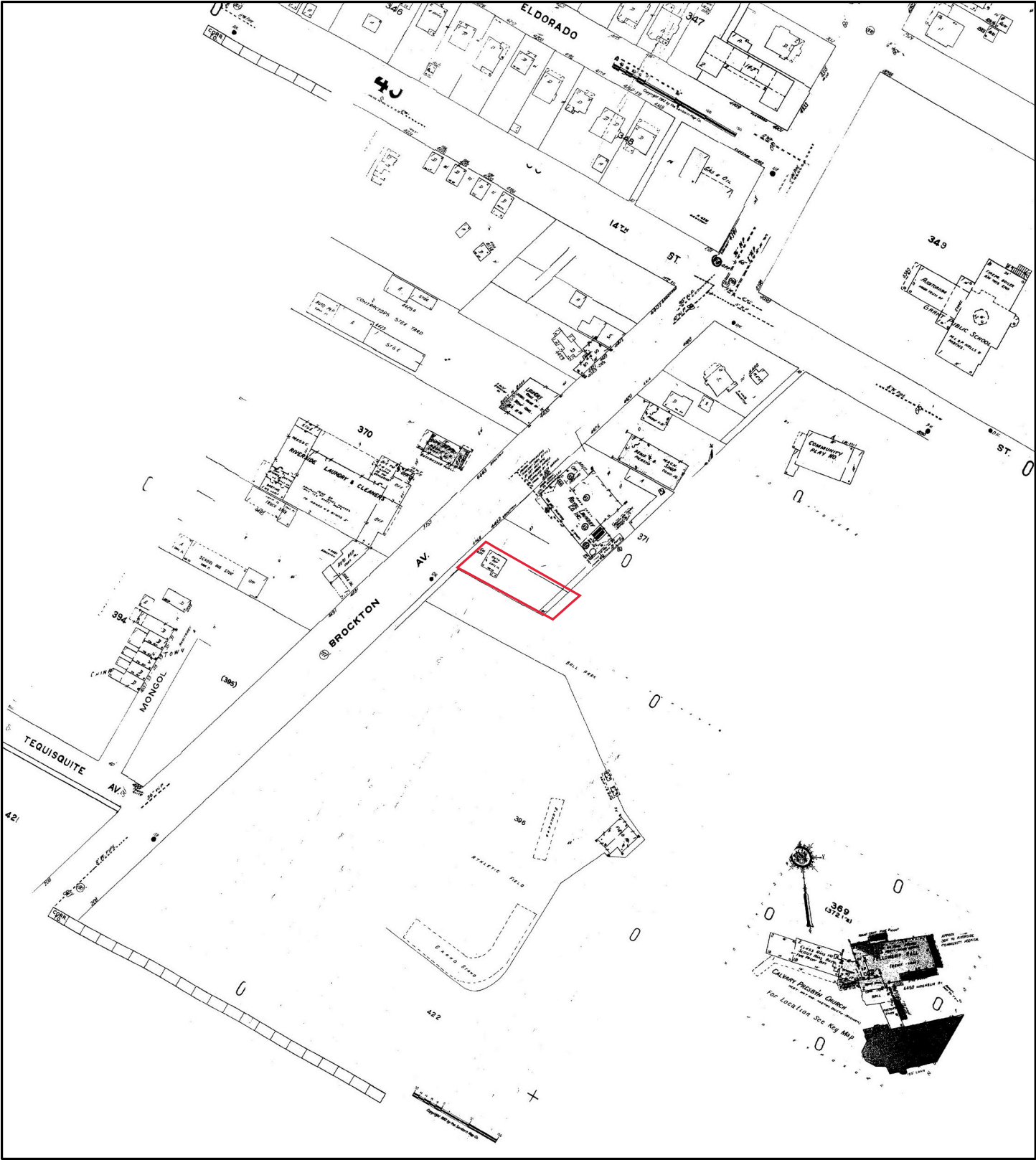


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

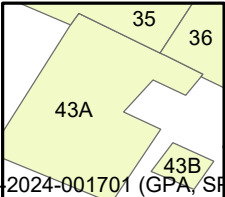
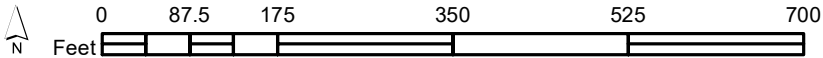


Fire Insurance Map



1962

Address: 4468 Brockton Ave Riverside CA 92501

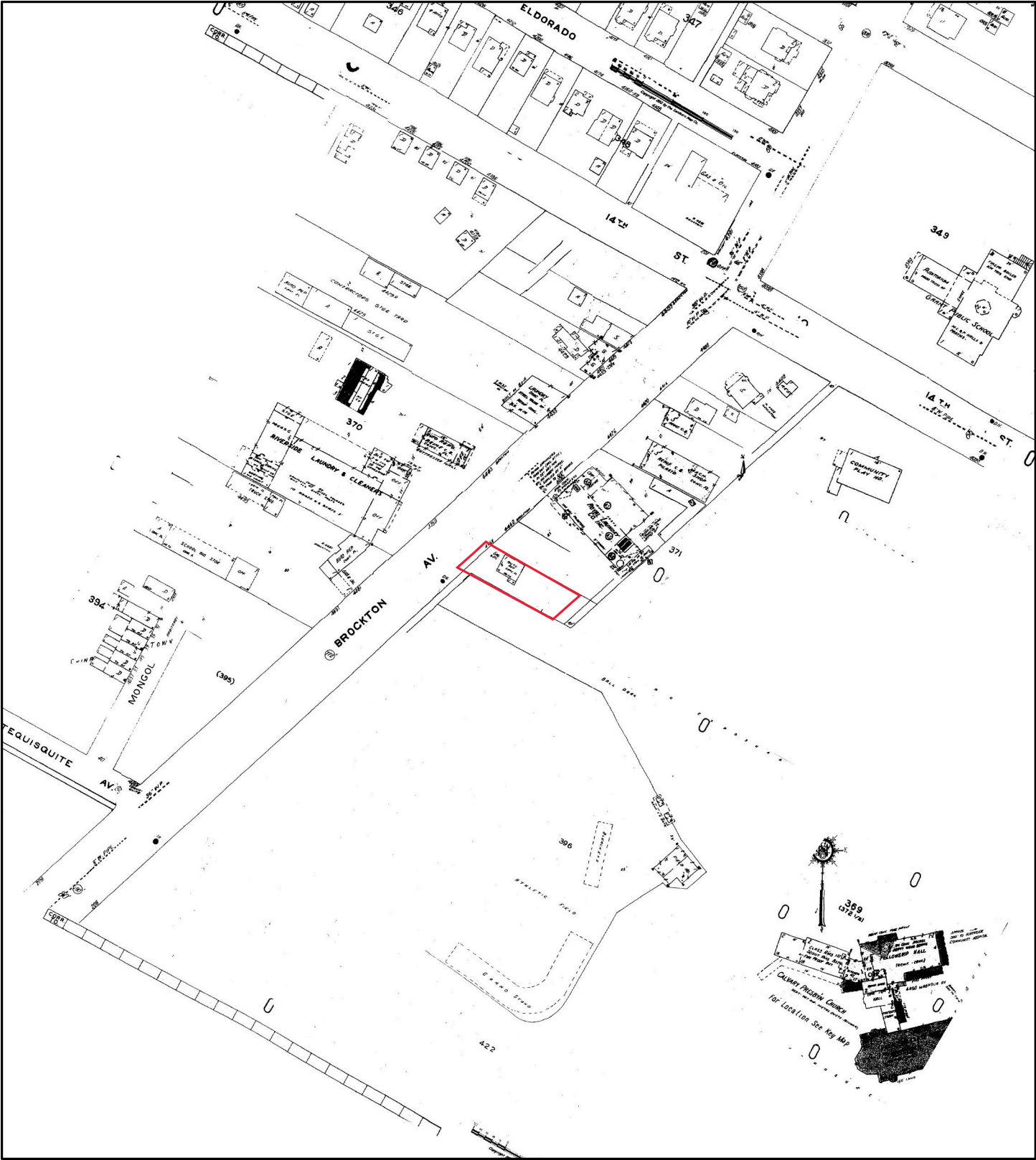


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

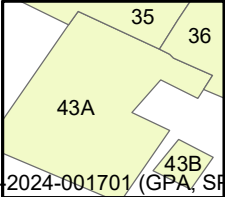


Fire Insurance Map



1961

Address: 4468 Brockton Ave Riverside CA 92501

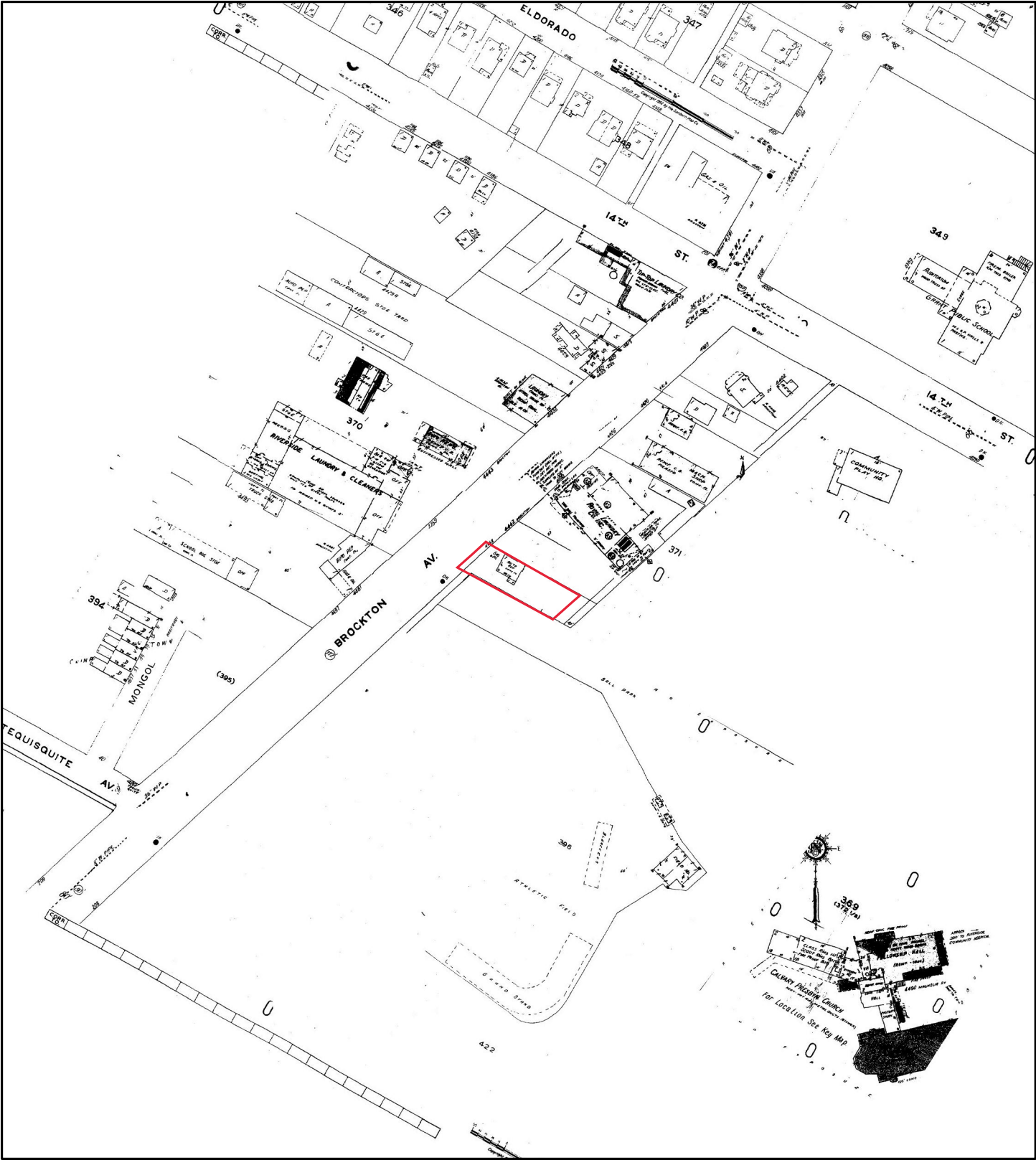


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

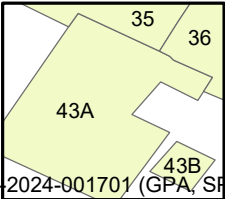
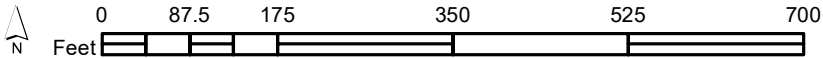


Fire Insurance Map



1960

Address: 4468 Brockton Ave Riverside CA 92501

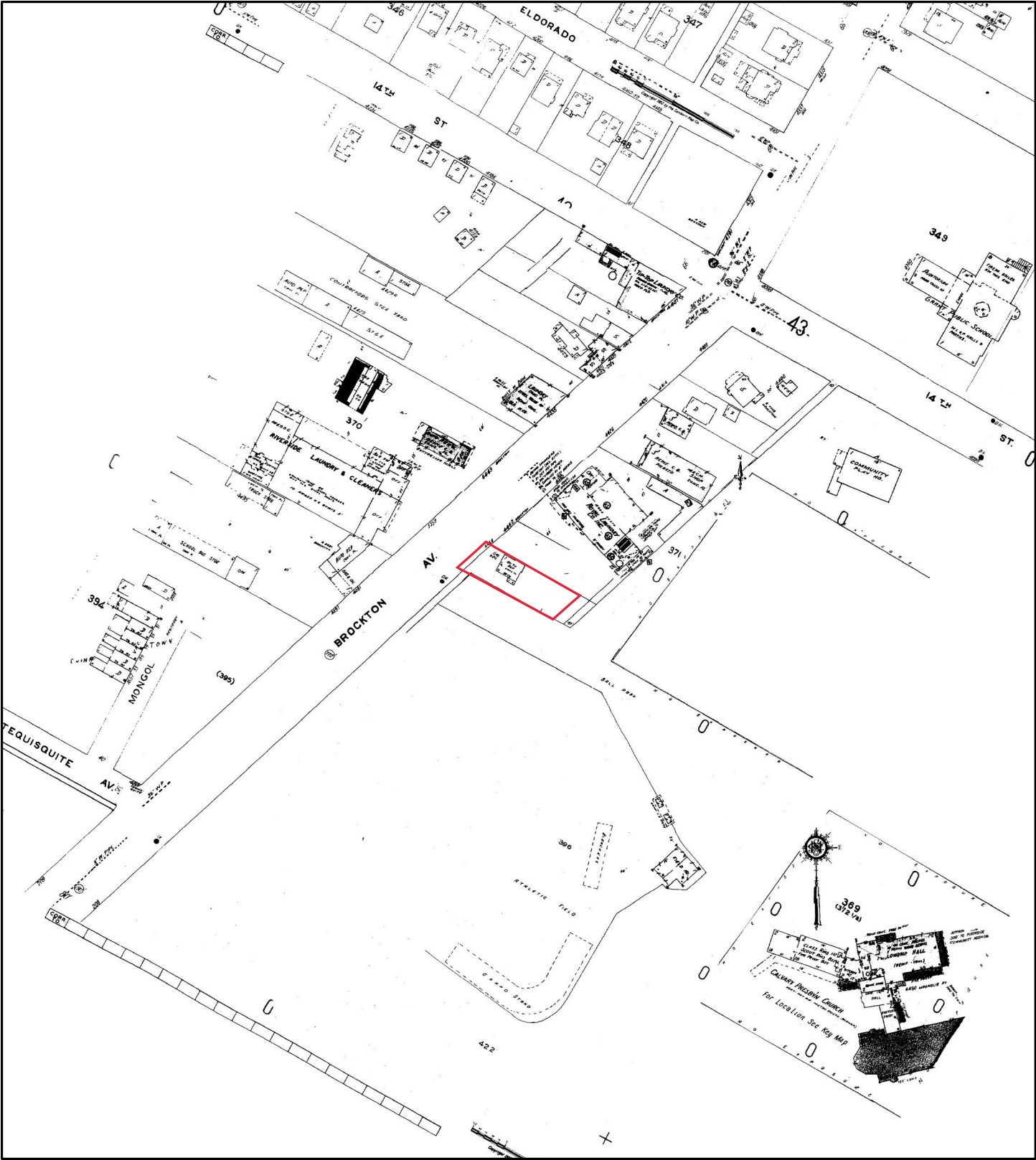


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

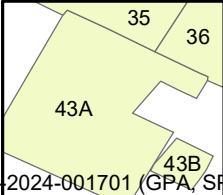
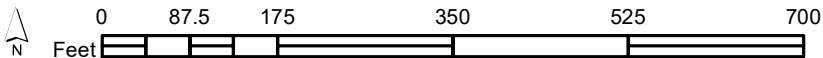


Fire Insurance Map



1959

Address: 4468 Brockton Ave Riverside CA 92501

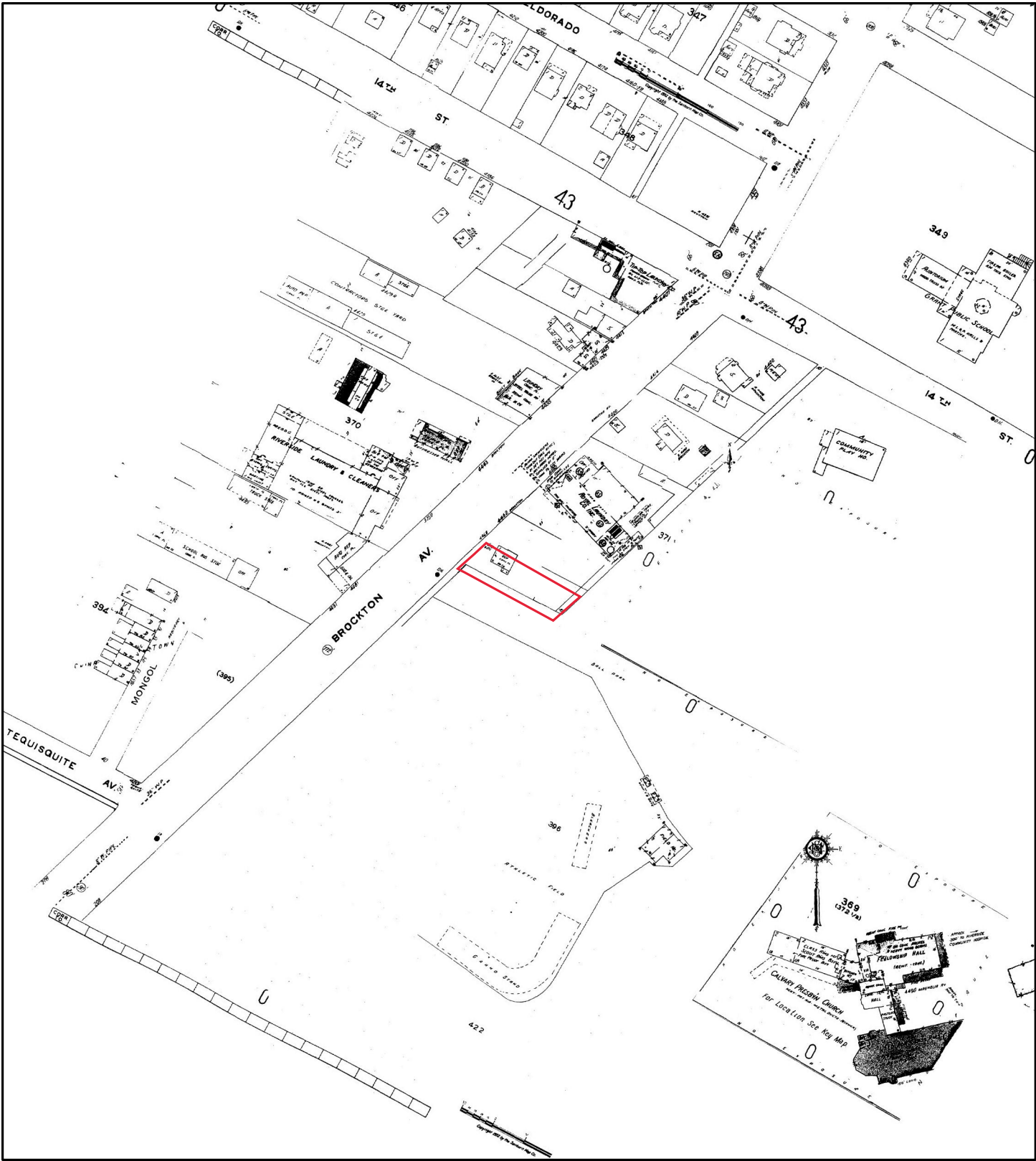


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

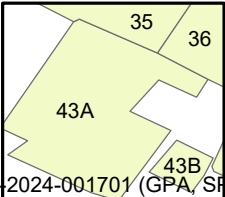


Fire Insurance Map



1958

Address: 4468 Brockton Ave Riverside CA 92501

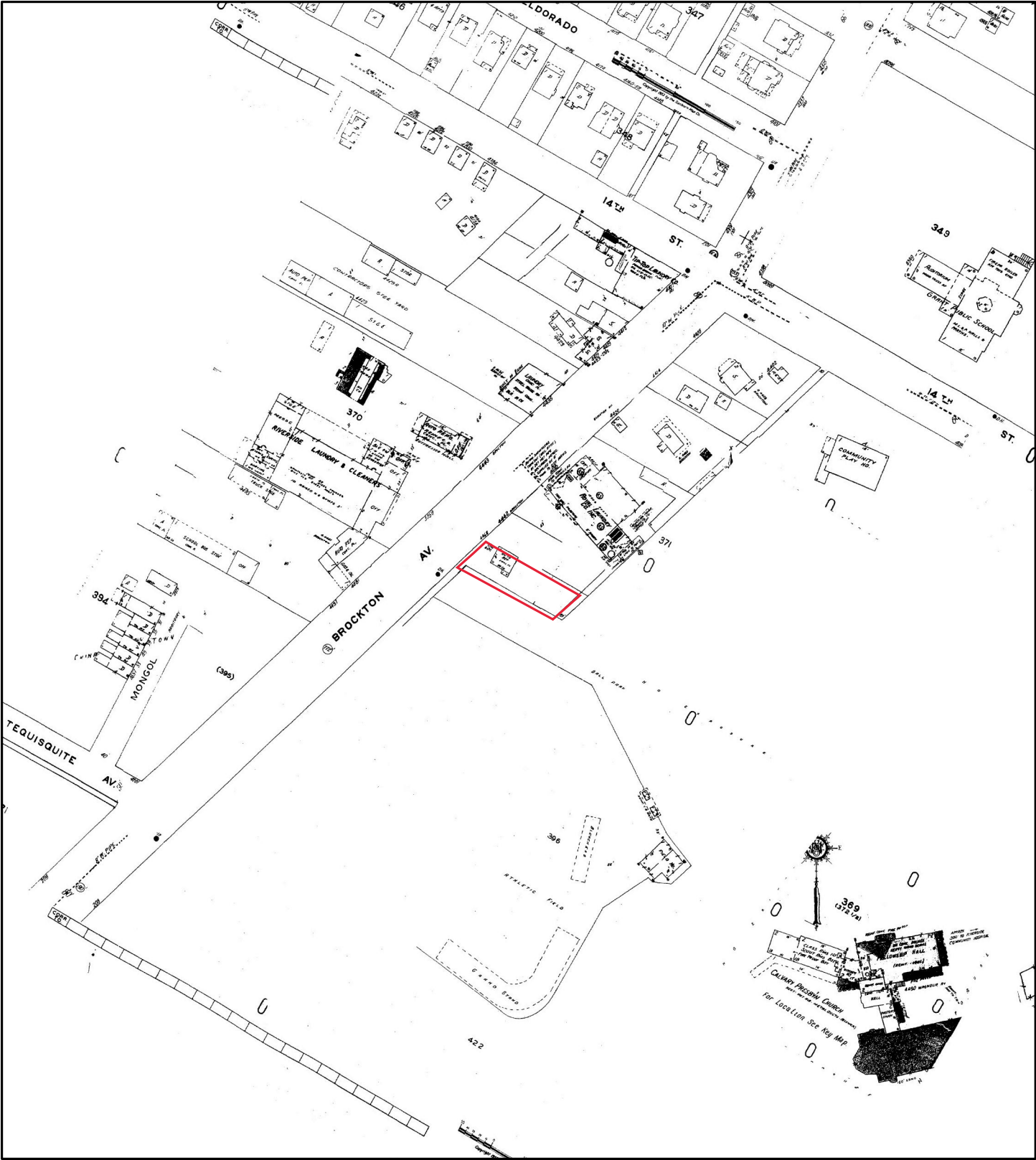


Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

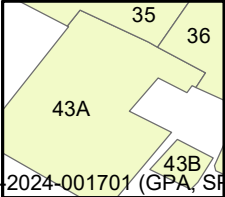


Fire Insurance Map



1957

Address: 4468 Brockton Ave Riverside CA 92501



Map sheet(s):
Volume NA: 35,36,43;

Order Number 22011100749

