



STRUCTURAL DAMAGE EVALUATION REPORT – FIRE DAMAGE

FEBRUARY 9, 2024

RIVERSIDE OFFICE OF EDUCATION

4472 Orange Street, Riverside, California

Prepared For:

Mr. Jon Sommers

DH ADJUSTING, LLC.

141 South Lake Avenue, Suite 103

Pasadena, CA 91101

(800) 331-1511

Claim Number: 631845

Date of Loss: December 11, 2023

Prepared By:

Insight Forensics LLC

Project Number: IF24105

1001 Avenida Pico, Suite 116
San Clemente, CA 92673
O:949.795.2369
InsightFE.com

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PROPERTY DETAIL HISTORIC VIEWER RECORD FOR THE SUBJECT PROPERTY



February 9, 2024

Sent via email to:

jon@dhadjusting.com

Mr. Jon Sommers

DH ADJUSTING, LLC.

141 South Lake Avenue, Suite 103

Pasadena, CA 91101

RE: Riverside Office of Education
4472 Orange Street, Riverside, California
Claim Number: 631845
Insight Forensics Project Number: IF24105

STRUCTURAL DAMAGE EVALUATION REPORT – FIRE DAMAGE

Dear Mr. Sommers,

In response to your request, Insight Forensics (Insight) has performed an evaluation of claimed damage to the Riverside Office of Education, located at 4472 Orange Street in Riverside, California. The purpose of this evaluation was to determine the extent of structural damage sustained due to a fire that occurred on/or about December 11, 2023.

Relevant Documentation

The opinions in this report are based on the following:

- Site visit performed on January 22, 2024. The investigation was of a visual nature only and no destructive testing was undertaken.
- Review of permit records for the subject property/structure, obtained via the City of Riverside Department of Building and Safety online services (*see Exhibit A*).

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- Review of parcel details and parcel map for the subject property, obtained via the Riverside County Assessor's Office *ParcelQuest* online public database (*see Exhibit B*).
- Review of photographs of reported damage at the subject unit documented by the Addressee (*DH Adjusting, LLC*) on November 15, 2023 (*available upon request*).
- Review of fire incident report prepared by Battalion Chief of the City of Riverside Fire Department, Mr. Mike Allen, dated November 25, 2023 (*see Exhibit C*).
- Review of historical aerial and street view photographs for the subject property, obtained via *nearmap*, *Google Maps*, *Google Earth*, multiple listing service (MLS; such as Redfin, Trulia, Zillow), and/or City/County records.

Event History/Assignment

Based on discussions, on/or about December 11, 2023, fire/heat-related damage was sustained to portions of the structural framing system/elements as well as the associated architectural components/features of the subject historic building due to a fire. As a result of this event, Insight was requested to perform the following activities:

- Document the condition of the subject building and determine the extent of structural damage.
- Evaluate the feasibility of repairing the subject building based on the extent of damage with consideration of code impact/upgrade requirements and provide a conceptual repair scope.



Property Description

All dimensions, dates, and building material types noted herein are considered approximate and represent nominal sizes, unless otherwise indicated.

The subject building is a one-story historic structure built circa 1908 based on County records and is currently serving as an office/administrative building for the district of Riverside County Office of Education. The property is 0.15-acres, and the total area of the building is approximately 1,430-square feet. The structure consists of wood framed exterior and interior walls with wood siding panels on the exterior and painted/textured lath and plaster finishes on the interior. The pitched gable/hip roof structure consists of asphalt shingles atop roofing membrane/felt over 1x skip sheathing and oriented strand board (OSB) sheathing supported by roof rafters and the load-bearing walls of the structure. The ceiling is composed of "T-bar"/drop ceiling tiles, and the floor consists of carpet atop raised-floor system with straight lank sheathing supported by joints and beams, which in turns are supported by vertical components entailing posts and piers or stem walls within the crawlspace (*see Photographs 1 & 2*).

Discussions with the Interviewed Party

Present during the site visit was a staff member (interviewed party) of *Riverside County Office of Education*, Mr. Matt Snellings (Executive Director), who stated the following:

- The fire was started by an individual that accessed the crawl space on the south side where the burn area was the most severe.



Field Observations

The following is a summary of observations made during the site visit (all dimensions, dates, and building material types noted herein are considered approximate and represent nominal sizes, unless otherwise indicated). Photographs/observations provided are representative of the site conditions; not all photographs taken have been included in this report:

- There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment (*see Photograph 3*).
- Fire/heat-related damage to the interior finishes/components was noted throughout the building (*see Photograph 4*).
- Areas within the northern portion of the building had no discernible fire/heat-related damage to the structural framing of the structure; carbon/soot deposits were noted on the surface of the interior finishes (*see Photograph 5*).
- Visible charring/burning and/or discoloration was prominent at areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) within the southern portion of the building, which were partially or completely consumed by the fire. Bricks in the lower sections of the chimney had evidence of spalling. There were no visible indications of leaning or out-of-plumb conditions in the chimney structure; however, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction (*see Photographs 6 & 7*).

- The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised (*see Photographs 8-through-11*).
- There was visual evidence of fire/heat-related damage to the floor framing system/members, as evidenced by the visible degree of charring/burning or discoloration (*see Photograph 12*).
- The foundation of the structure had been retrofitted/replaced at some point during the life of the structure with CMU (concrete masonry unit) slump face block. There was limited damage to the accessible areas of the foundation. Heat/fire in the crawl space damaged limited sections of the block along the south wall (*see Photograph 13*).



Analysis/Discussion

Damage to the structure consisted of fire/heat-related damage to areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) as well as the attached interior finishes. Visible charring/burning and/or discoloration was prominent in the aforementioned structural framing systems within the southern portion of the building, which were partially or completely consumed by the fire, indicating fire/heat-related distress, damage, or degradation due to excessive heat exposure during the reported event. There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment. According to the incident report (*see Exhibit C*) issued by the City of Riverside Fire Department, the fire "...was confined to two rooms..." and the duration of the reported fire was approximately 14-minutes¹ prior to its containment.

Bricks in the lower sections of the chimney had evidence of spalling; however, there were no visible indications of leaning or out-of-plumb to the chimney structure. Although Insight could not definitively associate the spalling with excessive fire/heat conditions during the reported event, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction and will require repair/rebuild.

Fire/heat-related damage to wood members is typically identified by progressive stages of degradation, and at elevated temperatures, wood undergoes thermal degradation or pyrolysis. The amount of degradation that wood undergoes as a result of fire is a function of temperature and the duration of heat exposure. During the initial stages of thermal degradation, wood members become dehydrated, generating water vapor and non-combustible gases. As the temperature increases, the wood will release carbon monoxide

¹ The time reported on the date of loss was at 2035 hours (8:35 PM), and the fire was placed under control at 2049 (8:49 PM) hours.



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in addition to the pyrolysis of hemicelluloses and lignin components, resulting in the charring of wood surfaces.

The general disposition of the framing systems within the affected areas exhibited prominent signs of excessive charring; the noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity of the structural systems. More than 50% of the floor system and 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised by exposure to heat/fire. Based on the areas damage in the roof system, the entirety of the roof would require replacement either due to fire damage or implementation of current standards for building. Similarly, the floor framing, including the car decking and beam lines supporting the repetitive joist of the floor framing has been damaged and would require removal of all of the framed systems above the damaged areas.



Repair/Code Upgrade Analysis

Damage to portions of the structural framing as a result of the fire has exceeded the current code requirements and therefore meets the criteria of “*substantial structural damage*” as defined in Section 202 of the 2022 California Existing Building Code (CEBC), which states as follows:

“[BS] SUBSTANTIAL STRUCTURAL DAMAGE. A condition where any of the following apply:

- 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.*
- 2. The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 30 percent of the total area of the structure’s floor(s) and roof(s), has been reduced more than 20 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*
- 3. The capacity of any structural component carrying snow load, or any group of such components, that supports more than 30 percent of the roof area of similar construction, has been reduced more than 20 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.”*

Based on observations, the extent of fire damage has compromised the load-carrying capacity of the major/essential structural framing components/systems, as evidenced by



prevalent burnt/charred members within the southern portion of the building; less than 40 percent of the remaining structural materials of the roof and floor framing (diaphragms) are considered salvageable; none of the interior finish materials are salvageable due to the extent of fire/heat impact. Due to the severity of damage and demolition requirements of the remaining framing, it is “*technically infeasible*” by code definition to implement repairs and salvage the existing materials that were not damaged by the fire. Section 202 of the 2022 California Building Code (CBC) defines:

“TECHNICALLY INFEASIBLE. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features...”

Based on observations and analysis of the code provisions, the damage to the structure from the fire has resulted the threshold for reduction in the lateral load-carrying capacity. Further, the damage to the vertical load-carrying systems that composed more than 30-percent of the total area of the structure’s roof/floor system has resulted in more than 20-percent reduction in the vertical load-carrying capacity. Therefore, the structural damage to the subject property, resulting from the event, meets the criteria of “*substantial structural damage.*”

The age and type/configuration of the buildings structural systems/as-built configuration that utilizes non-code compliant (current code) means/methods and materials not currently used for general construction, would require additional efforts to salvage and assimilate along with current available/qualified building materials and mean/methods. The load-bearing system provides continuity and stability to adequately transfer applied/design loads from the roof-level to the foundation via framing members/components and hardware/connectors. There were indications that the fire damage had compromised the continuity of the structural load-carrying capacity, including the roof and subfloor framing, and therefore, any partial or non-affected load-



bearing members adjacent to the damaged sections that were consumed by the fire will also require removal/replacement.

This level of qualified damage requires that the major building/systems and structure be reconstructed in compliance with current applicable architectural, structural, mechanical, electrical and plumbing codes. Due to the configuration and demolition requirements of the remaining framing, it is believed that it is “*technically infeasible*” by code definition, per Section 202 of 2019 California Building Code (CBC), to implement repairs and salvage the existing materials that were not damaged by the fire.

Historic Considerations

Insight acknowledges the City’s interest/desire in preserving the historic value and culture the subject building provides for the community, it is unknown if the subject building has been designated/adopted as a historic building by the California Historical Building Code (CHBC) Board. However, the building is located within a designated historic district “Prospect Place Historic District” According to Section 18955 of the 2022 Health and Safety Code (HSC), a qualified historical building or structure is defined as follows:

“...any structure or property, collection of structures, and their related sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include historical buildings or structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.”

The provisions and code regulations to ensure/maintain and/or upgrade the structural safety of buildings designated as qualified historical buildings shall comply with the CHBC; the objective/intent of preserving the building significance/standard is stated in Section 8-701 of the 2022 CHBC, Title 24:

“...to encourage the preservation of qualified historical buildings or structures while providing standards for a minimum level of building performance with the objective of preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low.”

Records² indicated that the subject property is part of the Prospect Place Historic district of Riverside and was built in 1908. However, general review of the conditions of each property within the district are subject to review by the jurisdiction for any/all preservation requirements when alterations or repairs are proposed. The preservation of the structure and or rebuild requirements will require repair plans or replacement is submitted to planning. See *Exhibit D* for Historic Viewer Records for the subject property.



For reference, in the event of preservation requirements, the existing building performance under the guidelines of structural and lateral load regulations in Sections 8-705 and 8-706, respectively, of the 2022 CHBC states:

“Any unsafe conditions in the lateral-load-resisting system shall be corrected...the evaluation of structural members and structural systems for seismic loads shall consider the inelastic performance of structural members and their ability to

² [Historic Sites Inventory & Studies | CEDD \(riversideca.gov\)](https://www.riversideca.gov/cedd/historic-sites-inventory-studies)



maintain load-carrying capacity during the seismic loadings prescribed by the regular code."

and

"The seismic resistance may be based upon the ultimate capacity of the structure to perform, giving due to consideration to ductility and reserve strength of the lateral-force-resisting system and materials while maintaining a reasonable factor of safety..."

and

"...all members that would be reasonably expected to fail and lead to collapse or life threatening injury when subjected to seismic demands shall be judged unacceptable, and appropriate structural strengthening shall be developed."

It is believed that more than 60-percent of the structural load-carrying elements capacity has been compromised due to the fire event, diminishing the reserve strength of the lateral-force-resisting system to resist wind and seismic loads and imposing an immediate hazard to life safety. Based on the extensive fire damage to the structure and the unsalvageable conditions of the remaining/undamaged framing members and components, any repair scope/recommendations associated with an anticipated/expected repair and code upgrade estimate as a result of the event would be considered infeasible/impractical. A rebuild/reconstruction per the current code provisions/requirements is recommended, including the existing foundation/raised-floor system, to meet the structural demands for a new superstructure design and the provisions of the current code upgrade.

Summary Conclusion

Based on the extent of structural damage, limited salvageability of the remaining structure and impact of the building code update/upgrade requirements on reuse, it is expected that the subject building will be required to be demolished entirely and reconstructed from the ground up to ensure safety, functionality/code compliance.



Mr. Jon Sommers
DH ADJUSTING, LLC.
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Limitations

This report has been prepared for DH Adjusting, LLC. for their use in assessing reported damage to Riverside Office of Education, located at 4472 Orange Street in Riverside, California. This report has been prepared for DH Adjusting, LLC. to be distributed as they deem fit.

The opinions in this report are limited to information provided to us. If any additional information is provided to Insight Forensics after the issuance of this report, we reserve the right to review such information and, if necessary, modify our opinions accordingly. No warranty, either expressed or implied, is given about the general or specific condition of the property as it affects the owner or prospective future owner.

Reliance upon information, observations, or opinions contained in this report should not be made by any party except the intended recipients.

Please do not hesitate to call if you have any questions regarding the above.

Insight Forensics

A handwritten signature in blue ink, appearing to read 'Blake R. Lander'.

Blake R. Lander P.E.*, GC, LEED GA**

** Licensed Professional Engineer: California, Arizona, Colorado, Florida, Minnesota, Nevada, North Carolina, Oregon, South Carolina, and Texas*

*** Licensed General Contractor: California*



California Engineering License No. 78896
California Contractors License No. 759285

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INSIGHT FORENSICS PHOTOLOG

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1. Close-up aerial view of the subject building; source: *nearmap.com*; view of the north elevation of the building from the parking lot.



2. View of the east and south exteriors of the building from the parking lot. Wall/window openings had been boarded with plywood subsequent to the reported fire event.



3. There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment.



4. Fire/heat-related damage to the interior finishes/components was noted throughout the building.



5. Areas within the northern portion of the building had no discernible fire/heat-related damage to the structural framing of the structure; carbon/soot deposits were noted on the surface of the interior finishes.



6. Visible charring/burning and/or discoloration was prominent at areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) within the southern portion of the building, which were partially or completely consumed by the fire.



7. Bricks in the lower sections of the chimney had evidence of spalling. There were no visible indications of leaning or out-of-plumb conditions in the chimney structure; however, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction.



8. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



9. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



10. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



11. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



12. There was visual evidence of fire/heat-related damage to the floor framing system/members, as evidenced by the visible degree of charring/burning or discoloration. More than 50% of the floor system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised by exposure to heat/fire.



13. The foundation of the structure had been retrofitted/replaced at some point during the life of the structure with CMU (concrete masonry unit) slump face block. There was limited damage to the accessible areas of the foundation. Heat/fire in the crawl space damaged limited sections of the block along the south wall.



EXHIBIT A

*PERMIT RECORDS FOR THE SUBJECT
PROPERTY/STRUCTURE, OBTAINED VIA THE CITY OF
RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY
ONLINE SERVICES*

[Home](#)
[Permits](#) > [Permits/Docs/Owner Agent Ltrs](#) > [O Streets](#) > [ORANGE ST](#) > 4472 ORANGE ST

4472 ORANGE ST

[↗ Entry Properties](#)

Path

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Creation date

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 11970 5/3/2002 6:26 PM	Document	2	1987		
 11971 5/3/2002 6:26 PM	Document	2	NONE		
 11972 5/3/2002 6:26 PM	Document	2	1908		
Page 1 of 1					5 Entries



EXHIBIT B

*PARCEL DETAILS AND PARCEL MAP FOR THE SUBJECT
PROPERTY, OBTAINED VIA THE RIVERSIDE COUNTY
ASSESSOR'S OFFICE PARCELQUEST ONLINE PUBLIC
DATABASE*

Property Address: 4472 ORANGE ST RIVERSIDE CA 92501-4122

General Information

County: **RIVERSIDE**
Parcel # (APN): **219-023-028** [Open Map](#)
Owner: See Full Detail
Mailing Address: **3939 THIRTEENTH ST RIVERSIDE CA 92501**
Legal Description: **.15 ACRES M/L IN LOT 10 BLK 1 MB 005/055 SB VICTORIA PLACE**
Use Type: **RETAIL SALES**
Tax Rate Area: **009-041**



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Assessment

Total Value:	\$261,265	Year Assd:	2023
Land:	\$48,783	Zoning:	
Structures:	\$212,482	Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	01/18/2013			See Full Detail
Document Number:	0030495			See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	2	Fireplace:		Units:	
Baths (Full):	1	A/C:	See Full Detail	Stories:	See Full Detail
Baths (Half):		Heating:	See Full Detail	Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	0.150	Spaces:		Site Influence:	
Lot SqFt:	6,534	Garage SqFt:		Timber Preserve:	
Year Built:	1776			Ag Preserve:	
Effective Year:	See Full Detail				

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ▶

Transaction History:**Full History \$19.95**[View Sample](#)[Add to Cart](#)

APN: 219-023-028
Situa Address: 4472 ORANGE ST RIVERSIDE CA 92501-4122

The Full Transaction History Report includes complete document numbers and completed information for those fields where you see the term "See Full History" below. Document images sold separately.

History Record # 1			
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Document Number:	xxxx.xx7607	Orig Doc Number:	See Full History
Document Type:	Release		

History Record # 2			
Release:			
Document Image:	Add to Cart		
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Document Number:	xxxx.xx7606	Orig Doc Number:	See Full History
Document Type:	Release		

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Buyer:	See Full History		
Seller:	See Full History		

History Record # 4			
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Buyer:	See Full History		
Seller:	See Full History		

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Buyer:	See Full History		
Seller:	See Full History		

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Buyer:	See Full History		
Seller:	See Full History		

History Record # 7			
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Document Number:	xxxx.xx5411	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
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Buyer:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

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Buyer:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

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New Lender:	See Full History		
Previous Lender:	See Full History		
Borrower:	See Full History		

History Record # 10			
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Document Number:	xxxx.xx8179	Mortgage Loan Type:	See Full History
Document Type:	Trust Deed/Mortgage	Mortgage Term:	See Full History
Lender:	See Full History	Mortgage Rate Type:	See Full History
Loan Amount:	See Full History	Mortgage Rate:	See Full History
Borrower:	See Full History		
Borrower:	See Full History		

History Record # 11			
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Document Number:	xxxx.x0495	Sale Price:	
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Buyer:	See Full History		
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Buyer:	See Full History		
Seller:	See Full History		

History Record # 12			
Finance:			
Document Image:	Add to Cart		
Recording Date:	1/25/2010	Finance Type:	See Full History
Document Number:	xxxx.x9471	Mortgage Loan Type:	See Full History
Document Type:	Trust Deed/Mortgage	Mortgage Term:	
Lender:	See Full History	Mortgage Rate Type:	See Full History
Loan Amount:	See Full History	Mortgage Rate:	See Full History
Borrower:	See Full History		

History Record # 13			
Sale/Transfer:			
Document Image:	Add to Cart		
Recording Date:	4/1/1984	Sale Date:	
Document Number:	xxxx.x5432	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
Buyer:	See Full History		
Seller:	See Full History		

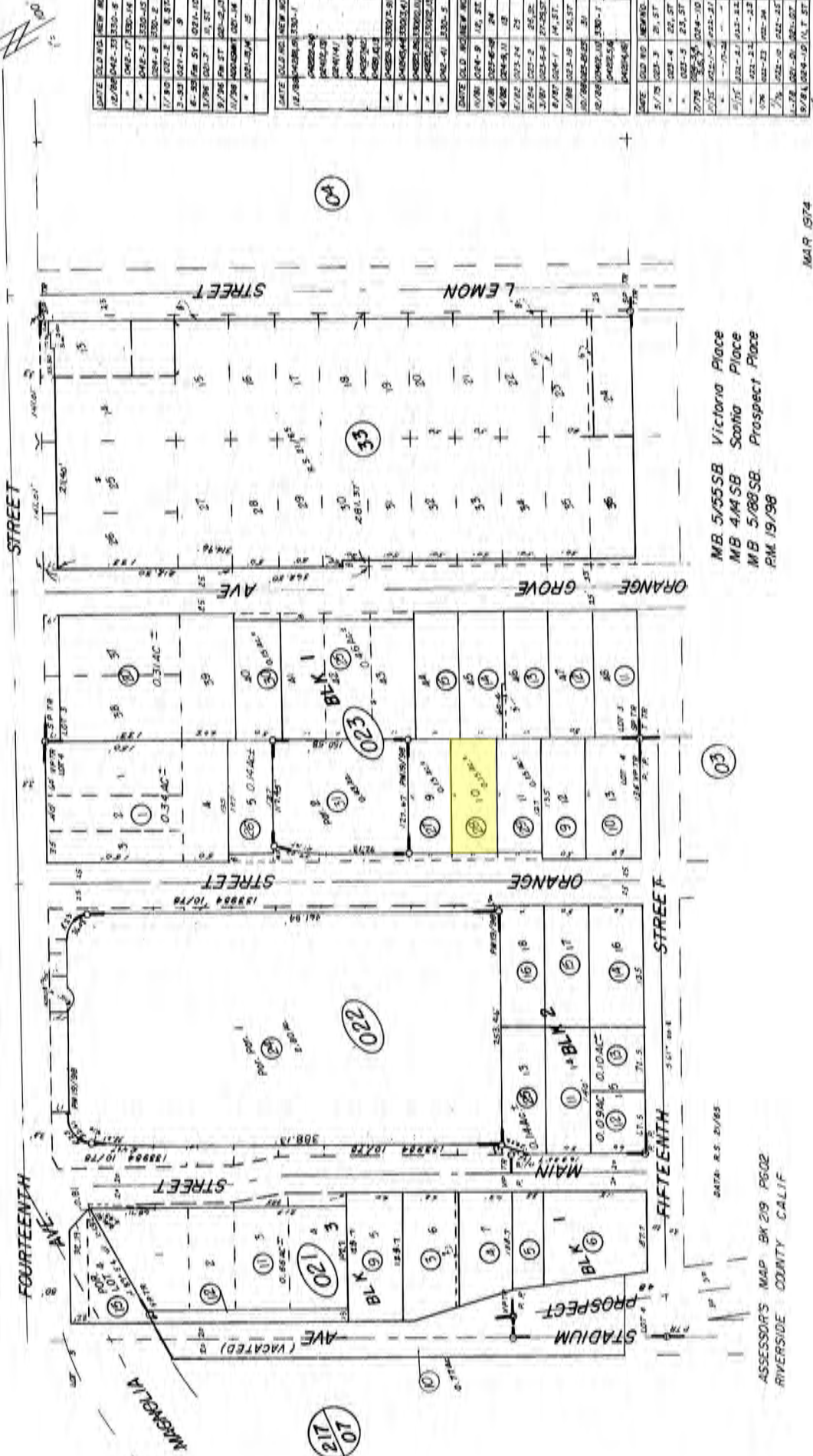
**The information provided here is deemed reliable, but is not guaranteed.

This is a partial listing of recorded documents associated with the selected property. This list includes document types such as deeds, mortgages, releases, reconveyances, assignments, modifications, pre-foreclosure notices and subordinations. Older documents and other document types such as easements, judgments, state and federal tax liens, child support liens, bankruptcy, lease or rental agreements and others may have been recorded but are not listed here. For access to those documents please contact the County Recorder's office.

FOR CITY OF RIVERSIDE
(T2 R5W)

 $\frac{215}{30}$

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



MB 5/55SB Victoria Place
MB 4/4SB Santa Place
MB 5/88SB Prospect Place
PM 19/98

5474- R 5 21/89

ASSESSOR'S MAP BK 219 PG 02
RIVERSIDE COUNTY CALIF

MAY 1974



EXHIBIT C

*FIRE INCIDENT REPORT PREPARED BY BATTALION CHIEF
OF THE CITY OF RIVERSIDE FIRE DEPARTMENT, MR. MIKE
ALLEN, DATED NOVEMBER 25, 2023*



CITY OF RIVERSIDE FIRE DEPARTMENT

Incident Information Fact Sheet

Incident Name: Orange Incident

Control Time: 2049

Displaced Persons: 0

Date Reported: 12/11/2023

Fatalities:

Loss:

Time Reported: 2035 Hours

Critical:

Save:

Incident Location: 4400 block of Orange
St.

Moderate:

Cause:

Minor:

- Cause undetermined after investigation

Ward #: Ward 1 Edwards

Non Injury:

Evacuations:

Type of Incident: Structure Fire

Evacuation Comments:

Incident Number: 23-

Resources Assigned

Chief Officer(s): 1

Firefighter(s): 14

Mutual Aid:

**Percent (%) Contained or
Completed:**

Engine Companies: 3

Safety Officer(s): 0

- No Mutual Aid Received

Truck Companies: 1

Public Information Officer(s):
0

Specialized Equipment:

**Total (%) of Perimeter that will
be Contained:**

Squad(s): 1

EOC:

Incident Size Acreage:

Ambulance(s): 0

Fire Investigator(s): 1

Utilities: RPU

Overhead Personnel: 0

Red Cross: 1

Current Situation

(Recent updates are posted at the top of the Current Situation)

On December 11th, 2023, the City of Riverside Fire Department responded to a structure fire reported at Orange St. and 14th St. Fire department crews arrived on scene and found a small one-story house with heavy smoke and fire. Orange Command was established, and crews initiated an aggressive attack on the fire. The fire was confined to two rooms and placed under control at 2049 hours. Once crews entered it was determined the house was converted to a business office. A search was completed, and the building was empty. The cause of the fire was undetermined after the cause and origin were investigated. Fire crews remained on scene until the property was secured. There were not any civilian or firefighter injuries reported.

Assisting Aid Agencies

- Riverside Public Utilities
- RPD

Incident Commander: Battalion Chief
Brian Guzzetta

Date / Time Posted: 11/25/2023 1750

Follow Us on Twitter: @RivCAFire

Information Center: 951.826.5321

Prepared By: Battalion Chief Mike Allen



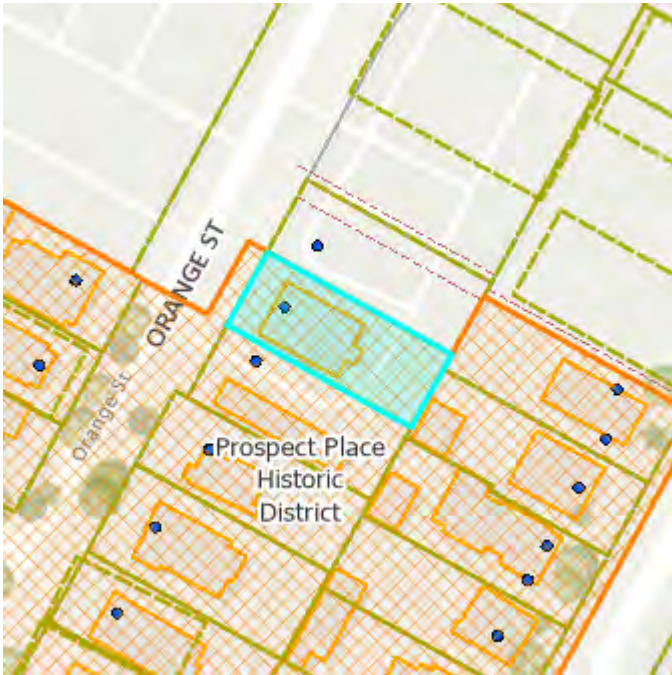


EXHIBIT D

PROPERTY DETAIL HISTORIC VIEWER RECORD FOR THE SUBJECT PROPERTY

Historic Property Profile: 4472 ORANGE ST

Produced On February 8, 2024



Address: 4472 ORANGE
APN: 219023028
Name: Residence of H.J. Gerhardt
Architect: unknown
Original Use: Residential

Year Built: 1908
Builder: Harsh, George P.
Contractor:
Style: Craftsman
Original Owner:

Legal Description:

Property Description:

This one-story frame Turn of the Century style structure has a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features an enclosed porch with Classical attached half-columns on the left and a large bay window on the right.

Designations

Date: 10/15/1986
Level: City of Riverside
Plaque Date:
Plaque Text:
Name:
Description: District Contributor
Landmark No:

Merit No:

Remarks: R-#2 Prospect Place Historic District approved by CHB on 10/15/1986. The designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit. This designation explicitly includes all street trees and essential landscape patterns (meaning the continues emphasis upon grass, trees shrubs, and flowers) as visible from any public thoroughfare. This designation explicitly includes all street lighting throughout the District.

Date: 9/1/1981
Name:

Level: City of Riverside **Description:** NCA Contributor
Plaque Date: **Landmark No:** **Merit No:**
Plaque Text:
Remarks:

Date: **Name:**
Level: City of Riverside **Description:** City Structure of Merit
Plaque Date: **Landmark No:** 0 **Merit No:** 313
Plaque Text:
Remarks:

Survey Results

Survey Description **Survey Year:** 1978

This one-story frame Turn of the Century style structure has a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features an enclosed porch with Classical attached half-columns on the left and a large bay window on the right.

Significance

Property Type: Single Family residence
Theme: **Period of Significance:**
Related Features:
Resource Attributes: HP02
Report Citation:
NRHP Status:
Applicable Criteria:

☐ **NRHP Eligible** **Condition:** Good **Survey Type:**

Survey Description **Survey Year:** 1980

Single story frame cottage with a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features and ecnlosed porch with Classical attached half-columns on the left and a large bay window on the right.

Significance

Property Type: Residential
Theme: **Period of Significance:**
Related Features:
Resource Attributes: HP02
Report Citation:
NRHP Status: 5D1 Contributor to a district that is listed or designated locally.
Applicable Criteria:

☐ **NRHP Eligible** **Condition:** **Survey Type:** Intensive Survey

Survey Description**Survey Year:** 2003

OHP-HIST.SURV. 2517-0102-0045 BUILDER: G.P. Harsh NUMBER OF STORIES: 1 ARCHITECTURAL STYLE: Craftsman PRESENT USE: Commercial department stores ALTERATION HISTORY: No major alterations. Original Permit, 1908, BP #159, \$2,200.00.

Significance

OHP-HIST.SURV. 2517-0102-0045

Property Type:**Theme:****Period of Significance:****Related Features:****Resource Attributes:** HP2 Single family property**Report Citation:** City of Riverside Downtown Specific Plan and West Side Update/Reconnaissance Surveys. Prepared for the City of Riverside, February 2003.**NRHP Status:****Applicable Criteria:**☐ **NRHP Eligible****Condition:****Survey Type:** Update/Reconnaissance

File: DCP_1887.jpg

File Date: 1/21/2002

Photographer: Rick Starzak

